

Teach Buvinda, Bóthar Átha Cliath, An Uaimh, Contae na Mí. C15 Y291
Buvinda House, Dublin Rd., Navan, Co.Meath. C15 Y291

Planning & Development Act 2000 – 2023
NOTIFICATION OF DECISION

TO: Casana Developments Limited
Stephen Ward
Jocelyn House
Jocelyn Street
Dundalk Co Louth A91 A03Y

GRANT

PLANNING REGISTER NUMBER: 25/60781
APPLICATION RECEIPT DATE: 25/07/2025
FURTHER INFORMATION DATE: 10/06/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 04/08/2026 decided to **GRANT** PERMISSION to the above named for development of land, in accordance with the documents submitted namely:- The proposed development is for a mixed-use development comprising residential, retail, pharmacy, café, medical and community uses. A riverside park is also proposed as part of the development. A total of 62 dwellings are proposed in a mix of terraced houses, apartments and duplex units ranging in size from 1 – 3 bedrooms. The development involves the conservation and re-use of the two no. derelict protected structures on site. It is proposed to adapt and restore each of the structures on site. The 'Mill House' (RPS Ref. No. 91059) is to be repurposed to accommodate a new medical centre. This will involve the demolition and removal of non-original fabric, including the demolition of a single storey garage to the west as well as the removal of limited sections of internal walls and the conservation and repair of surviving historic fabric. The works to the "Old Mill Hotel" building (RPS Ref No. 91054) will consist of the demolition and removal of non-original fabric which for the most part consists of derelict and unsupported sections of non-original walls and roofs as a result of significant fire damage. The original footprint and envelope of the 'Old Mill' building is to be conserved, adapted and extended in height by one storey to provide a 2/3 storey split level building. The building will accommodate a café at ground floor level, 2 no. apartments at first floor level, with ancillary storage and a community room at lower ground floor level. The Old Mill building will also be extended to the north to incorporate a split level 2/3 storey building incorporating a pharmacy at ground floor level, 3 no. apartments at first floor level, with storage areas provided at lower ground floor level. These buildings will present as 2 storeys above existing street level (Duleek Road / R150) and 3 storeys when viewed from the proposed new internal street to the south. A second split-level building 3/4 storeys in height is also proposed to the west of the Old Mill encompassing a small supermarket at ground floor level; 3 no. apartments at first floor level; 3 no. apartments at second floor level with car parking provided at lower ground floor level. This building will present as 3 storeys above existing street level (Duleek Road / R150) and 4 storeys when viewed from the proposed new internal street to the south. All buildings will be interlinked through a series of external plazas, stairways and lifts with access proposed at ground floor level off the Duleek Road (R150) and at lower ground floor level in the respective southern elevations to the rear of the proposed new internal street. All conservation works proposed will be undertaken by skilled, experienced contractors under the supervision of a Conservation Architect.

A further 51 no. dwellings are proposed to the west of the proposed mixed-use building. These dwellings are accommodated in 6 no. separate residential blocks ranging in height from 2 - 3 no. storeys. Three of the blocks are 3 storeys in height and accommodate a mix of apartment and duplex dwellings, each directly fronting onto the Duleek Road (R150). The layout of these three residential blocks is similar consisting of a one bedroom apartment at ground floor /street level and a 3 bedroom duplex unit above. First floor terraces are proposed in the southern elevations to serve the duplex units. The remaining three residential blocks are 2 storeys in height and accommodate 3 bedroom terraced houses.

It is proposed to remove a portion of the existing surface car park and provide a new riverside park along the northern banks of the River Nanny within the application site boundaries. The new park will include a low impact path, soft landscaping, seating areas, viewing decks and play equipment. A new landscaped civic space is also proposed in the south-eastern part of the site, complemented by a secondary plaza area located to the north at the entrance to the mixed-use building.

Vehicular access and egress for the development will be as follows: a 'one-way' system will operate with vehicles accessing the site via an existing junction approximately 80 m west of the R132 with egress via the existing access point located approximately 244m further west along the northern boundary off the Duleek Road (R150). These access points will be upgraded to serve the new development. In addition to the two vehicular access points pedestrians will also be able to access the site via the new plaza at the north-eastern part of the site and via two further pedestrian only points further west.

