

Meath County Council



Planning Report

To: Wendy Bagnall, Senior Executive Planner

From: Peadar McQuaid, Executive Planner

File Number: 2460468

Applicant: Merville Homes Ltd

Development Address: Station Road, Dunboyne, Co, Meath

Application Type: PERMISSION

Date of Site Inspection: 11th July 2024

Date of Report: 15th August 2024

Date Decision Due: 19th August 2024

Development Description:

The development will consist of: of 76 no. dwellings, comprised of 42 no. 1, 2 & 3 bedroom apartments and duplex units, accommodated in 4 no. 2-3 storey buildings, and 34 no. 2, 3 and 4 bedroom, 2 & 3 storey, terraced, semi-detached and detached houses. Permission is also sought for a creche (c. 324sq.m) located on the ground floor of Block L, which will replace the creche permitted (under Ref. RA/180561) in the adjoining phase of the Castle Farm development. Access to the development will be via the constructed access road to Castle Farm, directly off Station Road. The proposed development also provides for all associated site development works, above & below ground, public and communal open spaces, including hard & soft landscaping and boundary treatments, car & bicycle parking, bin stores, public lighting etc. The effect of the proposed development will result in a modification to an extant permission under Ref. RA/180561

1.0 Site Location & Description:

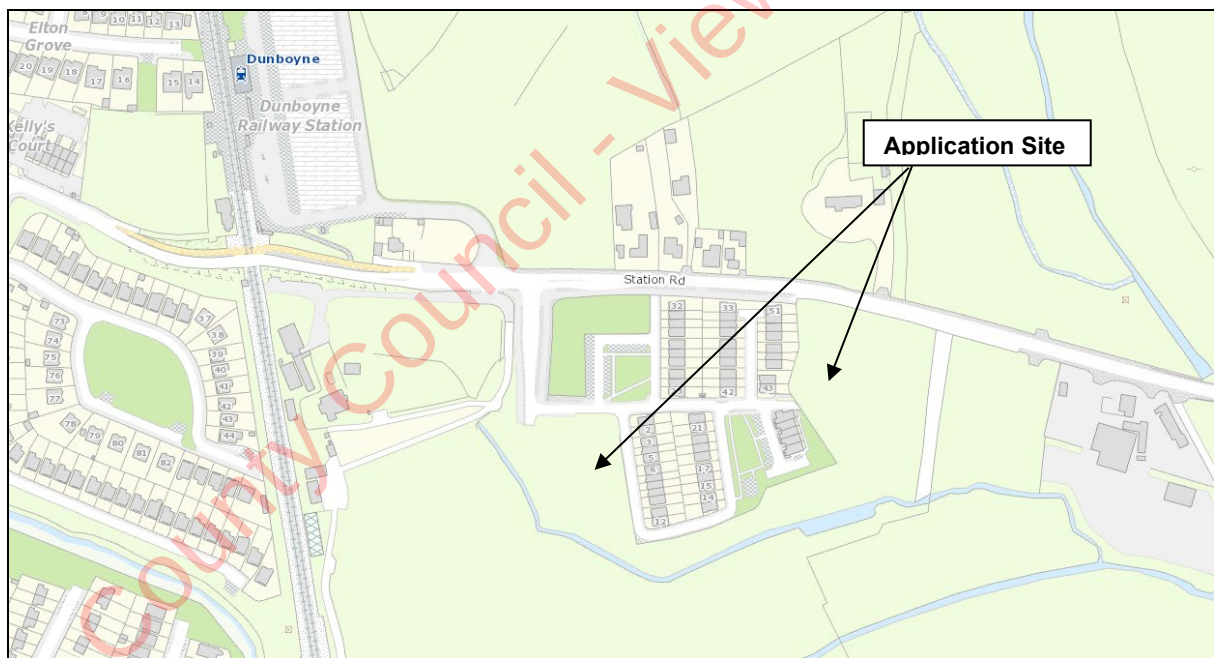
The application site is located to the south of Station Road and western outskirts of Dunboyne town centre. The subject site is accessed via the existing vehicular entrance through the Meadows Castle Farm residential development. The proposal is to develop the lands to the east and south of the existing development and will form the second phase of the Meadows Castle Farm residential development. The residential units are laid out in a perimeter arrangement.

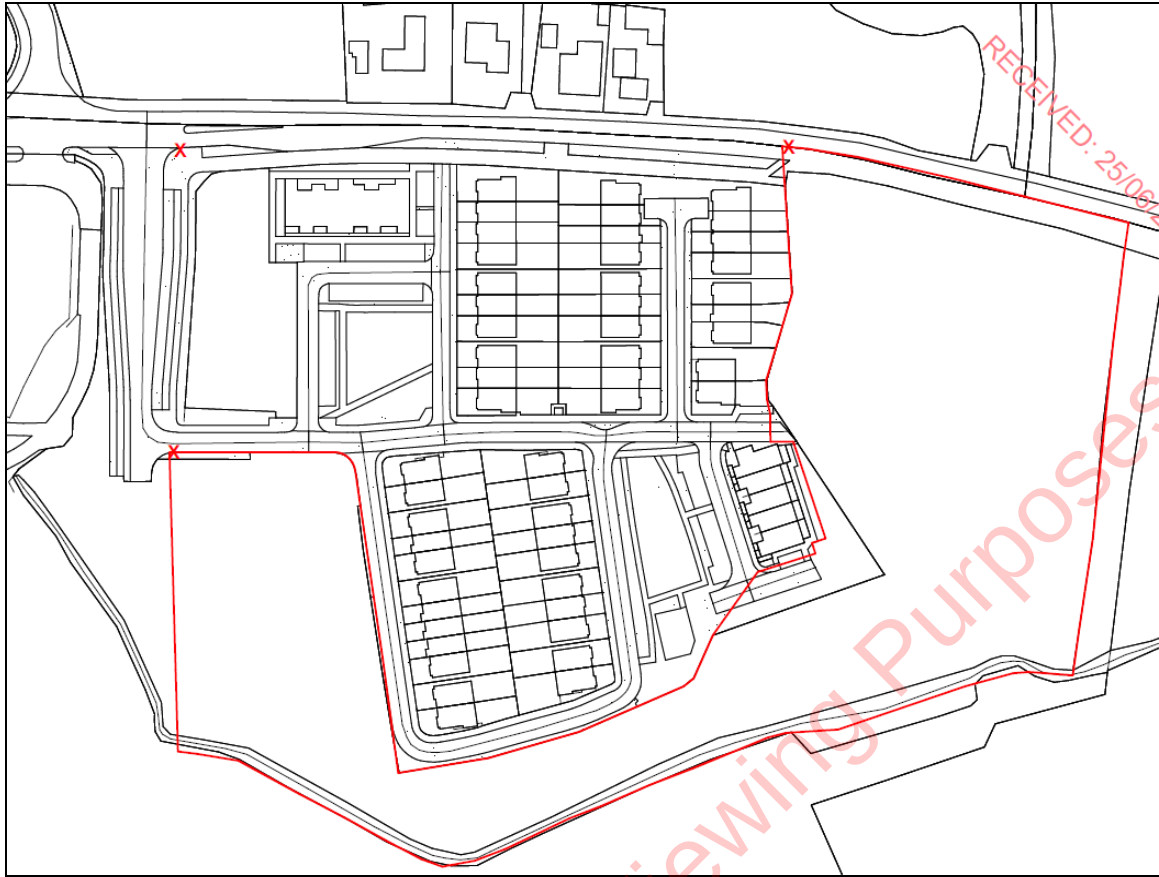
The site is zoned as “A2 New Residential”, the Objective is to provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate. A portion of the site running along the eastern and southern boundaries are zoned as “F1 Open Space” where the objective is to provide for and improve open spaces for active and passive recreational amenities.

There are no protected structures or national monuments within the site boundary, the nearest noted national monument is located approx. 340m east of the subject site. It is noted as ME051-006001, graveyard. The topography is generally flat with minimal fall across site. A tributary of the River Tolka (Castle Stream tributary) bounds the site to the south and west.

The site is located in the South-East Lowlands Landscape Character Area with very high value and moderate sensitivity.

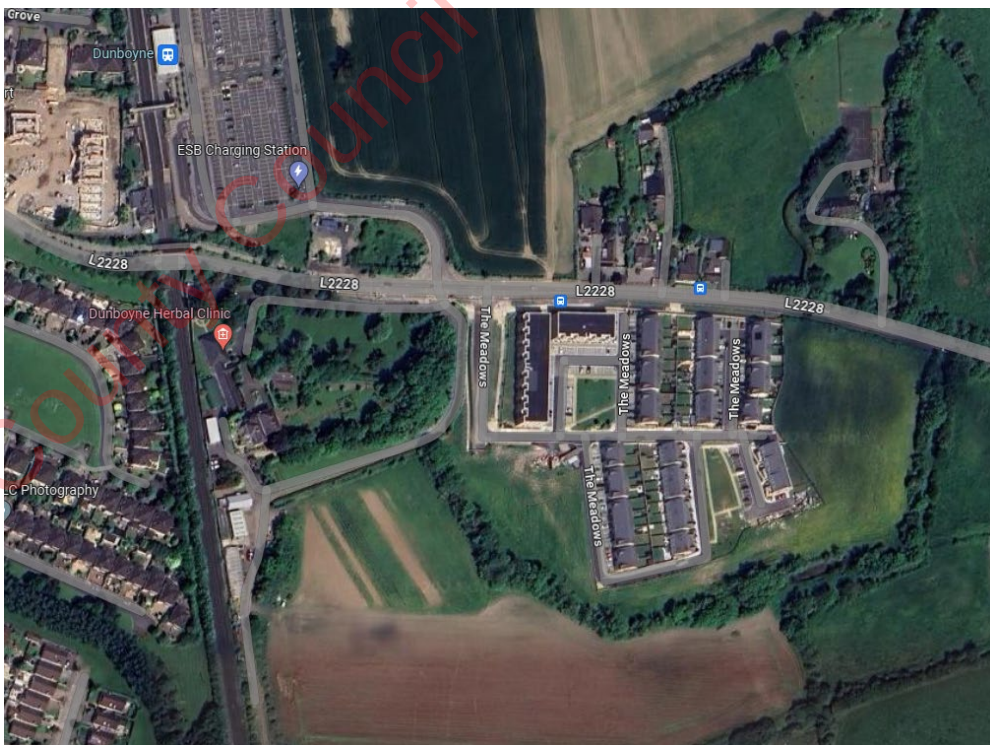
Site Location:





Site location map – site in red

Aerial Map



Site Photos:





2.0 Proposed Development:

The proposal includes the construction of 76 no. residential units comprising:

- 42 no. 1, 2 & 3 bedroom apartments and duplex units 39 no. 3 bedroom units accommodated in 4 no. 2-3 storey buildings.
- 34 no. 2, 3 and 4 bedroom, 2 & 3 storey, terraced, semi-detached and detached houses
- Creche (c. 324sq.m) located on the ground floor of Apartment Block L, which will replace the creche permitted (under Ref. RA/180561)

3.0 Planning History:

Reg. Ref. RA180561 – Permission GRANTED for the construction of 83 no. dwellings and a creche on a site area of 2.6ha. The proposed development consists of the construction of 10 no. 1, 2 & 3 bed apartments in a 3 storey building, 16 no. 2 & 3 bed duplex units in 2 no. 3 storey blocks and 57 no. 2, 3 & 4 bedroom, 2 & 3 storey detached, semi-detached and terraced houses. The proposed development also provides for a single storey creche (117m²), open spaces, landscaping, car parking and all associated site development works. Access to the development will be via a newly constructed access road, directly off Station Road and associated upgrade works, including provision of new bus stop, along the boundary of the site with Station Road. Applicant: Merville Homes Ltd.

