

## Meath County Council



### Planning Report

**To:** Deirdre Fallon, Senior Executive Planner

**From:** Peadar McQuaid, Executive Planner

**File Number:** 2460832

**Applicant:** Manley Developments Ltd

**Development Address:** Phase 9, Avourwen, Platin Road, Lagavooren, Drogheda, County Meath.

**Application Type:** PERMISSION

**Date of Site Inspection:** 12<sup>th</sup> November 2024

**Date of Report:** 26<sup>th</sup> November 2024

**Date Decision Due:** 1<sup>st</sup> December 2024

**Development Description:**

The development will consist of: 1. 36 duplex units comprising 22 no. 2 bed units and 14 no. 3 bed units contained within 3 storey blocks. 2. Provision of a retail area of 142.37sqm and a creche of 671.57 sqm with an external child play area of 710 sqm. 3. Provision of 40 no. car parking spaces and 106 bicycle parking spaces. 4. All associated site development works including; landscaping, site lighting, play areas, bin stores, signage, boundary treatments and services infrastructure.

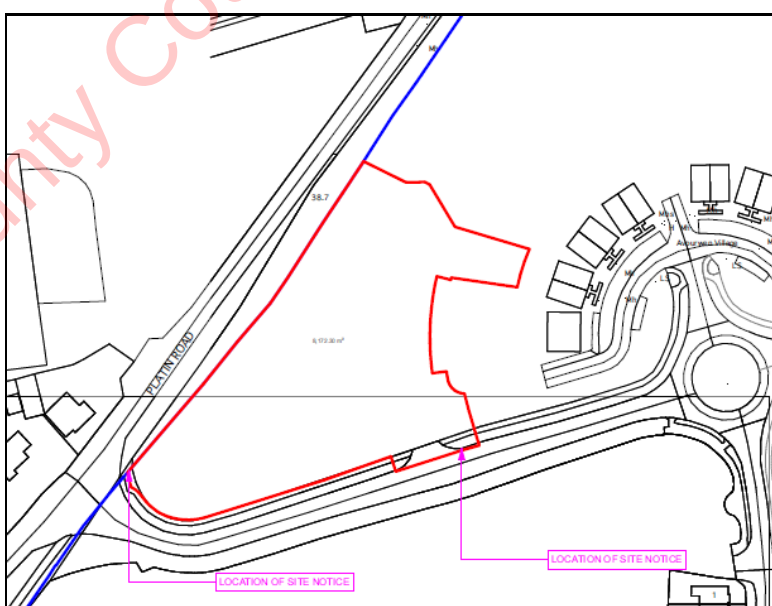
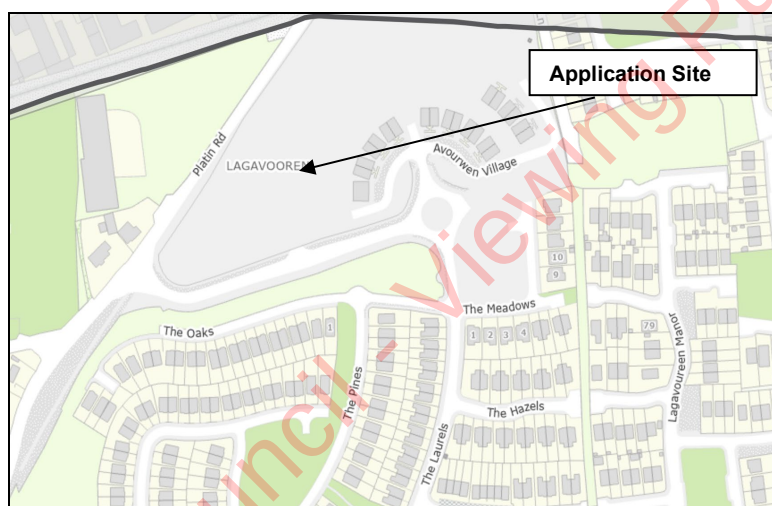
## 1.0 Site Location & Description:

The application site is located to the east of Platin Road in the southern environs of Drogheda Town. The application site consists of a stated area of 0.817ha and is currently in use as a temporary construction compound and car park. The topography slopes towards the northern end of the site.

The application site is accessed via an existing distributor road for the multi phase Avourwen residential development. The proposal (Phase 9) is to develop the lands that face onto the Platin Road and will bound the existing “Alders” three storey duplex development to the east. The Louth County boundary is just to north.

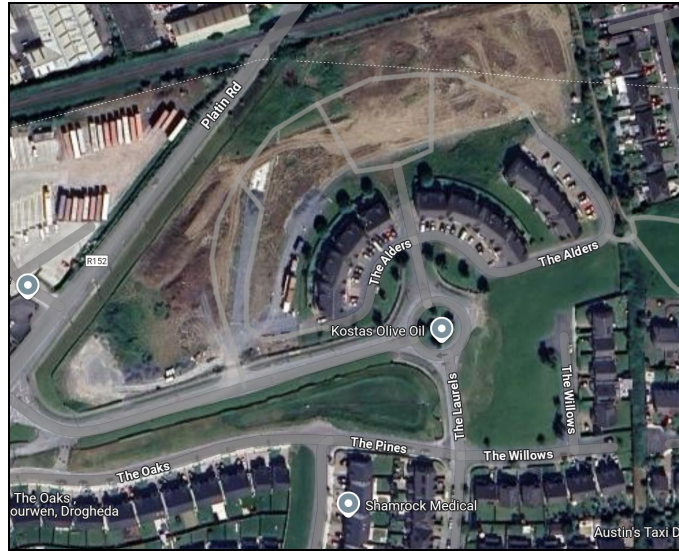
The site is zoned as “A2 New Residential”, the Objective is to provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate. There are no protected structures or national monuments within or near the site boundary.

