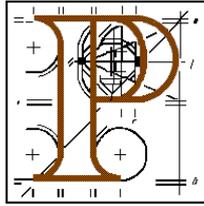


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Meath County

Planning Register Reference Number: RA/150188

An Bord Pleanála Reference Number: PL 17.246143

APPEAL by Alcove Ireland Two Limited care of Declan Brassil and Company Limited of Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 14th day of January, 2016 by Meath County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of 200 new residential dwellings comprising of 16 two-bedroom; 112 three-bedroom; 64 four-bedroom and eight five-bedroom dwellings together with ancillary public open space provision, including a riverside linear park along the Rye Water River and crèche (592 square metres gross floor area). The proposed development provides for a total of 400 number ancillary residential car parking spaces and a further 24 number ancillary car parking spaces in connection with the crèche, all in the townland of Newtownmoyaghy, Kilcock, County Meath. The proposed development is facilitated by and integrates with permitted infrastructure development and works within the administrative area of Meath County Council permitted by An Bord Pleanála under appeal reference number PL17.238370 (planning register reference number DA/100614) and appeal reference number PL 17.239375 (planning register reference number DA/100697), and within the administrative area of Kildare County Council under appeal reference number PL 09.238818 (planning register reference number 10/571), which development and works are substantially outside the boundaries of this application. The proposed development was revised by further public notices received by the planning authority on the 13th day of November, 2015.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Objective RD OBJ 1 of the Kilcock Environs Written Statement, as set out in the Meath County Development Plan 2013 – 2019, as varied, seeks to reserve a site of 1.6 hectares for a primary school within the area zoned for development east of the R125. It also requires that the school be located adjacent to the neighbourhood centre. The scale of development proposed on this site and on the adjacent site would together bring the Kilcock housing allocation towards substantial completion as set out in the core strategy in the development plan. Having regard to the scale of development proposed on both sites, it is considered that, in the absence of a school site adjacent to the neighbourhood centre, the proposed development would fail to set out a coherent strategy for the co-ordinated, integrated and sustainable development of these strategic lands, would materially contravene Objective RD OBJ 1 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.