

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive's Order No: 1281/26

Reference Number: 26/60120

Subject: Decision under Planning and Development Act 2000 – 2023

Name of Applicant: Albert Developments Ltd.

Address: John Spain
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2
D02 ND61

GRANT

Nature of Application: PERMISSION for The proposed development will consist of: i. The construction of 83 no. residential dwellings comprising 22 no. 3-bedroom, 2-storey semi-detached houses, 21 no. 3-bedroom, 2-storey terraced houses, 20 no. 3-bedroom, 3-storey terraced houses, 6 no. 2-bedroom, 2-storey semi-detached houses and 14 no. 2-bedroom, 2-storey terraced houses; ii. Vehicular and pedestrian access via an extension of the existing internal road network from the permitted Boyne Village Phase 1B development to the east (approved under MCC Ref. 24/60415 and ACP Ref. 322341-25) including pedestrian crossings, footpaths and shared pedestrian/cycle routes along with minor amendments to provide connections, tie ins and for permeability to integrate with the interface of the permitted Phase 1B development; iii. Provision of c.0.2 hectares of Public Open Space including a Pocket Park and outdoor play provision, hard and soft landscaping (including public lighting & boundary treatment) along with the provision of c.4 hectares of Public Open Space to the north and west of the proposed residential development to provide for an All-Purpose Sports Pitch, a kickabout area, informal play area, meadow walk and native woodland areas; iv. Provision of 166 no. surface resident car parking spaces, internal road and shared surface networks; v. Surface water attenuation measures, connection to water supply, provision of foul drainage, landscaping and boundary treatment, infrastructural works and all associated site development works necessary to facilitate the development. A Natura Impact Statement has been prepared in respect of the proposed development and is submitted with this application.

Location of Development: Within the townlands to 'Ferganstown and Ballymacon' and 'Athlumney', located generally to the north of the Old Road, north of Tubberclaire Meadows and southwest of the newly constructed 'LDR6' Road, Navan, Co. Meath,

Recommendation: **Grant** PERMISSION for the above mentioned development subject to the 28 conditions set out on the Schedule attached hereto.

ORDER:

Being satisfied that all requirements relating to the application have been complied with and considering the proper Planning and Development of the County Meath Health District and having regard to the provisions in the Development Plan for the area, IT IS HEREBY DECIDED in pursuance of the above Act to **GRANT** PERMISSION for the said development in accordance with documents submitted, subject to 27 **condition(s)** set out in the Schedule attached hereto.

It is further decided that at the expiration of FOUR WEEKS from the date of receipt by the applicant of the Notification of Decision, provided there is no appeal before An Coimisiún Pleanála affecting this decision hereinbefore contained, then the aforementioned application be and is granted subject to the same conditions as in the foregoing decision to grant same.

Signed: _____

Gerard Kelleher

On behalf of Meath County Council

Date: 04/08/2026

Schedule of Conditions

1. The development hereby permitted shall be carried out in accordance with the plans and particulars lodged with the planning authority on the 30/01/2026, 29/05/2026 and 10/06/2026 except where conditions hereunder specify otherwise. Where such conditions require details to be agreed with the planning authority, the applicant shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in strict accordance with the agreed particulars.

Reason: To ensure a satisfactory standard of development in accordance with the approved plans.

2. Prior to commencement of development hereby permitted, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of Section 94(4) and Section 96(2) and (3) (Part V) of the Planning and Development Act 2000- 2022 unless an exemption certificate shall have been applied for and been granted under Section 97 of said Act. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which Section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning & Development Act 2000-2023 and of the housing strategy in the development plan for the area.

3. (a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each residential unit), pursuant to Section 47 of the Planning and Development Acts 2000-2023, that restricts all residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

4. Prior to commencement of development hereby permitted, the applicant shall submit details of materials, colours and textures of all the external finishes to be agreed in writing with the Planning Authority. All bathroom and en-suite windows shall be fitted with opaque glazing

Reason: In the interests of visual amenity.

5. The developer shall ensure that all mitigation measures set out in the Natura Impact Statement, submitted with the application, shall be implement in full.

Reason: In the interest of clarity and the protection of the environment.

6. The development shall be carried out in accordance with the submitted phasing plan. The residential development shall not commence until the 4 ha public open space has been delivered. Prior to commencement of development, the applicant shall provide sufficient evidence that 4 ha public open has been delivered.

Reason: To ensure the timely provision of services, for the benefit of the occupants of the proposed residential development and wider area.

