



An
Bord
Pleanála

Board Order ABP-307968-20

Planning and Development Acts, 2000 to 2020

Planning Authority: Meath County Council

APPLICATION by Ashbourne Greenspace Conservation Group care of Jason McCann of 78 Millbourne Drive, Slane Road, Ashbourne, County Meath requesting An Bord Pleanála to consider and determine, in accordance with its powers under article 120(3)(a) of the Planning and Development Regulations, 2001, as amended, whether Meath County Council should be directed to prepare an Environmental Impact Assessment Report in respect of the construction of 74 housing units including all site development works with access from existing Education Campus Link Road at Castle Street, Ashbourne, County Meath.

DECISION

NOT TO DIRECT the local authority to prepare an Environmental Impact Assessment Report in respect of the said proposed development based on the reasons and considerations set out below.

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.

REASONS AND CONSIDERATIONS

Having regard to the following:

- (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,

