

Meath County Council



Planning Report

To: Alan Russell, Senior Planner

From: Stephen O' Brien, Executive Planner

File Number: 26/60334

Applicant: Otterstown Construction Ltd

Development Address: Haggard Street, Trim, Co. Meath (C15PYH4 & C15FY67)

Application Type: Permission

Date of Site Inspection: 31st March 2026

Date of report: 14th May 2026

Date Decision Due: 19th May 2026

Development Description: The development will consist of PERMISSION for redevelopment works at the former Haggard Inn and adjoining property on Haggard Street. The proposal comprises the conversion of the existing derelict two-storey building formerly known as the Haggard Inn into two no. two bedroom apartments and the conversion of the existing two-storey adjoining building formerly known as the Jewellers into two no. one-bedroom apartments. The works include internal alterations and external elevational modifications. The development also provides the demolition in part of existing single/two-storey rear additions and the construction of a new two-storey block to the rear, comprising two no. studio apartments and one no. two-bedroom townhouse, works include connections to existing utility services and associated site work. The site lies within the National Monuments Service – Zone of Archaeological Notification (R171832).

1. Site Location & Description:

1.1 Site Description:

The application site measures 0.040ha and is located in the townland of Townparks North within the settlement of Trim. The subject site is zoned B1 – Commercial Town or Village and is also located within the Trim Architectural Conservation Area (Trim Historic Core ACA). The subject site is brownfield at present and is the location of the former Haggard Inn and also a building locally known as the Jewellers. The development faces south and is situated close to the junction with Haggard Street and Haggard Street. Vehicular access to the site is unformed with a footpath located in front of the site. The subject site backs onto an established residential area with existing parking located to the east of the site. There are apartments and commercial properties in the general area. Some commercial properties include *James Griffin Pub*, *Wings Art Studio*, a *Social Welfare Branch*, *Living Hope Church* and *A Presto Diner*. It appears that these buildings have been vacant for many years. The subject site is located approximately 250m north of the River Boyne and 380m north of Trim Castle as the crow flies.

The site is zoned (B1 – Commercial Town or Village). according to the Meath County Development Plan 2021-2027. The site lies within the Trim Historic Core Architectural Conservation Area and within the Zone of Archaeological Notification R171832.

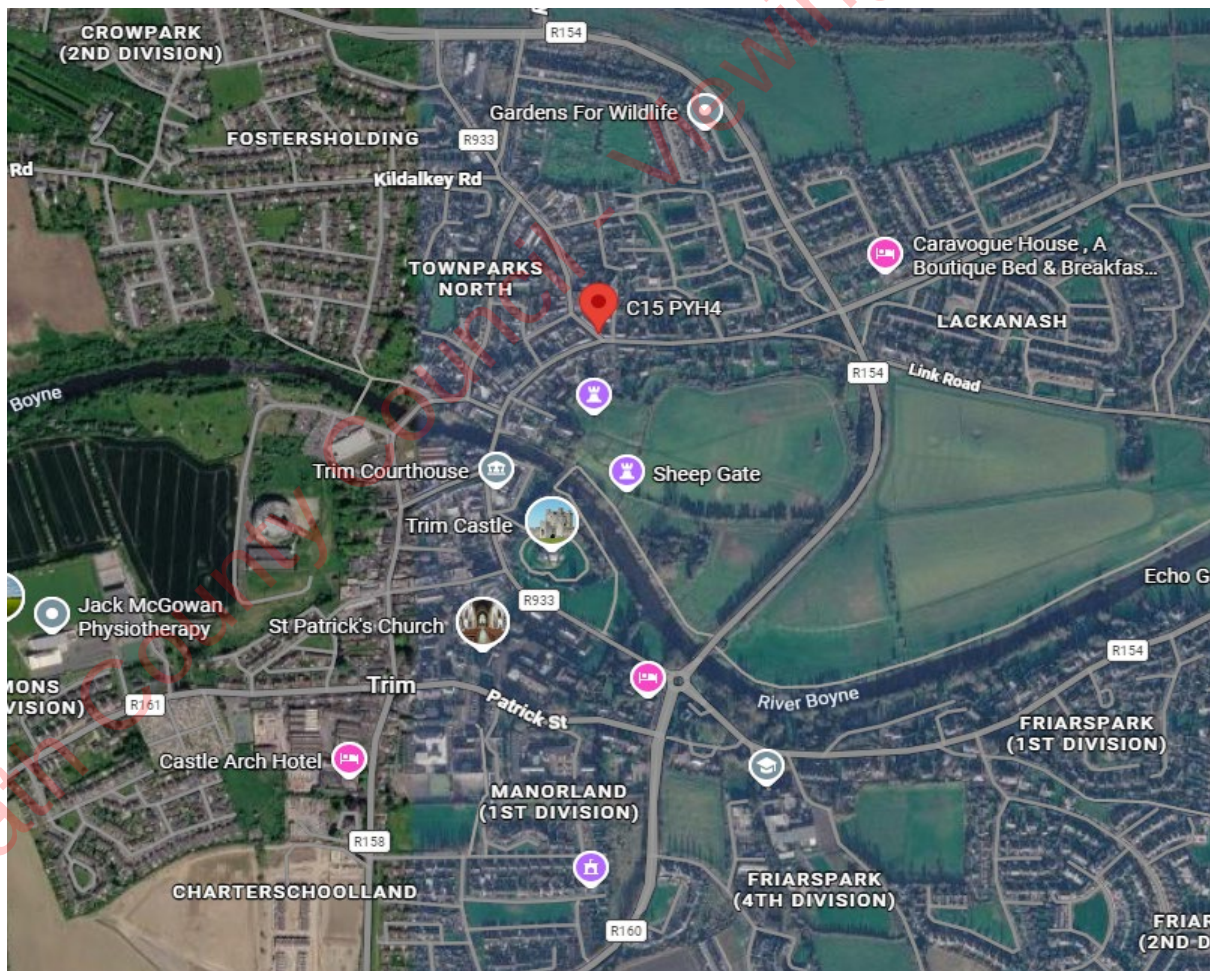


Figure 1: Site Location (Source: Google Maps, May 2026)