7. Prior to commencement of development, the applicant shall provide sufficient evidence that the 1.65 hectares of the district park open space, community centre / sports hall, childcare facility and neighbourhood centre, as approved by the Planning Authority under Reg. Ref.: 24/60415 and ACP Ref.: 322341-25, has been delivered to an operational standard.

Reason: In the interest of residential amenity and orderly development.

8. The 7 aside playing pitch shall be delivered in accordance with the FAI minimum standards. Prior to commencement of development the applicant shall submit a revised site layout illustrate this.

Reason: In the interest of residential amenity and orderly development.

9. Prior to commencement of development, the applicant shall submit to and agree in writing with the Planning Authority details, location and design of a public art piece for the development.

Reason: In the interest of visual amenity.

10. Prior to the commencement of development details of the proposed boundary treatment shall be submitted to the Planning Authority for written agreement. Development shall not commence without the prior written agreement of the Planning Authority and shall there after only be authorised to commence in accordance with the agreed plans.

Reason: In the interest of visual amenity.

11. The approved public lighting design [received 29/05/2026] to be constructed as per “Meath County Councils; Public Lighting Technical Specification & Requirements” document.

Reason: In the interest of amenity.

12. Plans for the proposed open access duct network to deliver High Speed Telecommunications to each unit should show the layout and specification of ducting and chambers within the development and to existing telecoms networks. These plans must be in line with the County Development Plan specifications enabling access to a multiplicity of fibre providers and provided prior to construction for review. As built drawings must be provided to the Council in pdf and GIS formats showing open access duct networks.

Reason: To facilitate all Licensed Operators in providing broadband services to each dwelling within the apartment development and to comply with European Union Acts.

13. Prior to commencement of development, the applicant shall submit to and agree in writing with the planning authority details of a properly constituted Owners’ Management Company for the future management and maintenance of public open spaces, roads, footpaths, communal areas and public lighting within the site boundaries onwards from their completion in a satisfactory manner, unless agreed otherwise with the Planning Authority. This shall include a layout map of the permitted development showing the areas to be taken in charge and those areas to be maintained by the Owner’s Management Company. Membership of this company shall be compulsory for all purchasers of property in the development. Confirmation that this company has been set up shall be submitted to the planning authority prior to the occupation of the first residential unit.

Reason: To ensure that the development is carried out and completed to an acceptable construction standard. (Planning)

14. The applicant shall comply with the following in relation to landscaping;
- a) Landscaping shall be carried out as per the site layout plan submitted to the Planning Authority on 30/01/2026, 29/05/2026 and 10/06/2026
 - b) Landscaping shall commence no later than the first planting season following commencement of development on site.

Reason: In the interests of visual amenity.

15. The applicant shall comply with the following in relation to flooding;
- a) The applicant shall implement all recommendations and measures that are stated in the submitted revised SSFRA for the further information response, into the construction stage of the proposed development.
 - b) The applicant shall maintain a 10m riparian strip alongside the adjacent watercourse for future maintenance purposes. Details shall be agreed in writing with the planning authority.
 - c) Prior to commencement of construction on site, the applicant shall agree in writing with the planning authority, proposed finished ground levels in the areas of the proposed development that are adjacent and/or located in flood zones A & B. The applicant shall submit detail cross sections to include critical flood levels and proposed ground levels.

The agreement of this information may result in the applicant having to revise the SSFRA and the hydraulic modelling to recalculate the compensatory storage.

- d) Prior to commencement of construction on site, the applicant shall agree in writing with the planning authority, the design and layout of the proposed compensatory storage.

Reason: In the interest of flood protection.

16. The applicant shall comply with the following Surface Water Drainage requirements;

- a) Prior to commencement of construction on site, the applicant shall agree in writing with the planning authority, a revised surface water design, with particular reference to the proposed attenuation systems design.
- b) Prior to commencement of construction on site, the applicant shall agree in writing with the planning authority, suitable SuDS features and nature based solutions.
- c) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
- d) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6

Reason: In the interest of public health.

17. The applicant shall comply with the following transport requirements;

- a) The applicant shall provide a 35mm layer of buff/beige coloured 10mm SMA 10 surf with colour matched aggregate in areas proposed as shared surfaces, unless otherwise agreed.
- b) Pedestrian crossings, including tactile paving, shall comply with the "Traffic Management Guidelines".
- c) All signs and road markings shall comply with the "Traffic Signs Manual". Placement of signs shall be in accordance with Chapter 1.
- d) Prior to commencement of development a Stage 2 road Safety Audit, for the proposed development shall be prepared and submitted to the planning authority. Where this audit identifies the need for design changes, revised design details should be submitted to and agreed in writing with the planning authority.
- e) The applicant shall submit a Construction Stage Traffic Management Plan for agreement with Meath County Council prior to commencement.