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A new footpath, parallel car parking and a loading bay along the northern site boundary are also proposed complemented by street tree planting and public lighting in order to create a new high quality public realm. The proposed development also provides for alterations to ground levels across the site, including the construction of retaining walls. Provision is also made for surface car parking and bicycle parking facilities; connections to existing services and infrastructure; ESB sub-station; pumping station; public lighting, landscaping and boundary treatment and all associated site development and ancillary works necessary to facilitate the development. Significant further information/revised plans submitted on this application at Old Mill Hotel Site, Duleek Road R150 Main Street R132, Julianstown, Co Meath subject to the 31 conditions set out in the Schedule attached.

DATE: 04/08/2026



On behalf of MEATH COUNTY COUNCIL

Provided there is no appeal against this DECISION a grant of planning permission will issue at the end of six weeks.

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL GRANT OF PLANNING PERMISSION HAS ISSUED

NOTE:

1. Any appeal against a decision of a Planning Authority under Section 34 of the Planning and Development Act, of 2000-2023 may be made to An Coimisiún Pleanála. Any person may appeal WITHIN FOUR WEEKS beginning on the date of the decision.
2. Appeals should be addressed to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. **In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.**

Guide to Fees payable to the Board

- a. Appeal against a decision of a planning authority on a planning application relating to commercial development¹ made by the person by whom the planning application was made, where the application included the retention of development is € 4,500 or € 9,000 if EIA R/ NIS involved².
- b. Appeal against a decision of a planning authority on a planning application relating to commercial development¹, made by the person by whom the planning application was made, other than an appeal mentioned at (a) is € 1,500 or € 3,000 if EIA R / NIS involved².
- c. Appeal against a decision of a planning authority on a planning application made by the person by whom the planning application was made, where the application included the retention of development, other than an appeal mentioned at (a) or (b) is € 660.
- d. Appeal other than an appeal mentioned at (a), (b), (c) or (f)³ is € 220
- e. Application for leave to appeal is € 110.
- f. Appeal following a grant of leave to appeal € 110.
- g. Any first party appeal solely against contribution conditions under section 48 or 49 of the 2000 – 2023 Acts, as amended, attracts a fee of €220 irrespective of the nature of the application

An appeal will be invalid unless accompanied by the appropriate fee and evidence of payment of submission fee to the Planning Authority.

Submissions or observations to An Coimisiún Pleanála by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be submitted within four weeks of receipt of the appeal by An Coimisiún Pleanála and must be accompanied by a fee of € 50.

Footnote

¹ Commercial development includes 2 or more dwellings. See Board's order determining fees and its appeal guide.

² The higher fee applies where an Environmental Impact Assessment Report(EIA R) or Natura Impact Statement (NIS) was submitted to the planning authority under section 172(1) and / or 177T of the 2000 - 2023 Planning Act or article 103(1) of the 2001-2026 Planning Regulations, as amended except where the appeal relates solely to a section 48 / 49 development / supplementary development contribution scheme and/or a special financial contribution. (refer to (g) above).

³ Applies to:- (i) All third party appeals except where the appeal follows a grant of leave to appeal; (ii) First party normal planning appeals (section 37) not involving commercial or unauthorised development, or an EIA R; (iii) All other appeals (non-section 37).

While every care has been taken to ensure the accuracy and completeness of this information, it is the responsibility of any person / body making an appeal to ensure that their appeal is accompanied by the correct fee.

For more information on Appeals you can contact An Coimisiún Pleanála at:

Tel: 01 - 8588100 or LoCall: 1890 275 175

Fax: 01 - 8722684E-mail: appeals@pleanala.ie

Web: www.pleanala.ie

Schedule of Conditions

1. The development shall be carried out in strict accordance with plans and particulars lodged with the Planning Authority on 25th July 2025 as amended by the revised plans and particulars received on 29th May 2026, and on 10th June 2026 except as may otherwise be required to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer 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 accordance with the agreed particulars.

