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## Planning and Development Acts 2000 to 2022

### Planning Authority: Meath County Council

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 27<sup>th</sup> day of May 2022 by Beo Properties Limited care of KPMG Future Analytics of 1 Stokes Place, St. Stephens Green, Dublin.

**Proposed Development comprises of the following:**

Construction of 452 number residential units and all associated ancillary accommodation, open space and site development works. The total gross floorspace (gross floor area) of the overall development is circa 55,714.4 (circa 59,177 with ancillary uses included) of which circa 54,175 is residential and circa 1,539.4 is non-residential uses.

The proposed development will principally consist of 150 number semi-detached and terraced dwelling houses (three-bedroom - with option to convert attic in 89 number units, thereby creating four-bedroom houses), 182 number maisonettes (15 number one-bedroom and 167 number three-bedroom) and 120 number apartments (100 number two-bedroom and 20 number three-bedroom) (with balconies or terraces across all elevations), with heights ranging from two to three storey terraced houses and three to four storey duplex buildings (one storey ground floor units and two storey first and second floor units; two storey ground and first floor units and two storey second and third floor units) and six storey apartment blocks.

The scheme provides the following house types (as detailed in the application pack materials): 61 number A1 (with the option to provide as A2 given similar appearance), 28 number A2 (with the option to provide as A1 given similar appearance), 30 number B1, 31 number B2, 42 number M1, 42 number M2, 34 number M3, 34 number M4, 15 number M5, 15 number M6, 60 number D1, 20 number D2, 20 number D3, 20 number D4.

The scheme is presented across 12 number neighbourhoods (A and H and J and M), each with its own designated central communal open space, car and bicycle parking (746 number car parking spaces and 816 number cycle parking space) as follows:

- **Neighbourhood A:** consisting of 38 number units comprising four number two storey three-bedroom terraced housing units, 30 number apartments (25 number two-bedroom units and five number three-bedroom units), four number two storey three-bedroom maisonettes, ancillary accommodation, including lobby (circa 53 square metres), post room (circa 13 square metres), Electricity Supply Board storage (circa 11 square metres), water storage (circa 14 square metres), refuse storage (circa 29 square metres), bicycle storage (circa 135 square metres), car park (circa 702 square metres) associated private balconies, terraces and rear gardens, communal open space (circa 662 square metres), 51 number surface and undercroft car parking spaces (42 number residential and nine number visitor) and 92 number bicycle parking spaces.
- **Neighbourhood B:** consisting of 43 number units comprising 23 number terraced housing units (10 number two storey three-bedroom units and 13 number three storey three-bedroom units), 20 number two storey three-bedroom maisonettes, ancillary accommodation including, associated private balconies, terraces, rear gardens and winter gardens, communal open space (circa 1,753 square metres), 76 number car parking spaces (66 number residential and 10 number visitor) and 52 number bicycle parking spaces.

- **Neighbourhood C:** consisting of 62 number units comprising 12 number two storey terraced housing units, 30 number apartment units (25 number two-bedroom units and five number three-bedroom units), 20 number maisonette units (18 number two storey three-bedroom units and two number single storey one-bedroom units), ancillary accommodation, including lobby (circa 53 square metres), post room (circa 13 square metres), Electricity Supply Board storage (circa 11 square metres), water storage (circa 14 square metres), refuse storage (circa 29 square metres), bicycle storage (circa 135 square metres), car park (circa 702 square metres), associated private balconies, terraces and rear gardens, communal open space (circa 1,270 square metres), 96 number surface and undercroft car parking spaces (74 number residential and 22 number visitor) and 142 number bicycle parking spaces.
- **Neighbourhood D:** consisting of 38 number units comprising 14 number terraced housing units (seven number two storey three-bedroom units and seven number three storey three-bedroom units), 24 number maisonettes (20 number two storey three-bedroom units and four number single storey one-bedroom units), ancillary accommodation, including associated private balconies, terraces and rear gardens, communal open space (circa 798 square metres), 62 number car parking spaces (52 number residential and 10 number visitor), 60 number bicycle parking spaces and an Electricity Supply Board substation (circa 14 square metres).
- **Neighbourhood E:** consisting of 30 number units comprising 18 number two storey three-bedroom terraced housing units, 12 number two storey three bedroom maisonettes, ancillary accommodation, including associated private balconies, terraces and rear gardens, communal open space (circa 643 square metres), 56 number car parking spaces (48 number residential and eight number visitor), 30 number bicycle parking spaces and an Electricity Supply Board substation (circa 14 square metres).