Reason: In the interest of orderly development.

18. The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/ or wastewater collection network and adhere to the standards and conditions set out in that agreement. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.

Reason: To provide adequate water and wastewater facilities.

19. Proposals for an estate/street name, unit numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house/apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the applicant has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas.

20. The applicant shall comply with the following;
- a) Hedgerow trimming and tree pollarding shall be carried outside of the breeding bird season or under the supervision of an Ecological Clerk of Works and in accordance with guidelines for the Treatment of Bats during the Construction of National Road Schemes (TIL, 2005).
 - b) An ecologist shall carry out a pre-construction ecology survey of the site within 6 months prior to commencement on site to ensure no change in baseline has occurred.
 - c) The mitigation measures within the EcIA shall be implemented in full.
 - d) The applicant is requested to ensure, in any future Landscape Management Plan that an area of suitable mosaic habitat of tussocky grass that provides cover is kept for snipe on site. This should be agreed with the EcOW.

Reason: In the interest of biodiversity.

21. The applicant shall comply with the following;
- a) Prior to commencement of construction the submitted Outline Construction Environmental Management Plan (CEMP) will be updated to reflect specific measures to minimise waste generation and resource consumption, including providing details of proposed waste contractors and destination of each waste stream. The CEMP shall also address extreme of weather (drought, wind, precipitation, temperature extremes) and the possible impacts on receptors and mitigation of same. The CEMP shall be treated as a live document.
 - b) The Applicant shall prepare a Resource Waste Management Plan (RWMP) for the proposed development for the written approval of the Planning Authority prior to the commencement of any site activity. The RWMP shall include but not be limited to project description, legislation requirements, demolition waste, construction phase waste, categories of construction waste, anticipated hazardous waste, non-construction waste, segregation of waste streams, estimated waste generated, waste hierarchy and adherence to same, roles and responsibilities and communication of WMP, details of recovery and disposal sites, details of waste hauliers, record keeping and documentation, waste audit procedures. The RWMP shall be prepared in accordance with "Best Practice Guidelines on the Preparation of Resource Waste Management Plans for Construction and Demolition Projects" (2021) and "Guidelines for the Management of Waste from National Road Construction Road Projects" (Rev. 2017 as amended), the WMP shall also take cognisance of the National Waste Management Plan for a Circular Economy 2024-2030 (as may be revised or replaced from time to time) and the National Hazardous Waste Management Plan 2021-2027 (as may be revised or replaced from time to time) in particular the upper tiers of the Waste

Hierarchy. All waste generated on site shall be recovered/ disposed of at an authorised facility and transported by an authorised collector. The RWMP shall be treated as a live document and communicated to all relevant personnel.

- c) Dust emissions during the construction phase shall not exceed 350mg/m²/day at the site boundaries.
- d) Prior to commencement the applicant shall submit a dust monitoring programme for the agreement of the Environment Department.
- e) All refuelling shall take place in a designated refuelling area at least 30m from watercourses, details of same to be included in the Construction Environmental Management Plan (CEMP). All hydrocarbons, chemicals, oils, etc. shall be stored in a dedicated bunded area at least 50m from watercourses and capable of storing 110% of the container/tank capacity.
- f) Burning of waste, including green waste, is prohibited on site.
- g) The construction works shall be carried out in accordance with the noise guidance set out by BS 5228-1:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the NRA Guidelines for the treatment of Noise and Vibration in National Roads Schemes. A programme of noise monitoring shall be put in place to monitor site activity, and noise levels generated to ensure impact to nearby residential noise sensitive locations are minimised. During the construction phase noise levels at noise sensitive locations shall not exceed 70dB(A) between 0700 to 1900 hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time. Noise exceedance activities must be agreed in writing with the Planning Authority prior to the activity taking place.
- h) The Applicant shall, during the construction stage, maintain a Complaints Register to record any complaints regarding but not limited to noise, odour, dust, traffic or any other environmental nuisance. The Complaint Register shall include details of the complaint and measures taken to address the complaint and prevent repetition of the complaint.
- i) In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works or an under Article 27 declaration submitted to the Environmental Protection Agency.
- j) The reuse of excavated soil and stone being reused within the curtilage of the proposed development will have no waste implications here by virtue of non-application of the Act, as referenced under Article 4 of the European Community (Waste Directive Regulations) 2011. Any soil and stone deemed surplus to requirements and that is to be exported from the site shall be treated as either a Waste (removal to an appropriately authorised facility) or a by-product (Under Article 27 declaration) and not both.
- k) All excavated material stored onsite shall be setback a minimum of 10 metres back from any drainage ditches/watercourses onsite. A silt fence shall also be installed at a minimum of 3 metres from any drainage ditches/watercourses onsite and shall be maintained until vegetation has been re-established.

