

An
Bord
Pleanála

Board Direction
BD-008889-21
ABP-309479-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/08/2021.

The Board decided not to direct the local authority to prepare an environmental impact assessment report in respect of the proposed construction of 22 No. housing units at Archdeaconry, Glebe, Kells, County Meath, for the following reasons and considerations set out below.

Reasons and Considerations

Having regard to the following:

- (a) The criteria set out in Schedule 7 and the information provided in Schedule 7A of the Planning and Development Regulations 2001, as amended,
- (b) The nature and scale of the proposed development which is significantly under the threshold in respect of Class 10(b)(i) (Infrastructure – Dwelling Units) and Class 10b(iv) (Infrastructure – Urban Development) of the Planning and Development Regulations 2001, as amended,
- (c) The location of the site on lands that are zoned for residential use under the provisions of the Meath County Development Plan 2013-2019 and the Kells Development Plan 2013-2019,

(d) The limited scale of the development and the location of the site in a built-up suburban area and the existing pattern of development in the vicinity,

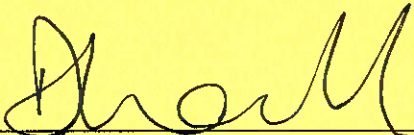
(e) The submissions made by the applicants requesting a determination and by the local authority,

(f) The submissions made by the Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media, Irish Water and Inland Fisheries Ireland in relation to the current Part 8 application (Reg. Ref. P8/21002), and

(g) 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, the preparation and submission of an environmental impact assessment report is not, therefore, required.

Board Member:



Dave Walsh

Date: 12/08/2021