- **Neighbourhood F:** consisting of 36 number units comprising 20 number terraced housing units (12 number two storey three-bedroom units and eight number three storey three-bedroom units), 16 number two storey three-bedroom maisonettes, ancillary accommodation, including associated private balconies, terraces and rear gardens, communal open space (circa 664 square metres), 64 number car parking spaces (56 number residential and eight number visitor) and 42 number bicycle parking spaces.
- **Neighbourhood G:** consisting of 29 number units comprising 11 number three storey three-bedroom terraced housing units, 18 number maisonettes (15 number two storey three-bedroom units and three number single storey one-bedroom units), ancillary accommodation, including associated private balconies, terraces, rear gardens and winter gardens, communal open space (circa 430 square metres), 48 number car parking spaces (40 number residential and eight number visitor), 48 number bicycle parking spaces and an Electricity Supply Board substation (circa 14 square metres).
- **Neighbourhood H:** consisting of 50 number units comprising eight number terraced housing units (four number two storey three-bedroom terraced housing units, four number three storey three-bedroom terraced housing units), 30 number apartments units (25 number two-bedroom units and five number three-bedroom units), 12 number two storey three-bedroom maisonettes, ancillary accommodation, including associated private balconies, terraces, rear gardens and winter gardens, four number commercial and local retail units (circa 533.6 square metres), four number WC (circa 44 square metres), lobby (circa 50 square metres), post room (circa 14 square metres), Electricity Supply Board storage (circa 13 square metres), water storage (circa 14 square metres), refuse storage (circa 30 square metres), communal bins (circa 11 square metres), bicycle storage (107 square metres), communal open space (circa 1,153 square metres), 76 number surface and undercroft car parking spaces (58 number residential and 18 number visitor) and 118 number bicycle parking spaces and an Electricity Supply Board substation (circa 14 square metres).

- **Neighbourhood J:** consisting of 37 number units comprising 13 number terraced housing units (five number two storey three-bedroom units and eight number three storey three-bedroom units), 24 number maisonette units (20 number two storey three-bedroom units and four number single storey one-bedroom units), ancillary accommodation, including associated private balconies, terraces, rear gardens and winter gardens, communal open space (circa 1,148 square metres), 56 numbers car parking spaces (50 number residential and six number visitor) and 60 number bicycle parking spaces.
- **Neighbourhood K:** consisting of 30 number apartment units (25 number two-bedroom units and five number three-bedroom units), ancillary accommodation, including associated private balconies, ancillary childcare facility (circa 1,003 square metres) with associated play areas (circa 727 square metres), lobby (circa 53 square metres), post room (circa 14 square metres), Electricity Supply Board storage (circa 13 square metres), water storage (circa 14 square metres), refuse storage (circa 28 square metres), bicycle storage (circa 132 square metres), car park (circa 702 square metres) communal open space (circa 200 square metres), 38 number surface and undercroft car parking spaces (30 number residential and eight number visitor) and 92 number bicycle parking spaces, in addition to 22 number car parking spaces for the creche.
- **Neighbourhood L:** consisting of 35 number units comprising 15 number terraced housing units (11 number two storey three-bedroom units and four number three storey three-bedroom units), 20 number maisonettes (18 number two storey three-bedroom units and two number single storey one-bedroom units), ancillary accommodation, including associated private balconies, terraces, rear gardens and winter gardens, communal open space (circa 845 square metres), 57 number car parking spaces (50 number residential and seven number visitor), 50 number bicycle parking spaces and an Electricity Supply Board substation (circa 14 square metres).
- **Neighbourhood M:** consisting of 24 number units comprising 12 number terraced housing units (six number two storey three-bedroom units and six number three storey three-bedroom units), 12 number two storey three-

bedroom maisonettes, ancillary accommodation, including associated balconies, terraces, rear gardens and winter gardens, communal open space (circa 1,017 square metres), 39 number car parking spaces (36 number residential and three number visitor), 30 number bicycle parking spaces and an Electricity Supply Board substation (circa 14 square metres).

