



An
Bord
Pleanála

Memorandum ABP-320049-24

To: Daire McDevitt ADP
From: Colm McLoughlin
Re: Oral Hearing Request – ABP-320049-24
Date: 13th August 2024

Daire,

Following a decision by Meath County Council on the 4th day of June, 2024, to grant permission for a large-scale residential development, a third-party appeal was received for this case by the Board on the 28th day of June, 2024, from Keith Sutton on behalf of Bennettstown Residents.

1. Conditions of the Permission

The Planning Authority decided to grant permission for the proposed development comprising 267 residential units and associated development, subject to 24 conditions of a standard nature, while also including conditions addressing the following;

- Condition 3 – phasing plan;
- Condition 10(a) – taking in charge and landscaping details;
- Condition 10(d) – rail line boundary details;
- Condition 14 – road safety and standards;
- Condition 16 – revised site specific flood risk assessment;
- Condition 20 – taking in charge, phasing and landscaping details;

- Condition 21 – communal spaces and areas not to be taking in charge.

2. Grounds of Appeal

The third-party appellant has requested an oral hearing to allow presentation of concerns with respect to the following:

- increased risk of flooding and the site comprising lands asserted to be situated within a flood zone;
- contravention of Dunboyne North Masterplan;
- road safety, hierarchy and layout;
- light and noise pollution;
- lack of consideration for further future phases of development;
- landscaping and amenity space maintenance;
- lack of cycle and pedestrian connectivity from the site to Dunboyne village;
- failure of the conditions of the permission to address these concerns.

3. Circulation

The appeal was circulated by the Board to the agents for the applicant, Marina Quarter Limited, and Meath County Council on the 4th day of July, 2024. The applicant responded to the grounds of appeal on the 31st day of July, 2024.

4. Observations

Observations were received from Iarnród Éireann and Transport Infrastructure Ireland. These observations referred to the following:

- rail boundary treatments;
- the need for roads and wider transport studies.

5. Supplementary Documentation

In addition to the standard contents, the planning application and response to the appeal was accompanied by the following:

- Planning Report;
- Statement of Consistency;
- Engineering Report;
- External Infrastructure Planning Report;

- Landscape Design Statement;
- Site Specific Flood Risk Assessment;
- Flood Risk – Response to Appeal;
- External Road Infrastructure Quality Audit & Road Safety Audit Stage 1;
- Traffic & Transport Assessment;
- Construction Traffic Management Plan;
- Construction Environmental Management Plan;
- Construction Waste Management Plan;
- Mobility Management Plan.

6. Recommendation

I am satisfied that there is sufficient information in the application and in the submissions to An Bord Pleanála, and that with a site inspection a proper and full assessment of the case can be undertaken, without recourse to an oral hearing. Consequently, I recommend that the request for an oral hearing should not be acceded to.

Sincerely,



Colm McLoughlin
Senior Planning Inspector



Daire McDevitt
Assistant Director of Planning

