



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: RA/200041

Appeal by Derek Gray of Readsland, Drumree, County Meath against the decision made on the 10th day of March, 2020 by Meath County Council to grant subject to conditions a permission to Castlethorn Construction ULC care of Stephen Little and Associates of 26/27 Upper Pembroke Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention and completion of development comprising two principal elements amounting to amendments to a permitted residential scheme (planning register reference number DA120987, An Bord Pleanála reference number PL 17.241988), overall comprising of a 142 number residential scheme, a creche and associated site services. The development comprises amendments to 57 number two-storey houses and alterations to the site development and landscape works. These amendments are (a) house type changes to 21 number dwellings, and (b) the provision of a new cycleway through the site southwards from the Drumree Road and the consequential repositioning of 42 number dwellings required to accommodate that cycleway; together with associated site development and landscape works. The number of permitted dwellings remains unchanged. Permission for retention and completion is sought for House Type changes to permitted units

located to the north of the Drumree Road, comprising of: - six number House Type A (four-bedroom semi-detached) replaced with six number House Type B (three-bedroom semi-detached), two number House Type D1 (three-bedroom semi-detached) replaced with two number House Type D1 (three-bedroom terraced), one number House Type D1 (three-bedroom detached) replaced with one number House Type D1 (three-bedroom terraced), one number House type D1 (three-bedroom detached) replaced with one number House Type D7 (three-bedroom semi-detached), one number House type D3 (three-bedroom detached) replaced with one number House Type D3 (three-bedroom semi-detached), two number House Type D1 (three-bedroom detached) replaced with two number House Type D1 (three-bedroom terraced), one number House type D3 (three-bedroom detached with rear extension) replaced with one number House Type D8 (three-bedroom terraced with bay window), one number House type D3 (three-bedroom detached with rear extension) replaced with one number House Type D8 (three-bedroom detached with bay window). All house types are two-storey and rear extensions are one-storey. Permission for retention and completion is also sought for layout amendments and House Type changes to the south of the Drumree Road comprising of:- addition of cycleway through the site along the internal road, known as 'Dun Rioga Avenue' to create a cycle route from Drumree Road to the south-west of the development site; provision of Part M ramp access to permitted House numbers 79 -86; repositioning of 42 number units (Units 91-114 and Units 143 -160), which includes the change of house type of six number House Type A (four-bedroom semi-detached) replaced with six number House Type B (three-bedroom semi-detached); rearrangement of public open space along Drumree Road to form a new boundary wall and the provision of a cycle lane along Drumree Road; all ancillary site development and landscape works; all at site of circa 8.1 hectares called Dún Rioga, located on lands bounded generally by the 'Meadows' housing estate and Dunshaughlin GAA lands to the east, residential and open space zoned lands to the south and Dunshaughlin Link

Road and specific neighbourhood centre objective lands to the west and undeveloped land to the north, in the townlands of Roestown, Readsland and Knocks, Dunshaughlin, County Meath.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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

It is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would be in accordance with the provisions of the current Development Plan for the area, would not seriously injure the visual amenities of the area or the residential amenities of adjoining properties. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interests of clarity.

2. The development shall be carried out and completed in accordance with the conditions attached to permission granted under planning register reference number DA120987, An Bord Pleanála reference number PL 17.241988 except as may otherwise be required in order to comply with the condition set out in the Board Order.

Reason: In the interest of clarity.

Paul Hyde

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

Dated this day of 2020.