The proposed development also includes 2.247 hectares of landscaped public open space which includes a civic plaza (0.513 hectares), greenway spine (1.087 hectares) and parklands (0.674 hectares); solar photovoltaic panels in various locations; and public lighting. All associated site development works above and below ground including hard and soft landscaping, roads, footpaths, bicycle paths, play areas, boundary treatments, Sustainable Urban Drainage Systems, pumping station, electric vehicle charging points, green roofs, Electricity Supply Board substations and services to facilitate the development.

Planning permission is also sought for a second phase of the Ratoath Outer Relief Road (circa 22,825 square metres), that will run along the southern boundary of the application site and join up to the existing constructed section of the Ratoath Outer Relief Road. The section of the Ratoath Outer Relief Road proposed as part of this development runs from a new signalised junction on the R155 Road, east for approximately 1100 metres, to the end of the site boundary. The proposed roadway will provide access for the site in the form of two priority controlled junctions. A series of pedestrian and cycle connections are provided to site from the Fairyhouse Road (R155 Road), Glascarn Lane and the new Ratoath Outer Relief Road as well as a pedestrian link to Carraig Na Gabhna. The site provides permeability through its internal road and shared surface networks, including pedestrian and bicycle paths implementing a segregated pedestrian and cycle path proposed along the Ratoath Outer Relief Road but also within the site. A greenway will be provided across the site that will connect the R155 Fairyhouse Road with Garraig Na Gabhna road and Glascarn Lane. This greenway will provide pedestrian and cyclist connection to the newly proposed pedestrian and cyclist infrastructure along the Ratoath Outer Relief Road. Planning permission is also sought for all associated site development and infrastructural works, services provision, foul and surface water drainage, an extension to the foul water network, surface water and watermain along the Ratoath Outer Relief Road required to facilitate the

development, access roads, footpaths, lighting, landscaping and boundary treatments. The site is generally bound to the north by Glascarn Lane, the rear of houses at Glascarn Lane, further existing residential dwellings and a permitted strategic housing development (Register Reference TA17/305196); to the east and south by existing agricultural fields and by Glascarn Lane; and to the west by Fairyhouse Road (R155), the rear of houses at Fairyhouse Road, the Carraig Na Gabhna and Cairn Court developments, and existing agricultural fields. The subject site is located on lands within the following town lands (in part): Legagunia, Commons, Jamestown, Glascarn and Newtown all located on existing agricultural lands located immediately to the south of the existing built area of Ratoath in County Meath.

## **Decision**

**Refuse permission for the above proposed development based on the reasons and considerations set out below.**

## Reasons and Considerations

In coming to its decision, the Board had regard to the following:

1. The overall residential development results in a poor design concept and layout due to; the high proportion of apartment and maisonettes, the quality of the private and communal open space and the relationship between the scheme and its wider context. The proposed development would, therefore, be contrary to the Meath County Development Plan 2021-2027 and the Ministerial Guidelines which promote innovative and qualitative design solutions and would be contrary to the proper planning and sustainable development of the area.
2. The applicant has not demonstrated to the satisfaction of the Board that the totality of the residential development is on lands zoned 'A2 New Residential', and not on land zoned, 'WL White Lands'. The Board noted that the applicant while asserting that the development was within residential zoned lands has not provided a drawing that substantiated this assertion. The Board also noted that in the Meath County Development Plan 2021-2027, on lands with the zoning objective 'white lands', residential is not a permitted use. The Board was not satisfied that the development as proposed did not materially contravene the 'WL White Lands zoning' objective in the Meath County Development Plan 2021-2027.



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**Mary Henchy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this 14<sup>th</sup> day of September 2023**