



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 1st day of December 2020 by Manley Construction Limited care of Reid Associates of 2 Connaught Place, Crofton Road, Dun Laoghaire, County Dublin.

Proposed Development comprises of the following:

- (a) The demolition of existing agricultural sheds 129 square metres and 37 square metres and closure of existing vehicular entrance to shed.
- (b) The relocation of one existing Electricity Supply Board pole on the western area of the site.
- (c) The strategic housing development comprises the development of 142 number residential units in total, on the residential zoned lands. This will include for a mix of
 - 82 number houses comprising 44 number two-storey two-bed houses, 38 number two-storey three-bed houses,
 - 60 number apartments comprising 60 number two-bed apartments, all two-storey in 15 blocks with four apartments in each block,and all associated open space and service infrastructure including possible location of photovoltaic panels on roofs where this is required.

- (d) Provision of a single storey creche, 320 square metres floor area and associated outdoor play area. The gross floor area of the housing and crèche is 13,382 square metres.
- (e) Provision of 270 number carparking spaces, 254 number serving the residential units including provision of two number GoCar sharing spaces and 16 number carparking spaces serving the crèche.
- (f) The development provides for an urban park of 1.1197 hectares on the open space zoned lands, ancillary other landscaped open space and play areas 0.5926 hectares, and a community garden of 0.1802 hectares, comprising a total provision of 1.8925 hectares of open space and parkland.
- (g) Associated internal roads, footpaths, cycle paths and all services infrastructure, bin storage and public lighting associated with the development.
- (h) Provision of 256 number bicycle spaces throughout the development, with 76 number allocated within rear gardens of houses and 180 number spaces allocated to apartments.
- (i) Provision of two public electric car charging points and integrated electric charging points to residential spaces.
- (j) Vehicular Access to the development is proposed via two vehicular entrances from The Navan Road, Duleek where the existing public footpath arrangement is reconfigured to provide for a new cycle path, footpath and planted verge connecting to the public footpath network.
- (k) It is proposed to provide a new pedestrian entrance to the north of the site onto the Downstown Road and a new public footpath and cycle path along the northern boundary of the site and two proposed pedestrian crossings connecting the development to the Downstown Road public footpath network all located at The Commons, Navan Road, Duleek, Co. 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 Number 2 of the County Development Plan where Strategic Policy SP3 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, as amended 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