Site to the south. (Townlands of Castle Farm, Ruskin and Clonee)

Reg. Ref. 23849 – Permission GRANTED for a 10-year permission for a Large-Scale Residential Development, consists of 716no. dwellings in a mixture of terraced, semi-detached and detached houses, duplexes and apartments. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. Applicant: Azra Property Company Limited.

4.0 National and Local Planning Policy:

4.1 Project Ireland 2040 - National Planning Framework (2018)

Ireland 2040 is a framework to guide public and private investment, to create and promote opportunities for our people, and to protect and enhance our environment - from our villages to our cities, and everything around and in between.

4.2 Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and Urban Design Manual (Department of the Environment, Heritage and Local Government)

The Guidelines refer to the provision of residential developments in urban settings. They outline the importance of quality design and are accompanied by a best practice urban design manual. The latter outlines 12 criteria to be used in developing a design for a scheme and in assessing proposals.

The guidelines are designed to assist the Planning Authority in delivering quality residential development into the future. The principal aims of the guidelines include;

- Prioritise walking, cycling and public transport, and minimise the need to use cars
- Deliver a safe quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience
- Provide a good range of community and support facilities, where and when they are needed
- Present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm
- Promote the efficient use of land and energy, and minimise greenhouse gas emissions
- Provide a mix of land uses to minimise transport demands

The document seeks to provide best practice advice on the creation of successful neighbourhoods. The Guide provides recommendations on 12 areas of urban design as follows;

- **Context;** How does the development respond to its surroundings?
- **Connections;** How well connected is the new neighbourhood?
- **Inclusivity;** how easily can people use and access the development?
- **Variety;** How does the development promote a good mix of activities?
- **Efficiency;** How does the development make appropriate use of resources, including land?
- **Distinctiveness;** How do the proposals create a sense of place?
- **Layout;** How does the proposal create people friendly streets and spaces?
- **Public Realm;** How safe, secure and enjoyable are the public areas?
- **Adaptability;** How will the buildings cope with the change?
- **Privacy and Amenity;** How does the scheme provide a decent standard of amenity?
- **Parking;** How will the parking be secure and attractive?
- **Detailed design;** How well thought through is the building and landscape design?

4.3 Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities

These guidelines are published by the Minister under Section 28 of the Planning and Development Act 2000 (as amended). The document recognises Apartments are a key and growing part of the way in which we live in various parts of our country and particularly in our cities and towns. A move towards a much greater level of apartment living is essential in ensuring our major urban areas develop sustainably rather than sprawling inexorably outwards as has been highlighted in the Government's National Planning Framework. The purpose of the 2015 apartment guidance was to reiterate ministerial guidance, setting out standards for apartment development, mainly in response to circumstances that had arisen whereby some local authority standards were at odds with national guidance. 1.3

These new Guidelines build on the content of the 2015 apartment guidance, much of which remains valid, particularly with regard to design quality safeguards such as internal space standards for 1-,2- and 3-bedroom apartments, internal storage and amenity space. 1.4

These Guidelines update previous guidance in the context of greater evidence and knowledge of current and likely future housing demand in Ireland taking account of the Housing Agency National Statement on Housing Demand and Supply, the Government's action programme on housing and homelessness Rebuilding Ireland and Project Ireland 2040 and the National Planning Framework, published since the 2015 guidelines.

4.4 Urban Development and Building Heights – Guidelines for Planning Authorities December 2018

These guidelines are published by the Minister under Section 28 of the Planning and Development Act 2000 (as amended) after a focused period of public consultation and are intended to set out national planning policy guidelines on building heights in relation to urban areas, as defined by the census, building from the strategic policy framework set out in Project Ireland 2040 and the National Planning Framework.

4.5 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

These guidelines set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and creation of compact settlements. They are accompanied by a companion non-statutory Design Manual that illustrates best practice examples of how the policies and objectives of the Guidelines can be applied.

The guidelines focus on the renewal of existing settlements and on the interaction between residential density, housing standards and quality urban design and placemaking to support sustainable and compact growth.

4.6 Regional Spatial and Economic Strategy

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.

4.7 Meath County Development Plan 2021-2027

The Meath County Development Plan provides the overall statutory framework for the development of County Meath and details the spatial development strategy for the county which is organised around a hierarchical structure of urban settlements and the rural area.

Dunboyne is designated as a self-sustaining growth town; these are towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.

In the Self-Sustaining Growth Towns such as, Dunboyne there will be a focus on consolidation and the provision of employment opportunities in tandem with population growth in order to allow these centres to become more self-sufficient.

Dunboyne is also located with the Metropolitan Area Strategic Plan (MASP) area.

It is an objective of the Council under Policy SH OBJ 8: To develop Navan and the Southern Environs of Drogheda as the primary development centres in Meath and to continue to promote Dunboyne as a key settlement in the Metropolitan Area of Dublin. The long-term growth of these settlements shall be based on principles of balanced and sustainable development that support a compact urban form and the integration of land use and transport.

4.7.1 Residential Development

The Development Plan requires a high standard of design in all new residential schemes in accordance with DM OBJ 12: To encourage and facilitate innovative design solutions for medium to high density residential schemes where substantial compliance with normal development management considerations can be demonstrated.

Chapter 11, section 5 – 11.5.1 of the Plan outlines the details criteria for new residential development including quantitative and qualitative standards. Meath County Council requires the submission of a design statement as part of the application documents for applications which concern residential development over 0.2 hectares (0.5 acre), or for more than 10 residential units.

4.8 Part V of the Planning and Development Acts 2000-2022

The Housing Strategy contained in the Meath County Development Plan 2021-2027 sets out the requirements for social and affordable housing in the county over the lifetime of the Plan. The Strategy is implemented in the Development Plan through a number of objectives:

- SH OBJ 13** To secure the implementation of the Meath Housing Strategy 2020-2026.
- SH OBJ 14** To support the delivery of social housing in Meath in accordance with the Council's Social Housing Delivery Programme and Government Policy as set out in Rebuilding Ireland: Action Plan for Housing and Homelessness.
- SH OBJ 15** To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000, as amended, to land zoned for residential use, or for a mixture of residential and other uses, except where the development would be exempted from this requirement.
- SH OBJ 16** To address the identified need to increase the supply of social housing in Trim, Ashbourne, Ratoath, Dunboyne, Dunshaughlin by seeking the provision of social housing additional to that required by way of Part V of the Planning and Development Act 2000 as amended, subject to funding.

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

5.0 Submissions:

3 no. objections/submissions (Cathal Finn, Orla Granville, Michael Convey & Rachel Condon) were received within the 5 weeks statutory period in respect of the planning application.

Issues raised and considered includes the following:

- Expectations of Existing Residents/impact on the established pattern of development
- Issues with crèche location, parking and set down area and traffic
- Block L Location
- Proximity of proposed apartment block L and crèche to residential property and concerns regarding privacy, noise, health/hygiene and sunlight.
- Impact on proposal on biodiversity.
- Daylight/Sunlight & Overshadowing
- Inconsistencies in the Planning Documents.
- Location of creche, traffic issues and location of creche outdoor space with riparian corridor.
- Built Form & Separation distances regarding Block M and Block F.

- Useable public open space and communal open space.
- Removal of existing trees and removal of T junction adjacent to Block L.

All issues raised in the submissions have been taken into full consideration the assessment of this proposal.

6.0 Representation:

None received.

7.0 Prescribed Bodies:

The application was referred to the following external bodies:

DAA	No report received at time of the recommendation
Uisce Eireann	Report received, No objection
An Taisce	No report received at time of the recommendation.
OPW	No report received at time of the recommendation.
HSE	Report received; Further Information Required.
Department Applications Unit (DAU)	Report received; No objection

8.0 Internal Referrals:

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

Transportation Section	Report received; Further Information Required.
Environment Section (Water Services)	Report received; Further Information Required.
Environment Section (Flooding)	Report received; Further Information Required.
Transportation (Public Lighting)	Report received, No objection
Childcare Committee	No report received at time of the recommendation
Broadband Officer	Report received; Further Information Required.
Housing Department	Report Received. Part V to be fulfilled on site.

9.0 Pre-Application Consultation:

Pre-application consultation has taken place as indicated on Q19 of the submitted application form. The meeting is stated as taken place on the 10/10/23.

10.0 Planning Assessment:

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

- Principle of Development
- Core Strategy
- Design/Layout/sitting
- Access
- Public Lighting
- Water Services
- Flood Risk
- Broadband
- Part V
- Ecology
- Archaeology
- Childcare Facility & Social Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

The following documents were submitted with the planning application:

- Planning Statement
- Housing Quality Assessment
- Design Statement
- Building Lifecycle Report
- Social Infrastructure Assessment
- Infrastructure Design Report
- Traffic & Transport Assessment
- Construction & Environmental Management Plan
- Flood Risk Assessment
- Appropriate Assessment Screening Report
- Landscape Plans
- Tree Survey and Constraints Key Plan
- Outdoor Lighting Report A4 Report
- Public Lighting Layout

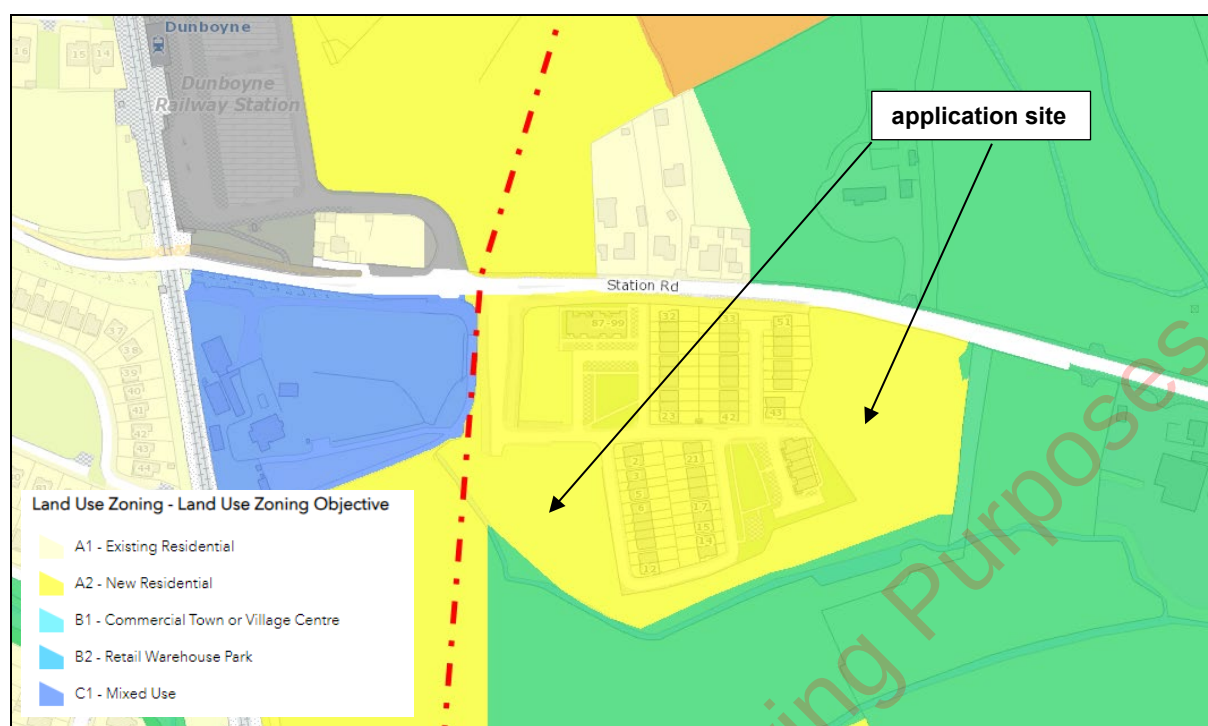
10.1 Principle of Development/Planning Policy:

The application site is located on “A2 New Residential”, zoned lands, the objective is to provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate. This is the primary zone to accommodate new residential development within the county. Residential development is deemed as a permitted use.

