

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 2461100

APPEAL by James and Yvonne Everard of Cunny's Field House, Glascairn Lane, Commons, Ratoath, County Meath against the decision made on the 17th day of February 2025, by Meath County Council to grant permission, subject to conditions to Kingscroft Developments Limited of 4 The Mall, Main Street, Lucan Village, County Dublin for the proposed development.

Proposed Development: Permission for a Large-Scale Residential Development, consisting of modifications to the previously granted Strategic Housing Development application permitted under An Bord Pleanála reference ABP-305196-19. The proposed modifications are to the granted 52 number apartment units (in two number four and five storey, block 1 and block 2 apartment buildings, with under-croft basement parking) which consisted of four number one-bed, 20 number two-bed and two number three-bed apartment units. Proposed modifications to the two number apartment blocks will now consist of 48 number apartment units (in two number three storey duplex and five storey apartment block, with surface car parking and elimination of the under-croft basement parking) consisting of 22 number one-bed, 20 number two-bed and six number three-bed apartment units. Modifications to communal open space, provision of roof terrace, bin and bike

storage and all other associated landscaping, boundary treatments, site development, and service infrastructure works, all at Jamestown, Ratoath, County Meath.

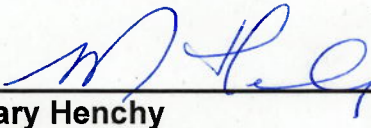
Decision

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

Reasons and Considerations

The proposed modifications to the development result in the provision of car parking, cycle storage and waste management facilities at surface level within the development site. The design and layout proposed in this regard is piecemeal in nature, fails to provide an integrated, quality approach to such provision, and would negatively impact on the quality and value of both communal and public open spaces within the site and would detract from the visual and residential amenities of the overall development.

The proposed development would, therefore, fail to comply with the requirements of the Meath County Development Plan 2021-2027, in particular objectives DM OBJ 26, in relation to public open space, DM OBJ 96 - 99 in relation to parking and DM OBJ 53 and 54 in relation to refuse storage, and would be contrary to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, contrary to the Sustainable Urban Housing: Design Standards for New Apartments Guidelines, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 2nd day of July 2025.