

An
Bord
Pleanála

Board Direction
BD-008890-21
ABP-309480-21

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

The Board decided to direct the local authority to prepare a Natura Impact Statement in respect of the proposed development of 22 No. housing units as Archdeaconry, Glebe, Kells, County Meath, based on the reasons and considerations set out below.

Reasons and Considerations

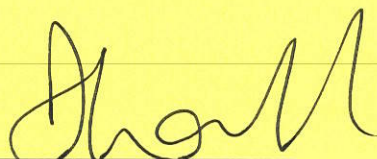
Having regard to:

- a) The nature and scale of the proposed development,
- b) The location of the proposed development and the separation distance from the River Blackwater, which is within the River Boyne and River Blackwater SAC and SPA,
- c) The creation of a hydrological connection from the proposed development site to the River Blackwater due to the design of the surface water and foul sewer drainage networks,
- d) The existing issues with the Kells Wastewater Treatment Plant (WWTP) in terms of both capacity and treatment efficacy and the Storm Water Overflow SW3, as identified in the 2019 Annual Environmental Report for the plant, and the uncertain timeframe for the implementation of upgrade works,

- e) The 'moderate' water quality status of the River Blackwater in the Kells area,
- f) The uncertainty with regards to in-combination effects with other permitted development projects which will also utilise the Kells WWTP,
- g) The submission made by the local authority, including the Appropriate Assessment Screening Report received by the Board on 15th March 2021,
- h) The submissions made by the applicants requesting a determination,
- i) The submissions made by Irish Water and Inland Fisheries Ireland in relation to the current Part 8 application (Reg. Ref. P8/21002), and
- j) The report and recommendation of the Inspector,

it is considered reasonable to conclude that, on the basis of the information available which is considered adequate to issue a screening determination, it cannot be ruled out that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the River Boyne and River Blackwater Special Protection Area (Site Code: 004232) or the River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299), in view of the conservation objectives of these sites and that a Stage 2 Appropriate Assessment and the submission of a Natura Impact Statement for the proposed development is, therefore, required.

Board Member:



Dave Walsh

Date: 12/08/2021