

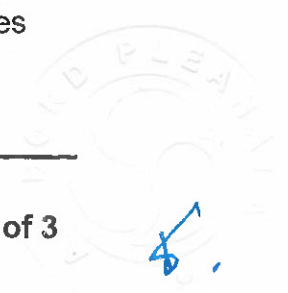
Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: TA/201295

APPEAL by George McGrath and Robert McGrath of Srah Cross, Loughrea, County Galway and by Others against the decision made on the 21st day of June, 2021 by Meath County Council to grant subject to conditions a permission to Ann Holmes, Carmel Kelly and Brendan Little care of BMA Planning, Planning and Development Consultants of Taney Hall, Eglinton Terrace, Dundrum, Dublin.

Proposed Development: 36 number two-storey houses consisting of 28 number three-bed semi-detached houses and eight number four-bed detached houses with associated car parking (72 spaces) and private gardens; 36 number duplex apartment units in three number three-storey blocks of 12 units each and arranged as two-storey duplex apartments over ground floor apartments with associated car parking (59 spaces), private balconies/terraces and communal amenity spaces; three-storey mixed use building totalling 2,028 square metres comprising a café with shared work area (163 square metres), medical centre (131 square metres), creche (242 square metres) and 16 number apartments (six number one-bedroom and 10 number two-bedroom apartments). 20 number surface car parking spaces are provided for the apartments and 25 number surface car parking spaces are provided for the commercial uses. Permission is also sought on all



associated site and development works including vehicular access from the northern arm of the existing roundabout on the R148 Dublin Road and all internal roads, footpaths and cycle facilities, a foul water new pumping station, ESB Substation (25.5 square metres), public open space area with play facilities, hard and soft landscaping and boundary treatments. Provision is made for future development on the remainder of the site (subject to future planning permission) and the current application is presented in the context of a masterplan for the overall LU-OBJ2 lands at Drummond House, Enfield, County Meath (lands in the townland of Newcastle and located north of Dublin Road (R148) and west of Trim Road (R159) as revised by the further public notices received by the planning authority on the 25th day of May, 2021.

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

The proposed development fails to comply with the G1 zoning objective which applies to the site under the Meath County Development Plan 2021-2027, under which it is an objective 'To provide for necessary community, social and educational facilities.' Given the scale of the proposed development, which is predominantly residential, on a landbank the entirety of which is zoned Community Infrastructure, it is considered that the proposed development would not be compatible with the overall objective for the zoned area. Furthermore, to permit residential development on the site would fail to comply with the Core Strategy of the 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 2.12. The proposed development would, therefore, be contrary to the Core Strategy of the County Development Plan and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development was not compatible with the G1 zoning objective for the site.



Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this 21st day of March, 2022