A portion of the site running along the eastern and southern boundaries are zoned as “F1 Open Space” where the objective is to provide for and improve open spaces for active and passive recreational amenities. It is noted from the proposed site layout plan that the “F1 open space” lands are being retained as open space and have no development contained within them.

An Indicative Road Route is located just to the west of the subject site. The potential route is to be preserved to help facilitate the delivery of a new link road that will join the Station Road to Rooske Road.

The proposal for 76 no. residential units is considered acceptable.



Land Zoning Map - Extract MCDP

10.2 Core Strategy

Chapter 2 of the Meath County Development Plan 2021-2027 sets out the Core Strategy for the County. It is the vision *“to continue to support the creation of socio-economically progressive vibrant, dynamic, and healthy communities throughout the County and ensure that future growth is based on the principles of sustainable development that delivers a high-quality living and working environment that meets the needs of all residents, in accordance with National and Regional Guidance”*.

Dunboyne is designated as a Self-Sustaining Growth town –moderate level of jobs and services – includes sub-county market and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.

Table 2.12 of the MCDP 2021-2027 sets out the Core Strategy Table, Population and Household distribution to 2027, Dunboyne has a household allocation of 2,002 no. units over the lifetime of the plan, 1,067 ¹ no. units have extent permission, therefore leaving 935 no. units to be delivered throughout the plan lifetime. The proposal consists of 76 no. residential units therefore the Core Strategy can accommodate the proposed development.

¹ Source: Forward Planning CDP monitoring tracker

10.3 Design, layout and siting:

10.3.1 Layout

The application site is located along the Station Road (L2228) and to the east of Dunboyne centre. The site is approx. 2.14 ha and the proposal consist of 76 no. residential units. The site is irregular in shape and envelops the existing residential development along the western, eastern and southern boundaries. Vehicular access to the subject site is gained via the existing entrance onto Station Road and through the internal estate roads.

The proposed apartment units and creche are to be located in the western portion of the site. The eastern portion of the site hosts the other house types. The western and eastern portions of the site are connected via landscaped open space along the southern boundary. All public open space areas are overlooked by proposed dwellings.

The development will consist of

- 34 no. 2, 3 and 4 bedroom, 2 & 3 storey, terraced, semi-detached and detached houses
- 42 no. 1, 2& 3 bedroom apartments and duplex units 39 no. 3 bedroom units accommodated in 4 no. 2-3 storey buildings.

House Types:

Proposed House Type	Description	No. of Units Proposed	No. of Beds / Persons	Proposed Gross Floor Area (m ²)	Target Gross Floor Area (m ²)*
B	4 Bed End Terraced	3	4 bed / 7 persons	164.9	120
B(h)	4 Bed End Terraced	2	4 bed / 7 persons	164.9	120
C	3 Bed End Terraced	5	3 bed / 5 persons	111.4	92
C(h)	3 Bed End Terraced	4	3 bed / 5 persons	111.4	92
D	4 Bed Mid-Terraced	2	4 bed / 7 persons	111.6	102
D(h)	4 Bed Mid-Terraced	2	4 bed / 7 persons	111.6	102
E	2 Bed Mid Terraced	10	2 bed / 4 persons	95.2	80
F	3 Bed Wid Frontage	1	3 bed / 5 persons	113.2	102
F1	3 Bed Wid Frontage	1	3 bed / 5 persons	113.2	102
F1(h)	3 Bed Wid Frontage	1	3 bed / 5 persons	114.2	102
G	3 Bed Side Garden	3	3 bed / 5 persons	118.2	102

House Type	Description	House No.	Beds / People	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By (m ²)		Minimum Private Open Space [m2] ***	Exceeds Target By (m ²)
B	4 Bed End Terraced	1	4 bed / 7 persons	81	75	6		50	31
C(h)	3 Bed End Terraced	2	3 bed / 5 persons	94	60	34		40	54
C	3 Bed End Terraced	3	3 bed / 5 persons	109	60	49		40	69
E	2 Bed Mid Terraced	4	2 bed / 4 persons	63	55	8		30	33
C(h)	3 Bed End Terraced	5	3 bed / 5 persons	82	60	22		40	42
C	3 Bed End Terraced	6	3 bed / 5 persons	79	60	19		40	39
E	2 Bed Mid Terraced	7	2 bed / 4 persons	55	55	0		30	25
E	2 Bed Mid Terraced	8	2 bed / 4 persons	56	55	1		30	26
B	4 Bed End Terraced	9	4 bed / 7 persons	123	75	48		50	73
F1(h)	3 Bed Wid Frontage	10	3 bed / 5 persons	60	60	0		40	20
F	3 Bed Wid Frontage	11	3 bed / 5 persons	63	60	3		40	23
F1	3 Bed Wid Frontage	12	3 bed / 5 persons	60	60	0		40	20
C	3 Bed End Terraced	13	3 bed / 5 persons	82	60	22		40	42
E	2 Bed Mid Terraced	14	2 bed / 4 persons	54	55	-1		30	24
E	2 Bed Mid Terraced	15	2 bed / 4 persons	54	55	-1		30	24
E	2 Bed Mid Terraced	16	2 bed / 4 persons	54	55	-1		30	24
C(h)	3 Bed End Terraced	17	3 bed / 5 persons	82	60	22		40	42
C	3 Bed End Terraced	18	3 bed / 5 persons	82	60	22		40	42
E	2 Bed Mid Terraced	19	2 bed / 4 persons	54	55	-1		30	24
E	2 Bed Mid Terraced	20	2 bed / 4 persons	54	55	-1		30	24
B	4 Bed End Terraced	21	4 bed / 7 persons	83	75	8		50	33
G	3 Bed Side Garden	22	3 bed / 5 persons	63	60	3		40	23
G	3 Bed Side Garden	23	3 bed / 5 persons	60	60	0		40	20
G	3 Bed Side Garden	24	3 bed / 5 persons	60	60	0		40	20
B	4 Bed End Terraced	25	4 bed / 7 persons	74	75	-1		50	24
D(h)	4 Bed Mid-Terraced	26	4 bed / 7 persons	56	75	-19		50	6
E	2 Bed Mid Terraced	27	2 bed / 4 persons	47	55	-8		30	17
D	4 Bed Mid-Terraced	28	4 bed / 7 persons	56	75	-19		50	6
C(h)	3 Bed End Terraced	29	3 bed / 5 persons	72	60	12		40	32
C	3 Bed End Terraced	30	3 bed / 5 persons	76	60	16		40	36
D	4 Bed Mid-Terraced	31	4 bed / 7 persons	58	75	-17		50	8
E	2 Bed Mid Terraced	32	2 bed / 4 persons	47	55	-8		30	17
D(h)	4 Bed Mid-Terraced	33	4 bed / 7 persons	58	75	-17		50	8
B	4 Bed End Terraced	34	4 bed / 7 persons	74	75	-1		50	24

It is noted that there are inconsistencies with regards to the number of units proposed for Type B & C stated on the legend of the proposed site layout plan (Drawing no 1711.P02) and shown on the plan and referenced in the housing quality assessment report.

In addition, the aggregate bedroom area of House Type E is below the DoHPCLG minimum size on the legend of drawing no D1711-UT07 and yet is above the minimum size on the floor plans and housing quality assessment report. The applicant is requested to clarify these inconsistencies.

Apartment/ Duplex Types

DUPLEX BLOCK H

Description	No. of Units Proposed	Floor Location	Proposed Gross Floor Area (m ²)	Target Gross Floor Area (m ²) *
1 bed / 2 person apartment	1	Ground Floor	50.6	45
1 bed / 2 person apartment	1	First Floor	61.9	45

DUPLEX BLOCK K

1 bed / 2 person apartment	3	Ground	50.7	45
2 bed / 4 person duplex	3	First & Second Floor	107.3	73

Further discrepancies have been identified with regards to aggregate bedroom area size of duplex type 4b between the housing quality assessment report and drawing no D1711-UT13. The applicant is requested to clarify.

Block L				
Proposed Apartment No.	Floor Location	Proposed Apartment Type	Proposed Floor Area (sq.m)	Required* (sq.m)
1	First Floor	3 Bed / 5 Person	99.1	90
2	First Floor	1 Bed / 2 Person	49.2	45
3	First Floor	1 Bed / 2 Person	52.1	45
4	First Floor	2 Bed / 4 Person	80	73
5	Second Floor	3 Bed / 5 Person	99.1	90
6	Second Floor	1 Bed / 2 Person	49.1	45
7	Second Floor	1 Bed / 2 Person	52.1	45
8	Second Floor	2 Bed / 4 Person	80	73

A number of apartment units fail to meet minimum area standards for storage. The applicant will be required to address these deficiencies.

Block M				
Proposed Apartment No.	Floor Location	Proposed Apartment Type	Proposed Floor Area (sq.m)	Required* (sq.m)
1	Ground Floor	1 Bed / 2 Person	47.1	45
2	Ground Floor	1 Bed / 2 Person	48.3	45
3	Ground Floor	2 Bed / 4 Person	78.5	73
4	Ground Floor	2 Bed / 4 Person	78.5	73
5	Ground Floor	1 Bed / 2 Person	59.9	45
6	Ground Floor	2 Bed / 4 Person	78.5	73
7	Ground Floor	2 Bed / 4 Person	78.5	73
8	Ground Floor	2 Bed / 4 Person	78.5	73
9	Ground Floor	1 Bed / 2 Person	47.1	45
10	Ground Floor	1 Bed / 2 Person	48	45
11	First Floor	3 Bed / 5 Person	96.9	90
12	First Floor	2 Bed / 4 Person	78.5	73
13	First Floor	2 Bed / 4 Person	78.5	73
14	First Floor	2 Bed / 4 Person	78.5	73
15	First Floor	2 Bed / 4 Person	78.5	73
16	First Floor	2 Bed / 4 Person	78.5	73
17	First Floor	2 Bed / 4 Person	78.5	73
18	First Floor	3 Bed / 5 Person	97.2	90
19	First Floor	3 Bed / 5 Person	97.2	90
20	First Floor	2 Bed / 4 Person	78.5	73
21	First Floor	2 Bed / 4 Person	78.5	73
22	First Floor	2 Bed / 4 Person	78.5	73
23	First Floor	2 Bed / 4 Person	78.5	73
24	First Floor	2 Bed / 4 Person	78.5	73
25	First Floor	2 Bed / 4 Person	78.5	73
26	First Floor	3 Bed / 5 Person	97.2	90

A number of apartment units fail to meet minimum area standards for aggregate living area, storage and private amenity space. The applicant will be required to address these deficiencies.