2. Proposed Development:

The subject application seeks permission of development *"PERMISSION for redevelopment works at the former Haggard Inn and adjoining property on Haggard Street. The proposal comprises the conversion of the existing derelict two-storey building formerly known as the Haggard Inn into two no. two bedroom apartments and the conversion of the existing two-storey adjoining building formerly known as the Jewellers into two no. one-bedroom apartments. The works include internal alterations and external elevational modifications. The development also provides the demolition in part of existing single/two-storey rear additions and the construction of a new two-storey block to the rear, comprising two no. studio apartments and one no. two-bedroom townhouse, works include connections to existing utility services and associated site work. The site lies within the National Monuments Service – Zone of Archaeological Notification (R171832)".*

3. Planning History:

Pl. Ref. TT30023: Pat Curtis **refused** permission for the demolition of the "Motor Factors" no. 3 & no. 4 Haggard St. The demolition of, 'AB Hire' and Adjoining Store to include the bedsit flats on 1st floor of both units located on Navan Gate. The demolition of existing outhouses & store to the rear of the public house on Haggard St. and to the rear of, "Ab Hire" on Navan Gate. The construction of 34 no. apartments and 4 no. commercial units fronting on Haggard St. & Navan Gate and on the land to the rear, comprising of 2 no. 2 storey terraced buildings (block A & block B) either side of existing public house and existing health store fronting onto Haggard St. Block A comprises of 3 no. ground floor commercial units (total area 155 msq) with 3 no. 1 bedroom apartments over. Block B comprises of 1 no. ground floor commercial unit (total area 67 msq) with vehicular access gates to side & 2 no. 2 bedroom apartments over. Construction of 2 no. 2.5 storey apartment blocks (block C, block D) & 1 no. 2 storey apartment block (block E) located Northern corner of Haggard Street & Navan Gate (2004).

Reasons for Refusal

1. The site of the proposed development lies within an area which has a zoning objective in the current Trim Development Plan to protect and enhance the special physical and social character of existing town and village centres (B1), which objective is considered reasonable. It is considered that the proposed development by reason of its overall height, scale, bulk, massing and design would be out of character with the existing form of surrounding development in the existing town centre area and would therefore conflict with the zoning objective and be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development lies within the historic core of Trim which is designated in the current Trim Development Plan as 'an area of architectural conservation', which designation is considered reasonable. The objectives of the Planning Authority in this regard seeks to protect their character and historic setting. It is considered that the proposed development, which development is considered to constitute hap-hazard, non-integrated, backland development, would be detrimental to the character of the 'architectural conservation area' of Trim and therefore would conflict with the objectives of the Planning Authority. The proposed development would therefore be contrary to the proper planning and development of the area.
3. Having regard to the location of the site within the 'architectural conservation area' of Trim as detailed within the Trim Development Plan 2002, which has a stated intention within Section 4.10 (C2) *'to protect the character and setting of the historic core of the town and its streetscape by giving consideration to the suitability of scale, style, construction materials, colour and decoration to be used in any proposals for development taking place within this area. To retain and reuse buildings in the Architectural Conservation Areas where possible'*, the proposal to demolish some of the character buildings along the Haggard Street/Navan Gate Street frontage is at odds with the above stated intention. The proposed development would therefore be contrary to the objectives of the Trim Development Plan 2002 and therefore contrary to the proper planning and development of the area.
4. The proposed development would be seriously injurious to the residential amenities of the adjoining properties by reason of overlooking, overshadowing, loss of privacy and would therefore be contrary to the proper planning and development of the area.

Pl. Ref. TT70019: Pat Curtis **refused** permission to construct new entrance gate and all associated site works (2007).

Reason for Refusal

1. The proposed development would prevent access to the car parking spaces to serve the retail units permitted under Reg. Ref. TT/40009 resulting in insufficient public car parking being provided for the scheme. The proposed development would also endanger public safety by reason of traffic hazard due to the queuing of vehicles at the site entrance which would interfere with the safety and free flow of traffic on Haggard Street. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Pl. Ref. TT70024: Pat Curtis **refused** permission to demolish part of existing building which include toilets, store area, stairs, stairwell and landing to rear of pub and shop (2) to construct

a new smoking area, new toilets, kitchen, store area , staff room, etc to existing pub.(3) To extend the existing shop with new store room and toilets (4) To extend the existing building at first floor level and change of use of 2 no apartments all to offices over pub. (5) to extend an existing 2 bedroom apartment with a balcony over an existing shop with new stairway and access to public footpath (6) Revise site layout with 3 no. additional parking spaces and all associated site works 2007).

TT/70030

Reason for Refusal

1. The proposed development would prevent access to the car parking spaces to serve the retail units permitted under Reg. Ref. TT/40009 resulting in insufficient public car parking being provided for the scheme. The proposed development would also endanger public safety by reason of traffic hazard due to the queuing of vehicles at the site entrance which would interfere with the safety and free flow of traffic on Haggard Street. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

PI. Ref. TT70030: Pat Curtis **refused** permission to construct new entrance gate and all associated site works (2007).

