



An
Bord
Pleanála

Board Order

ABP- 315009-22

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 21/1945

Appeal by Keegan Land Holdings Limited care of Hughes Planning of 85 Merrion Square, Dublin against the decision made on the 7th day of October, 2022 by Meath County Council to refuse permission for the proposed development.

Proposed Development: A new entrance off the Kinnegad Road, the construction of 32 housing units, comprising 29 two-storey houses, four pairs of semi-detached houses, five terraces comprising three, four and six units and three apartments in a three-storey block, an access roadway to the GI Community Infrastructure Lands to the south, connection to public services and all associated site works all at Manorland (2nd Division), Kinnegad Road, Trim, County Meath. The proposed development was revised by further public notices received by the planning authority on the 13th day of September, 2022.

Decision

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

Reasons and Considerations

1. It is an objective (TRM OBJ 3) of the Trim Written Statement (2021-2027) of the Meath County Development Plan for a Master Plan to be agreed with the Executive of the planning authority prior to the lodgement of any planning application for the site (Master Plan 30) and surrounding lands. In the absence of an agreed Master Plan, the proposed development is considered to be in conflict with this policy objective and the proposed development is therefore premature pending its formal agreement (Master Plan 30). Further to this, the proposed development is considered to be contrary to TRM OBJ 14 (RT4) of the Written Statement as it fails to preserve and secure from further development a corridor for the provision a local distributor road link between the Kinnegad Road and the Longwood Road, given that it is required to be provided as part of a Master Plan for these lands. The proposed development would serve to prejudice the orderly development of the overall Master Plan area in tandem with the necessary road infrastructure (RT 4). It is considered, therefore, that the proposed development fails to accord with the policy provisions of the development plan and would be contrary to the proper planning and sustainable development of the area.
2. The substantial proportion of the proposed development's public open space appears to be located on lands zoned G1 (Community Infrastructure) of the development plan. Policy objective DM OBJ 26 of the plan requires public open space for residential development to be provided at a minimum rate of 15% of total site area. However, in all cases, lands zoned G1 Community Infrastructure cannot be included as part of the 15%. Given the quantum of the development's public open space on G1 zoned land, the proposed development is considered to be contrary to the relevant provisions of the development plan. In addition, the provision of an access road through the site to serve the lands to the south of the site negatively impacts on the useability and functionality of this space.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Peter Mullan



Peter Mullan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *1st* day of *February*, 2024