### Site Location:



Site location map – site in red

## Aerial Map



## Site Photos:



View of application site looking northeast



View of application site looking northwest

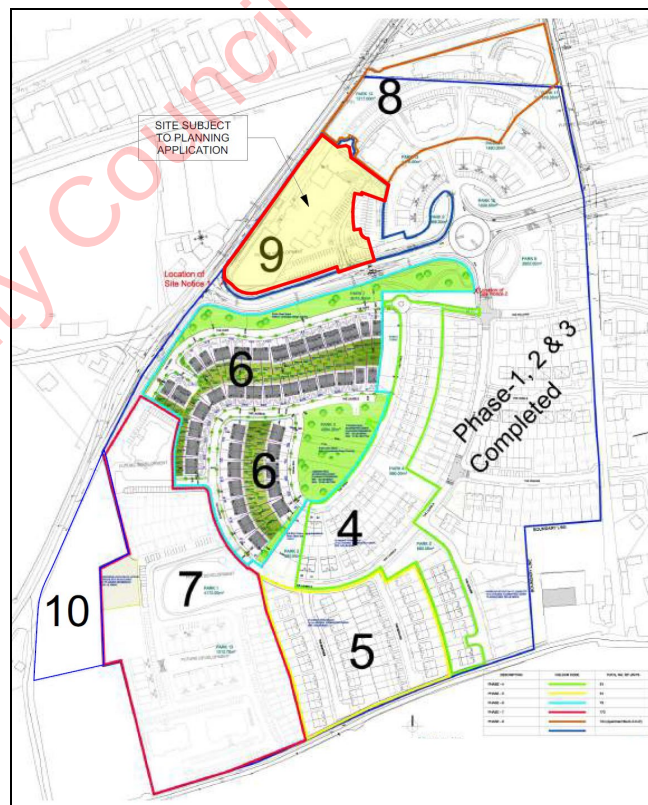


View of application site from Platin Road

## 2.0 Proposed Development:

The development will consist of:

- 36 duplex units comprising 22 no. 2 bed units and 14 no. 3 bed units contained within 3 storey blocks.
- Provision of a retail area of 142.37sqm and a creche of 671.57 sqm with an external child play area of 710 sqm.
- Provision of 40 no. car parking spaces and 106 bicycle parking spaces.
- All associated site development works including; landscaping, site lighting, play areas, bin stores, signage, boundary treatments and services infrastructure.
- All part of Phase 9 of the Avourwen residential development.



Avourwen Masterplan Development Phasing Map permitted under PA ref SA/60309

### **3.0 Planning History:**

Reg. Ref. LB201937/ ABP-310837-21 – Permission GRANTED - The development will consist of: 1.3 no. 4 storey apartment blocks totalling 82 no. apartments including 41 no. 1 Bed Apartments and 41 no. 2 Bed Apartments 2.3 no. 3 storey duplex blocks totaling 12 residential units including 6 no. 2-storey 3 bed Duplex units and 6 no. 1-Storey 2 Bed units 3. Provision of a stand alone creche of 678 sqm with an external child play area of 165 sqm 4. Provision of 138 no. car parking spaces and 153 bicycle parking spaces 5. All associated site development works including; landscaping, site lighting, play areas, bin stores, signage, boundary treatments and services infrastructure Previously, planning permission was granted for similar development on the same site layout by way of Planning Register Number: SA/60309, subsequently extend by permission Planning Register Number: SA/120088. Significant Further information/Revised plans submitted on this application. Applicant: Manley Development Ltd.

Reg. Ref.SA120088 – Permission GRANTED- EXTENSION OF DURATION OF PLANNING PERMISSION SA60309 - new residential /commercial development of 501 no. houses;74 no apartments in 3 blocks (A,B &E); 2352 sqm leisure centre; 467sqm shops in 6 units; 2 no creches (one 639sqm near leisure centre an done 635sqm in housing estate); landscaping and associated site works, new roads including a section of the Bryanstown Cross route, boundary walls and fencing. The development will read in conjunction with 2 no. apartment blocks (C&D) containing 50 apartments and site works including new boundary walls and fencing, also at Platin/Dulek Road, Lagavooren Drogheda (separate application for permission for these apartments made concurrently to Drogheda Borough Council). An Environment Impact Statement has been carried out, an eis enclosed with this application. Applicant: Rockview Development

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### **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 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.

#### **4.3 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.

#### **4.4 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.

#### **4.5 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.

#### **4.6 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.

Drogheda is designated as a "Regional Growth Centre", These are large towns with a high level of self-sustaining employment and services that act as regional economic drivers and play a significant role for a wide catchment area.

In recognition of the requirement for a co-ordinated strategy to maximise the growth potential of Drogheda, which is designated as a Regional Growth Centre in the NPF, Regional Policy Objective (RPO) 4.11 in the RSES sets out the requirement for the preparation of a Joint Urban Area Plan for the town between Meath and Louth County Council. The preparation of Joint Urban Area Plan has been commenced.

The Southern Environs of Drogheda has been identified as having an integral role in the development of Drogheda as a Regional Growth Centre, with these lands having the capacity to deliver residential and economic development in strategic locations.

Pending the preparation of the Joint Urban Area Plan, it is not proposed to make any amendments or alterations to the land use zoning map for the Southern Environs. The current zoning map and Development Strategy for the settlement will therefore remain in place until such a time as this Plan has been finalised.

South Drogheda has been identified as a strategic employment centre in the Meath Economic Development Strategy due to the strategic location of the area along the Dublin-Belfast Economic Corridor and its connectivity between Dublin City Centre and Airport via road and rail links. The development of the town as a Regional Growth Centre is dependent on economic investment and job creation therefore this Plan will continue to support the economic development of the town and in particular the concentration of development in the IDA Business Park and the employment lands on the Duleek Road.

There has been an increase in residential activity in the area with permission granted for residential developments on the Rathmullan Road and Duleek Road. A Strategic Housing Development of 250 residential units has also been granted permission in Bryanstown. This Plan will support the creation of sustainable communities in South Drogheda, with the development of residential lands being dependent on the provision of any necessary social and physical infrastructure.

#### **4.6.1 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.

#### **4.7 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 12 To secure the implementation of the Meath Housing Strategy 2020-2026.

- SH OBJ 14 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 15 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:

No objections/submissions were received within the 5 weeks statutory period in respect of the planning application.

