

An
Coimisiún
Pleanála

Commission Order
ABP-322773-25

Planning and Development Acts 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2461054

APPEAL by Nicola Kelly and Brendan Hurley care of 126 Balreask Manor, Trim Road, Navan, County Meath against the decision made on the 19th day of May 2025 by Meath County Council to grant, subject to conditions, a permission to John Patrick Molloy care of Paul Carroll and Associates Limited of Brookfield House, Athlumney, Navan, County Meath for the proposed development.

Proposed Development: The removal of an area of hard-standing which was constructed pursuant to Meath County Council planning register reference: 99/2617 and which now comprises a defunct road, realignment of spine road, the provision of additional open space within this part of Balreask Manor, the erection of four number semi-detached dwellings, extension to the existing estate road and footpath, the provision of on-site carparking for each of the proposed houses as well as four communal/visitor spaces within the enlarged area of public open space, connections to the public water supply and sewerage systems along with all associated site works at Balreask Manor, Trim Road, Navan, County Meath as amended by the further public notices received by the planning authority on the 23rd day of April 2025.

Decision

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

Reasons and Considerations

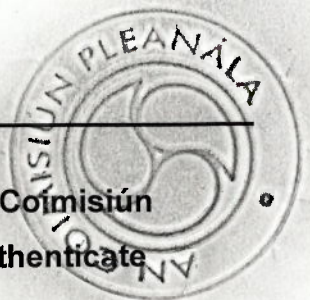
Having regard to the location of the proposed development in an area zoned A1 Existing Residential under the Meath County Development Plan 2021-2027, which aims 'to protect and enhance the amenity and character of existing residential communities', and to the planning history of the site, namely planning register reference number 99/2617, wherein the proposed development is shown to be located on land identified as public open space, it is considered that the proposed development would materially contravene the terms of planning reference number 99/2617 as the proposed development would encroach on lands which have been designated as public open space for Balreask Manor. It is considered that, by reason of the loss of established public open space, the proposed development would seriously injure the residential amenities of the residents of Balreask Manor, which would be contrary to the existing residential zoning objective and would set an undesirable precedent for similar type development in this residential estate, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún

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



Dated this 08 day of October 2025.