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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 22/118**

**APPEAL** by John P. Molloy care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 28<sup>th</sup> day of March, 2022 by Meath County Council to refuse permission.

**Proposed Development:** Removal of an area of hardstanding which was constructed pursuant to planning permission under planning register reference number 99/2617 and which now comprises a defunct road, the provision of additional open space within this part of Balreask Manor, the erection of six number semi-detached dwellings, extension to the existing estate road and footpath, the provision of on-site carparking for each of the proposed houses, as well as six communal/visitor bays within the enlarged area of public open space, connections to the public water supply and sewerage systems along with all associated site works, all at Balreask Manor, Trim Road, Navan, County Meath.

## Decision

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

## Reasons and Considerations

1. Having regard to the planning history of the site, namely planning register reference number 99/2617, wherein the proposed development is shown to be located on land identified as public open space, it is considered that the proposed development would materially contravene the terms of planning register reference number 99/2617 as the proposed development would encroach on lands which have been designated as public open space for Balreask Manor. It is considered that, by reason of the loss of established public open space, the proposed development would seriously injure the residential amenities of residents of Balreask Manor, would be contrary to the residential zoning objective for the area which seeks 'to protect and enhance the amenity and character of existing residential communities', would set an undesirable precedent for similar type development in this residential estate, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site within the established residential development of Balreask Manor, the planning history of Balreask Manor, which provides for a direct access from the R161 Regional Road (Trim Road) to zoned lands to the west (Masterplan 13) via the proposed development site, and the layout of the proposed development, it is considered that the proposed development would result in the loss of a direct access link between Balreask Manor and Masterplan 13 lands to the west which would reduce the level of connectivity and permeability

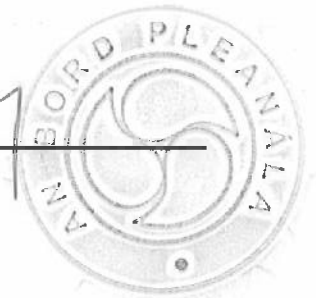
between existing and planned residential areas. The proposed development would be prejudicial to the development of Masterplan 13 lands and to the amenities of existing and future residents of the area. Furthermore, it is considered that the proposed development would be contrary to the principles of good urban design, as set out in the Urban Design Manual 2009, would be contrary to the requirements of the Design Manual for Urban Roads and Streets (DMURS) and would be contrary to the provisions of the Meath County Development Plan 2021-2027, namely Policy DM POL 4 which requires that 'all proposals for residential development demonstrate compliance with the Sustainable Residential Development in Urban Areas - Cities, Towns & Villages (2009) and the Urban Design Manual-A Best Practice Guide, 2009 or any updates thereof', Policy DM OBJ 22 which states that 'the design of any housing scheme shall have regard to the requirement for connectivity between residential areas, community facilities etc.' and Policy SH POL 3 which seeks to 'support the creation of healthy and sustainable communities that encourages and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design that promotes permeability and interconnecting spaces.' The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Martina Hennessy**

**Member of An Bord Pleanála**

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



Dated this *24<sup>th</sup>* day of *July* 2023.