



Planning and Development Acts 2000 to 2018

Planning Authority: Meath County Council

Planning Register Reference Number: NA/170997

APPEAL by Glen Ling and others of 12 Priory View, Johnstown, Navan, County Meath and by others and by Hunt Capital Limited care of OMS Architects of 63 Mount Street Lower, Dublin against the decision made on the 25th day of January, 2018 by Meath County Council to grant subject to conditions a permission to the said Hunt Capital Limited.

Proposed Development: Construction of five number buildings outlined as follows: one number four-storey mixed use building referred to as Block A, one number five-storey (including car park level) apartment building referred to as Block B, one number external stair/lift core servicing Blocks A and B, one number four to five-storey (including car park level) apartment building referred to as Block C, one number four to five-storey (including car park level) apartment building referred to as Block D and one number three to four-storey (including car park level) apartment building referred to as Block E - all with solar panels to roof. A new car park at ground level will be accessible via two number vehicular egress points off Metges Road along with two number pedestrian entrances. Parking for 205 number cars will be provided at car park level while spaces for 94 number bikes will be provided between car park level and a new plaza. The development will contain eight number one bedroom apartments, 82 number two bedroom apartments and nine number

three bedroom apartments along with one number sports facility of 348 square metres and one number commercial hub of 348 square metres both located in Block A, one number Electricity Supply Board substation and switch room, plant rooms and ancillary accommodation for both residential and commercial development along with landscaped open space, decks, new plaza and all associated site works. All on a site of 0.9697 hectares at Metges Road, Johnstown, Navan, County Meath. Further public notices were received by the planning authority on the 21st day of December, 2017.

Decision

REFUSE permission for the above proposed development in accordance with 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

Having regard to Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009 and the Design Manual for Urban Roads and Streets issued by the Department of the Environment, Community and Local Government and the Department of Transport, Tourism and Sport in March, 2013, it is considered that, by reason of the response to the site context, the predominance of ground level parking, and elevational and boundary treatments to Metges Road, coupled with the proximity of development to the northern boundary and western tree line, lack of permeability across the site, and lack of adequate open space in terms of quality, nature and location, the proposed development would constitute a substandard form of urban development, which would not be in accordance with the design and layout guidance set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities or the Design Manual for Urban Roads and Streets. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

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

Dated this day of 2018.