## 6.0 Representation:

None

## 7.0 Prescribed Bodies:

The application was referred to the following external bodies:

|                                    |                                                     |
|------------------------------------|-----------------------------------------------------|
| Uisce Eireann                      | No report received at time of the recommendation.   |
| Department Applications Unit (DAU) | Report received; No objection subject to conditions |
| HSE                                | Report received. Comments Noted.                    |
| An Taisce                          | No report received at time of the recommendation.   |

## 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; No objections                   |
| Environment Section (Waste)          | Report received; Further Information Required.   |
| Transportation (Public Lighting)     | Report received; Further Information Required.   |
| Childcare Committee                  | Report received: Comments noted                  |
| 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 not taken place as indicated on Q19 of the submitted application form.

## **10.0 Planning Assessment:**

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

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

### **10.1 Principle of Development/Planning Policy:**

The application site is entirely 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.

The zoning guidance states this is the primary zone to accommodate new residential development. Whilst residential zoned lands are primarily intended for residential accommodation, these lands may also include other uses that would support the establishment of residential communities. This could include community, recreational and local shopping facilities.

These facilities must be at an appropriate scale and cannot interfere with the primary residential use of the land.

Individual convenience stores in neighbourhood centres on A2 zoned lands should generally not exceed 1,000m<sup>2</sup> net retail floorspace unless otherwise identified in a Local Area Plan.

The applicant is seeking permission for 36 duplex units and creche. Residential development and a childcare facility are deemed as permitted uses in “A2 New Residential”, zoned lands.

The applicant is further seeking permission for the provision of a retail area. Section 11.14.6 of the Meath County Development Plan 2021-2027 states that a “Convenience outlet” is a single level store selling food and other convenience items with a net sales area of not more than 200m<sup>2</sup>. The floor area of the proposed retail unit is 142.37m<sup>2</sup> and located at ground level in one of the proposed blocks. I am satisfied retail unit can be defined as Convenience outlet and is therefore considered a permitted use.

Overall, the principle of development at the application site is considered acceptable subject to normal planning considerations.

## 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”.

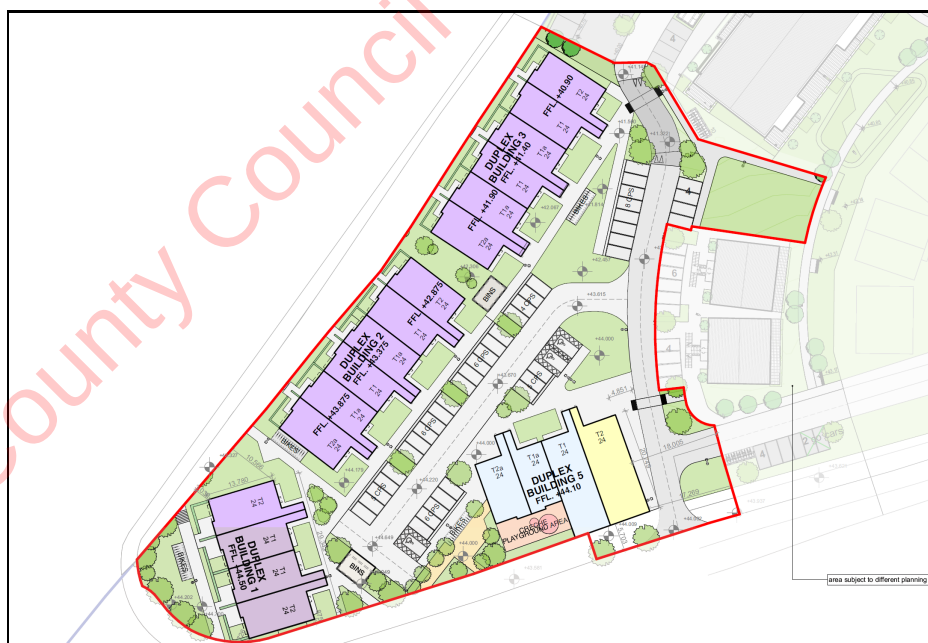
Drogheda is designated as a “Regional Growth Centre”, These are large towns with a high level of self-sustaining employment and services that act as regional economic drivers and play a significant role for a wide catchment area.

Table 2.12 of the MCDP 2021-2027 sets out the Core Strategy Table, Population and Household distribution to 2027, Drogheda has a proposed household allocation of 1,631 no. units over the lifetime of the plan. 1,128<sup>1</sup> no. units have extent permission, therefore leaving 503 no. units to be delivered throughout the plan lifetime. The proposal consists of 36 no. residential units therefore the Core Strategy can accommodate the proposed development.

## 10.3 Design, layout and siting:

### 10.3.1 Layout

The site is approx. 0.817ha, and the proposal consists of 36 duplex units comprising 22 no. 2 bed units and 14 no. 3 bed units contained within 3 storey blocks. It is phase 9 in the Avourwen development. The proposed residential units, creche and retail unit are designed into four individual blocks. The site layout design is influenced by the positioning of the car parking and green area in the central portion of the site, with the blocks towards the perimeter.



Proposed site layout plan

The housing typology breakdown is as follows: -

<sup>1</sup> Source: Forward Planning CDP monitoring tracker

### Duplex Units

- 22 no. 2 bed units
- 14 no. 3 bed units

A Housing Quality Assessment (HQA) has not been submitted as part of the application to demonstrate compliance with the minimum requirements contained in The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023. Further information shall be requested.

### **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.





CGIs of proposed development.



3D Visualisation of site layout

The applicant has submitted an Architectural Design Statement compiled ALTU Architects; the statement addresses the 12 Urban Design Criteria. It is considered generally acceptable and accords with DM OBJ 13.

The external finishes of the residential units are concrete tile roof and zinc canopy above front door. The elevational treatment will consist of either an off-white render plaster and select brick and a select brick finish will two contrasting colours. The retail unit and creche have similar external finishes.

The general external finishes proposed in the Architectural Design Statement are considered acceptable, however the exact material finish for each individual block is unclear. Clarification will be required.



### 10.3.3 Unit Mix

The residential units proposed include a mixture of 2 bed and 3 bed units.

| Unit Type    | No. of Units | % mix |
|--------------|--------------|-------|
| 2 bed Duplex | 22           | 61.1  |
| 3 bed Duplex | 14           | 38.9  |
| Total        | 36           | 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 proposed mix of apartment units are in accordance with Specific Planning Policy Requirement 1 (SPPR 1). The proposal provides a sustainable mix of units 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.

No information has been provided by the applicant in relation to plot ratio.

