



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 1st day of November 2019 by Glenbeigh Construction Limited care of Tom Phillips and Associates, 80 Harcourt Street, Dublin.

Proposed Development

A planning permission for a strategic housing development on a site of circa 5.37 hectares (including 0.42 hectares of roadworks) at Rooske Road, townland of Rush (formerly Rusk), Dunboyne, Co. Meath. The site is principally bounded by a dwelling (A86 DF40), farm buildings, and agricultural lands to the north; agricultural lands to the east and south; and by Rooske Road to the west.

The proposed development will consist of the construction of a childcare facility and 226 number residential units, the latter comprising:

- 92 number houses (comprising 50 number four-bed two and three-storey terraced houses and 42 number three-bed two-storey terraced houses); and,
- 134 number apartments arranged in four blocks ranging in height from three to five storeys (Block A, Block B, Block C and Block D, as identified on the Architects' drawings) comprising 48 number one-bedroom apartments; 78 number two-bedroom apartments; and eight number three-bed duplex apartments.

The development will also consist of the demolition of a number of derelict structures (of the former Rusk House) located to the north west except for a former stable structure that will be retained and reutilised as part of the proposed childcare facility (389.5 square metres) and associated play space; provision of private and public open space (including a new park, and play areas); surface car parking (351 number spaces); cycle parking (296 number spaces); vehicular and pedestrian access via Rooske Road; internal roads and pathways; pedestrian access points; two number Electricity Supply Board Substations; a temporary pumping station for foul water (which will be utilised until a new permanent pumping station is provided at the adjacent lands to the east as part of their development); two number attenuation tanks; sustainable drainage systems; lighting; signage; waste storage facilities; all hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level; boundary treatments (including walls) and associated site servicing.

Connections with the existing water, wastewater and drainage infrastructure will be carried out in accordance with Irish Water requirements.

The proposed development will also consist of the upgrade of circa 440 metres of Rooske Road from the existing footpath link at Chestnut Grove/St Peter's GAA Dunboyne to the southern boundary of the subject site, providing a six metres wide road and three metres wide combined cycle/footpath.

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

The Eastern Midlands Regional Spatial and Economic Strategy requires that infrastructure investment and priorities are aligned with the spatial planning strategy so that all residential development is planned and phased in collaboration with infrastructure providers to match projected demand and ensure the assimilative capacity of the received environment is not exceeded.

It is considered that the site is located in an area which is deficient in terms of road network and that its development is reliant on the provision of essential roads infrastructure in the form of the Dunboyne Eastern Distributor Road as included in the current development plan. There is a lack of certainty around the delivery of the Distributor Road.

Having regard to the current road infrastructure serving the site and the significant investment in road infrastructure required to service the site, it is considered that the proposed development would be premature, and would, therefore, be contrary to national and regional guidelines, the Development Plan and to the proper planning and sustainable development of the area.

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

Dated this day of 2020