TT/70030

Reason for Refusal

1. The proposed development would prevent access to the car parking spaces to serve the retail units permitted under Reg. Ref. TT/40009 resulting in insufficient public car parking being provided for the scheme. The proposed development would also endanger public safety by reason of traffic hazard due to the queuing of vehicles at the site entrance which would interfere with the safety and free flow of traffic on Haggard Street. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

PI. Ref. TT800065: Pat Curtis **granted** permission for (1) to demolish part of existing building which includes toilets, store area, stairs, stairwell and landing to rear of pub and shop. (2) to construct a new smoking area, new toilets, kitchen, store area, staff room, etc. to existing pub (3) to extend the existing shop with new store room and toilets (4) to extend the existing building at first floor level and change of use of 2 no. apartments all to offices over pub (5) to extend an existing 2 bedroom apartment with a balcony over an existing shop with new stairway and access to public footpath (6) revise site layout with 3 no. additional parking spaces and all associated site works (2008).

PI. Ref. TA150086: Ronan Gallagher **refused** retention permission for roofed beer garden/seated area, open roof smoking area, and increased height of timber boundary fence. The development will also include permission to construct timber cladding to boundary fence being retained together with all associated site works (2015).

PI. Ref. TA200234: Knight Issuer Designated Activity Company **granted** permission for change of use from retail to domestic use for 5 no. units as follows: (a) Retail Unit 1 - change of use to 1 no. 1 bed apartment with entrance off Haggard Street, (b) Retail Units 2 & 3 - change of use to form 1 no. 2 bed. Apartment with entrance off Haggard Street, (c) Retail Unit

4 - change of use of ground floor from retail to domestic together with combining apartment at 1st floor level to form a 3 bed. Townhouse at ground and first floor level. (d) Retail Unit 5 - change of use to 1 no. 2 bed apartment with entrance off Navan Gate Street (e) The development also includes modifications to existing elevations and floor plans together with all associated site works. (f) Car parking provided to rear as per planning permission reference no: TT800005 (2020).

4. National and Local Planning Policy:

Project Ireland 2040, National Planning Framework

Project Ireland 2040, National Planning Framework (NPF) is a 20-year strategy setting out the growth strategy for the country up to 2040. The following objectives are noted:

National Policy Objective 12 Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

National Policy Objective 20 In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

National Policy Objective 22 In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth.

National Policy Objective 37 Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages.

Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)

These Guidelines have been issued under Section 28 of the Planning and Development Act 2000-2022 and replace the 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' (2009). The Guidelines provide policy guidance and requirements in respect of the priorities for differing scale of settlements, density, urban design and placemaking and development standards for housing.

The Guidelines highlight that proximity and accessibility to services and public transport and character, amenity and the natural environment should be used to refine the appropriate density for a development/area.

In respect of the latter, the Guidelines state that “New development should respond to the receiving environment in a positive way and should not result in a significant negative impact on character (including historic character), amenity or the natural environment.”

The Guidelines contain development standards for housing which address separation distances, private open space, public open space, car and bicycle parking, operation and management of development and daylight.

The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)

The Guidelines are aimed at ensuring a consistent, rigorous and systematic approach to fully incorporate flood risk assessment and management into the planning system. They require the incorporation of flood risk management in the plan-making and development management processes.

The key elements of these Guidelines include the following:

- A sequential approach to flood risk management, based on avoidance, reduction and then mitigation of flood risk
- A determination of appropriate development based on flood probability and vulnerability of development type.
- A stringent set of criteria against which to test development in floodplains for justification on the basis of wider sustainability grounds and acceptable management of flood risk.
- The requirement for a flood risk assessment in relation to spatial planning and planning applications.

Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland (EMRA) for the period 2019-2031 came into force on 28/06/19 and is a strategic plan and investment framework to shape the future development of the Region to 2031 and beyond.

The RSES, prepared in accordance with the National Planning Framework, sets the context for each local authority within the Region to develop county and city development plans in a manner that will ensure national, regional and local plans align.

4.5 Other Strategies, Guidelines, etc.

- Housing for All (2021)
- Design Manual for Quality Housing (2021)
- Housing Circular 28/2021 (Affordable Housing Act 2021 – Amendments to Part V)
- Design Manual for Urban Roads & Streets (2013, updated 2019)
- Urban Development and Building Heights Guidelines - Guidelines for Planning Authorities (2018)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018)
- Appropriate Assessment Guidelines (2009)

- Development Management Guidelines (2007)
- Quality Housing for Sustainable Communities (2007)
- Childcare Facilities – Guidelines for Planning Authorities (2001)

Local Policy:

The Meath County Development Plan 2021-2027 is the statutory development plan for the area. The Development Plan sets the local planning policy context including provisions for urban and rural development etc.

Chapter 8 on Cultural and Natural Heritage Strategy states the following:

HER POL 14: To protect and conserve the architectural heritage of the County and seek to prevent the demolition or inappropriate alteration of Protected Structures.

HER POL 15: To encourage the conservation of Protected Structures, and where appropriate, the adaptive re-use of existing buildings and sites in a manner compatible with their character and significance. In certain cases, land use zoning restrictions may be relaxed in order to secure the conservation of the protected structure.

HER POL 16: To protect the setting of Protected Structures and refuse permission for development within the curtilage or adjacent to a protected structure which would adversely impact on the character and special interest of the structure, where appropriate.

