

An
Bord
Pleanála

Board Order
ABP-305703-19

Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 16th day of October 2019 by Shannon Homes Drogheda Limited care of John Spain Associates, 39 Fitzwilliam Place, Dublin.

Proposed Development:

A ten-year permission for a strategic housing development at Colp West, Drogheda, County Meath. The lands are primarily located to the north of Colpe Road and to the west of Mill Road and Gaelscoil an Bhradáin Feasa and are primarily bordered to the south west by the Dublin to Belfast railway line. The site also takes in lands within the existing Grange Rath development to the south west of the railway line and sections of Colpe Road and Mill Road to the south east and northeast of the main application site. The lands are within the townlands of Colp West, Colp East, Stameen, and Mornington.

The proposed development consists of a residential development comprising 357 number residential units, a childcare facility and associated outdoor play area, road infrastructure, a pedestrian bridge over the railway line and associated pathways, all associated open space, cycle and pedestrian infrastructure, services and all other associated development on a site of circa 13.44 hectares.

The 357 number residential units proposed consist of 169 number houses, 52 number duplex apartments and 136 number apartments.

The 169 number houses will consist of the following:

- 104 number three-bedroom units
- 65 number four-bedroom units

The 136 number apartment units will consist of the following:

- 58 number one-bedroom units
- 78 number two-bedroom units

The 52 number duplex units will consist of the following:

- 52 number three-bedroom units

The proposed childcare facility is a two-storey building with a gross floor area of 439 square metres. The proposed houses are two to three storeys in height and the duplex/apartment blocks are three to six storeys in height.

The development includes road infrastructure comprising of a link street approximately 652 metres in length (including changes to the previously permitted road infrastructure under register reference: LB/180620), including bus stops, one number roundabout, pedestrian crossings and circa 246-metre long road to the east to facilitate a connection to the existing school on Mill Road (Gaelscoil an Bhradáin Feasa). The road infrastructure also includes the realignment of a section of Colpe Road and the realignment of the southern section of Mill Road, and includes proposed cycle lanes/paths, footpaths, grass verge, and the provision of a footpath and cycle path / cycle lane on Colpe Road to tie-in with the existing shared footpath / cycle path, to the south-west of the railway line.

The proposed new pedestrian bridge will cross the existing Dublin to Belfast railway line and will link the proposed strategic housing development to the existing Grange Rath housing development to the south-west.

The proposed development includes associated site and infrastructural works including all associated road infrastructure, foul and surface / storm water drainage (including upgrading of water services on Mill Road), surface water management including attenuation and storage features, a pumping station, watermains and

utilities, 592 number car parking spaces, 532 number cycle parking spaces, public open space including a linear park, bin and bike stores, two number substations, landscaping consisting of new tree planting, hedges, berms and grass planting, boundary treatments, public lighting, temporary marketing suite and signage (during construction phases), and all associated site and infrastructural works.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

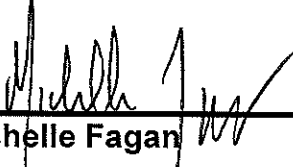
Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

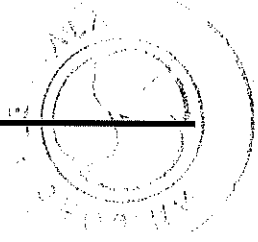
Reasons and Considerations

Having regard to the proximity of the subject site to the Boyne Estuary Special Protection Area (site code 004080), the factors that can adversely affect the achievement of the conservation objective to maintain favourable conservation conditions of the non-breeding water bird special conservation interest species listed for the designated site, namely anthropogenic disturbance and ex-situ factors, and the absence of a Stage 2 appropriate assessment on the potential for likely significant effects in relation to these factors, on the basis of the information provided with the application, including the Natura impact statement, and in light of the assessment carried out, the Board, cannot be satisfied, beyond reasonable scientific doubt, that the proposed development, either individually or in combination with other plans and projects, would not adversely affect the integrity of Boyne Estuary Special Protection Area, in view of the site's conservation objectives and qualifying interests.

The proposed development would, therefore, contravene materially a development objective in the current Meath County Development Plan for the conservation and preservation of a European site and the Board is, therefore, precluded from granting planning permission for the proposed development.



Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 11th day of February 2020