



Planning and Development Acts 2000 to 2018

Planning Authority: Meath County Council

Planning Register Reference Number: TA/171345

APPEAL by Ann Holmes, Carmel Kelly and Brendan Little care of GVA Planning and Regeneration Limited of Fourth Floor, 2-4 Merrion Row, Dublin and by others against the decision made on the 21st day of August, 2018 by Meath County Council to grant subject to conditions a permission to Urban Synergy Investments Limited care of Future Analytics Consulting Limited of 23 Fitzwilliam Square (South), Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The demolition of existing derelict structures (44 square metres footprint) and removal of agri-sheds in the north-east of the site. The proposed development mixed-use development, ranging in heights from one storey over ground floor level to seven storey over ground-floor level, comprising 36 number townhouses (34 number three bed and two number five bed), 99 number apartments (44 number one bed and 38 number two bed and 16 number three bed, one number four bed) with podium communal space, five number live-work units (all three bed), 65 number bed nursing home with three number palliative care and overnight family suites and 12 number assisted-living apartments (eight number two bed and four number three bed), petrol filling station (898.09 square metres gross floor area) with retail, hot-food sales and seating space, 71 number bedroom hotel with 13 number long stay units, one number licenced bar/bistro unit (1,073.93

square metres gross floor area), one number convenience retail unit (trading floor area of 1,558.17 square metres) with managers office (49.68 square metres) and associated ancillary areas, two number retail units (118.38 square metres and 89 square metres gross floor area), 26 number offices (1,396.56 square metres, one number fitness and wellbeing centre (526.27 square metres), one number creche unit (345.33 square metres), one number split-level four storey car park (217 number spaces) and 263 number surface parking spaces allocated to the various elements of the proposed development, new vehicular and pedestrian entrances serving the proposed development, including all necessary junction works, sub-station, all soft and hard landscaping including playground and shared surface areas, all ancillary site development and servicing works including lighting, all at Dublin Road, Enfield, County Meath, on lands bounded to the west by the R148 Road, to the north by the Dublin Road and to the east by the corridor of the Royal Canal. (As amended by the further public notice received from the planning authority on the 25th day of July, 2018).

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

1. Having regard to the layout, scale and design of this mixed-use development, it is considered that the proposed development would produce a cramped and substandard form of development which would result in overdevelopment of the site and would result in:
 - a street layout, with a significant level of parking, which would not be conducive to pedestrian safety and would detract from the public realm and militate against an attractive pedestrian environment,
 - the poor disposition and quality of public open space,
 - the poor integration of the existing woodland and amenity characteristics of the site and adjacent lands into the layout, contrary to relevant policies in the Meath County Development Plan, namely, policy CSA SP 2, NH POL 2, and poor integration with the adjoining Royal Canal green infrastructure amenity network, contrary to policies CER POL 5 and HER POL 4, and
 - the potential negative impact on the archaeological heritage of the site due to an insufficient archaeological analysis of the site.

The proposed development would constitute a substandard form of development, which would generally fail to comply with the overall design approach and requirements, as set out in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (Cities, Towns & Villages) issued by the Department of the Environment, Heritage and Local Government in May 2009, and the 'Design Manual for Urban Roads and Streets' (DMURS) issued by the Department of Transport, Tourism and Sport in 2013. The proposed development would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the zoning objectives of the site as set out in the current Meath County Development Plan, it is considered that the proposed development would not be in accordance with those objectives for the land, with the overall mix proposed supporting town centre (Objective B1), expansion to the detriment of the public open space (Objective F1), tourism (Objective D1) and enterprise/employment generating (Objective E2) zonings on the site, as defined in the county development plan. The proposed development would, therefore, materially contravene the zoning objectives of the site 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 2019.