HER POL 17: To require that all planning applications relating to Protected Structures contain the appropriate accompanying documentation in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2011) or any variation thereof, to enable the proper assessment of the proposed works.

HER POL 18: To require that in the event of permission being granted for development within the curtilage of a protected structure, any works necessary for the survival of the structure and its re-use should be prioritised in the first phase of development.

HER OBJ 17: To promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to protected structures or historic buildings in an Architectural Conservation Area.

HER POL 19: To protect the character of Architectural Conservation Areas in Meath.

HER POL 20: To require that all development proposals within or contiguous to an ACA sympathetic to the character of the area, that the design is appropriate in terms of height, scale, plot density, layout, materials and finishes and are appropriately sited and designed with regard to the advice given in the Statements of Character for each area, where available.

Chapter 11 shall be consulted throughout the assessment of this application.

Volume 2 of the Meath County Development Plan 2021-2027 includes a written statement for the settlement of Trim. The following are considered to be relevant to the proposed development.

Vision of Trim:

'For Trim to be an attractive heritage town with a diverse modern economy and a vibrant centre complementing its nationally significant cultural heritage and picturesque setting adjacent to the historically significant Trim Castle and the River Boyne'.

TRM POL 1

To continue to support the consolidation of Trim as an attractive heritage town with a diverse modern economy and a vibrant centre complementing its nationally significant cultural heritage and picturesque setting.

TRM OBJ 3: To facilitate infill and backland development within the town centre in the context of their contribution towards the enhancement of the existing streetscape, the ACA and the visual amenities of the central part of Trim.

Infrastructure

INF OBJ 15 To require the use of SuDS in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).
Flooding

INF POL 18: To implement the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoEHLG/OPW, 2009) through the use of the sequential approach and application of Justification Tests for Development Management and Development Plans, during the period of this Plan.

INF POL 20: To require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change.

INF OBJ 20: To implement the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG/OPW 2009) or any updated guidelines. A site-specific Flood Risk Assessment should be submitted where appropriate.

All other relevant Section 28 Planning Guidelines have been considered in this assessment of this application.

5. Submissions:

No submissions were received in relation to this application.

6. Representations:

No representations were received in relation to this application.

7. External Referrals:

The Heritage Council	No report received to date.
HSE	Report received 28 th April 2026 recommending further information.

8. Internal Referrals:

The application was referred to the following Internal Sections/Departments:

Transportation Department	Report received 13 th May 2026 recommending further information.
Transportation Department (Public lighting)	Report received 21 st April 2026 stating no objection.

Conservation Officer	Report received 12 th May 2026 stating no objection.
Environment Department (Flooding-Surface Water) Section	Report received 13 th May 2026 recommending further information.

9. Pre-Planning Consultation:

Q.19 of the application form states that a pre-planning meeting was held in relation to this application in 2025.

10. Planning Assessment:

The main planning considerations in the determination of this application are:

- Principle of Development
- Design & Layout
- Transportation
- Site Services

- Archaeology, Architecture & Cultural Heritage
- Construction

10.1 Principle of Development

The application site measures 0.040ha and is located in the townland of Townparks North within the settlement of Trim. The site is zoned (B1 – Commercial Town or Village). according to the Meath County Development Plan 2021-2027. The zoning objective for B1 lands is “to protect, provide for and/or improve town and village centre facilities and uses”.

The subject application seeks permission of development for redevelopment works at the former Haggard Inn and adjoining property on Haggard Street. The proposal comprises the conversion of the existing derelict two-storey building formerly known as the Haggard Inn into two no. two bedroom apartments and the conversion of the existing two-storey adjoining building formerly known as the Jewellers into two no. one-bedroom apartments. The works include internal alterations and external elevational modifications. The development also provides the demolition in part of existing single/two-storey rear additions and the construction of a new two-storey block to the rear, comprising two no. studio apartments and one no. two-bedroom townhouse, works include connections to existing utility services and associated site work. The site lies within the National Monuments Service – Zone of Archaeological Notification (R171832)”.

Town and Village centres are characterised by a concentration of shops, services, meeting points, and places of employment. Centres in the upper tier of the settlement hierarchy have a more comprehensive range of shops and services than smaller settlements. The primary land use in B1 zones is employment generating, service and retail provision. In order to achieve balanced development and create vibrant urban communities, residential use can also be considered on these lands. In order to ensure the delivery of commercial uses commensurate with the status of the settlement while also encouraging increased residential occupancy within our towns, the percentage of residential development in B1 zones shall generally not exceed 50 % of the quantum of a development site in any development proposal in Key Towns, Self- sustaining Growth Towns, Self-Sustaining Towns.

It is considered that the proposed development is acceptable in principle subject to compliance with normal planning criteria. The applicant has provided a detailed assessment as how the proposed development complies with the Meath County Development Plan 2021-2027 in the form of Cultural and Archaeological Heritage, Design, Layout, Density, Zoning and Materials.

10.2 Design & Layout

The application site measures 0.040ha and is located in the townland of Townparks North within the settlement of Trim. The subject site is zoned B1 – Commercial Town or Village and is also located within the Trim Architectural Conservation Area (Trim Historic Core ACA). The subject site is brownfield at present and is the location of the former Haggard Inn and also a building locally known as the Jewellers. The development faces south and is situated close to the junction with Haggard Street and Haggard Street. Vehicular access to the site is unformed with a footpath located in front of the site. The subject site backs onto an established

residential area with existing parking located to the east of the site. There are apartments and commercial properties in the general area. Some commercial properties include *James Griffin Pub, Wings Art Studio, a Social Welfare Branch, Living Hope Church and A Presto Diner*. It appears that these buildings have been vacant for many years. The subject site is located approximately 250m north of the River Boyne and 380m north of Trim Castle as the crow flies.