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022 states that “apartment schemes should provide storage for bulky items outside individual units (i.e. at ground or basement level). Secure, ground floor storage space allocated to individual apartments and located close to the entrance to the apartment block or building is particularly useful and planning authorities should encourage the provision of such space in addition to minimum apartment storage requirements”.

Given that a number of apartment unit in both blocks fail to meet the minimum requirements the applicant should in addition to achieving these requirements provide storage for bulky items.

10.3.2 Design

DM OBJ 13 requires a detailed Design Statement shall accompany all planning applications for residential development on sites in excess of 0.2 hectares or for more than 10 residential units.

The Design Statement shall:

- Provide a Site Analysis
- Outline the design concept;
- Clearly demonstrate how the 12 Urban Design Criteria have been taken into account when designing schemes in urban area (as per the 'Urban Design Manual - A Best Practice Guide (2009)');
- Set out how the development meets the relevant Development Plan Objectives, Local Area Plan, Masterplan, Public Realm Strategy, etc;
- Provide site photographs;
- Provide an open space/landscape strategy which identifies any areas of ecological interest and sets out proposals for same; and
- Set out how energy efficiency measures have been incorporated into the project design process (Refer to DM POL 2).

03 Design Proposal

Design

1 BED APARTMENT	12
2 BED APARTMENT	28
3 BED APARTMENT	04
2 BED HOUSE	10
3 BED HOUSE	20
4 BED HOUSE	04
TOTAL	78



The applicant has submitted an Architectural Design Statement complied by Davey Smith Architects; the statement addresses the 12 Urban Design Criteria. It is considered acceptable and accords with DM OBJ 13.

The external finishes of the dwelling, duplex and apartment units are stated as having a brick as the primary facade material, with zinc and render complementing the brick. The chosen buff brick is to be the same as the constructed in Phase 1 to complete the scheme in a homogenous way. Porch areas, balconies and terraces include zinc finishes. The roof is to be finished in slate or concrete roof tile. The external finishes are considered acceptable and are generally consistent with the external finishes of Phase 1.

10.3.3 Unit Mix

The residential units proposed include a mixture of 1-, 2-, 3- & 4-bedroom units across a mix of housing typologies from house, apartments and duplexes.

Dwelling Type	1 bed	2 bed	3 bed	4 bed	Total
Houses	-	10	20	4	34
Apartments	9	19	6	-	34
Duplex	5	3	-	-	8
Total No.	14	32	26	4	76
% Mix	19%	42%	34%	5%	100%

SPPR 1 of the 2023 Apartment guidelines states that:

Housing developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).

The proposal provides a sustainable mix of dwellings and duplexes and is considered acceptable.

10.3.4 Plot Ratio

DM OBJ 15: As a general rule, the indicative maximum plot ratio standard shall be 1.0 for housing at edge of town locations with an indicative maximum plot ratio of 2.0 in town centre/core locations.

The development has a gross site area of 2.140hectares (2,140sqm) and a total floor area of 6,808.3sqm, this provides a plot ratio of c. 1:0.0.32. With the attics converted, the total residential floor area proposed would be 7,671.3m², producing a plot ratio of 0.35. This is considered acceptable.

10.3.5 Site Coverage

DM OBJ 16: Site coverage shall generally not exceed 80%. Higher site coverage may be permissible in certain limited circumstances such as adjacent to public transport corridors; to facilitate areas identified for regeneration purposes; and areas where an appropriate mix of both residential and commercial uses is proposed.

The proposed site coverage is less than 80% and therefore complies the above objective.

10.3.6 Density

The Meath County Development Plan 2021-2027 seeks to promote the development of 'live work' communities by promoting sustainable development by creating compact, high-quality developments. Higher residential densities will be encouraged within walking distance of town centres and public transport infrastructure. It is acknowledged that there may be instances where specified densities cannot be achieved due to specific circumstances such as site constraints; however, all developments should strive to achieve the prescribed density in order to support the delivery of more compact development and to ensure a maximum return on investment in social and physical infrastructure.

DM POL 5: To promote sustainable development, a range of densities appropriate to the scale of settlement, site location, availability of public transport and community facilities including open space will be encouraged.

DM OBJ 14 requires the following densities which are applicable to the subject site,

- Residential Development Beside Rail Stations: 50 uph or above
- The appropriate residential density for Self-Sustaining Growth Towns is greater than 35uph,

Dunboyne is also located within the Dublin City and Metropolitan Area as per the Regional Spatial and Economic Strategy (RSES).

Table 3.3 of the Sustainable and Compact Settlements Guidelines for Planning Authorities Guidelines 2024 states that densities in the range 35 dph to 50 dph (net) shall generally be applied at suburban and edge locations of Metropolitan Towns. Suburban areas are the low-density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development. I am satisfied the subject site falls into this category as it's on the eastern edge of Dunboyne.

Having regard to appendix B of the Sustainable and Compact Settlements Guidelines for Planning Authorities Guidelines 2024 and exclusions, the applicant has stated the net developable area of the subject site is 1.69Ha. The proposal of 76 units produces a net density of c.48 units per hectare.

The proposal is on the upper end of the density range and is therefore considered acceptable in the context of the site's peripheral location from the centre of Dunboyne, prevailing densities of surrounding developments and proximity to Dunboyne train station and public bus networks.

10.3.7 Private open space

The Development Plan requires that all residential units should have an area of private open space, exclusive of car parking. Duplex private open space will be assessed under apartments criteria.

Dwelling One/Two bedroom private requires 55sqm per Development Plan:

- Three bedroom requires 60sqm
- Four bedroom requires 75sqm

Sustainable Residential Development and Compact Settlement guidelines allow for a reduced private open space as follows:

- 1 bed house requires 20sqm
- 2 bed house requires 30sqm
- 3 bed house requires 40sqm
- 4 bed house requires 50sqm

Applicant has provided a range of sizes

- 2 bed houses 47sqm - 63sqm
- 3 bed houses 72sqm – 109sqm
- 4 bed houses 56sqm – 123sqm

All houses meet or exceed the minimum standards for private open space.

Apartments minimum open space as per Apartment Guidelines:

- Studio Apartment requires 4 sqm
- 1 bed apartment requires 5 sqm
- 2 bed apartment (3 persons) requires 6 sqm
- 2 bed apartment (4 persons) requires 7sqm
- 3 bed apartment requires 9 sqm

A number of apartment units in Block M fail to meet minimum area standards for private open space as shown in the Housing Quality Assessment. Further information to be sought.

10.3.8 Public Open space

Public open space within residential developments should be designed so as to complement the residential layout and be informally supervised by residents. A variety of types and sizes of open spaces should be provided at suitable locations to cater for the active and passive recreational needs of children and adults of all ages.

DM OBJ 26: Public open space shall be provided for residential development at a minimum rate of 15% of total site area. In all cases lands zoned F1 Open Space, G1 Community Infrastructure and H1 High Amenity cannot be included as part of the 15%. Each residential development proposal shall be accompanied by a statement setting out how the scheme complies with this requirement.

Sustainable Residential Development and Compact Settlement guidelines allow for a reduction in public open space provision. Policy and Objective 5.1 of the guidelines states that it is a policy and objective of these Guidelines that statutory development plans include an objective(s) relating to the provision of public open space in new residential developments (and in mixed-use developments that include a residential element). The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances. Different minimum requirements (within the 10-15% range) may be set for different areas. The minimum requirement should be justified taking into account existing public open space provision in the area and broader nature conservation and environmental considerations.

The applicant complies with the above objective. The applicant is providing 22.7% of public open space. It is overlooked by all proposed residential units. The proposed open space is provided along the eastern and southern boundaries of the site, as well as additional space close to Block L and M in the western part of the site. The open space along the southern

boundary will merge into the existing / permitted open space in Phase 1. These spaces are all overlooked and will be accessible by all residents.

SOC OBJ 13: In respect of residential development, in all cases the development site area cannot include lands zoned FI Open Space, G1 Community Infrastructure and H1 High Amenity. (i.e. the open space requirements shall be provided for within the development site area.)

It is unclear from the plans submitted whether lands zoned FI Open Space are included in the calculations.

A landscaping Plan has been submitted for the scheme. The existing hedgerows and majority of trees are to be retained along the eastern and southern boundaries.

10.3.9 Communal Open Space

The Apartment Guidelines sets out communal open space requirements as follows:

- 5sqm for 1 bed dwelling
- 6sqm for 2bed/3person dwelling
- 7sqm for 2bed/4 person dwelling
- 9sqm for 3 bed dwelling.

The Guidelines state:

The provision and proper future maintenance of well-designed communal amenity space will contribute to meeting the amenity needs of residents. In particular, accessible, secure and usable outdoor space is a high priority for families with young children and for less mobile older people.

Communal amenity space may be provided as a garden within the courtyard of a perimeter block or adjoining a linear apartment block. Designers must ensure that the heights and orientation of adjoining blocks permit adequate levels of sunlight to reach communal amenity space throughout the year. Roof gardens may also be provided but must be accessible to residents, subject to requirements such as safe access by children. These facilities offer a satisfactory alternative where climatic and safety factors are fully considered, but children's play is not passively supervised as with courtyards. Regard must also be had to the future maintenance of communal amenity areas in order to ensure that this is commensurate with the scale of the development and does not become a burden on residents.

The applicant is required to provide 278sq.m communal open space. The applicant has stated the provision of 458sq.m communal open space.

The Communal open space is provided in three separate areas, adjacent to Blocks L and M – 277m², Area to rear of Block H - 44m², Area to rear of Block K - 137m².

While these areas exceed the minimum requirement and is therefore considered acceptable. The proposed communal open space for Blocks H & K is not clearly identified on the Open Space Calculation drawing (sheet no 23204). The applicant will be requested to clarify this matter.

10.3.10 Separation distance

DM OBJ 19: A minimum of 22 metres separation distance between opposing windows will apply in the case of apartments/duplex units up to three storeys in height.

DM OBJ 20: Any residential development proposal which exceeds three or more storeys in height shall demonstrate adequate separation distances having regard to layout, size and design between blocks to ensure privacy and protection of residential amenity.

DM OBJ 21: A minimum distance of 2.3 metres shall be provided between dwellings for the full length of the flanks in all developments of detached, semi-detached and end of terrace houses.

The relaxation of any of the standards set out at DM OBJ 18-21 will be assessed on a case-by-case basis and should not be accepted as the Council setting a precedent for future development.

Sustainable Residential Development and Compact Settlement guidelines allow for a reduced separation distance under SPPR 1 as follows:

It is a specific planning policy requirement of these Guidelines that statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

Separation distance is generally achieved throughout the development ranging. A number of separation distances are below the minimum 16m threshold however first floor windows that overlook adjoining properties is an issue, obscure glazing is proposed to non-habitable rooms. Housing Type no F1 (Drawing no D1711-UT09) will require obscure glazing at first floor level to prevent overlooking to the adjoining property to the south.

In addition, windows on the first and second floor of proposed Block K (rear) western elevation will also require obscure glazing where the separation distance is below the minimum level. The windows on the 1st floor do serve to provide light and ventilation to the kitchen/living area of these apartments. It is noted that privacy measure has been implemented due to the small size of the window. Notwithstanding the triple aspect of the room, I consider it appropriate for the applicant to provide an assessment for daylight/sunlight provision for Block K and the existing residential Block J to the west.

DM POL 11 requires new residential development should be designed to maximise the use of natural daylight and sunlight. The applicant has not demonstrated this sufficiently.