Reason: To clarify the plans and particulars for which permission is granted.

2. The development hereby permitted shall contain **56 no. residential units**. Each residential unit shall be used and occupied as a single unit for residential purposes and shall not be sub-divided or used for any commercial purpose (including short-term letting) without a separate planning permission.

Reason: In the interest of clarity.

3. The mitigation measures contained in the submitted Ecological Impact Assessment (EcIA), shall be implemented in full.

Reason: To avoid the disturbance or damage to the breeding or resting place of or injury to a species, protected under the Wildlife Acts 1976 (as amended).

4. The mitigation measures contained in the submitted Natura Impact Assessment (NIS), shall be implemented in full.

Reason: In the interests of protection of the Designated Sites.

Phasing of Development

5. The development shall be carried out on a phased basis in accordance with a Phasing Plan Drawing Ref. No. 23066-OPP-ZZ-ZZ-DR-A-9204-A1-P01 received on the 29/05/2026. Development shall be carried out strictly in accordance with the Phasing Plan unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of ensuring the orderly and coordinated development of the site, the timely provision of infrastructure and services, and the proper planning and sustainable development of the area.

Surface Water Drainage

6. Prior to the commencement of development hereby permitted, the applicant shall submit/address the following for the written agreement of the Planning Authority in relation to surface water management:

- (a) The applicant shall agree in writing with the planning authority a revised surface water design with particular reference to the attenuation system design. To note the proposed surface water system is acceptable in principle to the planning authority.

- (b) The applicant shall agree in writing with the planning authority, details of all SuDS features and any nature based solutions that are suitable for the subject site.
- (c) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDSDS) 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 proper planning and sustainable development of the area and to ensure a satisfactory form of development. (Environment – Surface Water)

Flooding

7. Prior to the commencement of development hereby permitted, the applicant shall submit/address the following for the written agreement of the Planning Authority in relation to flooding:
 - (a) Details demonstrating how all recommendations and mitigation measures contained within the approved Site-Specific Flood Risk Assessment (SSFRA) will be implemented during the construction phase;
 - (b) Proposed finished floor and ground levels, together with updated site sections and, where required, revised flood risk and hydraulic modelling to demonstrate that the development will not increase flood risk on or off-site;
 - (c) Detailed proposals for the design, layout and implementation of compensatory flood storage measures;
 - (d) Any additional measures required to facilitate the effective implementation of the Flood Evacuation Management Plan;
 - (e) Confirmation that the approved Flood Evacuation Management Plan will be issued to the occupiers of all residential units and retail/commercial premises prior to first occupation of the development.

The development shall be carried out in accordance with the details agreed in writing by the Planning Authority and all flood mitigation measures shall be implemented and maintained for the lifetime of the development.

Reason: In the interest of orderly development, environmental protection, public health and safety and residential amenity. (Environment - Flooding)

Transportation

8. Prior to the commencement of development hereby permitted, the applicant shall submit/address the following for the written agreement of the Planning Authority in relation to Transportation requirements:
- (a) The applicant shall submit a revised layout for agreement demonstrating unobstructed sightlines in accordance with DMURS. In that regard unobstructed sightlines of 65 metres from a setback of 2.4 metres shall be provided from the eastern entrance.
 - (b) The applicant shall submit a revised layout for agreement demonstrating unobstructed sightlines of 215 metres to the nearside edge of the road from a setback of 3.0 metres, in accordance with TII document DN-GEO-03060, from the western entrance. The nearside road edge shall be visible over the entire sight distance.
 - (c) The applicant shall submit a revised layout demonstrating a swept path analysis for a Fire/Refuse truck to enter/exit the development and safely manoeuvre within the loading bays and turning bays provided.
 - (d) Accessible car parking shall be in accordance with Part M of the Building Regulations and include a 1200 mm wide access zone on both sides and at the rear of each designated parking bay. The access zone at the rear of the parking bay should be clear of vehicular circulation routes. The access zone should contrast visually with the adjoining surfaces to ensure it is kept clear.
 - (e) The applicant shall include the provision of necessary infrastructure to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers.
 - (f) The applicant shall provide four fully functional charging points for Electric Vehicles in accordance with IEC 61851 Standard for Electric Vehicle Conductive Charging Systems.
 - (g) The applicant shall provide cycle storage spaces and cycle parking spaces in compliance with Section 4 of “Sustainable Urban Housing: Design Standards for New Apartments” published by the Department of Housing, Planning and Local Government and the Cycle Design Manual.
 - (h) Road drainage shall be provided in compliance with the Department of Transport “Guidelines for Road Drainage - 2nd Edition, 2022”. Any drainage pipe installed shall be at least 300mm in diameter and in any case be no less than the nearest downstream pipe diameter.
 - (i) Roads construction materials including turning bays shall comply with the TII Specification for Roadworks.
 - (j) Pedestrian crossings, including tactile paving, shall comply with the “Traffic Management Guidelines”.

