

Large-Scale Residential Development Appeal Correspondence Form

Case No: ABP ~~319859-24~~ 320049-24

Please treat correspondence received on 17/7/24 as follows:

1. Update Plean-IT with new agent of Applicant/Appellant	
2. Acknowledge with LRD <u>41</u>	1. Return to sender with LRD _____
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Amendments/Comments: TII observation rec'd by email.
Case Narrative
Task 393350-24
HD 25/7/24

4. Attach to File	
(a) LRD Unit <input type="checkbox"/>	(b) Inspector <input type="checkbox"/>
	Return to EO <input type="checkbox"/>

	Plans Date Stamped <input type="checkbox"/>
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EO: <u>Karen Hickey</u>	AA: <u>Daniel Moore</u>
Date: <u>19/7/24</u>	Date: <u>22-7-24</u>

La Grady Lawlor

From: Landuse Planning <LandUsePlanning@tii.ie>
Sent: Wednesday 17 July 2024 10:15
To: Appeals2
Subject: TII submission to appeal of Meath Council Reg. Ref. 2360290
Attachments: TII submission to appeal of MH Reg. Ref. 2360290_ABP-320049-24_issued 17.07.2024.pdf

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/Madam,

Please find attached a copy of TII's submission to the appeal of Meath County Council Reg. Ref. 2360290. It is believed that the appeal has been assigned ref. LH17.320049.

Please acknowledge receipt of this submission.

Acknowledgements can be forwarded to landuseplanning@tii.ie.

Regards,

Cliona Ryan
Land Use Planner
Transport Infrastructure Ireland
Phone: +353 (0)1 646 0000
Land Use Planning Email: landuseplanning@tii.ie
Address: [Parkgate Business Centre, Parkgate Place, Parkgate Street, Dublin 8, Ireland, D08 DK10](#)



In accordance with TII's Right to Disconnect policy, if you are receiving this email outside of normal working hours, I do not expect a response or action outside of your own working hours unless it is clearly noted as requiring urgent attention.

De réir pholasaí BIÉ An Ceart gan a bheith Ceangailte, má tá an ríomhphost seo á fháil agat lasmuigh de na gnáthuaireanta oibre, nílim ag súil le freagra ná le gníomh uait lasmuigh de do ghnáthuaireanta oibre féin mura bhfuil sé ráite go soiléir go bhfuil gá gníomhú go práinneach.

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The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

By email: appeals@pleanala.ie

Dáta | Date 17 July 2024

Re: Notification of appeal of decision of planning authority.

Meath County Council planning ref. 2360290

Applicants/First Party: Marina Quarter Ltd. N/A

Dear An Bord Pleanála,

Transport Infrastructure Ireland (TII) has received notification of an appeal of the decision of the planning authority in relation to the above case.

TII made invited submission to the application in the first instance by letter issued 12 October 2023. TII made further submission to the application 19 April 2024 following submission of further information response that did not alter the original submission matters raised. Copies of submissions are enclosed for reference.

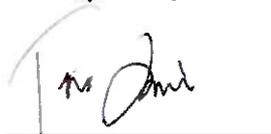
Matters 3 and 4 raised in the original TII submission regard commitments set out in the Transportation Study at Dunboyne & Environs (2018).

TII advises it is aware that work has begun on the Dunboyne Transport Strategy 2024. TII therefore consider that the reliance on a non statutory Masterplan for the lands in Dunboyne North (MP22) in this planning application is premature pending the outcomes from this review. Such a revised strategy would require cognisance of the *Climate Action Plan 2023*, *National Investment Framework for Transport in Ireland (NIFTI)*, *National Sustainable Mobility Policy*, *Road Safety Strategy 2021 – 2030*, *Draft Moving Together: A Strategic Approach to Improving Efficiency of Ireland's Transport System*, *Draft Revisions to the National Planning Framework* and of course the *Local Authority Climate Action Plan* which has evolved since 2018.