10.3.11 Screen walls and Boundaries

Boundary treatment details have been included with the application. The applicant is proposing to retain the existing trees and hedgerow boundaries along the southern and eastern boundary of the site. A new boundary wall (boundary type 5) to the north facing Station Road and to the west of Block M are proposed but no details have been provided. Further information shall be sought.

The applicant is proposing 1.8m high concrete post and timber panel fence to divide each garden and a 2m high concrete block wall as a rear garden boundary.

10.3.12 Bin Storage

Bin Storage has been provided within the curtilage of each residential and duplex unit either to the front or side of the dwelling. Bin storage areas have been provided at ground floor level to serve the apartment units.

Bin storage is required in accordance with section 4.9 of Sustainable Urban Housing: Design Standards for New Apartments (July 2023) and section 11.5.27 Waste Management of the Meath County Development Plan 2021-2027. The applicant has detailed how the proposed enclosed bin storage in the apartment blocks has adequate ventilation, drainage and a means of hosing down. This matter will be requested by further information.

10.4 Access

The Transportation Department have reviewed the submitted documentation which accompany this application. From a review of this submitted documentation Transportation Department have requested Further Information be submitted. The report received from the Transportation Department has set out the following:

Description

Merville Homes Ltd, Ltd (herein referred to as the Applicant) have submitted a number of documents to support a planning application in the townland of Castle Farm, on the southern side of Station Road (L2228), south and east of the existing Castle Farm residential development, in Dunboyne, Co. Meath.

Site Location

The site is located on the Station Road in the townland of Castlefarm, close to the Dunboyne Railway station, east of Dunboyne town centre. Its primary access is from Phase 1 of the development, served from an old link road which is now being updated along with the junction on Station Road.

Proposed Development

The development proposal consists of 76 no. dwellings, providing for a mix of dwelling types in the form of houses. The proposed houses are comprised of detached, semi-detached and terraced houses in the form of 2, 3 and 4 bed units, with a total of 34 no. houses proposed. 42 no. 1, 2 and 3 bed apartments and duplex units are also proposed in four no. 2 and 3 storey buildings (i.e. Blocks, H, K, L & M). A crèche is also proposed in the south-western part of the site.

The subject site forms the second phase of the adjoining Castle Farm residential development also delivered by the applicant and access to the proposed development will be via the existing access road off Station Road that serves the first phase of Castle Farm. The existing access road from station road should be updated to the latest road alignment. The applicant can submit this information at further information stage.

Traffic and Transportation Assessment

The resulting percentage increase in traffic flows as a result of the traffic generated by the proposed development is established as being below the 5% threshold at Station Road/Rail Station Access Junction/Site Access junction. The proposed development (76 units + crèche) would result in an increase of 1.8% (30 New Vehicle Trips) in the AM peak period and 2.1% (31 New Vehicle Trips) in the PM peak period during the 2041 Future Horizon Year. The traffic and transport assessment concludes that the impact of traffic on the surrounding road network will be minimal for all future year scenarios assessed.

L2228 Signal Junction Design and Dunboyne Eastern Distributor Road

The applicant should incorporate the latest design of the signalised junction on the L2228 Station Road into the layouts. This should include the upgraded design of the permanent 4 arm junction. This should tie into the upgraded Dunboyne eastern Distributor Road which should also be shown on the layouts on the western boundary of this proposed development. The latest layouts should be submitted and incorporated into the proposed development planning layouts to see if the setbacks are correct for the building lines and infrastructure to be constructed here.

Redline Boundary

The applicant should incorporate all the new infrastructure within the redline boundary to the west which includes the eastern distributor road and the main junction on the L2228. This infrastructure needs to be updated to the latest designs. This information has been discussed and shown in the traffic and transport assessment.

Dunboyne and Clonee Pedestrian and Cycle Network

The applicant should clarify and submit the latest layouts of the above scheme into the layouts shown for the proposed development. The applicant should clarify the required setback/design needed (potentially 8.1m) here for this future scheme to accommodate this proposed development.

Furthermore, the applicant should allow a pedestrian access for the residents on the eastern side of this proposed development onto the L2228 Station Road. No access would involve residents who want to go to Clonee required to double back on their trip through the estate which is not good design in accordance with DMURS. The boundary treatment in this location will also have to be modified and designed in accordance with DMURS. This information should be submitted at further information.

GW1 Castle Stream Greenway

The applicant should provide the room for a 3m wide shared footpath to the south of the proposed development and show an indicative route with further information on the layouts.

Swept path analysis

The applicant should provide swept path analysis showing a refuse truck entering and exiting the one-way area to the eastern side of the proposed development. The lane widths are not clear. The Hammerheads should be designed in accordance with the site development works manual.

Road Hierarchy

The applicant should submit a road hierarchy drawing showing the layouts designed in accordance with DMURS.

Construction Traffic

The CTMP should be developed further by the Applicant and their Contractor prior to commencement of construction for agreement with Meath County Council. Construction traffic and the timing of HGV's coming through the existing estate will have to be agreed with MCC and residents etc.

Road Safety Audit

The Applicant should submit a Stage 2 Road Safety Audit after the modifications have been made as outlined for further information. The applicant should modify the new layouts with the recommendations of the Road Safety Audit team for both internal and external infrastructure.

Homezone

Home zones should have a raised ramp on entry and signage to warn the motorist that they are entering a home zone area. Home zones should have a raised ramp on entry and signage to warn the motorist that they are entering a home zone area. Proposals for the material to be used shall be agreed with Meath County Council prior to commencement, this detail to be 45mm of STA (SIAC Duracolour – Buff Finish) surface course SMA 14 surf 40/60 (14mm aggregate, min 30% content) to NRA series 900.

Parking

Standards applied are as per below table

Unit Type	No. of Units	Dev. Plan Standard Rates	No. of Spaces (Dev. Plan)	New Apartment Design Standards (1 per unit)	No. of Spaces (Proposed)
4 bed House all in-curtilage	4	2 per unit	8	-	8
3 bed House all in-curtilage	20	2 per unit	40	-	40
2 bed House all in-curtilage	10	2 per unit	20	-	20
		Total in-curtilage	68		68
Block L					
1 Bedroom Apart	4	2 per unit	8	4	4
2 Bedroom Apart	2	2 per unit	2	2	2
3 Bedroom Apart	2	2 per unit	2	2	2
Visitor parking 1 per 4	2	2	2	2	4
Total			14		12
Block M					
1 Bedroom Apart	5	2 per unit	10	5	5
2 Bedroom Apart	17	2 per unit	34	17	17
3 Bedroom Apart	4	2 per unit	8	4	4
Visitor parking 1 per 4	4	4	4	4	4
			60		30
Creche	-	1 per employee & dedicated set down and 1 per 4 children plus dedicated set down area	5 + 6 + Set down	-	5+6 set down = 11
Total			11		11
Total					121

The proposed development layout design provides a total of 121 no. car parking spaces. In terms of residential spaces, a total of 68 no. spaces are provided for the houses and 42 no. are provided for the apartments and duplexes. The applicant has provided one car parking space per apartment unit as per the new apartment guidelines. There is a train station and good future cycling infrastructure being planned for Dunboyne and the standards for the car parking are acceptable.

A total of 11 no. dedicated car parking and drop off spaces are provided for the creche. A total of 6 no. spaces will be allocated for the residential element exclusively to visitors. There is adequate parking for the creche with set down provided.

The applicant should clarify the car parking allocation for block F, K & H which is not clear. If Block F are houses, they should have in-curtilage parking.

The applicant should clarify that all roads have 6m width for reversing vehicles in accordance with DMURS. Some in-curtilage parking have entrances onto junctions. The applicant should modify these entrances to allow safe manoeuvres away from junctions.

Bicycle Parking

The bicycle parking demand is outlined in the following table:

Apartments				
Apartment 1 bed	12	1 per bedroom	12	12
Apartment 2 bed	26	1 per bedroom	52	52
Apartment 3 bed	4	1 per bedroom	12	60
Visitor Parking for apartments	42	1 per 2 Units	21	21
total			97	145
Creche	25 Child & 5 Staff	1 bike space per car space, or 10% of employee numbers in general	11	6
	Total supplied		108	175

The bicycle parking for the proposed development should be further revised with the above information. The applicant should provide clarification on the 175 numbers of bicycle parking spaces and the location of each. As stated above the bicycle parking should be of a high standard with parking for each unit provided in a separate secure compartment. Stacking of bicycle parking can be provided if it is practicably accessible but not encouraged if there is room to provide normal cycle racks. Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and well sign posted. CCTV should also be constructed for the secure areas. All long-term employee (more than eight hours) cycle racks shall be protected from the weather. The applicant should submit further detail on this.

Disabled and Electric Parking

All shared car parks shall include the provision of necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers. The applicant has not made this clearly shown on the layouts.

In any car park in excess of 20 spaces where public access is available, four fully functional charging points for Electric Vehicles shall be provided in accordance with IEC 61851 Standard for Electric Vehicle Conductive Charging Systems.

Recommendation:

The applicant should be requested to submit a revised site layout to demonstrate the following:

- The applicant should incorporate the latest design of the signalised junction on the L2228 Station Road into the layouts. This should include the upgraded design of the permanent 4 arm junction. This should tie into the upgraded Dunboyne Eastern Distributor Road which should also be shown on the layouts on the western boundary of this proposed development. The latest layouts should be submitted and incorporated into the proposed development layouts to see if the setbacks are correct for the building lines and infrastructure to be constructed here.

- The applicant should incorporate all the new infrastructure within the redline boundary to the west which includes the eastern distributor road and the main junction on the L2228. This infrastructure needs to be updated to the latest designs. This information has been discussed and shown in the traffic and transport assessment submitted by the applicant.
- There is an emerging preferred layout planned (Dunboyne and Clonee Pedestrian and Cycle network) to the front boundary of this proposed development. The applicant should submit the full cross section of the proposed design and show the correct location of the front boundary treatment for the proposed development. The front boundary treatment of the proposed development is not to interfere with the future proposed active travel scheme.
- The applicant should allow a pedestrian access for the residents on the eastern side of this proposed development onto the L2228 Station Road. Residents who want to go to Clonee would be required to double back on their trip through the estate, this design is not in accordance with DMURS. The boundary treatment in this location will also have to be modified and designed in accordance with DMURS. This information should be submitted at further information.
- The applicant should provide the following information with further information on the internal layout;
 - a) The applicant should provide swept path analysis showing a refuse truck entering and exiting the one-way area to the eastern side of the proposed development. The lane widths are not clear.
 - b) The Hammerheads should be designed in accordance with the site development works manual. All dimensions should be clear on the layouts.
 - c) The applicant should provide the room for a 3m wide shared footpath to the south of the proposed development and show an indicative route with further information on the layouts.
 - d) The applicant should submit a road hierarchy drawing showing the layouts designed in accordance with DMURS. All dimensions should be clear on the layouts.
 - e) Home zones should have a raised ramp on entry and signage to warn the motorist that they are entering a home zone area. Home zones should have a raised ramp on entry and signage to warn the motorist that they are entering a home zone area. Proposals for the material to be used shall be agreed with Meath County Council prior to commencement, this detail to be 45mm of STA (SIAC Duracolour – Buff Finish) surface course SMA 14 surf 40/60 (14mm aggregate, min 30% content) to NRA series 900.
 - f) The applicant should clarify the car parking allocation for block F, K & H which is not clear. If Block F are houses, they should have in-curtilage parking.
 - g) The applicant should clarify that all roads have 6m width for reversing vehicles in accordance with DMURS.
 - h) Some in-curtilage parking has entrances onto junctions. The applicant should modify these entrances to allow safe manoeuvres away from junctions.

