

An
Bord
Pleanála

Board Direction
BD-019938-25
ABP-321491-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2025.

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

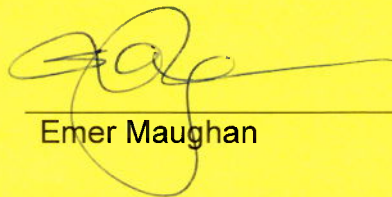
Reasons and Considerations

1. The proposed development site adjoins an area which is at risk of flooding and having regard to the uncertainty with regard to design of the proposed drainage and flood mitigation measures the Board cannot be satisfied, on the basis of the information lodged with the planning application and in response to the appeal, that the proposed development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on the adjacent public road. The proposed development would, therefore, be prejudicial to public safety and contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the proposed residential development and its relationship with surrounding agriculture fields, it is considered that the additional traffic associated with the proposed agricultural access passing through the residential area would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists and undermine the objectives of the development to achieve an attractive sense of place. The proposed

development would therefore be contrary to policy objectives SH POL 3 and SH POL 10 of the Meath County Development Plan, 2021 – 2027, (as varied) which aim to create an integrated and balanced approach to movement, placemaking and streetscape design, and is considered reasonable. The proposed development would set an inappropriate precedent for other similar development and would therefore be contrary to the proper planning and sustainable development of the area.

3. On the basis of the information submitted with the planning application/appeal documentation and the Natura Impact Statement, in particular the culvert works off-site which are not assessed in the submitted Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, would not adversely affect the Boyne Coast and Estuary SAC (Site Code 001957), River Boyne and River Blackwater SAC (Site Code 002299, Boyne Estuary SPA (Site Code 004080), River Boyne and River Blackwater SPA (Site Code 004232) in view of the sites' conservation objectives.

Board Member



Emer Maughan

Date: 16/06/2025