



An
Coimisiún
Pleanála

Direction
CD-020871-25
ABP-322773-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02/10/2025.

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

Planning

Commissioner:

Date: 06/10/2025

Mary Gurrle

Mary Gurrle

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the proposed development in an area zoned A1 Existing Residential under the Meath County Development Plan 2021-2027 which aims 'to protect and enhance the amenity and character of existing residential communities', and to the planning history of the site, namely planning register reference number 99/2617, wherein the proposed development is shown to be located on land identified as public open space, it is considered that the proposed development would materially contravene the terms of planning reference number 99/2617 as the proposed development would encroach on lands which have been designated as public open space for Balreask Manor. It is considered that, by reason of the loss of established public open space, the proposed development

would seriously injure the residential amenities of the residents of Balreask Manor, which would be contrary to the existing residential zoning objective and would set an undesirable precedent for similar type development in this residential estate, and would, therefore, be contrary to the proper planning and sustainable development of the area.