- (k) All signs and road markings shall comply with the "Traffic Signs Manual". Placement of signs shall be in accordance with Chapter 1.
- (l) The applicant shall submit for agreement a revised layout of the eastern access/egress to include a right turn.
- (m) The applicant shall carry out a Road Safety Audit and implement the recommendations of same into the design.
- (n) The applicant shall submit a Construction Stage Traffic Management Plan for agreement with Meath County Council prior to commencement.

Reason: In the interest of traffic safety. (Transportation)

Protected Structure – Survey

9. Prior to the commencement of development, the developer shall secure safe access to the existing building and, within two months of the building being made safe, submit a detailed condition survey prepared by a suitably qualified professional. The survey shall include an assessment of the structural integrity, building fabric and any associated hazards. Following completion of the survey and once the building is deemed safe for access, a detailed specification of all proposed repair, conservation and restoration works shall be prepared by a suitably qualified conservation professional and submitted to the Architectural Conservation Officer, Meath County Council, for written agreement. All agreed works shall be carried out in accordance with the approved details.

Reason: In the interests of protecting and conserving the architectural heritage of the area and to ensure the proper conservation, repair and long-term protection of the existing building. (Conservation)

10. The methodology for conservation works to the Old Mill Building and the Mill House outlined in the Heritage Impact Assessment (HIA), shall be implemented in full.

Reason: In the interests of protecting and conserving the architectural heritage of the area and to ensure the proper conservation, repair and long-term protection of the existing building. (Conservation)

Materials

11. Prior to the commencement of development hereby permitted, sample materials of the external finishes shall be submitted to and agreed in writing with the Planning Authority and shall there after only be authorised to commence in accordance with the agreed materials.

Reason: In the interest of visual amenity. (Conservation)

Boundary Treatment

12. 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. (Planning)

Archaeology

13. (a) The applicant is required to engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930–2004) to carry out pre-development testing at the site following an archaeological metal detection survey. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.
- (b) The archaeologist is required to notify the Department of Housing, Local Government and Heritage 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.
- (c) 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.
- (d) Having completed the work, the archaeologist shall submit a written report to the Planning Authority and to the Department of Housing, Local Government and Heritage for consideration.
- (e) 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 of Housing, Local Government and Heritage will advise the Applicant/Developer with regard to these matters.
- (f) 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 of Housing, Local Government and Heritage.

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

Landscaping

14. (a) Landscaping shall be carried out as detailed on the Landscape Masterplan received on 29/05/2026 unless otherwise agreed.
- (b) Planting shall commence no later than the first planting season following commencement of development on site. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

Lighting

15. Public lighting shall be provided to all public spaces within the confines of the development. The public lighting shall be designed and installed as per “*Meath County Council: Public Lighting Technical Specification & Requirements*” document. Prior to the commencement of development on site the applicant shall submit a lighting design in accordance with the above for the written agreement of the Planning Authority.

Reason: In the interests of public safety (Public Lighting).

Naming/Numbering

16. 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. (Planning)

Tree Protection

17. The tree works and protection measures shall be implemented and retained throughout the construction period in accordance with the ‘Tree Protection/ Removal Plan’ Drawing no.TPR-JT-01 received on 25/07/2025.

Reason: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area.

Commercial Letting

18. (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 (as amended), 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.