### 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 applicant has not provided any information with regard to site coverage.

### **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,

- The appropriate residential density for Regional Growth Centres/Key Towns: (Navan/Drogheda) is 35-45 uph

Table 3.4 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 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 southwestern environs of Drogheda.

The applicant has stated in the Architectural Design Statement that the density is 29 units per hectare. Having regard to appendix B of the Sustainable and Compact Settlements Guidelines for Planning Authorities Guidelines 2024 and exclusions, the applicant has not demonstrated how they have arrived at this calculation.

Having regard to the above policy context, the proposed residential density of 29 dwellings per hectare is below the encouraged lower density limit of 35 uph as set out in DM OBJ 14 of the Meath County Development Plan 2021-2027 and the range set out in Table 3.4 of the Sustainable and Compact Settlements Guidelines for Planning Authorities Guidelines 2024.

The stated density is not considered acceptable. The applicant should be invited to revise the proposed development to clearly demonstrate that the proposed development complies with the above referenced density recommendations. Further information is therefore required.

### **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.

Duplex 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

As stated above a Housing Quality Assessment as not been provided by the applicant. It's unclear from reviewing the site layout plan whether the minimum standards for private open space have been achieved.

### **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.

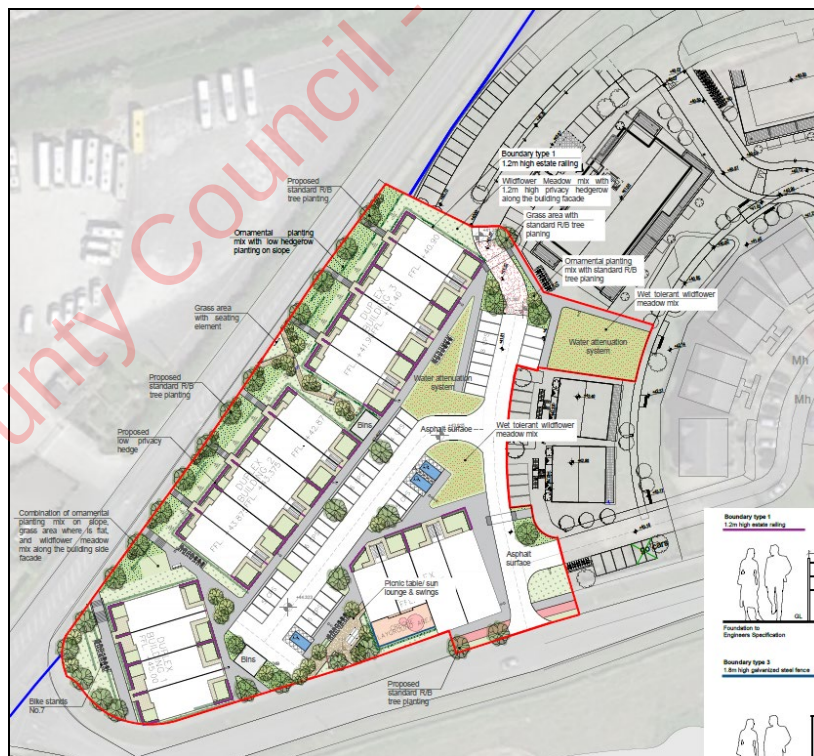
Sustainable Residential Development and Compact Settlement guidelines allow for a reduction in public open space provision. Policy and Objective 5.1 of the guidelines states that it is a policy and objective of these Guidelines that statutory development plans include an objective(s) relating to the 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.

An overall area of 1,689.54 sqm of public open space is proposed by the applicant which is stated to equate to 20.6 % of the overall site area. I note the inclusion of the large open area to the northeast of the site within the calculation of open space provision. It is unclear as to whether this space is included within the open space provision for phase 8 of the development which received planning permission from An Bord Pleanála under ref no 310837-21. Condition no 2 of the Grant of Permission required the omission of "Duplex Block number 1" with the resultant space to provide a public amenity space and additional parking area for the creche facility. Clarification will be required to determine whether this large open area is to be included in the subject applications public open space provision.



Extract Landscape plan permitted under LB201937/ ABP 310837-21

Overall, I am not satisfied that the proposed open space is of sufficient quality given much of it appears to be interspersed between car parking areas/paths or to the side of the buildings. 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. The applicant shall be requested to redesign the public open space. The contents of the landscape plan are noted.



Proposed landscape plan

### **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 has not provided any information in regard to communal open space.

### **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.*

Minimum separation distances of 16m and above are achieved throughout the proposed development.

#### **10.3.11 Screen walls and Boundaries**

Boundary treatment details have been included with the application. The applicant is proposing a 1.2m high estate railing to define each garden space and a 1.8m high galvanized steel fence to secure the creche playground area.

Policy DM POL 8 requires the provision of high quality, durable, appropriately designed and secure boundary treatments in all developments. The proposed 1.8m high galvanized steel fence is not considered to accord with Policy DM POL 8 and therefore an alternative boundary treatment should be sought via further information request.

#### **10.3.12 Bin Storage**

A bin store compound/area has been provided in two separate locations within the proposed development. The applicant has not demonstrated whether this is sufficient to meet the needs of the future residents. The materiality of the storage compound has not been defined. The storage of waste for both the retail unit and creche is unclear and requires clarification.

The following referral response has been received from MCC Waste section

*The Environment Waste Section requires **further information** to inform a decision for the proposed development.*

- The Applicant shall prepare a Resource Waste Management Plan (RWMP) for the proposed development. Information submitted as part of the Project Management Plan is insufficient.*
- The Applicant shall develop the submitted Construction Environmental Monitoring Plan (CEMP) during the construction phase. The existing CEMP (Part of the submitted Project Management Plan) does not provide sufficient detail.*
- The applicant needs to provide details for bin storage in duplex units, Creche and Retail Units i.e. General, Recyclable, Glass, and Food Waste.*
- The applicant shall provide details on how they will comply with The requirements set out in the Meath County Councils Waste Management (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws 2018,*
- The applicant needs to prepare and submit an Operational Waste Management Plan for the Creche, Retail Units and Duplexes.*
- Details need to be provided on bins stores' lighting, access, ground surfaces, receptacles and screening. Details on any movement of bins to facilitate collection/emptying needs to be provided.*

