



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: NA/190678

Appeal by EGG Pt Properties Limited of Curkeen, Ratoath, County Meath against the decision made on the 10th day of December, 2019 by Meath County Council for permission for development comprising the demolition of four derelict dwellings numbers 58 to 61 (inclusive) Flower Hill, Navan and the construction and replacement of the four dwellings. The construction of a three-storey apartment block consisting of nine number two bedroom apartments and three number one bedroom apartments over three floors at Flower Hill, Navan, County Meath in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to condition permission for the demolition of four derelict dwellings numbers 58 to 61 (inclusive) and replacement of the four dwellings and to refuse permission for the construction of a three-storey apartment block consisting of nine number two bedroom apartments and three number one bedroom apartments over three floors.

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

Having regard to the Sustainable Urban Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March, 2018, the 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 2019, the policies and objectives in the Meath County Development Plan 2013-2019 and the Navan Development Plan 2009-2015 (as extended), it is considered that, by reason of the response to the site context, the proposed development and in particular the design, scale, massing and positioning of the apartment block would result in a poorly designed, substandard and unsustainable form of urban development that would cause overlooking, result in a deficit of communal open space and would detract from the character and amenities of the area. Furthermore, the proposed four houses would be provided with inadequate private open space. The proposed development would, therefore, be contrary to policies HS POL 1 and HS POL 2 of the Meath County Development Plan 2013-2019, would set an undesirable precedent for the

Flowerhill Regeneration Area and would seriously injure the amenities of the area including the residential amenity of nearby dwellings and of future occupants of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020.