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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: NA/181528**

**APPEAL** by Stephen and Rachel Flanagan of 12 The Court, Glenveigh, Navan, County Meath and by Michael and Maree Flanagan of Boyne Road, Navan, County Meath against the decision made on the 29<sup>th</sup> day of May, 2019 by Meath County Council to grant subject to conditions a permission to Andrews Construction Limited care of The Planning Partnership of 29 Oliver Plunkett Street, Mullingar, County Westmeath.

**Proposed Development:** Development of 63 number residential units on site of circa 2.67 hectares at Boyne Road, Athlumney, Navan, County Meath. The proposed development will comprise the demolition of an existing single storey dwelling (121 square metres) and associated outbuildings; the construction of 63 number two-storey houses, comprising four number two-bed terraced houses, four number three-bed end terrace houses, 19 number three-bed semi-detached and detached houses and 36 number four-bed semi-detached and detached houses; the formation of 4,436 square metres of landscaped open space areas; the retention and dedication of 1,675 square metres of zoned open space forming a riparian biodiversity area; 126 number dedicated car parking spaces; primary vehicular and pedestrian access to the proposed development will be provided from a new access located on the Boyne Road (serving 50 number units) and associated residential estate

roads, with a secondary access via the L34003 local road (serving 13 number units) with associated widening and improvement works. The proposal includes all associated hard and soft landscaping, boundary treatments, footpaths and ancillary works above and below ground. (As amended by the further public notice received by the planning authority on the 3rd day of May, 2019.

## **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**

The proposed development by reason of its design, form and layout and its predominance of three and four bedroom houses would result in a low density development that lacks variety in terms of a mix of units, within residentially zoned land in the development boundaries of Navan and would be contrary to the section 28 Ministerial Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) and the accompanying Urban Design Manual issued by the Department of the Environment, Heritage and Local Government in May, 2009. It is considered that the development as proposed results in a poor design concept that results in a lack of integration and connectivity to the open space in particular for the 12 number units fronting onto the local road (L34003) and a lack of permeability for pedestrians and cyclists. The proposed development would be contrary to the provisions of “Project Ireland 2040 - National Planning Framework” issued by the Department of Housing, Planning and Local Government (2018) and the “Design Manual for Urban Roads and Streets” (2019). The proposed development would represent an inefficient and unsustainable use of serviced zoned land and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Stephen Bohan**

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

**Dated this            day of            2019.**