

An
Bord
Pleanála

Board Direction
BD-015921-24
ABP-318557-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2024.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- a) policies and objectives set out in the Meath County Development Plan 2021-2027, including the location of the site on lands subject to Zoning Objective 'A2' New Residential which seeks 'To provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate',
- b) Meath Development Contribution Scheme 2024-2029,
- c) National Planning Framework 2040 and the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2030,
- d) Housing for All, A New Housing Plan for Ireland, 2021,
- e) Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, 2024,
- f) Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities, 2023,

- g) Regulation of Commercial Institutional Investment in Housing, Guidelines for Planning Authorities, 2021, updated 2023,
- h) Development Management, Guidelines for Planning Authorities, 2007,
- i) the planning history of the site and within the area,
- j) the nature, scale, and design of the proposed development,
- k) the pattern of existing and permitted development in the area,
- l) the availability in the area of a range of social, community, and transport infrastructure,
- m) the reports from the planning authority, including its assessment and recommendation to grant permission subject to conditions.
- n) submissions received by the planning authority from observers and prescribed bodies,
- o) the grounds of appeal,
- p) the responses to the grounds of appeal by the applicant and planning authority,
- q) the report and recommendation of the Inspector including the examination, analysis and evaluation undertaken in relation to appropriate assessment and environmental impact assessment.

Appropriate Assessment Screening

The Board completed an Appropriate Assessment screening (Stage 1) in relation to the potential effects of the proposed development on designated European sites, taking into account the nature and scale of the proposed development, the location of the site within an adequately serviced urban area, the absence of any ecological and/ or hydrological connections, and the physical separation distances to European sites, submissions and observations on file, the information and reports submitted as part of the subject application, and the Planning Inspector's report. In completing the screening exercise, the Board agreed with and adopted the report of the Planning Inspector that, by itself or in combination with other development, plans and projects in the vicinity, the proposed development would not be likely to have a significant

effect on any European site in view of the Conservation Objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Environmental Impact Assessment Screening

The Board completed an Environmental Impact Assessment screening of the proposed development. The Board concluded that due to the nature, size and location of the development, there is no real likelihood of significant effects on the environment arising from the proposed development, and that an environmental impact assessment is not required.

Conclusion on Proper Planning and Sustainable Development

The Board considered that the proposed development would constitute an acceptable design and layout of residential accommodation, result in an appropriate quantum and density of residential development at this location, would not seriously injure the residential or visual amenities of property in the vicinity, would be capable of being adequately served by surface water, wastewater, and water supply networks, and would be acceptable in terms of pedestrian, cyclist, and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

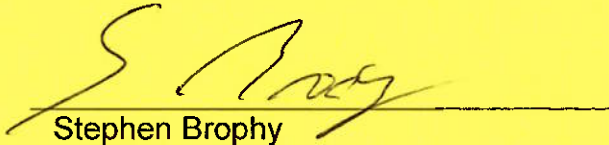
Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
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2.	<p>Conditions attached to ABP 305196-19, including in relation to unit mix and the quantum of 2 bed 3 person apartments, shall continue to apply except as may otherwise be required in order to comply with the following conditions.</p> <p>Reason: In the interest of clarity and orderly development.</p>
3.	<p>Prior to commencement of development, proposals for cycle parking and storage shall be submitted to and agreed in writing with the planning authority. The proposals shall accord in quantity and design with the requirements of SPPR 4, Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, 2024.</p> <p>Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.</p>
4.	<p>Details of the materials, colours, and textures of all the external finishes to the proposed buildings shall be the same as/ match with those permitted under ABP 305196-19, unless otherwise agreed in writing with the planning authority prior to commencement of development.</p> <p>Reason: In the interest of clarity, and to protect the visual amenities of the area.</p>
5.	<p>All of the permitted house and duplex units in the development, when completed, shall be first occupied as a place of residence by individual purchasers who are not a corporate entity and/ or by persons who are eligible for the occupation of social or affordable housing, including cost rental housing. Prior to commencement of development, the applicant, or any person with an interest in the land shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect. Such an agreement must specify the number and location of each house or duplex unit.</p> <p>Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.</p>

	<p>Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer.</p> <p>Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.</p>
7.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>

Board Member


 Stephen Brophy

Date: 25/03/2024