



**An  
Bord  
Pleanála**

**Memorandum**

**ABP- 320049-24**

**PA Ref: 2360290**

**To:** Ms Bronwyn Byrne, SEO

**From:** Mr. James Sweeney, EO.

**Re:** Permission for the following large-scale residential development consisting of: (i) 267 no. residential units comprising 145 no. dwelling houses and 122 no. apartments/duplexes providing a mix of 1, 2, 3 and 4-bed units. The dwelling houses range in height from 2-3 storeys. The apartments/duplexes are in 8 no. blocks (i.e. Blocks A-H, with Blocks B and C joined) ranging in height from 3 to 5 storeys; (ii) a single storey creche; (iii) modifications to the R157 regional road including changes to the existing carriageway/traffic lanes and the replacement of an existing roundabout with a new signalised junction; (iv) a new signalised junction and link road (including new bridge over the River Tolka) connecting the R157 and the Old Navan Road; (v) the provision of footpaths, cycle lanes and 2 no. pedestrian crossings on the existing M3 Parkway access road; (vi) a foul pumping station and connection to the existing public sewerage system via the Old Navan Road; (vii) a watermain connection to the north of the site at Pace (townland); (viii) 3 no. ESB substation/kiosks and the undergrounding/re-routing of existing electricity lines; (ix) reprofiling of land and relocation of existing berm adjoining the River Tolka as part of flood mitigation measures and (x) all associated ancillary development works including footpaths, cycle lanes, car and bicycle parking, drainage, public lighting, bin storage, boundary treatments and landscaping/amenity areas at this site measuring 14.17 hectares principally located in Bennetstown (townland) to the south of the M3 Parkway park and ride and rail station, and also extending into Pace & Dunboyne (townlands), Dunboyne North, Co. Meath. Access will be via 2 no. new vehicular access points along the new link road between the R157 and the Old Navan Road. Pedestrian access will also be provided on to the existing M3 Parkway access road.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application. Significant further information/revised plans submitted with this application at Principally located in Bennetstown (townland) to the south of the M3 Parkway Park and Ride and Rail Station and also extending into Pace & Dunboyne (townlands), Dunboyne North, Co. Meath.

**Date:** 8<sup>th</sup> August 2024

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On the 4<sup>th</sup> June 2024 Meath County Council Granted Permission with Conditions in relation to the above development to McCutcheon Halley on behalf of Marina Quarter Limited.

In relation to Planning and Development (Amendment) (Large Scale Residential Development) Act 2021, a 3<sup>rd</sup> party appeals have been made to the Board from Bennettstown Residents dated 28<sup>th</sup> June 2024.

The appeal was circulated to the Applicant and the Planning Authority on 4<sup>th</sup> July 2024.

The last date to submit a response was 31<sup>st</sup> July 2024. A response has been received from the Applicant.

The last date to submit an observation was 25<sup>th</sup> July 2024. 2 observation have been received from TII and Iarnod Eireann.

### **NIS**

A Natura Impact Statement was also lodged as part of the application to the planning authority. Please find attached NIS recommendation form (light green) to be completed by inspectorate.

### **EIAR**

An Environmental Impact Assessment Report was also lodged as part of the application to the planning authority. Please find attached EIAR recommendation form (dark green) to be completed by inspectorate.

## ORAL HEARING REQUEST

An Oral Hearing request has been made by the Appellant Please find attached Oral Hearing Recommendation form (pink) to be completed by Inspectorate.

### Notes

- EIAR has been uploaded to the Pleanála website. ✓
- Blue sticker put on cover of file
- Appeal to be uploaded to the J Drive ✓
- Response and Observations to be uploaded to the J Drive

Forwarded for your information and for onward transmission to Colm O'Loughlin  
Senior Planning Inspector

Mr Sweeney  
Please forward file to Mr McLaughlin  
for recommendation on O. H

12/8/24.

