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PLANNING AND DEVELOPMENT ACT, 2000 – 2022

Chief Executive Order No: 1168/24
Reference Number: 24/60468

Date: 16 August 2024

Merville Homes Ltd

Tracy Armstrong
Armstrong Fenton Associates
13 The Seapoint Building
44-45 Clontarf Road, Dublin 3
D03 A0H3

**FURTHER
INFORMATION**

Nature of Application: PERMISSION for development, on a site area of c.2.14Ha, located at Station Road, Dunboyne, Co. Meath, in the townland of Castle Farm, south and east of the existing Castle Farm residential development. The proposed development consists 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 at

Location of Development: Station Road Dunboyne Co, Meath

Dear Sir/Madam,

In considering this application, it has been found necessary to request further information. This information is essential for a full and proper evaluation of the application and is set out on the attached form.

Meanwhile consideration of the application has been suspended pending submission of this information.

The Planning Authority wish to point out that if the information requested is not submitted within six months of the date of this letter, the application shall be deemed to be withdrawn.

Yours Faithfully,

On behalf of Meath County Council.

RECOMMENDATION

ACCEPTED

16 August 2024

SIGNED: wendy bagnall

Further Information Request

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 (EcIA) 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