

An
Coimisiún
Pleanála

Commission Order ABP-321491-24

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/60334

Appeal by Greenwalk Homes Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 20th day of November, 2024 by Meath County Council to refuse permission for the proposed development.

Proposed Development: (a) The construction of 49 number residential dwellings comprising: 33 number houses (31 number three bedroom dwellings and two number four bedroom houses [all two storey]) and 16 number apartments/duplex apartments in one number three storey building (comprising eight number ground floor one-bedroom apartments and eight number three-bedroom duplex units above - all apartments/duplex units to include terrace/private amenity space); (b) vehicular/pedestrian access from the Pilltown Road along with the provision of a footpath along the Pilltown Road and the 'Narrowways' to tie in and meet the existing footpath at Sevitt Manor; (c) the provision of 94 number surface resident car parking spaces (including visitor) as well as bicycle storage for apartments; internal road and shared surface networks including pedestrian paths; (d) provision of circa 0.2 hectare of public open space in a series of spaces as well as outdoor play area and landscaped planting and (e) provision of foul and surface water drainage as well as bin stores; public lighting and all associated landscaping and boundary treatment works, site development and infrastructural works, ESB substations, and all ancillary

works necessary to facilitate the development, including the upgrade of the foul wastewater pipe (for circa 80 metres) along the Pilltown Road, all on a site of circa 1.48 hectares bounded by Draycott Lodge to the south west and Whitefield Manor to the north east in the townland of Donacarney Great and Betaghstown as well as along Pilltown Road and the Narrowways, Bettystown, County Meath.

Decision

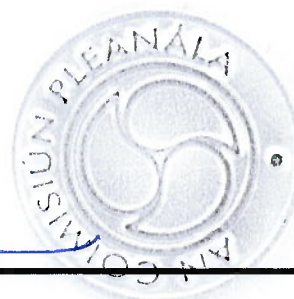
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. The proposed development site adjoins an area which is at risk of flooding and having regard to the uncertainty with regard to design of the proposed drainage and flood mitigation measures the Board cannot be satisfied, on the basis of the information lodged with the planning application and in response to the appeal, that the proposed development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on the adjacent public road. The proposed development would, therefore, be prejudicial to public safety and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature of the proposed residential development and its relationship with surrounding agriculture fields, it is considered that the additional traffic associated with the proposed agricultural access passing through the residential area would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists and undermine the objectives of the development to achieve an attractive sense of place. The proposed development would, therefore, be contrary to policy objectives SH POL 3 and SH POL 10 of the Meath County Development Plan 2021-2027, (as varied) which aim to create an integrated and balanced approach to movement, placemaking and streetscape design, and is considered reasonable. The proposed development would set an inappropriate precedent for other similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. On the basis of the information submitted with the planning application and appeal documentation and the Natura Impact Statement, in particular the culvert works off-site which are not assessed in the submitted Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, would not adversely affect the Boyne Coast and Estuary Special Area of Conservation (Site Code 001957), the River Boyne and River Blackwater Special Area of Conservation (Site Code 002299), the Boyne Estuary Special Protection Area (Site Code 004080) and the River Boyne and River Blackwater Special Protection Area (Site Code 004232) in view of the sites' conservation objectives. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 18th day of June 2025.