



An
Bord
Pleanála

Board Order
ABP-317202-23

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 22/860

APPEAL by Archerstown Wood Residents Association care of Michael Halligan Planning Consultant of Seapoint House, Balbriggan, County Dublin against the decision made on the 28th day of April, 2023 by Meath County Council to grant subject to conditions a permission to Edward Paul Grimes care of Terry and O'Flanagan Limited of F1 Centrepoint Business Park, Oak Road, Crumlin, Dublin.

Proposed Development: The construction of nine number two-storey, three-bedroom dwellings consisting of one number two-storey, three-bedroom semi-detached (Type A) on site 54 and eight number two-storey, three-bedroom terraced and semi-detached dwellings (Type B) on sites 46-53 inclusive and all associated site development works on serviced site with vehicular and pedestrian access from existing estate road (Cedar Road) all on subject site circa 0.23 hectares on site numbers 46-54 inclusive, at 46-54 inclusive, Cedar Road, Archerstown Wood, Milltown, Ashbourne, County Meath. The proposed development was revised by further public notices received by the planning authority on the 5th day of April 2023.

Decision

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

Reasons and Considerations

Having regard to the relevant provisions of the Meath County Development Plan 2021-2027 including Policy SOC POL 5 which requires appropriate provision of, inter alia, childcare facilities in existing developments, Policy SOC POL 20 which promotes and facilitates the provision of quality affordable childcare facilities and Policy SOCPOL 21 which supports the provision of childcare facilities, inter alia, within new and existing residential development, the provisions of Childcare Facilities Guidelines for Planning Authorities (2001), the scale of residential development in the immediate environs and the planning history of the site, it is considered that insufficient evidence has been put forward in the application and appeal documentation, to support the provision of housing on this site which previously was the subject of a permitted creche facility (planning authority register reference DA/40414). The



Board considered that the documentation submitted with the application does not include a sufficient analysis of the demand for childcare within the established adjoining residential estate, or the wider area, and does not include a sufficient analysis of the capacity of existing childcare facilities within the wider Ashbourne Area. As such, the proposal would be contrary to above mentioned Guidelines and would be contrary to the relevant provisions of the Meath County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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

Dated this  day of  2024.