



Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 21/544

APPEAL by Zilic Developments Limited care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 14th day of March, 2022 by Meath County Council to refuse permission.

Proposed Development The erection of 15 number housing units consisting of three number two-storey housing blocks with each block comprising three number one-bed terrace ground floor dwelling units and two number two-bed first-floor dwelling units. The development also includes the provision of a new access road and pedestrian access leading to public road, car parking spaces, covered bicycle spaces, bin storage enclosure, site lighting and revised site boundary treatments, to provide a new on-site proprietary sewage treatment system and connect to Council watermains and storm sewers with associated siteworks. A Natura Impact Statement (NIS) will accompany the planning application. All at Riverview, Slane, County Meath, as revised by the further public notices received by the planning authority on the 21st day of January, 2022.



Decision

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

Reasons and Considerations

It is considered that the proposed development, by reason of its siting, layout, form, design and failure to provide adequate amenity space, would conflict with the provisions of policy SH POL 12 of the Meath County Development Plan 2021 – 2027, and that its failure to comply with the requirements of the Design Manual for Urban Roads and Streets (DMURS) would result in a substandard residential development and would seriously injure the residential amenity of future residents of the proposed development. The proposed development would create an undesirable precedent for future similar types of development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

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

Dated this *11th* day of *February*, 2024.