



An
Bord
Pleanála

Board Direction
BD-007154-20
ABP-307968-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th December 2018.

The Board decided to direct the local authority not to prepare an Environmental Impact Assessment Report in respect of the proposed development, based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to:

- (a) The location of the site on lands that are zoned for residential use in the Ashbourne Local Area Plan (which has been incorporated into the Meath County Development Plan 2013 - 2019) and the results of the strategic environmental assessment of this plan undertaken in accordance with the requirements of the SEA Directive.
- (b) The nature, scale and location of the proposed development in a part brownfield site in a suburban area,
- (c) The design and construction methodology response to the natural heritage in the surrounding area,
- (d) The substantial separation distance between the proposed development site and the Malahide Estuary Special Area of Conservation (Site Code: 000205) and the Malahide Estuary Special Protection Area (Site Code: 004025),
- (e) The submissions made, including that of the local authority,
- (f) The guidance set out in the Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development

issued by the Department of the Environment, Heritage and Local Government in August 2003,

- (g) The criteria set out under Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended, and
- (h) The report and recommendation of the Inspector,

It is considered that the proposed development would not be likely to have significant effects on the environment and, accordingly, that the preparation and submissions of an Environmental Impact Assessment Report is not, therefore, required.

Note: The Board noted from the documentation submitted by the local authority, that an historical mill race traversed the site and that the associated mill is proposed for inclusion in the next revision of the RMP. Notwithstanding its current non-designation, the Board considered that this feature was of some archaeological heritage merit and that, in the interest of proper planning and sustainable development, the planning application should incorporate mitigation proposals to either preserve this feature *in situ* or by record. However, the Board was satisfied that this did not represent a likely significant effect on archaeology and cultural heritage.

Board Member

Date: 11/12/2020

Maria FitzGerald