The proposal comprises the conversion of the existing derelict two-storey building formerly known as the Haggard Inn into two no. two bedroom apartments and the conversion of the existing two-storey adjoining building formerly known as the Jewellers into two no. one-bedroom apartments. The existing structures are derelict at present. The existing ground floor of the Haggard Inn is a vacant bar while the adjoining building is a vacant shop at present. The rear of the bar is also vacant, and this section is to be demolished. The existing floor plan above the Haggard Inn comprises of two bedrooms, a bathroom and kitchen/living area while the first floor above the Jewellers also has two bedrooms, a kitchen and a toilet. The area to be demolished to the rear has a flat roof element at present. The Haggard Inn at present has a red metal corrugated cladding roof with a traditional painted plaster while the adjacent building as part of this application has a natural slate roof and with a traditional painted plaster too.

The Haggard Inn is to be redeveloped into two no. two bedroom apartments. The existing Haggard Inn has a ridge height of 8.3m. The ground floor will comprise of a total floor area of 63sqm including two bedrooms (13sqm & 7.3sqm) an open plan kitchen/dining/living area, storage and a bathroom. The proposal will have private open space of 13sqm to the rear. The first floor of the Haggard Inn is also to comprise of a floor area of 63sqm including two bedrooms (12.2sqm & 6.5sqm), an open plan kitchen/dining/living area, storage and a bathroom. The access to the upstairs apartment is through a rear access platform and there will also be a balcony on the first-floor element. However, upon observing the plans for the two-no. two bedroom apartment above the Haggard Inn, (named Apartment Number 06 on plans), bedroom No. 2 is too small at 6.5sqm and the applicant shall reconfigure the room and layout so that the bedroom is to be a minimum of 7.1sqm.

The adjoining building formerly known as the Jewellers is to be converted into two. No one-bedroom apartments. This building has a ridge height of 6.75m. The ground floor apartment is to comprise a floor area of 49sqm including one bedroom (11.5sqm), an open plan kitchen/dining/living area, storage and a bathroom. External modifications are to occur on this building with the front door to be removed and replaced with a window. Access to this apartment will be through the rear of the property. The first floor of this building is to comprise a floor area of 49sqm also including one bedroom (11.5sqm) an open plan kitchen/dining/living area, storage and a bathroom. The layout is to be similar to the downstairs apartment at this location. Access to this apartment will be through the rear of the property up a stairwell and along an access platform. This development will also have a rear balcony. The planning authority are satisfied with the floor to ceiling height for liveable accommodation and the design proposed with these developments.

The applicant is also applying for two no. studio apartments and one number two-bedroom townhouse to the rear of the property. The townhouse will be two-storey and is to comprise a

floor area of 74sqm. The ground floor is to comprise of an open plan kitchen/dining/living area and a bathroom while the first floor is to comprise of two bedrooms (12.8sqm & 8sqm) with a bathroom and storage space. Studio apartments are proposed adjoining the townhouse with one on the ground floor comprising a floor area of 34sqm including an open plan kitchen/dining/living/bedroom area (27sqm), bathroom, storage and private open space of 4.2sqm. The first-floor studio is to comprise a floor area of 32sqm including an open plan kitchen/dining/living/bedroom area (26sqm) with a bathroom, storage and private open space of 4.2sqm which will be a balcony. The applicant has provided landscaping details in the form of a timber boundary fence that will be 1.8m in height. The planning authority are satisfied with the above proposal in relation to size as minimum studio apartments are to comprise a floor area of 32sqm with a width of 4.15m and these requirements are met.

Refuse storage facilities are incorporated within the applicant's property curtilage in a secure and screened location, designed to accommodate segregated waste collection in accordance with current waste management practices. Floor-to-ceiling heights comply with the relevant standards for both new-build and refurbishment contexts. Where existing structural constraints apply within the retained buildings, the design has balanced regulatory compliance with the preservation of the architectural character of the structures. The front fabric of the old Haggard Inn will be retained, and the proposal is a sensitive approach in the area. The planning authority are satisfied with the details attached in relation to minimum size requirements (bar one bedroom above the Haggard Inn), overlooking, layout, design, height, bulk and scale of the proposal within the settlement of Trim and within the Trim Historic Core Architectural Conservation Area.