- *Deposit Return Scheme Retail Unit (as applicable) -, The applicant shall put in place a system for collection and return for drink containers under the Deposit Return Scheme (DRS). The applicant must provide a disposal receptacle for rejected bottles and cans adjacent to the DRS machine and ensure all rejected items are segregated appropriately for recycling.*
- *A Noise Assessment and Management Plan needs to be provided for this application for both construction and operational phases. Information submitted as part of the Project Management Plan is insufficient.*

### **10.3.13 Building Height**

Section 11.5.9 of the Meath County Development Plan 2021-2027 relates to Building Height and makes specific reference to the Urban Development and Building Height Guidelines (2018). In accordance with SPPR1 of the Guidelines, certain locations within County Meath have been identified as suitable locations to accommodate increased building heights. It is stated that in all cases all proposals for buildings in excess of 6 stories at these locations shall be accompanied by a statement demonstrating compliance with the Urban Development and Building Heights, Guidelines for Planning Authorities (2018), or any updates thereof.

Objective DM OBJ 25 requires increased building height at specified locations in the county which include Drogheda Environs.

The proposed development consists of three storey buildings and is consistent with the wider Avourwen residential development which ranges in height from two to three storeys. I am satisfied given the edge of town context that the proposed height of the development is acceptable. It is considered that there is no requirement for the applicant to demonstrate compliance with the above referenced Guidelines.

### **10.3.14 Energy Efficiency**

Section 11.4.1 of the Meath County Development Plan 2021-2027 specifically relates to Energy Efficiency and includes the following development management policy and objectives:

- *DM POL 2: Appropriate energy conservation strategies should be employed in location, design, mass, orientation and the choice of materials of all new and renovated developments.*
- *DM OBJ 5: Building design which minimises resource consumption, reduces waste, water and energy use shall be incorporated where possible, in all new and renovated developments.*
- *DM OBJ 6: Building design shall maximise natural ventilation, solar gain and daylight, where possible, all new and renovated developments.*
- *DM OBJ 7: Sustainable Urban Drainage Systems (SuDS) measures are required to form part of the design of all developments.*

The application is accompanied by an energy statement prepared by Coffey Consulting Engineering which states that the proposed design follows a “fabric first” approach. The building envelope of the dwellings will be designed to ensure that its thermal performance will exceed that of TGD Part L 2022. High efficiency lighting, heating and ventilation systems shall be carefully selected to reduce running costs. LZC technologies will be incorporated into the design, as deemed appropriate, as part of an integrated services strategy, as opposed to a ‘bolt-on’ approach.

The energy performance of the building will be assessed during the detailed design stage, in accordance with the Dwelling Energy Assessment Procedure (DEAP) methodology to demonstrate compliance with TGD Part L 2022.

It is likely to incorporate the installation of either Air to Water Heat Pumps in each dwelling. Mechanical Ventilation Heat Recovery (MVHR) systems are to provide supply and extract ventilation to each dwelling and incorporate a high efficiency heat recovery device.

High efficiency LED lighting shall be installed throughout the development. In dwellings where the heat pump’s renewable energy contribution is less than required to achieve a renewable energy ratio (RER) of 0.2, as calculated by the DEAP software, solar photovoltaic (PV) panels will be installed on the roof of the dwelling to ensure compliance with TGD Part L 2022. The provision for the future installation of an electric vehicle charge point will be incorporated into the electrical design of each house.

#### **10.4 Transportation**

The following referral response has been received from MCC Transportation,

*Comments:*

*The red line boundary on the ALTU Architects “Site Layout Plan” and the ORS “Civil Services Layout Plan” are not the same. Access to the buildings from the adjacent R-152 is not shown on the “Site Layout Plan”.*

*Access*

*The main access to the development from the R-152 has a grass verge, cyclepath and footpath between the road and the proposed development. There appear to be several accesses from the development to the existing footpath. Details of the interactions have not been provided.*

*The current access radii are too great and the junction does not comply with the current Cycle Design Manual.*

*Duplex Building No. 5 contains a retail unit. It is unclear how this unit is to be served. There is no loading bay provided to facilitate deliveries to this facility.*

*The footpath between the retail unit and the access road is too narrow. This should be increase in width to at least 3 metres.*

*The applicant sought consent from Meath County Council to provide access to the development across Council owned lands. This consent was not provided as the proposed access arrangements were unacceptable.*

*The proposed stepped accesses, as submitted in this application, onto the R-152 from the buildings are unacceptable. A Part M compliant access is also required.*

*The applicant has not submitted a Swept Path Analysis to demonstrate that a refuse truck can enter and turn within the development.*

### *Bicycle Storage*

*The applicant has proposed bicycle storage that is not within building footprint. This is not in compliance with the Design Standards for New Apartments that require the bicycle storage to be within the building footprint. The submitted details of the bicycle storage are not acceptable.*

*The applicant should be requested to submit a report detailing why the bicycle storage cannot be provided within the building footprint.*

*The applicant should also demonstrate that the bicycle storage facility complies with Section 4.17 of the Design Standards for New Apartments and submit details of the proposed construction materials to be used; secure cage/compound facilities, with electronic access for cyclists and CCTV, so as to afford an increased level of security for residents.*

### *Car Parking*

*The applicant has proposed 40 No. car parking spaces to serve the development of 32 No. apartments, a creche and a retail unit. This is broken down into 6 spaces for retail, 8 spaces for the creche and 26 spaces for the residential units. There should be at least one space per apartment, plus visitor parking; one space per 20m<sup>2</sup> gross floor area for the retail unit; and one space per employee and a dedicated set down area of 1 per 4 children. The proposed quantum of residential car parking is unacceptable.*

*The applicant has not submitted any detail for EV charging.*

### *Building Layout*

*The creche and the retail unit appear to be located directly at the back of the footpath. There are windows and doors on this elevation. The buildings should have a verge of at least 1 metre between them and the back of the footpath.*

### *Existing Permissions*

*Within the overall development the applicant was required under application LB201937 to provide the road, footpaths etc. from the roundabout to the eastern boundary of the site. The detailed design was to be submitted for agreement prior to the commencement of the development. This has not been submitted. The development that is the subject of this application should not be occupied until this road, footpaths etc. has been constructed.*

