



---

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: LB/181385**

**Appeal** by Bandan Properties Limited care of Future Analytics Consulting Limited of 23 Fitzwilliam Square (South), Dublin in relation to the application by Meath County Council of the terms of the Development Contribution Scheme made for the area in respect of conditions numbers 27, 28 and 29 and in relation to the inclusion of special contribution condition number 26 of its decision made on the 19<sup>th</sup> day of June, 2019.

**Proposed Development:** The development will consist of construction of 98 number housing units comprising; 44 number two-storey three-bed semi-detached dwellings with optional attic conversion and sunroom space; 2 number two-storey 3-bed detached dwellings with optional attic conversion and sunroom space; 10 number two-storey 4-bed semi-detached dwellings with optional attic conversion and sunroom space; 2 number two-storey 4-bed detached dwellings with optional attic conversion and sunroom space and 40 number apartment units in 10 number two and a half storey Maisonette blocks containing 2 number 2-bed apartment units and 2 number 1-bed apartment units in each block. Permission is also sought for a two-storey creche with 20 number children places and ancillary car parking, an ESB Substation for the housing scheme, drainage works, water connections, provision of an access

to the public road from the Narrowways Road, pedestrian links to adjoining lands, landscaping and boundary treatments and all associated site works in the townlands of Sevitsland, Betaghstown and Ministown, Bettystown, County Meath, located west of the Narrowways Road and to the south of the Woodside Residential Development. (As amended by the further public notice received by the planning authority on the 24<sup>th</sup> day of May, 2019).

## **Decision**

**The Board considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of conditions numbers 27, 28 and 29 and directs the said Council under section 48 of the Planning and Development Act, 2000, as amended, to ATTACH the said conditions numbers 27, 28 and 29.**

**Furthermore, the Board in accordance with section 48 of the Planning and Development Act, 2000, as amended by section 30 of the Planning and Development act, 2010, also directs the planning authority, based on the reasons and considerations set out below, to REMOVE the said condition number 26.**

## **Reasons and Considerations**

The Board considers that the Meath County Development Contributions Scheme 2016-2021 (as amended) is the applicable contribution scheme in this case.

The Board concluded that a special contribution in respect of infrastructural works towards the cost of the provision of the Future Train Station Link Road does not fall within the scope of the provisions for special contributions set out in section 48(2)(c) of the Planning and Development Act 2000, as amended, being works which do not comprise specific exceptional costs and which could be considered to be provided for in the Development Contribution Scheme adopted by the planning authority. The Board also noted that the Meath County Council Development Contribution Scheme 2016-2021 includes the Bettystown Distributor/Link Road as a project to be funded from General Development Contributions (Appendix A, Class 2 - Roads and Public Transport Infrastructure). This condition would, therefore, be inappropriate. The Board considers that conditions numbers 27, 28 and 29 had been properly applied and should be attached.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

---

**Terry Ó Niadh**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2019.**