



An
Bord
Pleanála

Memorandum ABP-318510-23

To: Bronwyn Byrne SEO
From: Karen Hickey EO
Re: Amendments to permitted application. Construction of 70 residential units and all associated site works. The planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement.
Date: 24th January 2024

Two third-party appeals were received by the Board from Stand with Badgers on the 23 November 2023 and D M Leavy on the 27 November 2023 following a decision by Westmeath County Council to grant subject to conditions permission for the above development.

The Stand with Badgers appeal was circulated to the applicant (Marina Quarter Limited) and Westmeath County Council on 24th November 2023. The D M Leavy appeal was circulated to the applicant and the planning authority on 28th November 2023. Last day for observations was 2nd January 2024 and the last day for responses was 3rd January 2024.

Westmeath County Council did not respond to the grounds of appeal.

Stand by Badgers responded on 21st December 2023 and it was deemed not necessary to invoke Section 131 of the Planning and Development Act 2000 (as amended)

The agent, Brock McClure on behalf of the applicant responded separately to both appeals. In the response to the appeal of Stand with Badgers it was deemed not necessary to invoke Section 131 of the Act.

In response to the appeal by D M Leavy, the agent, is requesting that the appeal be dismissed, (see paragraph 5 page 10-14) under section 138 of the act. It is submitted that section 131 be invoked and D M Leavy be asked for their specific comments on the matters raised.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement were submitted with the application. Both were advertised in the newspaper and site notice accompanying the application to Westmeath County Council.

An EIAR Recommendation – EIAR submitted form (dark green) attached.

An N.I.S Recommendation – NIS submitted form (light green) attached also.

The EIAR will be uploaded to the Board's website.

File submitted for comments and direction.

