

An
Bord
Pleanála

Board Order ABP-311937-21

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 21/1659

Appeal by Dermot Kelly Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 19th day of October, 2021 by Meath County Council to refuse permission for the proposed development.

Proposed Development: Demolition of a shed and the construction of three number terraced houses (two number three-bed and one number four-bed) and associated landscaping, boundary treatment works and all associated works above and below ground. A concurrent planning application is being made to Kildare County Council which relates to the lands to the south and west for the demolition of a car showroom and associated shed and the construction of 10 number terraced houses (eight number three-bed and two number four-bed) and 65 number apartments (21 number one-bed, 40 number two-bed and four number three-bed) within three number apartment blocks ranging from three to four storeys in height. Additional works include the provision of a single vehicular access, two number external bin stores, car and bicycle parking, ESB substation, relocation of electricity poles and undergrounding of electricity wire, telecoms infrastructure and solar panels at roof level of apartment blocks, all landscaping, boundary treatment works and all associated works above and below ground, all on a site of circa 0.05 hectares at Kelly's Garage, Newtownmoyaghy, Kilcock, County Meath, as revised by the further

public notices received by An Bord Pleanála on the 21st day of December, 2021 which provided notice of the submission of a Natura Impact Statement with the first party appeal.

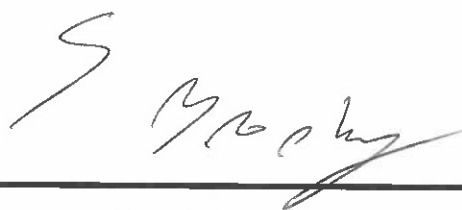
Decision

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

Reasons and Considerations

It is considered that the proposed development, for the construction of dwellinghouses on lands zoned 'Open Space' in the Kilcock Environs within the administrative area of Meath County Council, was contrary to the Meath County Development Plan 2021-2027, and that, notwithstanding the anomalous nature of the site, which forms part of the larger 'Kelly's Motors' site within the administrative area of Kildare County Council, the proposed development of residential property on lands zoned 'Open Space' would, therefore, be contrary to the proper planning and sustainable development of the area.

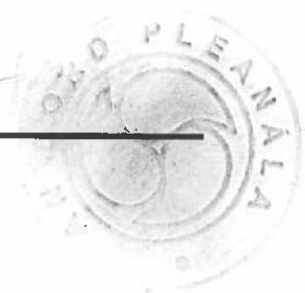
In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that by reason of its location on lands zoned 'Open Space' (Kilcock Environs - Combined) in the Meath County Development Plan 2021-2027, the proposed development, would be contrary to the specific zoning objective for the area, as set out in the current development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

Member of An Bord Pleanála

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



Dated this 17th day of April 2023.