

Meath County Council

Planning Report

To:	Gerard Kellett, Senior Executive Planner
From:	Nathan Cooney, Executive Planner
File Number:	26/60120
Applicant:	Albert Developments Ltd.
Development Address:	'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
Application Type:	Permission
Date of Report:	28/07/2026
Date Decision Due:	04/08/2026
Development Description:	See Section 2.0

1.0 Site Location & Description

The application site comprises an area of approximately 6.14 hectares and is situated on lands to the north of Athlumney and east of Navan Town Centre. The site is currently greenfield in nature and forms part of the wider Boyne Village residential development. It is subject to Masterplan 12 (MP12) under the Meath County Development Plan 2021–2027.

The subject site contains two land use zonings. These are A2 New Residential; Objective To provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate, and F1 Open Space; Objective To provide for and improve open spaces for active and passive recreational amenities.

There are no protected structures or national monuments in close proximity to the site. A small portion of the F1 zoning is located within the Flood Zone A.

The site is located within the Lowland Landscape Character Area, the character area is noted as high value and moderate sensitivity to development changes.



Figure 1.0: Aerial image of the subject site (outlined in red) in the context of the immediate surrounding area.

2.0 Development Description:

The proposed development essential seeks; Planning permission for development at this site of c.6.14 hectares within the townlands of 'Ferganstown and Ballymacon' and 'Athlumney', located generally to the north of Tubberclaire Meadows and southwest of the 'LDR6' Road & 'Boyne Village', Navan, Co. Meath. The proposed development will consist of:

- 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;
- 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;

- 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;
- Provision of 166 no. surface resident car parking spaces, internal road and shared surface networks;
- 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.

3.0 Further Information Response & Assessment

The Further Information Request (R.F.I.) was issued on 26/03/2026. The Further Information Response was received on 29/05/2026. This Further Information was deemed to be significant and the Planning Authority received the revised public notices 10/06/2026. As such, the following should be read in conjunction with the initial Planning Report.

Based on the information submitted and having regard to the initial Planning Report, I consider that the applicant has formally responded to the Request for Further Information and that the proposed development must now be fully assessed. The following provides the items of the Request for Further Information; the applicant's response; and, the assessment of the Planning Authority.

4.0 Referrals of Further Information

Transportation Section	Report received; no objection subject to conditions.
Environment Section (Surface Water)	Report received; no objection subject to conditions.
Environment Section (Flooding)	Report received; no objection subject to conditions.
Broadband Officer	Report received; no objection subject to condition.
Age Friendly	No report received at the time of writing.
Public Lighting	Report received; no objection subject to condition.
Ecology	Report received; no objection subject to conditions.

5.0 Submissions

No new submission have been received during the further information stage.

6.0 Revised Notices

The FI response does involve significant alterations to the original proposal in the context of Article 35(1)(c) of the Planning & Development Regulations 2001 (as amended). New statutory notices are required and were received on 10/06/2026.

6.1 Further Information Request Item No. 1

Objective SH OBJ 22 of the Meath County Development Plan 2021 – 2027 states “The Planning Authority will require the provision of between 15-30% of dwellings and apartments in new residential developments of ten units or more to be Age Friendly Lifetime Adaptable Homes, suitable to accommodate or adaptable to provide accommodation for people with disabilities and older people...”

The applicant shall clarify this and submit a universal design statement as part of all the application to demonstrate this requirement and update the proposed development accordingly.

6.1.1 Applicants Response to Item No. 1

In response to Further Information Item No. 1 the applicant has submitted a cover letter prepared by JSA Planning. This cover letter provides the following response to item 1;

“In response to item no. 1, the proposed development has been amended to provide for the provision of Age Friendly Homes as per the requirements of SH OBJ 22 of the County Development Plan that requires the provision of between 15-30% of dwellings in new residential developments of ten units or more to be Age Friendly Lifetime Adaptable Homes.

The proposed development has been amended to include 14 no. Age Friendly Lifetime Adaptable Homes. This represents 17% of the 83 units on site. The proposed units are comprised of 3-bedroom, 2-storey dwellings and are designed in accordance with the principles of universal design. As required, the units are suitable for occupation by older persons and individuals with disabilities and can be adapted to accommodate changing needs over time.

Drawing no. BCN-1D-02-SW-XXX-DR-RAU-AR-1001B submitted as part of this response outlines how the proposed dwellings achieve accessibility, adaptability and usability in line with best practice and relevant guidance. As requested, the overall scheme has been updated to reflect these requirements. A Universal Design Statement has also been prepared by Reddy Architecture & Urbanism and is submitted with this response under separate cover.”

