



Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2660001

Appeal by Marina Quarter Limited in relation to the application by Meath County Council of the terms of the Supplementary Development Contribution Scheme made for the area in respect of condition number 39 of its decision made on the 14th day of May 2026.

Proposed Development: Large-Scale Residential Development consisting of: 1) the demolition of two number existing agricultural farm sheds and associated structures, 2) the removal of the existing GAA pitch and associated structures; 3) the construction of 356 number residential units comprising 252 number dwelling houses and 104 number maisonettes/apartments/duplexes providing a mix of one, two, three and four-bed units. The dwellinghouses range in height from two-three storeys. The maisonettes are two-storey in height and the apartments/duplexes are in four number blocks (i.e. Blocks A-D) ranging in height from three to four storeys; 4) a two-storey creche; 5) modifications to the R157 regional road including changes to the existing carriageway/traffic lanes, the replacement of an existing roundabout with a new signalised junction and the provision of a northern arm off the new signalised junction; 6) a new signalised junction and link road (including new bridge over the River Tolka) connecting the R157 and

the Old Navan Road; 7) the provision of footpaths, cycle lanes and two number pedestrian crossings on the existing M3 Parkway access road, 8) foul pumping stations and connection to the existing public sewerage system via the Old Navan Road; 9) a watermain connection to the north of the site at Pace (townland); 10) 4 number ESB substation/kiosks; 11) construction of conveyance swales and filter drains as part of pluvial flood mitigation measures and 12) all ancillary development works including footpaths, cycle lanes, car and bicycle parking, drainage, public lighting, bin/bike storage, boundary treatments and landscaping/amenity areas at this site principally located in Bennetstown (townland) to the west of the R157 and north of Kennedy Road, and also extending into Pace and Dunboyne (townlands), Dunboyne North. Access will be via two number new signalised junctions on to the R157 comprising one number new vehicular access point to the southeast along the R157 and via one number new vehicular access point to the north along a new northern arm off a new signalised junction which will replace the existing roundabout on the R157. The planning application red line boundary overlaps with planning register reference number 23/60290, An Bord Pleanála reference number (ABP-320049-24), 23/60065, 23/424, 24/60805 and 25/61001, all principally located in Bennetstown (townland) to the west of the R157 and North of Kennedy Road and also extending into Pace and Dunboyne (townlands) , Dunboyne North, County Meath. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application; as amended by the revised public notice received by the planning authority on the 20th day of March, 2026.

Decision

The Commission, in accordance with section 49 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Supplementary Development Contribution Scheme for the area had been properly applied in respect of condition number 39 and directs the said Council to ATTACH condition number 39 and the reason therefor.

Reasons and Considerations

Having regard to Section 49 of the Planning and Development Act, 2000, as amended, to the location of the subject site within the boundary of the 'Section 49 – Supplementary Development Contribution Scheme for the re-opening of the Navan to Dublin Railway Line - Phase 1 - Clonsilla to Dunboyne (Pace)', and the provisions of the Scheme, it is considered that the development the subject of this application is liable to a supplementary development contribution as set out in condition number 39 of the planning authority's decision and that the terms of the Supplementary Development Contribution Scheme had been properly applied.



Patricia Calleary

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 10th day of September 2026