*Within the overall development the applicant was required under application 211448 to provide a footpath, verge, kerbing, drainage etc. along the southern boundary of the site, along the L-56113. The detailed design was to be submitted for agreement prior to commencement of the development. This has not been done. The development that is the subject of this application should not be occupied until this footpath, verge, kerbing, drainage etc. has been constructed.*

### *Recommendation:*

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

- a) The applicant shall submit a revised site entrance design demonstrating junction in compliance with the current Cycle Design Manual and radii in accordance with DMURS.*
- b) The footpath to the west of the access road, adjacent to the retail unit shall be increased to at least 3.0 metres.*
- c) There shall be a verge of at least 1 metre between the back of the footpath and the southern elevation of the creche/retail unit.*
- d) The applicant should submit details of the proposed boundary treatment of the creche play area.*

- e) *The applicant shall submit a revised site layout demonstrating pedestrian and cyclist access to the development from the R-152, along the desire line. The access shall be compliant with Part M of the Building Regulations.*
- f) *The applicant should submit a report detailing why the bicycle storage cannot be provided within the building footprint.*
- g) *The applicant should demonstrate bicycle storage facilities that comply with Section 4.17 of the Design Standards for New Apartments and submit details of the proposed construction materials to be used; secure cage/compound facilities, with electronic access for cyclists and CCTV, so as to afford an increased level of security for residents. The bicycle storage shall facilitate one space per each bed space and include for cargo bicycles and bicycles with trailers.*
- h) *The applicant shall provide a loading area to for the retail unit to facilitate deliveries.*
- i) *The applicant shall submit a Swept Path Analysis to demonstrate that a refuse truck and enter and turn within the development.*
- j) *The applicant shall provide car parking to satisfy the following: at least one space per apartment, plus visitor parking; one space per 20m2 gross floor area for the retail unit; and one space per employee and a dedicated set down area of 1 per 4 children.*
- k) *The applicant shall submit detail of the EV charging to be provided.*

*The applicant should contact the Transportation Department prior to submitting the Further Information.*

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

### **10.5 Public Lighting**

The application is accompanied by a public lighting report prepared by Coffey Consulting Engineering.

Public lighting has made the following comments:

*Revised layout drawing required for the approved public lighting design (received 7/10/2024). The layout drawing shall include ducting, circuits, micropillars, chambers etc. To be constructed as per "Meath County Councils; Public Lighting Technical Specification & Requirements" document.*

### **10.6 Water Services**

#### **Wastewater & Water**

The applicant is proposing a new connection to public sewer & public water network. Confirmation of Feasibility has not been submitted with the application. I consider it appropriate that Confirmation of Feasibility be obtained from Uisce Eireann.

#### **Surface Water**

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 submit more compliant design with greater use of features such as dry swales, detention basins and infiltration trenches alongside open spaces in an effort to contribute towards an increase in water quality and a reduction in water quantity arising from the proposed development.
3. The applicant shall provide information regarding the existing attenuation system such as, is capable of taking the additional flow provided by this proposed development.
4. The applicant shall clarify the invert level of the proposed outfall.
5. The applicant shall revise the surface water modelling to the written satisfaction of the environmental department.
6. The applicant has proposed to discharge surface water to existing surface water drain. The applicant shall investigate and prove the existence, catchment area and capacity of the existing surface water drainage network. The applicant shall engage with and secure the written permission of the Municipal District Engineer for access to any surface water drain. The applicant shall undertake any remedial works to the existing surface water drainage network which the Municipal District Engineer considers necessary to facilitate the discharge from the proposed development.
7. All drainage design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
8. All drainage design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Further information shall be requested to address the above issues.

#### **10.7 Flood Risk:**

The application site is located in Flood Zone C and not in an area prone to flooding.

The Environment Flooding Section have no objection to the proposed development.

#### **10.8 Broadband**

Broadband Officer has made the following comments:

*The application for this development at Phase 9 Avourwen Platin/Duleek Road, Lagavooren, Drogheda, Co. Meath has not provided for the provision of Telecommunications Services (Broadband Access).*

*Suitable plans for the installation of open access telecommunications ducting need to be provided to the Planning Authority prior to approval.*

*Open access ducting is required to be delivered in this development to each unit in line with the attached conditions and 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.*

*Telecommunications suppliers should be contacted to understand their requirements and confirmation of this should be forwarded to the planning authority. Ducting as per the attached should be installed unless agreement for duct sharing is confirmed by the telecom network providers.*

*Proposed duct network drawings showing the layout and specification of ducting and chambers within the development and to existing telecoms networks must be provided prior to construction for review. As built drawings will be provided to the Council in pdf and GIS formats.*

I concur with the Broadband Officers comments. This issue could be addressed by condition in the event of a grant of permission.

#### **10.9 Part V**

The applicant proposes to provide 4 no. duplex units. MCC Housing section require 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.

#### **10.10 Archaeology**

There are no protected structures or national monuments within or in the vicinity of the site boundary.

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 the Department's recommendation that the following condition pertaining to Pre-development Testing be included in any grant of planning permission that may issue.*

*Pre-development testing shall consist of the following:*

- 1. The applicant is required to engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930–2004) to carry out predevelopment testing at the site. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.*
- 2. The archaeologist is required to notify the Department in writing at least four weeks prior to the commencement of site preparations. This will allow the archaeologist sufficient time to obtain a licence to carry out the work.*
- 3. The archaeologist shall carry out any relevant documentary research and may excavate test trenches at locations chosen by the archaeologist, having consulted the proposed development plans.*
- 4. Having completed the work, the archaeologist shall submit a written report to the Planning Authority and to the Department for consideration.*
- 5. Where archaeological material is shown to be present, avoidance, preservation in situ, preservation by record (excavation) and/or monitoring may be required and the Department will advise the Applicant/Developer with regard to these matters.*
- 6. No site preparation or construction work shall be carried out until after the archaeologist's report has been submitted and permission to proceed has been received in writing from the Planning Authority in consultation with the Department.*

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

### **10.11 Childcare Facility**

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 2023 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”*.

The applicant is proposing a creche of 671.57 sqm with an external child play area of 710 sqm. No details have been provided in relation to the sizing of this facility and whether it is to accommodate the adjoining units permitted in phase 8 under ref no LB201937/ ABP-310837-21. The applicant shall be requested to provide clarify on this matter.