6.1.2 Further Assessment of Item No. 1

The response of the applicant is noted. It is considered that this response is considered to be acceptable.

6.2 Further Information Request Item No. 2

The Planning Officer notes that the applicant has not provided any 4-bedroom dwellings. At pre-planning stage, this matter was raised, and the applicant was advised that if they were not proposing any 4-bedroom dwellings, in this application, the applicant should clearly demonstrate that there is sufficient 4-bedroom dwellings in the wider area of the masterplan. The applicant has failed to demonstrate this. Therefore, at present the proposed unit mix is not acceptable, without justification. Therefore, the applicant shall revise the unit mix to provide a provision of 4 bedroom dwellings, or shall provide a justification piece for the omission of this unit type.

6.2.1 Applicants Response to Item No. 2

The submitted cover letter prepared by JSA Planning has provided a detailed response outlining the housing typologies and mix across the entire development lands under Phase 1A and Phase 1B. The submitted cover letter has outlined that across Phases 1A, 1B and 1D there will be the delivery of 27 no. 4 bedroom units out of a 262 no. houses, and a total of 494 no. units.

6.2.2 Further Assessment of Item No. 2

The response of the applicant is noted. It is considered that this response is considered to be acceptable.

6.3 Further Information Request Item No. 3

From a review of the submitted drawings, it would appear that not all the proposed dwellings achieve a minimum separation distance of 16metres between directly opposing rear or side windows. The applicant shall review this and ensure that this is amended.

6.3.1 Applicants Response to Item No. 3

In response to Item No. 3, the submitted cover letter outlines the following;

“As required, the proposed development has been reviewed by the project Architect in respect of separation distances. All dwellings now achieve a minimum separation distance of 16 metres between directly opposing rear or side windows at first floor level, in accordance with the requirements of the Planning Authority. Please refer to Reddy Architects drawing no. BVN-1D-02-SW-XXX-DRRAU-AR-1104 and Response Document for full details relating to separation distances provided on site”.

6.3.2 Further Assessment of Item No. 3

The response of the applicant is noted. The Planning Authority consider this response to be acceptable.

6.4 Further Information Request Item No. 4

The applicant shall submit a revised site layout clearly identified the location of the proposed bin and bicycle storage for the proposed terrace units, and the applicant shall submit elevation drawings of the bin and bicycle storage. The applicant shall provide details of the proposed material of the bin and bicycle storage which shall be durable in nature and consistent with the external finishes proposed to the dwelling houses.

6.4.1 Applicants Response to Item No. 4

In response to item no. 4, the submitted cover letter provides the following response;

“As requested, the proposed site layout has been revised to address the Planning Authority’s requirements in relation to bin and bicycle storage. The architectural drawings and response document clearly identify the location of the proposed bin and bicycle storage serving the terraced units. In addition, elevation drawings of the storage structures to the front of the terraces have also been provided.

Bin storage areas are proposed to the front of the dwellings with bicycle storage located within the rear gardens of the terrace units. All long-stay resident bicycle spaces are provided within secure, covered enclosures to ensure safety, security and year-round usability.

Full details relating to the proposed materials to be provided are outlined in the response document prepared by Reddy Architects, with all bin and bicycle storage structures designed in durable materials and finished to complement the external finishes of the dwellings.”

6.4.2 Further Assessment of Item No. 4

From a review of the submitted document, the Planning Officer considers this response to be acceptable.

6.5 Further Information Request Item No. 5

In accordance with DM OBJ 38 of the Meath County Development Plan 2021 – 2027 states “All proposals for residential developments above 75 units shall incorporate works of public art into the overall scheme or make a financial contribution to the Council to provide the piece of public art in order to enhance the amenities of the local environment (Refer to Chapter 7, Community Building Strategy).” Therefore, the applicant is requested to address this point.

6.5.1 Applicants Response to Item No. 5

In response to item no. 5, the submitted cover letter provides the following response;

“As required, the applicant is willing to provide an appropriate piece of public art as part of this development proposal. Cunnane Stratton Reynolds Land Planning and Design have identified a suitable location for a proposed art sculpture that is to be located in the open space lands to the north of the residential dwellings proposed as part of this application. It is submitted that the art sculpture will be provided by the applicant at implementation stage and that an appropriate sculpture can be agreed with the Planning Authority following the grant of permission.

Please refer to the Landscape Masterplan drawing no. 19187-2-110 Rev A prepared by Cunnane Stratton Reynolds Land Planning and Design that is submitted with this response under separate cover for the location of the proposed art sculpture that will be provided as part of this development.”

