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## **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 23rd day of December 2019 by McGarrell Reilly Homes care of McCutcheon Halley Chartered Planning Consultants, Kreston House, Arran Court, Arran Quay, Dublin 7.

#### **Proposed Development**

A planning permission for a strategic housing development on a site of circa 24.24 hectares in Newtownmoyaghy, Kilcock, County Meath.

The residential part of the site will be developed across two parcels of land measuring 8.38 hectares and 6.07 hectares and the balance of 9.79 hectares incorporates access roads, public open space, GAA changing rooms and associated development.

The development will consist of:

1. The construction of 575 number residential units, all with private amenity space, with a cumulative gross floor area of 60,326.9 square meters comprising:
  - (a) 43 number two-bedroom, two-storey houses and associated amenities and car parking;
  - (b) 270 number three-bedroom, two-storey houses and associated amenities and car parking;

- (c) 45 number four-bedroom, two-storey houses and associated amenities and car parking;
  - (d) 30 number four-bedroom, three-storey houses and associated amenities and car parking;
  - (e) three number apartment blocks ranging in height from three to five storeys providing for;
    - (i) 20 number one-bedroom apartment units with all associated amenities and car parking; and,
    - (ii) 46 number two-bedroom apartment units with all associated amenities and car parking;
  - (f) 121 number duplex and corner block units three-storeys in height providing for;
    - (i) 15 number one-bedroom duplex units with all associated amenities and car parking;
    - (ii) 21 number two-bedroom duplex units with all associated amenities and car parking;
    - (iii) six number three-bedroom duplex units with all associated amenities and car parking;
    - (iv) 29 number one-bedroom corner block units with all associated amenities and car parking;
    - (v) 42 number two-bedroom corner block units with all associated amenities and car parking; and,
    - (vi) eight number three-bedroom corner block units with all associated amenities and car parking.
2. The construction of a creche with a gross floor area of 623 square metres, an associated external play area and 14 number car parking spaces;
  3. The provision of 314 number bicycle parking spaces incorporating 163 number long-term bicycle parking spaces and 151 number short-term bicycle parking spaces;
  4. New boundary walls and fences, open space, internal site roads, pavements, public lighting, tree planting, bin storage, Electricity Supply Board substations and all ancillary works;

5. Provision of new GAA changing room facilities with a gross floor area of 97 square meters, associated entrance road and 40 number car parking spaces;
6. The erection of two number 13-metre lattice masts in the southern section of the site together with the relocation underground of two number 10-kilovolt and two number 38-kilovolt overhead lines;
7. Infrastructure works including:
  - (a) Surface Water – Surface water from the northern site will be discharged into one number detention basin to the south of the proposed development site. Surface water from the southern site will be discharged into one number detention basin to the southeast of the development site.
  - (b) Sustainable drainage system measures such as permeable paving, swales, filter trenches etc. will be provided to intercept and provide treatment to surface-water run-off at source.

## **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 site is located on lands identified as Flood Zone A and B. The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), and accompanying Appendices, provides guidance in relation to development proposals in areas at risk of flooding. The proposed development fails to demonstrate that the development will not be at risk of flooding and does not provide sufficient detail of how the proposal will not increase the risk of flooding elsewhere as per the requirements stated in Box 5.1 'Justification Test for development management' of the guidelines.

The Board is not satisfied that adequate site-specific information has been presented in relation to proposals for flood risk management, in particular the need for definitive post-flood works mapping, as well as the capacity of the flood storage zones to accommodate additional surface water in the event of a 1% Annual Exceedance Probability Pluvial Event. In the absence of the required information and having regard to the history of the site as relates to flooding, the Board is not satisfied that the applicant has clearly demonstrated that the flood risk arising from the development can be limited and is not satisfied the applicant has demonstrated that the proposal will not increase flood risk elsewhere. In the absence of such information, the proposed development would be prejudicial to public safety and contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this          day of                          2020**