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Bord
Pleanála

Board Direction
BD-018129-24
ABP-319332-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/11/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development which provides solely for residential use on lands zoned G1 Community Infrastructure, and which are not included in the total land capacity for the provision of housing as set out within the County's Core Strategy, would be contrary to the zoning objective, "to provide for necessary community, social and educational facilities" and would be contrary to objective CS OBJ 3 "to ensure the implementation of the population, housing growth and household allocation set out in the Core Strategy and Settlement Strategy, in so far as practicable" within the Meath County Development Plan 2021-2027. Furthermore, the proposed development, if permitted, would materially contravene objective DM OBJ 26 and objective SOC OBJ 13 of the Meath County Development Plan 2021-2027 as this residential scheme and its associated public open space provision would be located on G1 Community Infrastructure zoned lands. Accordingly, the proposed development on the subject lands would be contrary to policy SH POL 13 of the Development Plan, which requires that all new residential development accords with the land use zoning objective, in so far as is practicable and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Given the siting of the proposed development and the findings of an Archaeological Assessment submitted with the application, it is considered that the proposed development would unnecessarily injure or interfere with historic remains within the development site and on the setting of a complex of national monuments and would detract from the character and setting of a protected structure (RPS ID 91456). Accordingly, the proposed development would be contrary to objective HER OBJ 2, as set out in the Meath County Development Plan 2021-2027, which seeks to ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner with a view to minimal detracton from the monument or its setting, and would be contrary to policy HER POL 16, as set out in the Development Plan, which seeks to protect the setting of Protected Structures. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Note: The Board noted the submission received from the planning authority on 27th May 2024 which stated that conventional or social housing is not a permitted or open for consideration use on G1 Community Infrastructure zoned lands as per the zoning matrix under Chapter 11 of the Meath County Development Plan 2021-2027. The Board also noted under the same section (Section 11.14.6 Land Use Zoning Categories) that Residential / Sheltered Housing is a permitted use under Zoning Category A2 – New Residential. Given that Residential / Sheltered Housing is identified as an open for consideration use under G1 Community Infrastructure the Board therefore concluded that residential development was open for consideration under G1 zoning and that this was not restricted to the provision of sheltered housing.

Board Member


Mary Gurne

Date: 13/11/2024