

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: 21/381

APPEAL by Noreen Cohen and Mary Cohen care of John Callaghan of 10 The Cloisters, Oldcastle Road, Kells, County Meath against the decision made on the 20th day of April, 2021 by Meath County Council to grant subject to conditions a permission to KADA Limited care of Cobbe Architecture of 59 Merrion Square South, Dublin.

Proposed Development: The provision of 33 number detached single storey two-bed modular housing units including 71 number car parking spaces, Electricity Supply Board substation, provision of a public amenity park with children's play area, art piece, landscaping, drainage swale and all associated site works on a site of 3.41 hectares at Kilmainhamwood Retirement Village, Boynagh, Kilmainhamwood, Kells, County Meath.

Decision

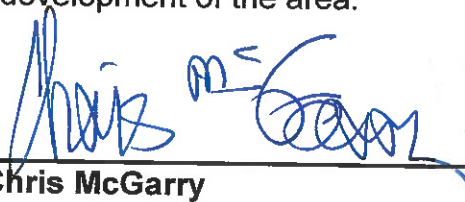
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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.

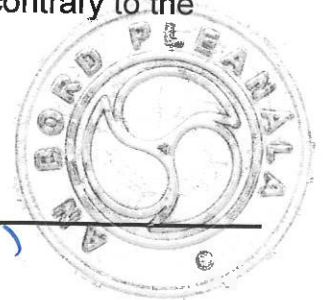
Reasons and Considerations

On the basis of the documentation submitted with the planning application, including the description of the proposed development as set out in the statutory notices which refers to 33 housing units, it is considered that the scale of residential development on this site, would materially exceed the quantum of residential development allocated for Kilmainhamwood, recorded within the Core Strategy of the Meath County Development Plan 2013-2019, which sets out to ensure towns and villages grow at a suitable and sustainable scale, and states that 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 therein. The proposed development would, therefore, be contrary to the Core Strategy of the Meath County Development Plan 2013-2019 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 16th day of September 2021.

