



Planning and Development Acts 2000 to 2020

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 12th day of October 2020 by Castlethorn Construction Unlimited Company care of Stephen Little and Associates Chartered Town Planners and Development Consultants of 26/27 Upper Pembroke Street, Dublin 2.

Proposed Development comprises of the following:

415 number residential units and one number childcare facility in buildings ranging from two to five storeys in height in three distinct Character Areas located across two separate sites. The breakdown of residential accommodation is as follows: -

- 254 number own door detached, semi-detached, terraced and end of terrace houses, including: - six number two-bed single-storey houses (House Type H09A), 191 number three-bed two-storey houses (House Type H01, H03, H04, H06 and H09B – House Type H01 are provided with optional ground floor extensions) 33 number four-bed two-storey houses (House Type H02, H05, and H07) and 24 number four-bed three-storey houses (House Type H08).
- 55 number duplexes in two to three storey buildings accommodating 24 number two-bed duplexes and 31 number three-bed duplexes.

- 106 number apartment units accommodated in three number four to five storey buildings, including: - Block 01 accommodating 38 number apartments (10 number one-beds and 28 number two-beds; Block 02 accommodating 34 number apartments (11 number one-beds and 23 number two-beds); Block 03 accommodating 34 number apartments (11 number one-beds and 23 number two-beds).
- Private rear gardens are provided for all houses. Private patios or terraces are provided for all duplex and apartment units at ground floor. Balconies or terraces are proposed on elevations to all upper level duplexes and apartments.
- The proposed development includes one number childcare facility (circa 409 square metres gross floor area) within the ground floor of Block 1 apartment building.

And, all associated and ancillary site development and infrastructural works (including plant), hard and soft landscaping and boundary treatment works including: - New vehicular access provided to Character Area 6 from Drumree Road, to Character Area 3 from the permitted roundabout on the R125 (Meath County Council Register Reference Number DA120987 – An Bord Pleanála Number PL17.241988) and to Character Area 4 from existing southern roundabout on the R125;

Provision of enhanced pedestrian and cycle linkages east and north to Phase 1 (Dún Ríoga) and onwards towards Dunshaughlin Town Centre; Provision of internal road, footpath and cycle network including one number vehicular bridge and two number pedestrian and cyclist bridge crossings over the River Skane and dedicated footpath and cyclepath along the Skane River to the western boundary of Dunshaughlin Community College lands top facilitate connection east to College Park and Dunshaughlin Town Park;

Provision of foul water drainage, surface water drainage and water supply infrastructure including works along Drumree Road and connections into the existing Phase 1 (Dún Ríoga) network of services;

Provision of public open space (circa 4.07 hectares) in the form of landscaped linear parks and pocket parks as well as additional communal open space areas for apartments and duplexes; 664 number car parking spaces; 568 number long and short-term bicycle parking spaces;

Bin stores and bicycle parking facilities for all terraced houses, duplexes and apartments and six number Electricity Supply Board Sub-stations. The proposed development takes place on an overall combined site approximately 14.8 hectares in area. The development involves minor amendments to permitted site development works in Phase 1 – Dún Ríoga (Meath County Council Register Reference Number DA120987 – An Bord Pleanála Number PL17.241988) all located at this site within the townlands of Readsland, Roestown and Knocks, Dunshaughlin, County Meath.

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 subject lands are zoned 'A2' in the Meath County Development Plan 2013-2019 as varied, the objective of which is "to provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy". The lands are identified as Phase II lands in Variation No. 2 of the County Development Plan where Strategic Policy SP1 seeks to operate an Order of Priority for the release of residential lands with Phase II lands stated as not available for residential development within the life of the Development Plan. Having regard to section 9(6)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 the Board is precluded from granting permission for the development and therefore permission is refused.

Paul Hyde

Member of An Bord Pleanála

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

Dated this day of 2021