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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: LB/200838**

**APPEAL** by Fastnet Heritage Land Management Limited care of Joe Bonner of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 25<sup>th</sup> day of August, 2020 by Meath County Council to refuse permission.

**Proposed Development:** Construction of 43 number dwellings comprising five number three-storey five-bedroom detached houses, three number two-storey four bedroom detached houses, five number single-storey three bedroom detached houses, twenty-six number two-storey three bedroom semi-detached houses, and one number two-storey block comprised of four number two bedroom apartments. The new development will have vehicular access from Crann Daire Brae and be served with pedestrian access from the existing Churchlands estate. The new development will comprise of footpaths, landscaping, boundary fencing and walls, car parking, lighting, and new foul and surface water sewers and associated infrastructure, all at land to the north of Churchlands housing estate and to the west of Crann Daire Brae housing estate, Slane, County Meath.

## Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Matters Considered

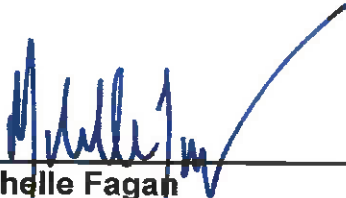
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## Reasons and Considerations

1. The proposed development includes re-routing of an existing stream within the site which leads to the River Boyne. Insufficient information is provided as part of the planning application in relation to the proposed works to the stream and such works are not identified or assessed within the submitted Screening for Appropriate Assessment Report/Natura Impact Statement. The Board is, therefore, not satisfied, on the basis of the information provided with the planning application, including the Screening for Appropriate Assessment Report/Natura Impact Statement, that the proposed development individually or in combination with other plans or projects would not adversely affect the integrity of European site(s) including the River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299), the River Boyne and River Blackwater Special Protection Area (Site Code: 004232), the Boyne Estuary Special Protection Area (Site Code: 004080) and the Boyne Coast and Estuary Special Area of Conservation (Site Code: 001957) in view of the site's Conservation

Objectives. In such circumstances, the Board is precluded from granting approval/permission.

2. It is the strategic policy of the Meath County Development Plan 2013-2019 (as varied) - Slane Written Statement (SP5) "To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan". The proposed development is predominately located on lands zoned for A2 "New Residential" purposes and qualified as "Residential Phase II (Post 2019)" which are not available for residential development within the life of the Development Plan. The Board considers that the proposed development would therefore materially contravene the residential phasing requirements of the County Development Plan. The rationale for the designation of the lands for Residential Phase II purposes within the Meath County Development Plan 2013-2019 (as varied) relates to the sequential location of the site, topography and visual impact. Specific design guidance for the site is furthermore set out within Appendix B of the Slane Written Statement. The Board does not consider that the proposed development demonstrates a satisfactory resolution of site development constraints in terms of topography and visual impact or compliance with the design guidance as set out in the Slane Written Statement. The proposed development would, therefore, be 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 8<sup>th</sup> day of September 2021