The applicant should provide the following information with further information on bicycle Parking layouts-

- a) 175 no. Cycle parking spaces/provision has not been detailed on the plans submitted. This should be clarified. These spaces should be easily identifiable and accessible.*
- b) Bicycle parking should be of a high standard with parking for each unit provided in a separate secure compartment. Stacking of bicycle parking can be provided if it is practicably accessible. Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and well sign posted. CCTV should also be constructed for the secure areas.*
- c) All long-term employee (more than 8 hours) cycle racks shall be protected from the weather. The applicant should submit further detail on this.*
- The applicant should submit a road safety audit stage 2 and submit the revised drawings as per the recommendations of the road safety audit stage 2 with further information.*
- The Construction Traffic Management Plan should be submitted by the Applicant for further information.*
- All shared car parks should include the provision of necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers. The applicant has not made this clearly shown on the layouts.*

One of the cross-cutting themes of the Meath County Development Plan 2021-2027 is to encourage a shift to more sustainable forms of transport. Given the close proximity of the Dunboyne train station and bus stops along Station Road served by both Dublin and intercity Bus routes, in addition to the short walking distance of the town centre. I consider the reduced overall car parking standard to be acceptable

I note the above comments from the Transportation Department and shall request the required Further Information.

10.6 Public Lighting

A public lighting layout and calculation report prepared by Sabre Electrical Services Ltd was submitted. Public lighting has made the following comments:

*I refer to the above planning application and the following points are made;
The lighting submission is satisfactory.*

Condition; The approved public lighting design (received 25/06/24) to be constructed as per "Meath County Councils; Public Lighting Technical Specification & Requirements" document.

10.7 Water Services

Wastewater

The applicant will be connecting to Public Sewer

Water

The applicant will be connecting to Public water.

Surface Water

All surface water will be directed to public sewer/drain.

Environment – Water Services have made the following comments:

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;

- 1. The applicant shall redesign the surface water to the written satisfaction of the environment department.*
- 2. The applicant shall revise the surface water attenuation system to the written satisfaction of the environment department.*
- 3. The applicant shall clarify the porosity used in the modelling of the attenuation system.*
- 4. The applicant shall ensure all sections of the surface water network have sufficient cover provided.*
- 5. All drainage design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.*
- 6. All drainage design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.*

Uisce Éireann have made the following comments:

No objection in principle and shall be conditioned as follows:

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility has been issued to the applicant advising that (water/ wastewater) connection(s) are feasible.

In order to accommodate the proposed connection at the Premises, upgrade works are required to increase the capacity of the Uisce Éireann watermain network. Approximately 155m of existing 200mm ID watermain is required to be upsized to 400mm ID watermain. These upgrade works are not currently on the Uisce Éireann investment plan therefore, the applicant will be required to fund these local network upgrades. The fee will be calculated at connection application stage.

Uisce Éireann respectfully requests any grant of permission be conditioned as follows; The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.

All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.

Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

Reason: To provide adequate water and wastewater facilities.

10.8 Flood Risk:

As part of this application, the applicant has submitted a Site Specific Flood Risk Assessment prepared by JBA Consulting. The reports states that there is a number of watercourses in the vicinity of the development. The River Tolka flows from west to east, c. 130m northeast of the site. The Castle Stream Tributary - Loughsallagh Stream - flows along the north of the site in an easterly direction, joining the Castle Stream 150m east of the site. The Castle Stream joins the River Tolka c. 0.4km downstream of the site. There are three locations near the site boundary with recorded floods. Dunboyne has been associated with significant flooding in its recent history. The River Tolka has flooded on several occasions.

The assessment concludes by stating that "the OPW Fluvial Flood Map the 1% AEP flood event (Flood Zone A) and the 0.1% AEP flood event (Flood Zone B) do not inundate the main site but there is slight overlapping of the flood waters from the tributary with the undeveloped area of the site boundary.

A detailed hydrological and hydraulic analysis has been undertaken to verify the CFRAM mapping within the FRA study for a site to the west, that included modelling of River Tolka, Castle Farm Stream and the Loughsallagh Stream. Review of the flood maps confirms that all building footprints and roads are located in Flood Zone C, only undisturbed open space (water compatible use) is located in Flood Zone A/B, ground levels are not altered and therefore the Justification Test does not apply.

The minimum recommended FFL is between 65.03mOD to 64.91mOD depending on the location within the site. The FFLs and road levels will manage the risk to the site from the 1% AEP climate providing a minimum freeboard allowance of 500mm for houses and 350mm for roads. The actual design FFLs for the site are all in excess of 65.30mOD and offer significantly more freeboard than the required 500mm. Road levels are also higher than minimum required levels.

The site's surface water management infrastructure has been designed in accordance with the Greater Dublin Strategic Drainage Study (GDSDS), policies and guidelines and the requirements of Meath County Council.

Residual risks have been identified as potential impacts of culvert blockage and potential failure of the stormwater system, both have been shown to have been assessed and mitigated.

As a result of the mitigation details discussed above, it is concluded that the development proposal is in compliance with the core principles of the Planning System and Flood Risk Management Guidelines and has been subject to a commensurate assessment of risk".

The Environment Flooding Section have reviewed this submitted document. The Environment Flooding Section have stated the following;

The applicant is requesting permission for the construction of a housing development which is classified as a 'highly vulnerable development'.

With reference to OPW CFRAM flood mapping and Meath County Council MapInfo flood mapping for the relevant area, the proposed development site is partially situated in Flood Zone A where the probability of flooding is greater than 1% from fluvial flooding; i.e. it is at high risk of flooding and Flood Zone B where the probability of flooding is between 0.1% and 1% from fluvial flooding; i.e. it is at medium risk of flooding.

The aforementioned guidelines call for a Site Specific Flood Risk Assessment (SSFRA) and for the 'Justification Test' to be applied to the subject site to rigorously assess the appropriateness or otherwise of the proposed development. The guidelines are specific in what is required to be submitted in this regard. The applicant has submitted a SSFRA but has not submitted a Justification Test and the outcome of same. The applicant has referred to a previous Flood Risk Assessment that was carried out on a site to the west of the subject site but has not included any details relating to hydraulic modelling. The applicant would need to provide confirmation that the topographical survey information used for the referred SSFRA is current and specific to the subject site and submit all details with regards hydraulic modelling for the subject site. The submitted SSFRA is not of sufficient detail for the planning authority to carry out a thorough assessment and make an informed decision.

Further information is requested as follows:

Having regard to Meath County Development Plan in which it is a policy to consider the DOEHLG / OPW publication 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities' and with reference to Meath County Council's MapInfo flood mapping for the relevant area, the proposed development site is situated in Flood Zone B where the probability of flooding is between 0.1% and 1% from fluvial flooding; i.e. it is at medium risk of flooding. The submitted Site Specific Flood Risk Assessment (SSFRA) is not detailed sufficiently for the planning authority to carry out a thorough assessment and make an informed decision. The submitted SSFRA refers to a previous FRA carried out by the consultant for a site to the west of the subject site but does not state specific details for hydraulic modelling, therefore a detailed assessment cannot be carried out by the planning authority. In accordance with the aforementioned guidelines the applicant shall submit a revised Site Specific Flood Risk Assessment (SSFRA) and apply the 'development management Justification Test' as set out in Chapter 5 of the same guidelines to rigorously assess the appropriateness of the proposed development and shall submit all matters relating to this Justification test and all matters relevant to flood risk relating to the proposed development site to the Planning Authority for their further consideration.

10.9 Broadband

Broadband Officer has made the following comments on the planning application:

The application for this development at Station, Dunboyne, Co. Meath has no information provided for the provision of Telecommunications Services (Broadband Access). At a minimum the developer is required to provide open access ducting to each unit in this development. Internal ducting within each property **must** be installed as per the European Union (In-Building Physical Infrastructure for High-Speed Electronic Communications) Regulations 2023 Technical Guide (Available online). Plans for this ducting should be provided prior to construction.

Telecommunications Services should be installed concurrently with all other services (water & electricity) on an equal and open access basis as per Meath County Council's standard

Broadband Conditions.

Duct network drawings showing the layout and specification of ducting and chambers within the development and to existing telecoms networks should be provided prior to construction. As built drawings will be provided to the Council in pdf and GIS formats.

As this development is a Multi Dwelling Unit (MDU), particular care should be taken by the developer to ensure that there is open access ducting from a central distribution point to each unit in the development.

The developer needs to review the new legislation on in building infrastructure (S.I. 520 of 2023) which requires the developer to provide plans for the in-building telecommunications infrastructure in all MDUs. As this development has Multi Dwelling Units (MDU), the developer is required to comply with this Act.

There is guidance on the requirements to comply with this act at <https://assets.gov.ie/256962/6447407b-ac1c-44f4-b7d6-8f8d8eaad889.pdf> similar guidance is available in the PAS 2016:2010 Next Generation Access for new build homes- Guide. Telecom infrastructure companies may also have their guidance.

Therefore prior to commencement the developer is required to provide plans on how the existing telecom operators in Dunshaughlin will connect into this development and provide the in-building telecommunications infrastructure plans to deliver services to each unit in the development.

Reason: To facilitate all Licensed Operators in providing broadband services to each dwelling within the development.

I concur with the Broadband Officers comments and will seek further information in relation to the delivery of telecommunications Services.

10.10 Part V

The applicant proposes to provide 15 no. residential units, and these are identified as:

- 6 no. 1 & 2 bed apartments in Block K
- 9 no. 1 and 2 bed apartments in Block M.

Part V to be met by delivery of units onsite. In the event of a grant of permission, the applicant shall be conditioned to comply with Part V.

10.11 Ecology

The applicant has not submitted any ecological assessments of the site to verify the presence/activity of bats, birds or mammals. An Appropriate Assessment Screening Report has been submitted and is discussed below in section 10 of this report. It is noted that within the submitted Appropriate Assessment Screening Report during the ecologists site survey (5th June, 2024) ecological constraints including a potential badger sett and potentially suitable breeding habitat for amphibians were noted within and immediately adjacent to the site boundary.

Given the ecological constraints identified in the Appropriate Assessment Screening Report and the existing natural vegetation along the southern and eastern boundaries, I consider it appropriate to request an ecological assessment of the site to identify if there are any further ecological constraints.

10.12 Archaeology

There are no protected structures or national monuments within the site boundary, the nearest noted national monument is located approx. 340m east of the subject site. It is noted as ME051-006001, graveyard.

The Development Applications Unit of the Department of Housing, Local Government and Heritage has made the following comments on the planning application and are noted.

Archaeology

It is noted that the proposed development is large-scale in extent and is located in an area of high archaeological potential. It is our recommendation that the following condition pertaining to Archaeological Monitoring be included in any grant of planning permission that may issue.

Archaeological Monitoring shall consist of the following:

- 1. The applicant is required to employ a qualified archaeologist to monitor under licence all groundworks associated with the development.*
- 2. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.*
- 3. The Planning Authority and the Department shall be furnished with a report describing the results of the monitoring.*

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

10.13 Childcare Facility & Social Infrastructure

A Social Infrastructure Assessment was submitted by the applicant and considered the following Community Infrastructure.

