



An
Bord
Pleanála

Memorandum
ABP-322341-25
Reg Ref No: 2460415

To: Sorchá Skelly, SEO *S. Skelly 23/5/2025*

From: Laura Grady Lawlor, EO

Re: Large-Scale Residential Development: The (Phase 1B) development will consist of the construction of a mixed-use development comprising 322 no. dwellings, a community centre and sports hall, a neighbourhood centre, and a district public park as follows: (a) 212 no. houses consisting of 177 no. 3-bedroom houses and 35 no. 4-bedroom houses (all houses 2-storeys except House Types F1, F2, F3 [corner], E1, E2, and E3 [corner] – (with variations to finishes); (b) 26 no. duplex units comprising 13 no. 2-bedroom units and 13 no. 3-bedroom units (in 2 no. 3-storey blocks [with 8 no. duplex units abutting Apartment Block 2 in a 3-storey configuration]; (c) 84 no. apartments across 3 no. apartment buildings (Block 2 [5-storeys] comprises 24 no. apartments consisting of 12 no. 1-bedroom apartments and 12 no. 2-bedroom apartments), Block 3 [5-storeys above neighbourhood centre – 6-storeys in total] comprising 36 no. apartments consisting of 14 no. 1-bedroom apartments and 22 no. 2-bedroom apartments and Block 4 [4-storeys above community centre – 5-storeys in total] comprising 24 no. apartments consisting of 9 no. 1-bedroom apartments and 15 no. 2-bedroom apartments (all apartments with balconies); (d) Series of landscaped/public open space areas of c.3.72 hectares including playground areas and a public park of c.1.65 ha of open space as well as additional communal open space for the apartments and duplex apartments; (e) Provision of a c. 512 sq. m. creche at ground floor of Block 2 as well as a 1,778 sq. m. community centre and sports hall (including a c. 837 sq. m. sports hall [double height] ancillary changing rooms, 4 no. community rooms and ancillary administration/office space rooms/ESB Substation); (f) Provision of a convenience anchor retail unit (net floor space 1,000 sq. m. [GFA 1,390 sq. m.]), takeaway, c. 82 sq. m., café, c. 210 sq. m., pharmacy c. 88 sq. m. and general practice surgery c. 232 sq. m) as well as ESB substation and bins, all accommodated within the ground floor level of the neighbourhood centre to the north-west of the site; (g) 693 no. car parking spaces, 289 no. bicycle parking spaces throughout the development; (h) Provision of a temporary foul water pumping station (and associated storage) located within the district public park to service the scheme; (i) Provision of surface water attenuation measures as well as all ancillary site

development works (reprofiling of site and field drain diversions as required) The application is available to view on [www.bo ynevilla ge rdi e](http://www.bo-ynevilla.ge.rdi.e) Within the townlands of Ferganstown, Ballymacon and Athlumney, Navan, Co. Meath.

Date: 20th May 2025

Meath County Council granted permission subject to 32 conditions for the above large scale residential development on 25th March 2025. The Board received a third party from Stephen Flanagan on 22nd April 2025.

The appeal was circulated to the Applicant and the Planning Authority on the 23rd April 2025, with the last date for responses being 20th May 2025.

A response was received from Meath County Council on 20th May 2025. At the time of writing this memo, no further response has been received.

The last day for observations was 19th May 2024. At the time of writing this memo, no observations have been received by the Board.

EIAR:

The Environmental Impact Assessment Report, which accompanies this application, has been uploaded onto the An Bord Pleanála website.

NIS:

A Natura Impact Statement accompanies this application. A revised NIS was submitted as a part of Further Information to the Planning Authority. Revised notices were published/erected by the Applicant to reflect the submission of a revised NIS, and revised plans.

History:

History files will be attached to the file to include ABP-312746-22 and ABP-318533-23, and the relevant history documents relating to ABP-309332-21 and ABP-311673-21 will be attached.

This LRD appeal file has statutory objective to be decided within **16 weeks** from 22nd April 2025, i.e., **by 12th August 2025**.

File forwarded for comments.