

Comhairle Chontae na Mí

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,

Contae na Mí, C15 Y291

Fón: 046 – 9097000/Fax: 046 – 9097001

R-phost: customerservice@meathcoco.ie

Web: www.meath.ie



Meath County Council

Buvinda House, Dublin Road, Navan,

Co. Meath, C15 Y291

Tel: 046 – 9097000/Fax: 046 – 9097001

E-mail: customerservice@meathcoco.ie

Web: www.meath.ie

Tracy Armstrong,
Armstrong Fenton Associates,
Planning & Development Consultants,
13 The Seapoint Building,
44-45 Clontarf Road,
Dublin 3, D03 A0H3.

31st August 2022

Re; MP 18 Ashbourne Masterplan (2022)

Dear Ms Armstrong,

I refer to the above referenced Master Plan prepared by Davey Smith Architects on behalf of Arnub Ltd and Aspect Developments Ltd for the lands located to the south of Ashbourne, County Meath and received by the Planning Authority on the 30th of August 2022.

The Masterplan is a requirement of Section 6.0 'Masterplans' contained in the Ashbourne Written Statement contained within the Meath County Development Plan 2021-2027 which states "*Master Plan 18 relates to the lands at Milltown to the south of Ashbourne and has an area of c.19.9 hectares. It is intended that these lands shall provide a primary school site, lands for recreational uses, including playing fields, and lands for residential development. The development of the lands shall be on a phased basis to be agreed as part of the preparation of the Master Plan.*"

It is therefore the purpose of this letter to approve the Masterplan (Masterplan 18) prior to the submission of any planning application as required by ASH OBJ 2 '*To facilitate the development of the lands at Milltown identified as 'MP18' on the Land Use Zoning Map, subject to the preparation of a Master Plan*'

The Masterplan Area comprises of A2 New Residential and G1 Community Infrastructure zoning, strategically located adjoining Ashbourne town centre and in proximity to the M2 corridor and will also provide access to all other lands to the west, including a new public park on the F1 Open Space zoned lands.

The Masterplan reflects the current policy and provides guidance for the coherent development of a significant area of strategic undeveloped land in Ashbourne. The Masterplan presents an accurate description and outline of current land uses within the area which predominantly comprises greenfield land in agricultural use. Future development proposals shall be reflective and compatible with the existing adjoining land uses whilst allowing for organic growth and development of the wider area. It is proposed

Comhairle Chontae na Mí

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,

Contae na Mí, C15 Y291

Fón: 046 – 9097000/Fax: 046 – 9097001

R-phost: customerservice@meathcoco.ie

Web: www.meath.ie



Meath County Council

Buvinda House, Dublin Road, Navan,

Co. Meath, C15 Y291

Tel: 046 – 9097000/Fax: 046 – 9097001

E-mail: customerservice@meathcoco.ie

Web: www.meath.ie

to develop the Masterplan lands mainly for residential development and to include a site for a primary school, lands for recreational uses, including playing fields, and a local neighbourhood centre.

It should be noted that the Masterplan represents an indicative layout and proposals for the overall site and with the passing of time, changes in landownership and the local economy, this plan may be amended. It may therefore be viewed as part of an iterative process and can be amended in conjunction with future planning applications on site providing that it remains compliant with all policies and objectives of the Meath County Development Plan 2021-2027 (and any future iteration of these documents).

The Planning Authority note the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) Screening Reports included within the Appendices and which accompany the Masterplan. The SEA Report concludes that *'MP 18 will not result in significant adverse environmental effects and therefore does not require further assessment of the likely effect on the environment of the implementation of the Masterplan through SEA'*. The AA Report concludes that *'it is the professional opinion of the authors of this report that the proposed Masterplan does not require an Appropriate Assessment or the preparation of a Stage Two Natura Impact Report (NIR)'*.

The Masterplan comprises of an indicative layout as opposed to definitive plans for the masterplan area. The lands subject of the masterplan are zoned for A2 New Residential and G1 Community Infrastructure and have already been Strategically Environmentally Assessed as part of the Meath County Development Plan 2021-2027 process. The lands comprise of 2 landowners and will be developed via one Strategic Housing Development (SHD) application which will include an Environmental Impact Assessment Report (EIAR) and Appropriate Assessment (AA) Report for the definitive plans for the lands.

Having regard to the above, the Planning Authority is satisfied that a full Strategic Environmental Assessment and stage 2 Appropriate Assessment are not required in respect of the proposed Masterplan.

In summary, we confirm that the submitted Masterplan which has been assessed by the Planning Authority is deemed to be acceptable to the Planning Authority and in compliance with relevant requirements. We trust that the foregoing is to your satisfaction.

Alan Russell

Alan Russell
Senior Executive Planner

Padraig Maguire
Senior Planner