The Environmental Health Officer of the HSE has made the following comments in relation to the creche.

*An internal kitchen is proposed for the crèche facility. Details of the ventilation system should be provided to the planning authority. All food storage areas and processing areas must have ventilation to the outer air. Localised mechanical extract ventilation, directly to the external air, must be provided over all cooking and steam emitting appliances. It is recommended that the applicant consults with the local Environmental Health Officer to discuss the layout and food hygiene requirements for the kitchen.*

### **11.0 Appropriate Assessment:**

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

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

The nearest Natura 2000 site is 900m to the north:

- River Boyne and River Blackwater SAC, (Site code: 002299)
- River Boyne and River Blackwater SPA, (Site code: 004232)

The applicant has not submitted An Appropriate Assessment Screening Report.

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 site(s). Having regard to the lack of detail in the submitted application, nature and extent of the site, ongoing development in the vicinity and concerns over surface water management, it is unclear whether or not the proposed development, on its own or in combination with other sites have an impact on these sites.

The Planning Authority cannot therefore conclude that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European site(s). In light of this, further consideration/information in the form of an AA Screening Statement is required.

## **12.0 Environmental Impact Assessment:**

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

The proposed development of 36 units on a site of 0.817 hectares is significantly below the threshold for residential development (more than 500 units) and urban development (2 hectares in a central business district, 10 hectares in other built up areas) and therefore EIA is not mandatory. In combination with the adjoining site and Phase 8 of the development permitted under LB201937/ ABP-310837-21 for 94 units, the threshold is still not achieved. Based on information provided and having considered the nature, size and location of the development, there is no real likelihood of significant effects on the environment and as such a sub threshold EIAR is not required.

## **13.0 Conclusion:**

The proposed development of 36 residential duplex units, creche and retail unit 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. Having regard to the provisions set out in Section 11.5.3 of the Meath County Development Plan 2021-2027 which relates specifically to Residential Density and in particular DM OBJ 14 and the requirements contained in the Sustainable and Compact Settlements Guidelines for Planning Authorities Guidelines 2024 with regard to the appropriate residential density for Regional Growth Centres, the Applicant is invited to revise the proposed development to increase the residential density on the subject site as the current density at 29 units per hectare is considered to be insufficient and non compliant with the aforementioned policy documents.
2. The applicant is required to submit a Housing Quality Assessment (HQA) to demonstrate how each of the proposed duplex units accord with all the minimum requirements contained in The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023. The applicant shall submit revised plans clearly numbering each unit and showing compliance with the minimum requirements of these guidelines.
3. The contents of the Architectural Design Statement are noted. However, the exact external material finish for each proposed individual duplex block is unclear. The applicant is requested to clarify this matter by submitting revised plans clearly showing the external material finish for each proposed block.
4. The applicant shall submit a revised plans identifying the location and size in sqm of the proposed private open for each duplex unit and communal open space provision. The proposed private open and communal open space shall accord with the minimum requirements contained in The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023.
5. (a) The proposal layout and design of the public open space is not considered acceptable to the Planning Authority. The public open space is interspersed between car parking areas/paths or to the side of the buildings and is not of sufficient quality for future residents to enjoy or benefit from.

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.

The applicant is therefore requested to submit a revised site layout plan to address this issue. The revised public open space design should integrate successfully into any site layout changes made by the applicant as a result of addressing item no 1 above.

(b) The Planning Authority notes the inclusion of the public open area to the northeast of the subject site. The applicant is requested to clarify whether this open space has already been included within the open space provision for phase 8 of the adjoining residential development which received planning permission from An Bord Pleanála under ref no 310837-21 and whether it should be omitted from the public open space calculations from the subject site.

- (c) The applicant shall submit details and plans (relevant scale) demonstrating the provision of public open space for both phases 8 & 9 and ensuring both phases meet the required minimum rate of public open space.
6. The applicant is required to demonstrate compliance with objectives DM OBJ 15 and DM OBJ 16 of the Meath County Development Plan 2021-2027 in relation to Plot Ratio and Site Coverage.
7. (a) The applicant is required to demonstrate that adequate waste storage facilities have been provided to serve all proposed duplex units and to clarify the materiality of the proposed bin storage compounds. Only durable materials should be proposed.
- (b) The proposed retail unit and creche have not been provided with an area for the storage and collection of waste materials. The applicant is required to submit revised plans showing the location and adequate provision of waste storage to meet the needs of these proposed units i.e. General, Recyclable, Glass, and Food Waste.
8. The applicant is required to demonstrate compliance with policy SH OBJ 22 of the Meath County Development Plan 2021-2027 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).
9. Having regard to objective DM POL 8 of the Meath County Development Plan 2021-2027, which requires the provision of high quality, durable, appropriately designed and secure boundary treatments in all developments. The proposed a 1.8m high galvanized steel fence to secure the creche playground area is not considered to accord with Policy DM POL 8 and therefore an alternative boundary treatment is required. The applicant is therefore required to submit a revised boundary treatment.
10. The applicant shall provide a revised public lighting layout drawing. The layout drawing shall include ducting, circuits, micropillars, chambers etc. To accord with the "Meath County Councils; Public Lighting Technical Specification & Requirements" document.
- Please contact Duncan Byrne, Transportation Department in regard to this point of further information.
11. (a) The applicant shall provide details and plans to clearly demonstrate that the proposed creche is appropriately sized to meet the requirements of the proposed development. The applicant shall submit revised plans as necessary.
- (b) The applicant is to clarify whether the proposed creche is to accommodate the adjoining residential units permitted in phase 8 under planning permission reg. ref. LB201937/ ABP 310837-21. If this is the case, the calculations in Point (a) above shall demonstrate that sufficient space provision is available.

12. The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water/wastewater infrastructure. The Confirmation of Feasibility (COF) must be submitted to the Planning Authority as the response to this further information request.
13. In accordance with Article 6 of the Habitats Directive which is implemented in Ireland through the Planning & Development Act 2000 (as amended) and European Communities (Natural Habitats) Regulations (2011), the applicant is advised to provide information to the Planning Authority to enable it to identify if the development is likely to have direct, indirect or 'in combination' impacts on the habitats and/or species for which the River Boyne and River Blackwater SAC, (Site code: 002299) and River Boyne and River Blackwater SPA, (Site code: 004232) Natura 2000 sites are designated. This information should be provided in the form of a Habitats Directive Screening Statement which shall contain sufficient information to allow the Planning Authority to screen the application and to fully assess the potential impacts of the proposal on the designated sites.