Health & Wellbeing Facilities/Services

The SIA identified in total 12 no. health care providers in Dunboyne town, of which there are a total of 2. no medical/health centre, 3 no. pharmacy, and 3 no. physiotherapist available in the vicinity of the development site to serve the future population of the development.

The existing Health & Wellbeing Facilities are considered adequate.

Childcare Facilities

The SIA identified 1 no. existing childcare services and 1 no. children play therapy services in the vicinity of the development site and consider there to be ample provision of existing childcare services in the vicinity of the development site.

The SIA provide a rationale for removal of the creche permitted (under Ref. RA/180561) in the adjoining phase of the Castle Farm development (phase 1) and the construction of a new creche located on the ground floor of Block L.

The SIA states the following;

Phase 1 of Castle Farm provides for 99 no. dwellings comprised of 34 no. 2, 3 & 4 bed houses and 42 no. 1, 2 and 3 bed apartments / duplex units. The current application for Phase 2 provides for 76 no. dwellings comprised of 34 no. 2, 3 & 4 bed houses and 42 no. 1, 2 and 3 bed apartments / duplex units. The 2001 Childcare Facilities Guidelines for Planning Authorities state that, in general, one new facility catering for 20 no. childcare places should be developed for every 75 new residential dwellings. Taking into account both phases of the Castle Farm development (99 + 76 units = 175 no. dwellings), this would equate to a childcare requirement of c. 47 spaces.

However, the more recent 2023 Apartment Guidelines state with regard to childcare provision that: "One bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision". Both phases of the Castle Farm development cater for 22 no. 1 bedroom units (i.e. 8 no. in Phase 1 & 14 no. in Phase 2) and as such, when the 1-bedroom dwellings are discounted, the development caters for 153 no. dwellings which equates to a requirement to provide for c. 41 no. childcare places. Based upon all of the foregoing, the proposed childcare facility on the ground floor of Block L catering for c. 74 no. childcare spaces is considered adequate to serve the entire Castle Farm development.

The Meath County Development Plan 2021-2027 informs that childcare facilities should be provided in appropriate locations and makes reference to the Guidelines for Planning Authorities on Childcare Facilities (2001) which generally seeks that one childcare facility with places for 20 children shall be provided for each 75 family dwellings.

I also note that under section 4.7 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022 states "that Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms".

Based on this guidance I am satisfied that the 22 no. 1 bedroom units from the Castle Farm development phases 1 & 2 can be discounted, therefore the number of childcare places for the remaining units is 41. The applicant is proposing a creche occupying 324sq.m and catering for c. 74 children.

Having reviewed the plans for the creche I am not satisfied that the area provided for the 3-6 year olds and 2-3 year olds meet the minimum floor space per child under the 2001 Childcare Facilities Guidelines. The applicant shall be requested to provide clarify on this matter.

Notwithstanding this matter, I consider the removal of the creche permitted (under Ref. RA/180561) to be acceptable in the instance where the completion of Block L and the creche is a requirement prior to the commencement of the other residential units on site under phase 2. This is to ensure childcare provision is provided to the existing residents of Castle Farm and in advance of the remaining future residents of phase 2. I consider it appropriate to request a phasing scheme for the subject site by way of further information.

The Environmental Health Officer of the HSE has made the following comments on the planning application.

I wish to make the following observations:

A crèche facility will be located on the ground floor of block C. It is proposed that the facility will cater for a total of 74 children.

- The applicant shall ensure that the minimum clear floor space requirements as outlined in Schedule 7 of the Childcare Act 1991 (Early Years Services) Regulations 2016 are complied with in each room.*
- The applicant should submit proposals for facilities for young children to rest and sleep during the day.*
- The applicant should submit proposal for the provision of food to the full day care facility. It is recommended that the applicant consults with the local Environmental Health Officer in this regard.*
- The applicant should submit proposals for storage space for equipment. This storage should be separate from the playroom floor space, and should be inaccessible to children.*
- The applicant should submit proposals for an outdoor play area for the full day care facility. Details of fencing, surfaces, landscaping, play equipment and storage should all be provided.*

Education Facilities (Primary, Post-Primary, Third level and Further Education & Training)

Overall, the SIA identified 4 no. existing primary school in the vicinity of the development site. The SIA calculates the demand for primary school places created by a development is projected on the basis that an average of 12% of the population are expected to present for primary education as per the methodology of the 'The Provisions of Schools and the Planning System – A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government' guidance (DEHLG, 2008).

The SIA concludes that 175 no. primary school students will move onto secondary level education each year, leaving adequate spaces for the 25 no. children generated from the proposed development.

The SIA identified 1 no. existing post-primary schools outside the vicinity of the development but within Dunboyne (St. Peters College) and 3 within Dublin 15. Details of existing post-primary school identified and their enrolment figures for the 2023 / 2024 academic year are provided.

The Provisions of Schools and the Planning System – A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government guidance (DEHLG, 2008) does not provide a methodology for calculating the demand for school places in secondary schools, so the SIA has assumed that the identified primary school going population of the development would be matched by the secondary school going population i.e., c. 25 no. additional places.

The SIA considers that the expected post-primary school population generated by the development proposal can be adequately met by existing post-primary schools in the vicinity of the development site.

Sports & Recreation (Parks, Playgrounds, Sports Clubs, Fitness Facilities and Recreation)

The SIA identified 10 no. sports and recreation facilities in Dunboyne and the surrounding settlements, of which there are a total, 2 no. Community/ leisure centres, 1 no. gym, 1 no. athletic club, boxing club, GAA club and soccer club.

The SIA concludes that it is evident from the above that there is a wide-ranging number and variety of existing sports and recreation facilities available to serve the future population of the development. In addition, the development also provides for new public open spaces, all of which add to the recreational choices in the immediate area.

The existing Sports & Recreation are considered adequate to cater for the needs of the new residents.

In conclusion, I am satisfied that Dunboyne and surrounding areas has an adequate range of facilities which will be of benefit to the future residents of the proposed development and has sufficient capacity in these facilities accommodate the requirements of these future residents.

11.0 Appropriate Assessment:

Article 6(3) of Council Directive 92/43/EEC (as amended) on the conservation of natural habitats and of wild fauna and flora ('the Habitats Directive') requires that any plan or project that is not directly connected with or necessary to the management of the Natura 2000 site concerned but is likely to have a significant effect on it, on its own or in combination with other plans and projects, is to be authorised only if it will not adversely affect the integrity of that site.

The proposed development site is wholly located outside of any European sites and there are no European sites within the immediate surrounding area. The closest European sites to the proposed development are:

- North Dublin Bay SAC (000206) – c. 22 km to the southeast
- South Dublin Bay SAC (000210) – c. 23 km to southeast.
- Rye Water Valley/Carton SAC (001398) – c. 6.3 km to the southeast.
- North Bull Island SPA (004006) – located c. 18.5 km to the southeast.
- South Dublin Bay and Tolka Estuary SPA (004024) – located 23 km to the southeast
- North-west Irish Sea SPA 004236) -located 24.5 km to the southeast

The applicant has submitted An Appropriate Assessment Screening Report prepared by Enviroguide Consulting. The Stage 1 Appropriate Assessment Screening identified that the Proposed Development is not directly connected with or necessary to the management of any European sites. There is some potential for pollutants entering the network via surface water during the Construction and Operational phases to reach European sites in Dublin Bay. The surface water bodies connected to the Site (Loughsallagh stream, Dunboyne stream, and the Tolka River) travel southeast for a minimum of 18.5km before reaching any European sites. The screening report identified no S-P-R connection between the Proposed Development and any European sites via air or land pathways and ex-situ habitat loss.

An assessment of Likely Significant Effects found no impact on any Natura 2000 site as presented in Table 6 in the report.

TABLE 6. SUMMARY OF IMPACT ASSESSMENT ON EUROPEAN SITES AS A RESULT OF THE PROPOSED DEVELOPMENT.

Site	Habitat Loss / Alteration	Habitat or Species Fragmentation	Disturbance and/or Displacement of Species	Changes in Population Density	Changes in Water Quality and/or Resource	by combination effects	Stage 2 AA Required
SAC							
North Dublin Bay SAC (000206)	No	No	No	No	No	None	NO
South Dublin Bay SAC (001266)	No	No	No	No	No	None	NO
Rye Water Valley/Carton SAC (001398)	No	No	No	No	No	None	NO
SPA							
North Bull Island SPA (004006)	No	No	No	No	No	None	NO
North-west Irish Sea SPA (004236)	No	No	No	No	No	None	NO
South Dublin Bay and River Tolka Estuary SPA (004024)	No	No	No	No	No	None	NO

The Screening Report concludes by stating the following;

The Proposed Development at Station Rd, Dunboyne, Co. Meath has been assessed taking into account:

- *The nature, size and location of the proposed works and possible impacts arising from the construction works.*
- *The QIs and conservation objectives of the European sites.*
- *The potential for in-combination effects arising from other plans and projects.*

In conclusion, upon the examination, analysis and evaluation of the relevant information and applying the precautionary principle, it is concluded by the authors of this report that, on the basis of objective information; the possibility may be excluded that the Proposed Development will have a significant effect on the European sites listed below:

- North Dublin Bay SAC (000206).
- South Dublin Bay SAC (001266).
- Rye Water Valley/Carton SAC (001398).
- North Bull Island SPA (004006).
- North-west Irish Sea SPA (004236).
- South Dublin Bay and River Tolka Estuary SPA (004024).

The screening exercise above used the best available scientific knowledge and objective information to assess potential impacts to European sites arising from the project itself or in combination with other plans and projects.

Based on this assessment, and in light of these sites' conservation objectives, the possibility of any likely significant effects on the above listed European sites may be excluded. Thus, there is no requirement to proceed to Stage 2 of the Appropriate Assessment process and the preparation of an NIS is not required.

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 has 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, primarily as a result of the pollutants entering the network via surface water during the construction and operational phases and the hydrological connection to the site via surface water drainage to watercourses adjoining the site which out falls to the River Tolka which in turn out falls to the marine environment at Dublin Bay effect the integrity of the North Dublin Bay SAC, South Dublin Bay SAC (001266), North Bull Island SPA (004006), North-west Irish Sea SPA (004236) and South Dublin Bay and River Tolka Estuary SPA (004024) in the absence of mitigation measures. In light of this, it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is required in this instance.

12.0 Environmental Impact Assessment:

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA). This determination is based on the requirements set out in Schedule 5 of the Planning & Development Regulations, 2001 as amended, that does not exceed the stated threshold (as per Article 92). The proposed development, comprises of a total of 76 no. dwelling units, is not listed in Schedule 5 therefore a mandatory EIA is not required.

The Planning Authority must also determine if a sub-threshold EIAR is required. The proposed development at 76 no. units, is significantly below the relevant threshold for residential development (construction of more than 500 dwelling units). However, in combination with other developments in particular the Large-Scale Residential Development permitted under ref number 23/849 for 716no. dwellings to the south of the subject site the threshold is exceeded. LRD Opinions have been issued (ref no LRD0017 & LRD0020) for over 1,010 units to the north of the subject site.

According to guidance pertained in the EIA Guidelines (2018), *“for all sub-threshold developments listed in Schedule 5 Part 2, where no Environmental Impact Assessment Report (EIAR) is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment.”*

The applicant has not submitted an EIA Screening report to assist the planning authority in determining whether an EIAR is required. I accept that the subject development on its own merits may be deemed sub-threshold development, however it cannot be overlooked that there have been a number of applications proximate to the application site for large scale residential developments and in the context of the surrounding land zoning. Further Information shall therefore be requested for the applicant to submit an EIA Screening having regard to the criteria set out in Schedule 7.

