

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2660236

Appeal by Redbreast Investment Limited against the decision made on the 23rd day of April 2026, by Meath County Council to refuse permission for the proposed development.

Proposed Development: The development consists of the construction of three number dwellings, new boundary treatments and alterations to existing footpath and road, and all associated site works all at Foxbury, Golf Links Road, Bettystown, County Meath.

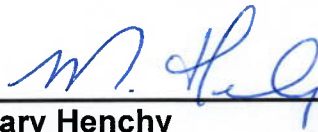
Decision

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

Reasons and Considerations

1. Whilst the proposed development of three houses and associated works is located on lands zoned A1 – Existing Residential in the Meath County Development Plan 2021 – 2027, having regard to the planning history of the site, in particular, the development of the Foxbury residential development and the long established use of this part of the site as open space serving the overall development as granted by Meath County Council planning register reference number: 95/1408, it is considered that the proposed development would seriously injure the residential amenity of existing residents by reason of loss of open space. The proposed development would also result in a reduction in the quantum of open space serving Foxbury to less than 15% which is contrary to DM OBJ 26 of the Meath County Development Plan 2021-2027 and much of the remaining open space provided would not be of a useable quality for amenity purposes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is in an area which is at risk of both fluvial, to medium risk, and coastal flooding, to a medium to high-risk status. Whilst the applicant has provided a Site Specific Flood Risk Assessment including a Justification Test in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009), the Commission is not satisfied, on the basis of the information lodged with the planning application and the documents submitted with 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 other lands. The proposed development would, therefore, be prejudicial to public health and 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

27th day of **Sept**

2026.

