



An
Bord
Pleanála

Board Order ABP-319382-24

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 23/550

Appeal by Roseyglow Limited care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 28th day of February, 2024 by Meath County Council to refuse permission.

Proposed Development: (1) Construction of a two-storey medical centre building and service yard; (2) construction of a two-storey gym and fitness centre building and service yard; (3) construction of a single storey storage and maintenance building with open covered area for bicycle parking, along with an access road, parking and all associated services, service connections, landscape, boundary treatment and site development works on a 0.75 acre site at Tudor Grove, Killegland, Ashbourne, County Meath. The proposed development was revised by further public notices received by the planning authority on the 2nd day of February, 2024.

Decision

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

Reasons and Considerations

The subject site would be fully located on lands which were to be developed and reserved as public open space in compliance with a condition of a previous grant of planning permission (planning authority register reference number 94/1258 - An Bord Pleanála reference number PL 17.096766). Therefore, it is considered that the proposed development would contravene condition number 3 of register reference number 94/1258 (An Bord Pleanála reference number PL 17.096766) which required that, "prior to the occupation of the first dwelling house, the subject site be provided as open space and finished to the satisfaction of the planning authority". It is further considered that the proposed development would result in the loss of 'open space' lands to be provided for the recreational amenity for the wider Tudor Grove and Tudor Heights housing schemes, notwithstanding the fact that a portion of the subject site is zoned to 'provide for necessary community, social, and educational facilities' (Zoning Objective G1) in the Meath County Development Plan 2021-2027 (as varied). It is, therefore, considered the proposed development would set an undesirable precedent in terms of non-compliance with planning conditions of a previous planning permission and would be contrary to the proper planning and sustainable development of the area.



Liam McGree

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

Dated this 19 day of DECEMBER 2024.