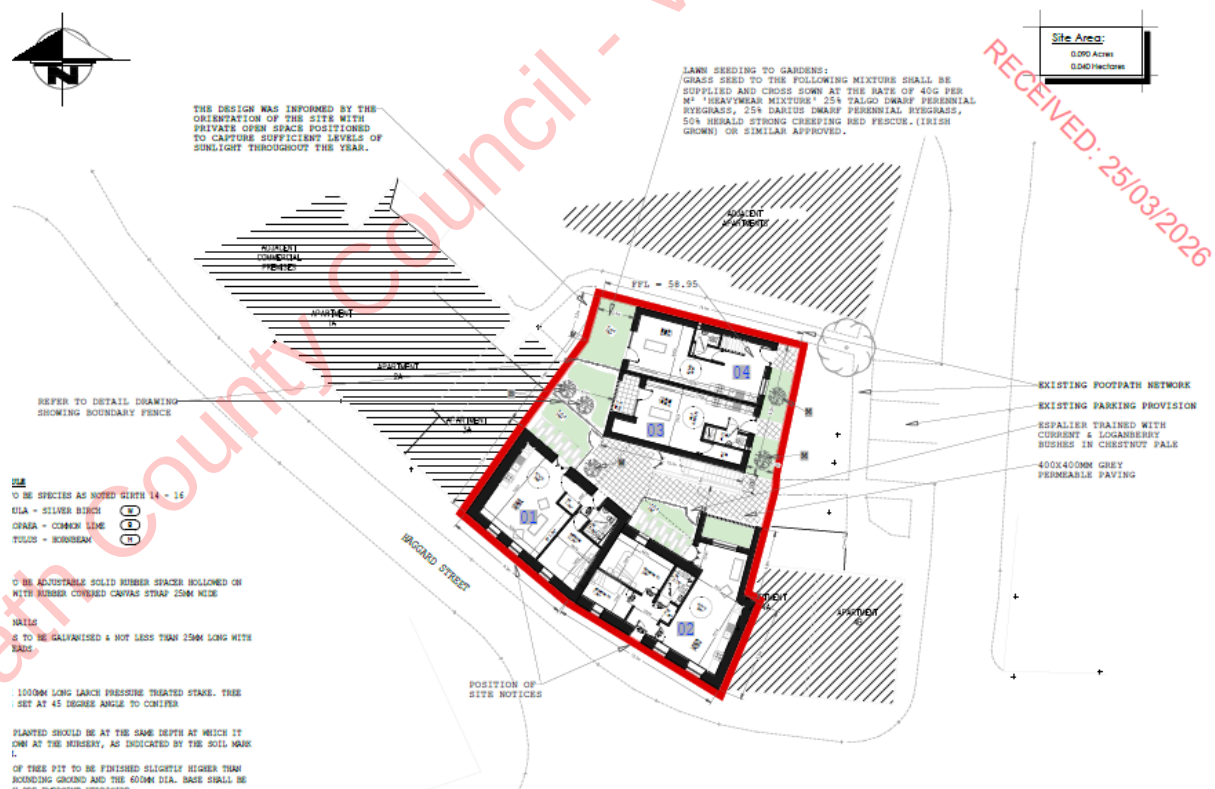


Figure 14: Proposed Site Layout Plan



Figure 15: Proposed Elevations

10.3 Transportation

Vehicular access to the site is unformed with a footpath located in front of the site. The subject site backs onto an established residential area with existing parking located to the east of the site. No vehicular access to the public road is proposed. Access to the development has not been included in the redline boundary.

The following report has been received from the Roads & Transportation Department:

The proposed development includes

- *Conversion of existing buildings to:*
 - 2 no. two-bed apartments
 - 2 no. one-bed apartments
 - Rear extension comprising:
 - 2 no. studio apartments

- 1 no. two-bed townhouse
- Partial demolition of rear additions
- Associated site works and connections to services

Car Parking

Objective DMOBJ89 of the CDP states that car parking shall be provided in accordance with Table 11.2 and the associated guidance notes. The quantum of car spaces proposed for the development is not clear and is not included within the redline boundary. Accessible car parking has not been demonstrated.

Cycle Parking

SPPR4 of the Sustainable and Compact Settlement Guidelines (2024) sets out requirements in relation to cycle parking and storage. The Guidelines require that in the case of units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied plus visitor cycle parking. Cycle storage facilities should be in dedicated facilities of permanent construction. The applicant has not demonstrated cycle facilities in accordance with the requirements of SPPR4. The proposed bicycle storage provided either within the curtilage of apartments or beneath the communal stairs adjacent to Unit 3 is not acceptable.

Recommendation:

The applicant should be requested to submit the following further information:

- The applicant shall submit a revised site layout demonstrating car parking in accordance with the requirements of the CDP. Car parking spaces intended to serve the proposed development shall be included within the red-line boundary.
- The applicant shall submit a revised site layout demonstrating the provision of cycle parking in accordance with the Design Standard for New Apartments, the Sustainable Residential Development and Compact Settlement Guidelines 2024 and Table 11.4 of the CDP - Cycle Parking Standards.

10.4 Site Services

Water Supply:

Water Supply is to be via an existing connection to the watermain. The applicant has provided a Confirmation of Feasibility letter from *Uisce Éireann* which states that a water connection is feasible without an infrastructure upgrade and that capacity exists on the 100mm main on

Haggard Street. However, comments have been received from the Environment Section requesting further information.

Wastewater Treatment

It is noted that wastewater will be serviced by the public sewer. The applicant has provided a Confirmation of Feasibility letter from *Uisce Éireann* which states that the proposal is feasible without an infrastructure upgrade. This letter also states that according to the records there is an existing wastewater sewer running through the site. It will not be permitted to build over any *Uisce Éireann* infrastructure. The layout of the development must ensure that this pipe is protected, and adequate separation distances are provided between *Uisce Éireann* infrastructure and any structures on site. It is noted that a report has been received from the Environment Section requesting further information.