Part V – Social & Affordable Housing

19. 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 Acts 2000 (as amended), 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 Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning & Development Acts 2000 (as amended) and of the housing strategy in the development plan for the area. (Housing)

Hours of Construction

20. The hours of construction shall be restricted between 07:00 hours and 18:00 Monday to Friday and 08:00 and 14:00 on Saturday. No works shall take place outside these hours or on Sundays or Bank Holidays. 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: In the interest of residential amenity.

Waste & Construction Management Plan

21. (a) Prior to the commencement of development hereby permitted, the developer shall submit a construction and demolition Waste Management Plan (WMP) to the Planning Authority for agreement prepared in accordance with the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (Department of the Environment, Heritage and Local Government, July 2006). The WMP 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 WMP shall be treated as a live document and communicated to all relevant personnel.

(b) The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan (CEMP), which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. The CEMP shall provide details of intended construction practice for the development, including but not be limited to operational controls for dust, noise and vibration, construction traffic management, waste management, protection of soils and groundwaters, protection of flora and fauna, site housekeeping, emergency response planning, site environmental policy, environmental regulatory requirements and project roles and responsibilities. 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.

(c) Dust emissions at the site boundaries shall not exceed 350mg/m²/day.

(d) All refuelling shall take place in a designated refuelling area at least 30m from watercourses, details of same to be included in the CEMP.

(e) All hydrocarbons, chemicals, oils, etc. shall be stored in a dedicated bunded area at least 30m from watercourses and capable of storing 110% of the container/tank capacity.

(f) The applicant shall ensure adequate supply of spill kits and hydrocarbon absorbent pads are stocked on site.

(g) Burning of waste, including green waste, is prohibited on site.

Reason: In the interest of sustainable waste management, environmental protection, public health and safety and residential amenity. (Environment)

22. (a) A designated Community Liaison Officer (CLO) shall be appointed prior to commencement of construction works; appointment shall be confirmed in writing with the Planning Authority.

(b) 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. No activities shall take place on-site on Sundays, bank or public holidays. 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.

(c) 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.

(d) 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.

Reason: In order to safeguard the amenities of property in the vicinity.

Taking in Charge

23. The development hereby permitted shall be carried out and completed at least to the construction standards set out in the Planning Authority's Taking in Charge Policy. Prior to commencement of development, the developer shall agree with the authority, in writing, the procedures for inspection and monitoring of the development by the authority to ensure compliance with these standards and shall thereafter comply with the agreed procedures during the construction of the overall development. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.

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

24. Prior to the occupation of any residential units within the site, the developer shall submit, for the written agreement of the Planning Authority, details of a 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. The company shall indefinitely manage the above and demonstrate capacity to resource and finance their activities.

Reason: To ensure the adequate future maintenance of this private development and in the interest of residential amenity.

Public Open Spaces

25. The open spaces shall be developed in accordance with the phasing arrangement and shall be devoted to public use and shall be kept free of any development. When the development is being taken in charge, the roads and all public areas including open spaces that have been designated for taking in charge shall be vested in the Planning Authority, at no cost to the Authority.

Reason: To provide for the satisfactory future maintenance in the interest of residential amenity.

Telecommunications

26. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) located outside buildings or not attached to buildings shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. Details of the ducting shall be submitted to and agreed in writing by the planning authority prior to the commencement of development. [All existing overground cables shall be relocated underground as part of the site development works]

Reason: In the interest of orderly development and the visual amenities of the area.

Development Contributions

27. The developer shall pay the sum of €131,800.00 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 Acts 2000 (as amended). 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.

28. The developer shall pay the sum of €181,225.00 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 Acts 2000 (as amended). 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.

29. The developer shall pay the sum of €16,475.00 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 Acts 2000 (as amended). 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 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.

Deposit

30. The developer shall lodge with the Planning Authority a cash deposit of €218,000.00 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.

Monitoring

31. The developer shall pay the sum of €11,200.00 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. 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.
2. 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.
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. 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.
9. 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.
10. 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.
11. 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).
12. 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/>.'

13. 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.
14. 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 is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.
19. 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.

20. 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.