

An  
Bord  
Pleanála

Board Order  
ABP-309530-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: NA200611**

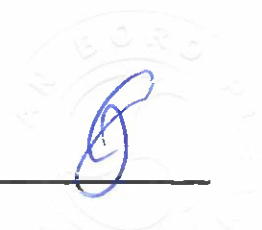
**APPEAL** by Liam and Margaret Davis and Patrick and Madeline Brennan of 10 Boyne Road, Navan, County Meath and by Others against the decision made on the 1<sup>st</sup> day of February, 2021 by Meath County Council to grant subject to conditions a permission to Andrews Construction Limited care of The Planning Partnership of 29 Oliver Plunkett Street, Mullingar, County Westmeath.

**Proposed Development:** Planning permission for the development of 91 number residential units and a complementary creche facility (173.5 square metres). The proposed development will comprise of the demolition of an existing single storey dwelling (121 square metres) and associated outbuildings; the construction of 91 number residential units (two storey houses and three storey apartment/duplex), comprising: 20 number one-bed apartments, eight number two-bed duplex units, seven number two-bed apartments, 10 number two-bed houses, 36 number three-bed houses and 10 number four-bed houses; formation of 5,448 square metres of landscaped open space areas; 162 number dedicated car parking spaces, seven number of which provide for the operational requirements of the associated 173.5

square metres creche facility; new primary vehicular and pedestrian access to the proposed development will be provided from a new access located on the Boyne Road and associated residential estate roads, with a secondary access via the L34003 local road with associated road widening and improvement works. The proposal includes all associated hard and soft landscaping, boundary treatments, footpaths and ancillary works above and below ground. All at Boyne Road, Athlumney, Navan, County Meath, a site of circa 2.58 hectares. Further public notices were received by the planning authority on the 5<sup>th</sup> day of January, 2021 now comprise of 92 number residential units in response to further request.

## **Decision**

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



## Reasons and Considerations

The proposed development includes land regrading works immediately adjacent to the Ferganstown and Ballymacon stream, which are intended to provide compensatory flood storage. Insufficient information is provided as part of the application in relation to the proposed works 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 application, including the Screening for Appropriate Assessment Report /Natura Impact Statement, and in response to the Board's section 132 notice, 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) and the River Boyne and River Blackwater Special Protection Area (Site Code: 004232). In such circumstances the Board is precluded from granting approval/permission.



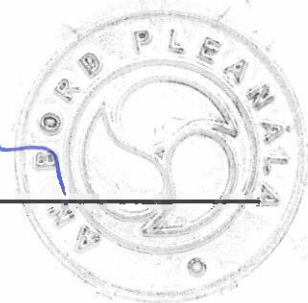
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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



Dated this 4<sup>th</sup> day of MAY 2022