The Authority trusts that that foregoing is of assistance to the Board in determining the subject appeal.

Please acknowledge receipt of this submission.

Yours faithfully,



on behalf of
Land Use Planning Unit

Encls: *Copy of original TII submission to Meath County Council Reg. Ref. 2360290, issued 12 October 2023*
Copy of TII submission following submission of further information to Meath County Council Reg. Ref. 2360290, issued 19 April 2024

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**Meath County Council
Planning Department
Buvinda House
Dublin Road
Navan
Co. Meath**

Date/Dáta: 12 October 2023

**Re: Planning Ref.: 23/60290
Applicant: Marina Quarter Ltd.**

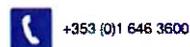
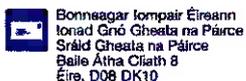
Dear Sir/Madam,

The Authority has examined the above application and considers that it is at variance with official policy in relation to control of development on/affecting national roads, as outlined in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), as the proposed development by itself, or by the precedent which a grant of permission for it would set, would adversely affect the operation and safety of the national road network for the following reason(s):

1. Official policy in relation to development involving access to national roads and development along such roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (January, 2012). Section 2.7 of the DoECLG Guidelines concerns development at National Road Interchanges or Junctions. The proposal, if approved, would create an adverse impact on the national road and associated junction and would, in the Authority's opinion, be at variance with the foregoing national policy.
2. The Authority is of the opinion that insufficient data has been submitted with the planning application to demonstrate that the proposed development will not have a detrimental impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site.
3. TII is unable to ascertain the development proposals adherence to the provisions of the Meath County Council Transportation Study at Dunboyne & Environs (2018).
4. Section 7.2 of the Transportation Study at Dunboyne & Environs (2018) outlines Future Development Principles which includes the provision that 'future development proposals within the Transportation Study area will be assessed using the model developed for the transport study to ensure proposals are consistent with the assumptions made in the Dunboyne and Environs Transport Study' and to identify requirements for necessary transport interventions in the Study.

The N/M3, national primary road, fulfils an important strategic link between Dublin and the North-West serving important urban centres and rural catchments in between and providing access to national and international markets through airport and port connections. In accordance with the provisions of the National Planning Framework National Strategic Outcome no. 2 and the National Development Plan, 2021 – 2030, there is a requirement to maintain the strategic function, investment in and safety of the strategic national road network. Such requirements are also reflected in the National Investment Framework for Transport in Ireland (NIFTI) and the Section 28 Ministerial Guidelines 'Spatial Planning

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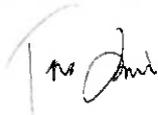


and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). TII considers insufficient information has been submitted to demonstrate adherence to the foregoing provisions of official policy.

In particular, TII advises that it was not consulted by Meath County Council during the development of the Masterplan for the lands in Dunboyne North (MP22), a non-statutory document which was prepared by the applicant and agreed with the Executive of the Planning Authority. TII considers that this was a serious oversight with respect to ensuring compliance with national policy outlined in this correspondence.

Please acknowledge receipt of this submission in accordance with the provisions of the Planning and Development Regulations, 2001 as amended.

Yours faithfully,



**on behalf of
Land Use Planning Unit**



**Meath County Council
Planning Department
Buvinda House
Dublin Road
Navan
Co. Meath**

Date/Dáta: 19-Apr-2024

**Re: Planning Ref.: 2360290
Applicant: Marina Quarter Ltd. N/A**

Dear Sir/Madam,

With reference to the further information submitted in connection with the above planning application, I wish to advise that the Authority's position remains as set out in our letter of 12-Oct-2023.

Please acknowledge receipt of this submission in accordance with the provisions of the Planning and Development Regulations, 2001 as amended.

Yours faithfully,

**on behalf of
Land Use Planning Unit**

**Note: In accordance with the provisions of section 13 of the Roads Act 2015, Transport Infrastructure Ireland (TII) is the operational name of the National Roads Authority with effect from 1 August 2015.*

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