13.0 Conclusion:

The proposed development of 76 residential units is considered acceptable in principle. However, Further Information is required in relation to several items in order to appropriately make a recommendation.

14.0 Recommendation:

It is recommended that the following **further information** be requested from the applicant:

1. (a) A review of the floor plans and housing quality assessment report for the proposed apartment units indicates that units in apartment building blocks L and M do not meet the minimum requirements for aggregate living area, storage and private open space as outlined in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022. The applicant shall submit revised plans showing compliance with the minimum requirements of these guidelines. The revised plans should include the provision of storage for bulky items outside individual units.

(b) The Planning authority has concerns in relation to proposed separation distance between proposed Block K and the existing residential Block J to the west with regards to potential overshadowing and daylight/sunlight provision. The applicant is therefore requested to submit a Sunlight/Daylight assessment to assess the impact of the proposed development on neighbouring existing buildings and the quality of daylight and sunlight within the proposed development. Daylight and sunlight levels should, generally, be in accordance with the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2011), and any updates thereof.

(c) It is noted that there are inconsistencies with regards to the number of units proposed for Type B & C stated on the legend of the proposed site layout plan (Drawing no 1711.P02) and shown on the plan and referenced in the housing quality assessment report. In addition, the aggregate bedroom area of House Type E is below the DoHPCLG minimum size on the legend of drawing no D1711-UT07 and yet is above the minimum size on the floor plans and housing quality assessment report. The applicant is requested to clarify these inconsistencies.

(d) Further discrepancies have been identified with regards to aggregate bedroom area size of duplex type 4b between the housing quality assessment report and drawing no D1711-UT13. The applicant is requested to clarify.

(e) The applicant shall submit a revised plans clearly demonstrating the location and size in sqm of the proposed communal open space for residential Blocks H & K.

(f) The applicant is requested to submit plans and elevations illustrating that the proposed bin storage has adequate ventilation, drainage and a means of hosing down etc for apartment blocks M and L.

(g) The applicant is required to demonstrate compliance with policy SOC Obi 13 where open space requirements shall be provided for within the A2 zoned development site area only, excluding lands zoned F1 Open Space.

(h) The applicant shall provide drawings detailing the site boundary treatment of all types to be used in the site. The northern site boundary and western site boundary shall be consistent in terms of treatment with the existing boundary of the Castle Farm Phase 1 development.

2. **(a)** The applicant shall provide confirmation that the proposed creche meets the minimum floor space per child requirements as outlined in Appendix 1 of the 2001 Childcare Facilities Guidelines 2001. The applicant shall submit revised plans showing compliance if it is found that the creche falls to meet these minimum standards.

(b) The applicant should submit proposals for facilities for young children to rest and sleep during the day.

(c) The applicant should submit proposal for the provision of food to the full day care facility. It is recommended that the applicant consults with the local Environmental Health Officer in this regard.

(d) The applicant should submit proposals for storage space for equipment. This storage should be separate from the playroom floor space and should be inaccessible to children.

(e) The applicant should submit proposals for an outdoor play area for the full day care facility. Details of fencing, surfaces, landscaping, play equipment and storage should all be provided.

3. The applicant shall submit a phasing scheme for the proposed development. The phasing scheme shall incorporate sub phases and shall include the creche and Block L in the first phase of development. This is to ensure the required supporting social infrastructure in the development is provided for in an orderly and timely manner for both the existing and future residents. The phasing arrangements shall in so far as is possible minimise impacts on existing residents during construction
4. The applicant is required to demonstrate compliance with policy SH OBJ 22 which seeks all new residential developments on zoned lands in excess of 20 residential units provide for a minimum of 5% universally designed units in accordance with the requirements of the 'Building for Everyone: A Universal Design' developed by the Centre for Excellence in Universal Design (National Disability Authority).
5. An Ecological Impact Assessment (EclA) should be undertaken by a suitably qualified professional using established best practice survey methods at the appropriate time of year.
 - a) All habitats on site should be surveyed by suitably qualified professional(s) at the appropriate time of year and habitats should be mapped to Fossitt (2000) "A Guide to Habitats in Ireland", following best practice guidelines in Smith et al. (2011) "Best Practice Guidance for Habitat Survey and Mapping".
 - b) The assessment should include likely impact on the ecology of the whole site (including any sites designated for nature conservation) and presence of invasive species – impacts on key ecological receptors and appropriate mitigation measures.
 - c) Proposals should seek to integrate the protection and enhancement of existing biodiversity/ecological and landscape features, where possible, by minimising adverse impacts on existing habitats (whether designated or not) and by including mitigation and/or compensation measures, as appropriate and provide links to wider countryside (pursuant to article 10 of the Habitats Directive).
 - d) The assessment should inform the boundary treatment measures for the subject site.
6. The applicant is proposing a development of 76 no. dwellings on a site of 2.14ha. When taken in conjunction with residential developments already permitted in the vicinity, the Planning Authority is not satisfied that the cumulative impacts of the proposed development have been adequately assessed in the application documentation. The applicant is therefore requested to address the requirement for EIA screening and potential need for submission of an EIAR in respect of this development.

7. 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. The Planning Authority's Screening for Appropriate Assessment has 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, primarily as a result of the pollutants entering the network via surface water during the construction and operational phases and the hydrological connection to the site via surface water drainage to watercourses adjoining the site which out falls to the River Tolka which in turn out falls to the marine environment at Dublin Bay effect the integrity of the North Dublin Bay SAC, South Dublin Bay SAC (001266), North Bull Island SPA (004006), North-west Irish Sea SPA (004236) and South Dublin Bay and River Tolka Estuary SPA (004024) in the absence of mitigation measures. In light of this, the applicant is requested to submit Stage 2 Appropriate Assessment (Natura Impact Statement).

8. The applicant shall provide details for telecommunications infrastructure for each unit. The applicant is requested to liaise with telecommunication suppliers with respect to the proposed development to confirm their respective requirements along with providing confirmation of same. The application shall submit revised drawings demonstrating a duct network and chambers in accordance with relevant standards for the proposed scheme.
9. Having regard to Meath County Development Plan in which it is a policy to consider the DOEHLG / OPW publication 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities' and with reference to Meath County Council's MapInfo flood mapping for the relevant area, the proposed development site is situated in Flood Zone B where the probability of flooding is between 0.1% and 1% from fluvial flooding; i.e. it is at medium risk of flooding.

The submitted Site Specific Flood Risk Assessment (SSFRA) is not detailed sufficiently for the planning authority to carry out a thorough assessment and make an informed decision. The submitted SSFRA refers to a previous FRA carried out by the consultant for a site to the west of the subject site but does not state specific details for hydraulic modelling, therefore a detailed assessment cannot be carried out by the planning authority. In accordance with the aforementioned guidelines the applicant shall submit a revised Site Specific Flood Risk Assessment (SSFRA) and apply the 'development management Justification Test' as set out in Chapter 5 of the same guidelines to rigorously assess the appropriateness of the proposed development and shall submit all matters relating to this Justification test and all matters relevant to flood risk relating to the proposed development site to the Planning Authority for their further consideration.

10. The applicant is invited to address the following items in relation to roads and transportation:

(a) The applicant should be requested to submit a revised site layout to demonstrate the following:

1. The applicant should incorporate the latest design of the signalised junction on the L2228 Station Road into the layouts. This should include the upgraded design of the permanent 4 arm junction. This should tie into the upgraded Dunboyne Eastern Distributor Road which should also be shown on the layouts on the western boundary of this proposed development. The latest layouts should be submitted and incorporated into the proposed development layouts to see if the setbacks are correct for the building lines and infrastructure to be constructed here.
2. The applicant should incorporate all the new infrastructure within the redline boundary to the west which includes the eastern distributor road and the main junction on the L2228. This infrastructure needs to be updated to the latest designs. This information has been discussed and shown in the traffic and transport assessment submitted by the applicant.
3. There is an emerging preferred layout planned (Dunboyne and Clonee Pedestrian and Cycle network) to the front boundary of this proposed development. The applicant should submit the full cross section of the proposed design and show the correct location of the front boundary treatment for the proposed development. The front boundary treatment of the proposed development is not to interfere with the future proposed active travel scheme.
4. The applicant should allow a pedestrian access for the residents on the eastern side of this proposed development onto the L2228 Station Road. Residents who want to go to Clonee would be required to double back on their trip through the estate, this design is not in accordance with DMURS. The boundary treatment in this location will also have to be modified and designed in accordance with DMURS. This information should be submitted at further information.

(b) The applicant should provide the following information with further information on the internal layout;

1. The applicant should provide swept path analysis showing a refuse truck entering and exiting the one-way area to the eastern side of the proposed development. The lane widths are not clear.
2. The Hammerheads should be designed in accordance with the site development works manual. All dimensions should be clear on the layouts.
3. The applicant should provide the room for a 3m wide shared footpath to the south of the proposed development and show an indicative route with further information on the layouts.
4. The applicant should submit a road hierarchy drawing showing the layouts designed in accordance with DMURS. All dimensions should be clear on the layouts.
5. Home zones should have a raised ramp on entry and signage to warn the motorist that they are entering a home zone area. Home zones should have a raised ramp on entry and signage to warn the motorist that they are entering a home zone area. Proposals for the material to be used shall be agreed with Meath County Council prior to commencement, this detail to be 45mm of STA (SIAC Duracolour – Buff Finish) surface course SMA 14 surf 40/60 (14mm aggregate, min 30% content) to NRA series 900.
6. The applicant should clarify the car parking allocation for block F, K & H which is not clear. If Block F are houses, they should have in-curtilage parking.
7. The applicant should clarify that all roads have 6m width for reversing vehicles in accordance with DMURS.

8. Some in-curtilage parking has entrances onto junctions. The applicant should modify these entrances to allow safe manoeuvres away from junctions.
- (c) The applicant should provide the following information with further information on bicycle Parking layouts.
1. 175 no. Cycle parking spaces/provision has not been detailed on the plans submitted. This should be clarified. These spaces should be easily identifiable and accessible.
 2. Bicycle parking should be of a high standard with parking for each unit provided in a separate secure compartment. Stacking of bicycle parking can be provided if it is practicably accessible. Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and well sign posted. All long-term (more than three hours) cycle racks shall be protected from the weather. The applicant is required to provide sufficient covered secure bicycle stands for all apartment and duplex units.
- (d) The applicant should submit a road safety audit stage 2 and submit the revised drawings as per the recommendations of the road safety audit stage 2 with further information.
- (e) The Construction Traffic Management Plan should be submitted by the Applicant for further information. The management plan should have particular regard to minimising the potential impacts of the proposed development on existing residents.
- (f) All shared car parks should include the provision of necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers. The applicant should submit revised plans clearly shown on the layouts.
11. Submissions has been received in relation to the proposed development. The applicant is requested to review the contents of the submission and address the issues raised by way of a comprehensive response.
12. 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 2000-2022. You should not publish any notices unless and until such time as the Planning Authority issues you with a notification to do so.

Please note the response to Further Information for Online applications should be made online on the EPlan Portal



Peadar McQuaid

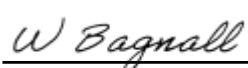
Executive Planner

Date: 15.08.2024

RECOMMENDATION

ACCEPTED

16 August 2024

SIGNED: 

Wendy Bagnall

Senior Executive Planner

Date:

**FURTHER
INFORMATION**