

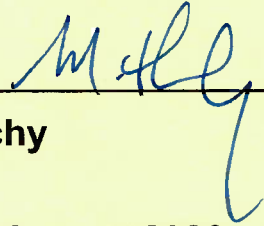
An
Coimisiún
Pleanála

Commission Direction
CD-001157
PL-501330-MH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 26 August 2026.

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

Planning Commissioner:



Mary Henchy

Date:

26th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Whilst the proposed development of three houses and associated works is located on lands zoned A1 – Existing Residential in the Meath County Development Plan 2021 – 2027, having regard to the planning

history of the site, in particular, the development of the Foxbury residential development and the long established use of this part of the site as open space serving the overall development as granted by Meath County Council planning register reference number: 95/1408, it is considered that the proposed development would seriously injure the residential amenity of existing residents by reason of loss of open space. The proposed development would also result in a reduction in the quantum of open space serving Foxbury to less than 15% which is contrary to DM OBJ 26 of the Meath County Development Plan 2021 – 2027 and much of the remaining open space provided would not be of a useable quality for amenity purposes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is in an area which is at risk of both fluvial, to medium risk, and coastal flooding, to a medium to high-risk status. Whilst the applicant has provided a Site Specific Flood Risk Assessment including a Justification Test in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009), the Commission is not 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 other lands. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.