Surface Water Management

A report has been received from the Environment (Flooding-Surface Water) Section stating the following:

'The development as proposed does not meet the requirements of Meath County Council Environment Flooding-Surface Water Section with respect to the orderly collection, treatment and disposal of surface water. Meath County Council Environment Flooding-Surface Water Section recommends that Further Information be sought from the applicant as follows;

NOTE: *The Environment department would like to highlight the possibility that existing public foul and gas main are located within the subject site redline boundary and may impact the construction of the proposed development. The applicant will have to carry out slit trenching works to locate the existing services and shall reach an agreement with Uisce Éireann and Gas Networks Ireland with regards the existing services and agree acceptable diversion options if required. It also may be the case that the existing services records are incorrect/not accurate and the existing services are located outside the redline boundary.*

- 1. The applicant shall submit a surface water design that is SuDs compliant, that is in accordance with the below mentioned guidelines and that is designed by a suitably qualified and competent consultant.*
- 2. The applicant shall submit a more detailed topographical survey of the existing site and include all details of any drainage systems in the vicinity of the site, including invert levels, cover levels, pipe sizes, pipe gradients, existing outfall details in particular the existing surface water network. The applicant shall also provide confirmation that there are no misconnections from historic works.*
- 3. The applicant shall incorporate as much permeable surfaces where possible and maximise infiltration of surface water run-off through SuDS features.*
- 4. The applicant shall provide confirmation that acceptable separation distance can be achieved between the structural foundation of the proposed buildings and the existing and proposed services.*

5. All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.

6. All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

7. Please contact dobrien@meathcoco.ie to discuss the further information response for surface water prior to responding to this further information request

10.5 Archaeology, Architecture & Cultural Heritage

The site lies within the Trim Historic Core Architectural Conservation Area and within the Zone of Archaeological Notification R171832. The applicant has engaged with conservation specialists in relation to the development. The proposed works to the former Haggard Inn and adjoining property are guided by the conservation principles set out in the *Architectural Heritage Protection Guidelines for Planning Authorities*, particularly the principles of minimum intervention, repair rather than replacement, use of appropriate traditional materials, reversibility where feasible, and respect for historic fabric and plan form. The objective is to secure the long-term sustainable reuse of the buildings while retaining and enhancing their architectural character.

All existing historic masonry walls will be retained and carefully repaired. Inappropriate cement-based pointing will be removed where damaging, and repointing will be carried out using compatible lime-based mortar to ensure breathability and long-term durability. Original stone or brick units will be preserved wherever possible, with replacement limited to elements that are structurally unsound and beyond repair, matching the original in material, size, colour and texture. Structural stabilisation works will be localised and discreet.

Existing historic windows and doors, where surviving, will be repaired and overhauled rather than replaced. Timber sash windows will be retained, spliced where necessary, and upgraded with discreet draught-proofing or internal secondary glazing to improve thermal performance without altering external appearance. Where replacement is unavoidable, new units will accurately replicate original proportions, profiles and materials in painted timber. uPVC or visually inappropriate systems will not be introduced. Historic doors and associated ironmongery will be conserved, with new elements matching original panel arrangements and detailing.

The existing roof forms, ridge heights and pitches will be preserved. Natural slate coverings will be retained and reused where feasible, with replacement slates matching the original in size, colour and laying pattern. Timber roof structures will be repaired locally, avoiding wholesale replacement. Insulation will be introduced in a breathable build-up to improve energy performance while preventing condensation risk.

Internally, significant features and elements of historic plan form will be retained wherever they contribute to the building's character. Timber floors will be repaired through localised splicing rather than full replacement. Where new floor construction is required at ground level, breathable construction methods will be employed to avoid trapping moisture within historic

walls. New partitions will be lightweight and reversible where practicable, and building services will be routed discreetly to avoid damage to historic fabric.

The demolition works are strictly limited to later twentieth-century rear blockwork additions that detract from the character and legibility of the original structures and hold no architectural significance. Their removal will reveal and reinforce the historic form of the buildings. The proposed two-storey rear infill block will be modest in scale, subordinate to the original buildings, and clearly contemporary in design. It will be detailed to avoid pastiche, to read as a modern intervention, and to connect to the historic fabric in a manner that minimises physical impact.

The above are notes mentioned in a report received as part of the application. Comments were received from the Conservation Officer and are stated below:

'I have met with the applicant and agent on site to discuss the importance of the existing buildings, their forms, materials and significance to the streetscape. I have no objection to the proposals. Should this application be approved please include the following Conditions:

Condition - Material Specifications Windows and Doors: The existing sash windows within the ACA should be refurbished and retained, including any historic glass and single glazing, which are vital to the character and significance of the structure. Replacement with double-glazed units is not acceptable.

External Joinery: All external joinery, including windows and doors in extensions or new build sections, must be crafted from timber or a suitable composite metal; uPVC is strictly prohibited. Fascia and Rainwater Goods: uPVC should not be used for fascia boards, soffits, barge boards, or rainwater goods within the ACA. Cast iron is preferred or with cast aluminium'.

The proposal is in compliance with HER POL 14, HER POL 19, HER POL 20 and HER POL 21 is achieved through full retention and restoration of the historic street-facing structures. Based on the details attached, the planning authority are satisfied with the proposal within the Trim Historic Core Architectural Conservation Area and within the Zone of Archaeological Notification R171832.

10.6 Construction

A report has been received from the HSE in relation to the proposal. It is recommended that the applicant submit a Construction Management Plan in place to control any temporary emissions and to prevent nuisance or adverse health effects during the construction phase. This shall be requested by further information.

11. Flooding:

The County Development Plan states that planning applications will be assessed in accordance with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities'. It notes that "The Council will ensure that only developments consistent with the

overall policy and technical approaches of these Guidelines will be approved and permission may be refused where flood issues have not been, or cannot be, addressed successfully and where the presence of unacceptable residual flood risks to the development, its occupants or users and adjoining property remains.”

The policies in respect of flooding include:

INF POL 18: To have regard to the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoEHLG/OPW, 2009) through the use of the sequential approach and application of the Justification Tests for Development Management and Development Plans, during the period of this Plan.

INF POL 20: To ensure that a flood risk assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoEHLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to the potential development.

