

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2560170

Appeal by Carrie Flynn against the decision made on the 24th day of October, 2025 by Meath County Council to refuse permission for the proposed development.

Proposed Development: Construction of 68 number “Age Friendly” (Independent living for over 55’s) residential units to include: Block A – four storey apartment block consisting of a total of 35 units comprising 16 number one-bedroom units, 19 number two-bedroom units, ESB Switch room, plant room, laundry room, storage room and communal bin store. Block B – five storey apartment block consisting of a total of 33 units comprising nine number one-bedroom units, 20 number two-bedroom units, four number studio-units, communal day room, kitchen, management office, storage room, plant room, secure bicycle room, communal bin store, community care room, GP consultation room and for the demolition of existing two storey dwelling house and all associated site works to include for permission for alterations to existing roadside boundary and associated footpath to accommodate the subject development at Castle Street and Killelland Street, Killelland Townland, Ashbourne, County Meath as revised by further public notices received by the planning authority on the 30th day of September, 2025.

Decision

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

Reasons and Considerations

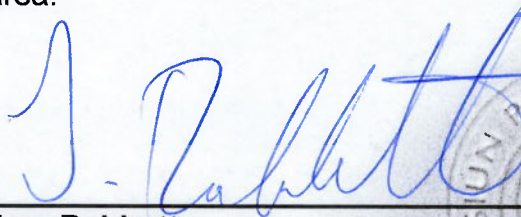
The Sustainable and Compact Settlement Guidelines for Planning Authorities promotes 'sustainable and efficient movement' as a key indicator of good design and placemaking to ensure places are well connected and accessible by sustainable modes. Having regard to the following:

- (i) The development as proposed is dependent upon connections and upgrades, that is, pedestrian and cycle infrastructure, to the adjacent road network which involves works that are located outside of the red site boundary of the site for which permission is sought. In the absence of written consent from the relevant parties and in the absence of clarity as to how and when this infrastructure can be delivered along Castle Street, the Commission considers that there is an absence of certainty that the connectivity and upgrades to the adjacent road network detailed as part of the proposed development can be delivered within the context of the permission sought. The Commission considers that, in the circumstances, the proposed development would result in poor permeability and connectivity for pedestrian, cyclists and vulnerable road users and would fail to meet the mobility needs of future residents.
- (ii) The Meath County Development Plan 2021-2027 contains objective DM OBJ 96 to require the provision of cycle parking in accordance with the Design Standard for New Apartments 2023, the Sustainable Residential Development and Compact Settlement Guidelines 2024 and Table 11.4

Cycle Parking Standards. The development is provided with substandard cycle facilities, below minimum standards set out in Table 11.4.

Therefore, the proposal materially contravenes objective DM OBJ 96 of the development plan. The Commission further considered that the very limited number of accessible car parking spaces (one number) and 'age friendly' car parking spaces (one number) proposed for this specific type of residential development further compounded the adverse impacts arising from the substandard cycle facilities proposed.

The proposed development fails to provide for the sustainable and efficient transport needs of future residents and would be contrary to Sustainable Compact Settlement Guidelines for Planning Authorities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

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

Dated this 1st day of April 2026