



Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 21/304

APPEAL by Denis Leavy of Proudstown Road, Navan, County Meath against the decision made on the 23rd day of June, 2021 by Meath County Council to grant subject to conditions a permission to Glenveagh Homes Limited care of Declan Brassil and Company Limited of Lincoln House, Phoenix Street, Smithfield, Dublin 7.

Proposed Development: Amendments to the south-eastern portion (0.7 hectares) of a residential development permitted under Meath County Council planning register reference number NA/181326 and currently under construction. The proposed development seeks to replace a permitted four storey apartment block containing 40 number units (consisting of 17 number one bed units, 20 number two bed units and three number three bed units) with 23 number dwellings. The proposed dwellings consist of 20 number two storey houses (17 number three bed units and three number two bed units) and a three-storey triplex block of three number 1 bed apartments. The proposed development includes ancillary car parking, open space provision, landscaping, public lighting, and pedestrian connections, together with internal access roads, footpaths and site services that integrate with the permitted Phase 1 development (known as Cluain Adáin) under Meath County Council planning register reference number NA/151046 to the west and all associated

and ancillary site and development works, on lands to the north of the Windtown/Proudstown Link Road, Clonmagadden, Navan, 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

Having regard to:

- the identification of Navan as a Key Town within the Meath County Development Plan 2021-2027,
- the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (Department of Environment, Heritage and Local Government, 2009) which recommends net densities of 35-50 dwellings per hectare in larger towns,
- the location of the site within C1 Mixed Use zoned lands within the Clonmagaddan Masterplan Area (Master Plan 4) of the Meath County Development Plan 2021-2027,
- the planning history of the site and the overall masterplan area, and
- the relevant objectives and policies of the Meath County Development Plan 2021-2027, in particular DM OBJ 14 which encourages a density of between 35-45 units per hectare for Key Towns, and DM POL 6 which requires that the unit typologies proposed provide a sufficient unit mix,

the Board considered that the density and the mix of units for the proposed development was not in accordance with National Guidelines and policies DM OBJ 14 and DM POL 6 of the Meath County Development Plan 2021-2027. The proposed development, would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the density and mix of units in the overall residential development permitted under planning register reference number NA/181326, and in the proposed development under consideration, and considered that the acceptability and compliance of the density and mix of units within the permitted development relied upon the inclusion of the apartment block. Furthermore, the Board considered that the proposed replacement of the permitted apartment block with a lower density housing development with considerably less 1-bed and 2-bed units, would represent a poor utilisation of zoned serviced land in this Key Town and would, therefore, be contrary to National Guidelines and to the relevant provisions of the Meath County Development Plan 2021-2027 as they pertain to density and unit mix. The Board concluded that the proposed development was not in accordance with the proper planning and sustainable development of the area.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this 15th day of March 2022