The Meath County Development Plan 2021-2027 refers to Flood Risk Management as a key area of assessment. A review of the area indicates that the application site is not located in an identified flood risk zone in the OPW PFRA Mapping/Strategic Flood Risk Assessment for County Meath carried out for the Meath County Development Plan 2021-2027. The application site is located within Flood Zone C. From a flood risk perspective, there is no objection to the proposed development. A report has also been received from the Environment (Flooding-Surface Water) Section stating the subject site is at low risk of flooding and from a flood risk perspective they have no objections.

The Applicant has also stated in Section 18 of the application form that the subject site has not flooded in the past.

12. Appropriate Assessment:

Article 6(3) of Council Directive 92/43/EEC (the Habitats Directive) compels competent authorities to undertake an appropriate assessment of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects.

‘Appropriate Assessment of Plans and Projects, Guidance for Planning Authorities’ (2009) provide advice to planning authorities on their obligations under the Habitats Directive. The document, “Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities”, states that where, from the nature, size and location of the development, it is unclear if the proposal will have a significant effect on a Natura 2000 site(s), a Natura Impact Statement will be required.

The site is not within or directly adjoining any Natura 2000 site. There are a number of Natura 2000 sites situated within a 15-kilometre (approximate) distance of the application site as follows.

- River Boyne and River Blackwater SAC (002299) – c. 220m south of site

- River Boyne and River Blackwater SPA (004232) – c. 220m south of site

The Planning Authority considered the nature, scale and location of the proposed development and other plans and projects (where there could be potential for cumulative or in-combination effects), the conservation objectives/ qualifying interests of European Sites within the vicinity of the site and the distance to European Sites, any protected habitats or species, the WFD catchment location, the underlying aquifer type and vulnerability and the excavation works, emissions, transportation requirements and duration of construction and operation and cumulative impacts associated with the proposal.

The Planning Authority's Screening for Appropriate Assessment considered the potential effects including direct, indirect and in-combination effects of the proposed development, individually or in combination with the permitted developments and cumulatively with other plans or projects on European Sites. The Planning Authority concludes that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this, it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required in this instance.

13. Environmental Impact Assessment:

Council Directive 85/337/EEC (as amended) on the assessment of the effects of certain public and private projects on the environment ('the EIA Directive') is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of their environmental effects prior to development consent being given. The latest amendments to the EIA Directive are provided for under Directive 2014/52/EU and Circular letter PL 1/2017.

The proposed development does not exceed a threshold or represent a type of development listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations (PDR) 2001-2024 that would require mandatory EIA nor is it considered that a sub-threshold EIAR is required having regard to the scale, nature and location of the proposed development and that the proposal would not be likely to result in significant environmental effects.

14. Recommendations:

In accordance with Section 34(8) of the Planning and Development Act 2000-2023, it is recommended that **further information** is requested to adequately assess the subject development, as follows:

1. The applicant shall submit revised plans for the two-bedroom apartment above the Haggard Inn (No. 6 on plans) as bedroom number 2 is too small in its present format at 6.5sqm. The applicant shall reorientate or reconfigure this bedroom to be a minimum size standard of 7.1sqm.
2.
 - a) The applicant shall submit a revised site layout demonstrating car parking in accordance with the requirements of the CDP. Car parking spaces intended to serve the proposed development shall be included within the red line boundary.
 - b) The applicant shall submit a revised Site Layout demonstrating the provision of cycle parking in accordance with the Design Standard for New Apartments, the Sustainable Residential Development and Compact Settlement Guidelines 2024 and Table 11.4 of the CDP – Cycle Parking Standards.
3. The Environment Department would like to highlight the possibility that existing public foul and gas main are located within the subject site redline boundary and may impact the construction of the proposed development. The applicant will have to carry out slit trenching works to locate the existing services and shall reach an agreement with Uisce Éireann and Gas Networks Ireland with regards the existing services and agree acceptable diversion options if required. It also may be the case that the existing services records are incorrect/not accurate and the existing services are located outside the redline boundary.
 - a) The applicant shall submit a surface water design that is SuDs compliant, that is in accordance with the below mentioned guidelines and that is designed by a suitably qualified and competent consultant.
 - b) The applicant shall submit a more detailed topographical survey of the existing site and include all details of any drainage systems in the vicinity of the site, including invert levels, cover levels, pipe sizes, pipe gradients, existing outfall details in particular the existing surface water network. The applicant shall also provide confirmation that there are no misconnections from historic works.
 - c) The applicant shall incorporate as much permeable surfaces where possible and maximise infiltration of surface water run-off through SuDS features.
 - d) The applicant shall provide confirmation that acceptable separation distance can be achieved between the structural foundation of the proposed buildings and the existing and proposed services.
 - e) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.

- f) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.
- g) Please contact dobrien@meathcoco.ie to discuss the further information response for surface water prior to responding to this further information request
4. The applicant shall submit a Construction Management Plan to control any temporary emissions and to prevent nuisance or adverse health effects during the construction phase.
5. If any submission resulting from the above requires the submission of additional data which alters your original proposal and the Planning Authority on receipt of the submission consider it to be significant, you may be required to publish a notice in an approved newspaper in accordance with S.34(8) of the Planning and Development Acts 2000-2024. You should not publish any notices unless and until such time as the Planning Authority issues you with a notification to do so.

FURTHER INFORMATION

Stephen O'Brien

Stephen O' Brien

Executive Planner

Date: 14/05/2026

RECOMMENDATION

ACCEPTED

19 May 2026

SIGNED: Alan Russell

Alan Russell

Senior Planner