

An
Bord
Pleanála

Board Order ABP-309428-21

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

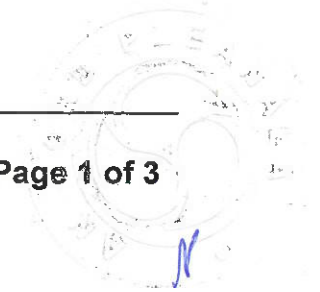
Planning Register Reference Number: TA/201722

Appeal by ATG Properties (Enfield) Limited care of Kenneally Murphy and Associates Limited of Main Street, Abbeyfeale, County Limerick against the decision made on the 18th day of January, 2021 by Meath County Council to refuse permission.

Proposed Development: (a) Demolition of existing agricultural buildings, (b) construction of a retirement village of two and three storey design comprising of 98 number units in total incorporating 67 number two bedroom units and 31 number one bedroom units, (c) all site works to include car parking, communal waste in recycling area, communal recreational areas, open spaces, hard and soft landscaping, signage, boundary treatment, all infrastructural works including foul and surface water drainage, attenuation systems, temporary wastewater treatment, construction of new vehicular and pedestrian connections to public road, all internal roads, paths, lighting and all associated works at Dublin Road, Enfield, 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 fails to comply with the G1 zoning objective 'Community Infrastructure' which applies to this site under the Meath County Development Plan 2013-2019, under which it is an objective 'to provide for necessary community, social and educational facilities'. The development does not include the provision of dedicated retirement resident supporting services and facilities on site and is considered to be a standard residential development in nature, rather than a retirement village. To permit residential development on this site would fail to comply with the Core Strategy of the current county development plan, which outlines that 'in order to ensure towns and villages grow at a suitable and sustainable scale...measures must be put in place to ensure that the quantum and scale of residential development that will take place in urban centres complies with that shown in Table 2.4'. The proposed development would, therefore, be contrary to the core strategy of the county development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

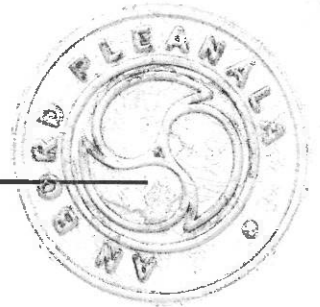
2. The proposed development, by reason of the layout proposed, excessive carriageway and perpendicular parking bay width, quantum and quality of public open spaces proposed and proximity to the western site boundary, would fail to provide for a high quality development of the subject site, would be contrary to the provisions of the current development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast

Terry Prendergast

Member of An Bord Pleanála

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



Dated this *24th* day of *May*, 2021