

An
Bord
Pleanála

Board Direction
BD-018512-24
ABP-319382-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2024.

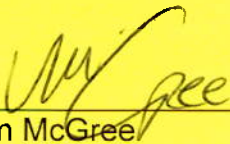
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The subject site would be fully located on lands which were to be developed and reserved as public open space in compliance with a condition of a previous grant of planning permission (P.A. Reg. Ref. 94/1258 - An Bord Pleanála Ref. No. PL 17.096766). Therefore, it is considered that the proposed development would contravene Condition No. 3 of Reg. Ref. 94/1258 (An Bord Pleanála Ref. No. PL 17.096766) which required that, *"prior to the occupation of the first dwelling house, the subject site be provided as open space and finished to the satisfaction of the Planning Authority"*. It is further considered that the proposed development would result in the loss of 'open space' lands to be provided for the recreational amenity for the wider Tudor Grove and Tudor Heights housing schemes, notwithstanding the fact that a portion of the subject site is zoned to 'provide for necessary community, social, and educational facilities' (Zoning Objective G1) in the Meath County Development Plan 2021-2027 (as varied). It

is, therefore, considered the proposed development would set an undesirable precedent in terms of non-compliance with planning conditions of previous planning permission and would be contrary to the proper planning and sustainable development of the area.

Board Member


Liam McGree

Date: 18/12/2024