The applicants are advised that the Habitats Directive Screening Statement should be prepared by a suitably qualified ecologist(s) and where appropriate hydrologists and/or other experts. Such statements should follow the DoEHLG guidance 'Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009' and be in accordance with the templates provided in the EU Guidance document 'Assessment of plans and projects significantly affecting Natura 2000 sites - Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC'. A Screening Statement should include the following:

- details relating to the size, scale and location of the proposed development to include information relating to proposed construction methods and timescales and the treatment of any wastes arising;
- map identifying the proposed site and location of relevant Natura 2000 sites (information available to download at [www.npws.ie](http://www.npws.ie));
- full list of plans or projects considered in relation to 'in combination' impacts;
- information relating to the ecology of the Natura 2000 site(s) within the identified impact zone to include reference to the habitats and species for which the site(s) is/are designated; the relevant conservation objectives; detailed description of the area of the Natura 2000 site likely to be impacted to include information on the presence of key habitats or species; and description of the key structural and functional relationships that maintain the sites integrity;
- assessment of the likely effects of the proposed project on Natura 2000 sites within the impact zone, including an assessment of any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site, and an evaluation of the significance of these using the indicators set out in the EU Guidance document referenced above;
- the cumulative impact of the proposed development in combination with the recent adjoining developments to the southwest should be fully assessed;
- avoidance of any likely significant effects through relocation, redesign or other avoidance measures which would avoid negative effects;
- full list of organisations consulted and a copy or summary of the consultation responses;
- any potential impact on the Natura 2000 site as a result of 'cumulative impacts' of individual treatment plants adjoining the proposed development.

Having regard to the outcome of the Screening assessment, a Natura Impact Statement shall be submitted if required.

Please Note: The relevant qualifications and experience of the persons preparing these should be cited within these reports. Field surveys of habitats and species may be required to complete these reports. These should be carried out in accordance with recognised standard best practise methodologies and at the appropriate time of year.

14. The applicant is required to address the following items in relation to roads and transportation:

- a) The applicant shall submit a revised site entrance design demonstrating junction in compliance with the current Cycle Design Manual and radii in accordance with DMURS.
- b) The footpath to the west of the access road, adjacent to the retail unit shall be increased to at least 3.0 metres.
- c) There shall be a verge of at least 1 metre between the back of the footpath and the southern elevation of the creche/retail unit.
- d) The applicant shall submit a revised site layout demonstrating pedestrian and cyclist access to the development from the R-152, along the desire line. The access shall be compliant with Part M of the Building Regulations.
- e) The applicant should submit a report detailing why the bicycle storage cannot be provided within the building footprint.
- f) The applicant should demonstrate bicycle storage facilities that comply with Section 4.17 of the Design Standards for New Apartments and submit details of the proposed construction materials to be used; secure cage/compound facilities, with electronic access for cyclists, so as to afford an increased level of security for residents. The bicycle storage shall facilitate one space per each bed space and include for cargo bicycles and bicycles with trailers.
- g) The applicant shall provide a loading area to for the retail unit to facilitate deliveries.
- h) The applicant shall submit a Swept Path Analysis to demonstrate that a refuse truck can enter and turn within the development.
- i) The applicant shall provide car parking to satisfy the following: at least one space per unit, plus visitor parking; one space per 20m<sup>2</sup> gross floor area for the retail unit; and one space per employee and a dedicated set down area of 1 per 4 children.
- j) The applicant shall submit details of the EV charging to be provided.

The applicant should contact the Transportation Department prior to submitting the Further Information.

15. The applicant shall submit the following with regard to concerns surrounding surface water drainage and treatment.

- a) The applicant shall submit revised proposals for surface water management.
- b) The applicant shall submit more compliant design with greater use of features such as dry swales, detention basins and infiltration trenches alongside open spaces in an effort to contribute towards an increase in water quality and a reduction in water quantity arising from the proposed development.
- c) The applicant shall provide information regarding the existing attenuation system such as, is capable of taking the additional flow provided by this propped development.
- d) The applicant shall clarify the invert level of the proposed outfall.
- e) The applicant shall revise the surface water modelling to the written satisfaction of the environmental department.
- f) The applicant has proposed to discharge surface water to existing surface water drain. The applicant shall investigate and prove the existence, catchment area and capacity of the existing surface water drainage network. The applicant shall engage with and secure the written permission of the Municipal District Engineer for access to any surface water drain. The applicant shall undertake any remedial works to the existing surface water drainage network which the Municipal District Engineer considers necessary to facilitate the discharge from the proposed development.
- g) All drainage design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
- h) All drainage design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Please contact Damien O'Brien Executive Engineer Environment Flooding-Surface Water Section, Meath County Council for queries in relation to this request.

16. The applicant shall submit the following with regard to concerns surrounding Waste and Noise Management.

- a) The Applicant shall prepare a Resource Waste Management Plan (RWMP) for the proposed development. The information submitted as part of the Project Management Plan is insufficient.
- b) The applicant shall provide details on how they will comply with the requirements set out in the Meath County Council's Waste Management (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws 2018,
- c) An Operational Waste Management Plan for the Creche, Retail Units and Duplexes.
- d) Details on bins stores' lighting, access, ground surfaces, receptacles and screening. Details on any movement of bins to facilitate collection/ emptying need to be provided.
- e) A Noise Assessment and Management Plan needs to be provided for this application for both construction and operational phases. Information submitted as part of the Project Management Plan is insufficient.

17. A submission from the HSE Environmental Health Officer has been received in relation to the proposed development. The applicant is invited to review the contents of this submission and address the issues raised.

18. 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.

## **FURTHER INFORMATION**



Peadar McQuaid

Executive Planner

Date: 26.11.2024

## **RECOMMENDATION**

**ACCEPTED**

**27 November 2024**

**SIGNED:**



Deirdre Fallon

Senior Executive Planner