Operational Phase

- l) Prior to the commencement of the development the developer shall submit for the written agreement of Meath County Council an Operational Waste Management Plan. This plan must include details of the management of waste (and, in particular, recyclable materials and organic waste) within the development, including the provision of facilities for the storage, separation and collection of the waste and details of the ongoing operation of these facilities for each housing unit shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Therefore, the waste shall be managed in accordance with the agreed plan.
 - This plan shall provide for screened communal bin stores, the location and design of which shall be included in the details to be submitted.
 - i. A defined pedestrian route from apartment areas to the nearest waste storage area.
 - ii. Waste storage areas should not present any safety risks to users i.e. installation of a non-slip, even surface within the waste storage area.
 - iii. Adequate ventilation to avoid the creation of stagnant air or foul odours.
 - iv. Appropriate sensor-controlled lighting.
 - v. Suitable wastewater drainage points and water supply points should be installed in the bin storage area for cleaning and disinfecting.
 - vi. Provision of appropriate graphical signage to inform residents of their obligation to reduce waste, segregate waste and in the correct bin.
 - vii. Measures to control and monitor access to waste storage areas, ensuring safe and adequate upkeep.
 - viii. The communal bins shall include for the separation of recyclable materials, organic waste and residual waste).
 - ix. The size and number of bins provided shall be determined by the estimated waste generated and the collection frequency required due to the nature of the waste e.g. organic waste.
 - Initial Waste Management - Provision of a full waste collection service from the date of first occupation of units with communal bin storage in the development. Provision of a guidance document to all occupants from the date of first occupation of units in the development.
 - The plan shall include provide for screen bin stores, which shall accommodate not less than three standard sized wheeled bins (namely recyclable materials, organic waste and residual waste) within the curtilage of each house plot.
 - Details of signage, waste management and hours of operation of non-residential units shall be submitted to and agreed in writing with the planning authority prior to commencement of the development.
- m) All waste storage areas should be large enough to enable the segregation of waste and refuse, in line with the principals of the waste management hierarchy. All bin stores should be provided with appropriate lighting, ventilation, drainage and a means of hosing down for cleaning purposes.
- n) Once operational, the Development must comply with Meath County Councils' Waste Management (Storage, presentation and segregation of household an commercial waste) Byelaws 2018. In accordance with the Waste Management (Food Waste) Regulations 2009 (S.I. No. 508 of 2009, SEGREGATION AND PROCESSING OF FOOD WASTE).

- o) As per Meath County Councils' Waste Management Byelaws 2018, section 2.3 Other than on the day before and the designated waste collection day, containers used for the presentation of kerbside waste shall be held within the curtilage of the premises where the waste is produced. They shall not be stored on a roadway, footway, footpath or any other public place unless the location has been expressly authorised in writing by an authorised person.
- p) As per Meath County Councils' Waste Management Byelaws 2018, section 2.5 Kerbside waste presented for collection shall not be presented for collection earlier than 6.00 pm on the day immediately preceding the designated waste collection day. All containers used for the presentation of kerbside waste and any uncollected waste shall be removed from any roadway, footway, footpath or any other public place no later than 8:00am on the day following the designated waste collection day.

Reason: In the interest of public health.

22. The developer shall comply in full with the following:

- a) The hours of construction shall be restricted to between 7.00 a.m. to 6.00 p.m., Monday to Friday, and 8.00 a.m. to 2.00 p.m. on Saturdays.
- b) No activities shall take place on-site on Sundays, bank or public holidays.
- c) Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Meath County Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Meath County Council.

Reason: To safeguard the amenities of adjoining residential occupiers.

23. All service cables associated with the proposed development (such as electrical and telecommunications cables) shall be located underground. Any relocation of utility infrastructure shall be agreed with the relevant utility provider.

Reason: In the interest of visual amenity.

24. The applicant shall pay the sum of **€291,225.00** to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of section 48 of the Planning & Development Act 2000-2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the planning authority prior to the commencement of development. The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid.

The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such roads and public transport infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

25. The applicant shall pay the sum of **€211,800.00** to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of section 48 of the Planning & Development Act 2000-2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the planning authority prior to the commencement of development.

