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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 21/1037**

**APPEAL** by the Residents of Garden City of Councillor Alan Tobin of 9 Westview, Ashbourne, County Meath and by Eimer and Bryan South care of John Holmes Ashbourne Public Greenspaces Group of 10 Rathlodge, Ashbourne, County Meath against the decision made on the 22<sup>nd</sup> day of October, 2021 by Meath County Council to grant subject to conditions a permission to Killegland Estates Limited care of Armstrong Planning Limited of 12 Clarinda Park North, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** A residential development on a 0.84 hectare site, including 19 number two-storey houses (eight number three-bed and 11 number four-bed houses) and three-storey residential block containing 12 number dwelling units (six number three bed maisonettes above six number two-bed ground floor apartments), together with a new access road from the existing Churchfields Estate, bin storage, parking, cycle parking, an electrical sub-station, boundary treatments, landscaping and all associated site development works at Killegland, Ashbourne, County Meath. As amended by the further public notices received by the planning authority on the 28<sup>th</sup> day of September, 2021.

## **Decision**

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

## **Reasons and Considerations**

1. The proposed development which provides solely for residential use on lands zoned G1 Community Infrastructure, and which are not included in the total land capacity for the provision of housing as set out within the County's Core Strategy, would be contrary to the zoning objective - "to provide for necessary community, social and educational facilities" and would be contrary to Objective CS OBJ 3 - "to ensure the implementation of the population, housing growth and household allocation set out in the Core Strategy and Settlement Strategy, in so far as practicable" within the Meath County Development Plan 2021-2027. Furthermore, the proposed development, if permitted, would materially contravene Objective DM OBJ 26 and Objective SOC OBJ 13 of the Meath County Development Plan 2021-2027 as this residential scheme and its associated public open space provision would be located on G1 Community Infrastructure zoned lands. Accordingly, the proposed development on the subject lands would be contrary to policy SH POL 13 of the Development Plan, which requires that all new residential development accords with the land use zoning objective, in so far as is practicable and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the siting of the proposed development and the findings of an Archaeological Assessment submitted with the application, it is considered that the proposed development would seriously injure or interfere with historic remains within the development site and on the setting of a complex of national monuments and would detract from the character and setting of a protected structure (RPS ID 91456). Accordingly, the proposed development would be contrary to Objective HER OBJ 2, as set out in the Meath County Development Plan 2021-2027, which seeks "to ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner with a view to minimal detracton from the monument or its setting" and would be contrary to policy HER POL 16, as set out in the Development Plan, which seeks "to protect the setting of Protected Structures". The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

  
Mary Gurrie

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



Dated this 18 day of November 2024.