

An
Bord
Pleanála

**Board Order
ABP-309479-21**

Planning and Development Acts, 2000 to 2020

Planning Authority: Meath County Council

APPLICATION by Carol Geraghty and others 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 proposed development to construct 22 housing units, including all site development works, with access from the existing Blackwater Heights Estate at Archdeaconry Glebe, Kells, 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

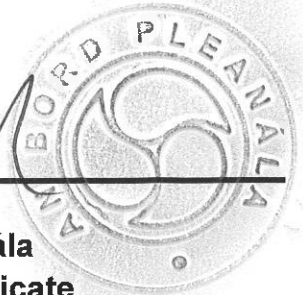
Having regard to the following:

- (a) the 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 below 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 proposed 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 (Planning Register Reference number: 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, that the preparation and submission of an environmental impact assessment report is not, therefore, required.



Dave Walsh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 17th day of August 2021