The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such social infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

26. The applicant shall pay the sum of **€26,475.00** to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in the provision of surface water drainage infrastructure by the Council benefiting development in the area of the authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000-2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the planning authority prior to the commencement of development.

The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such surface water drainage in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

27. The applicant shall lodge with the Planning Authority a cash deposit of **€299,000.00** as a security for the satisfactory completion and maintenance until taken in charge by the Council of roads, footpaths, surface water drains, public lighting, open space, landscaping and any other services required with the development. In the event of the non-completion or maintenance of the services the Planning Authority shall be empowered to apply the said funds or part thereof for the satisfactory completion of and maintenance as aforesaid of any part of the development.

Reason: To ensure that the development is carried out and completed to an acceptable construction standard.

28. The applicant shall pay the sum of **€16,600.00** as a contribution towards expenditure to be incurred by the Planning Authority in the monitoring of the construction phases of the development. Payment of this sum shall be made prior to the commencement of development. The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the Planning Authority's monitoring costs associated with the development

Advice Notes

1. The Applicant is advised that in accordance with the provisions of Section 34(13) of the Planning and Development Act 2000-2023 a person shall not be entitled solely by reason of a permission to carry out any development.
2. An allowance may apply where development contributions have already been paid in respect of a previously permitted development on the subject site. Enquiries should be directed to the Planning Authority at 046-9097500.
3. It should be clearly understood that a grant of permission does not relieve the Applicant/ Developer of the responsibility of complying with any requirements under other statutory codes affecting the development.
4. This permission does not confer title. It is the responsibility of the Applicant/Developer to ensure that they control all the lands necessary to carry out the proposed development.
5. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
6. A grant of planning permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner

7. The Applicant/Developer shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Meath County Council in respect of all openings in public areas and shall pay Road Opening License fees and Road Restoration costs. The Applicant/Developer shall abide by all of the conditions as set out in said license(s).
8. The Applicant/Developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
9. During construction the Applicant should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.
10. No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The Applicant/Developer should arrange for vehicles leaving the site to be kept clean.
11. All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the Applicant's site boundary.
12. In accordance with the Wildlife Act, any necessary hedgerow removal should be carried out outside of the main bird nesting season (March 1st to August 31st, inclusive).
13. All Applicants are advised to make themselves aware of the requirements of the Building Control Regulations 1997 to 2015 and the Construction Products Regulations (CPR) (Regulation (EU no. 305/2011). Information leaflets can be viewed or downloaded from the Department of Environment, Community and Local Government website <http://www.environ.ie/en/>.
14. Where the Applicant/Developer proposes to connect to a public water/wastewater network operated by Irish Water, the Applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Wastewater Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme.
All work to comply with current Uisce Éireann Code of Practice for Water and Wastewater.
Any proposals by the Applicant to divert or build over existing water or wastewater services should be submitted to Uisce Éireann for written approval prior to works commencing.

15. In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works or an under Article 27 declaration submitted to the Environmental Protection Agency.
16. The reuse of excavated soil and stone being reused within the curtilage of the proposed development will have no waste implications here by virtue of non-application of the Act, as referenced under Article 4 of the European Community (Waste Directive Regulations) 2011. Any soil and stone deemed surplus to requirements and that is to be exported from the site should be treated as either a Waste (removal to an appropriately authorised facility) or a by-product (Under Article 27 declaration) and not both.
17. The production and use of waste derived aggregates should not be used onsite in the absence of an Article 28 'End of Waste' status issued by the Agency. All waste derived onsite shall be removed to an appropriately licensed facility and there will be NO crushing conducted onsite without receiving a Waste Facility Permit or Certificate of Registration from Meath County Council.
18. The Applicant/Developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
19. During construction the Applicant should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.
20. No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The Applicant should arrange for vehicles leaving the site to be kept clean.
21. The Applicant is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.
22. A Fire Safety Certificate may be required for elements of the development under Part III of the Building Control Regulations.

Note 1: Fire safety issues with regard to the design, layout and construction of the proposed buildings, as well as all proposed active and passive fire protection systems will be examined in more detail by the Fire Officer at certification stage.

Note 2: The design of dwelling units should incorporate the relevant provisions of Technical Guidance Document B, Volume 2, Dwelling Houses.

23. Planning Compliance must be submitted (hard copies not required) by email to planningcompliance@meathcoco.ie and must include a cover letter stating the condition number(s) the submission refers to and outlining relevant compliance issues together with the appropriate drawings/reports in PDF format.
24. An allowance may apply where development contributions have already been paid in respect of a previously permitted development on the subject site. Enquiries should be directed to the Planning Authority at 046-9097500.