6.5.2 Further Assessment of Item No. 5

The response of the applicant is noted. It is considered that this response is considered to be acceptable. A condition shall be attached to agree the public art piece prior to commencement.

6.6 Further Information Request Item No. 6

In accordance with DM OBJ 23 of the Meath County Development Plan 2021-2027, the applicant shall submit a phasing plan for the proposed development. The phasing plan shall include the provision of the 4 hectares of Public Open Space prior to the development of any of the residential units proposed as part of this application.

6.6.1 Applicants Response to Item No. 6

In response to item no. 6, the submitted cover letter states;

“In accordance with DM OBJ 23 of the Meath County Development Plan 2021-2027, a phasing plan has been prepared by the project architect and is submitted with this response under separate cover. The phasing plan (drawing no. DR-RAU-AR-1106) outlines how the proposed residential dwellings will be delivered over 2 no. phases. The phasing plan is also included as Figure 2.7 of this response for ease of reference.

It is submitted that the applicant has liaised with Meath County Council in relation to the provision of the 4 hectares of Public Open Space and is committed to delivering this area prior to the commencement of residential development, in accordance with the requirements of DM OBJ 23 and the request for further information, where feasible.”

6.6.2 Further Assessment of Item No. 6

The response of the applicant is noted. It is considered that this response is considered to be acceptable. A condition shall be attached to agree that the 4 ha public open space shall be delivered prior to commencement of the residential development.

6.7 Further Information Request Item No. 7

The applicant is requested to confirm the 1.65 ha of district park open space, community centre/sports hall, creche and neighbourhood centre permitted under 24/60415 (ACP REF. 322341-25) will be delivered and operational prior to commencement of any of the development proposed under this application. The applicant shall confirm details of engagement which has occurred with community groups regarding the use of the community centre and sports hall and the proposed playing pitches.

6.7.1 Applicants Response to Item No. 7

In response to Item 7, the submitted cover letter states;

“The applicant, Albert Developments Ltd., confirm that 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, will be delivered to an operational standard prior to the commencement of works proposed as part of this development.

As outlined in the letter that is submitted with this response, Albert Developments Ltd. have engaged with Meath County Council in relation to sourcing suitable community infrastructure / sports club facilities for the local area. It should be noted that whilst Albert Developments Ltd. were the original lead developer of lands contained within the Masterplan 12 Area (MP12), subsequent land transactions have resulted in Meath County Council currently being the largest landowner or beneficiary of community-based amenities in the MP12 catchment area.

It is submitted that Albert Developments Ltd. have been directly engaging with the Local Authority and with a number of local Community Groups and Sports Clubs in relation to both the internal and external amenities that will be provided in the local area. One such group includes Johnstown Football Club who have drafted a letter of support for the proposed development and is submitted with this response under separate cover. The letter states:

“We understand the importance of delivering these amenities in tandem with the residential phases. Johnstown FC is fully committed to working alongside Albert Developments Ltd. to ensure that these areas become a vibrant, functional reality for the Johnstown community.”

Please refer to the letter prepared by Albert Developments Ltd. and the letter of support from Johnstown FC that are submitted with this response under separate cover.”

6.7.2 Further Assessment of Item No. 7

The response of the applicant is noted. It is considered that this response is considered to be acceptable. A condition shall be attached to agree 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, will be delivered to an operational standard prior to the commencement of works proposed as part of this development. Furthermore, the 7 aside playing pitch shall be delivered in accordance with the minimum standards of the FAI.

6.8 Further Information Request Item No. 8

Detailed plans and visualisations for the layout and use of the entirety of the F1 zoned open space (the element permitted under 24/60415 (ACP REF. 322341-25) and the element proposed) should be submitted to demonstrate the coherent functional use of this area for active and passive recreation purposes.

6.8.1 Applicants Response to Item No. 8

In response to Item 8, the submitted cover letter provides the following response;

“As requested, detailed landscape plans have been prepared by Cunnane Stratton Reynolds Land Planning and Design that clearly set out the proposed layout and use of the entirety of the F1 zoned open space proposed as part of this development. The plans identify how the development successfully integrates with the open space area approved as part of the adjoining Phase 1B development (MCC Ref. 24/60415 and ACP Ref.: 322341-25).

The Landscape Masterplan (drawing no. 19187-2-110) outlines the approach to the development of the F1 zoned open space lands located to the north of the residential development and will provide for an all-purpose sports pitch, a 7-a-side pitch, native woodland areas, informal play and recreational areas, a wildflower area, nature pond, seating areas, pedestrian walkway and art sculpture.

As requested, the landscape plan clearly outlines how the proposed development will successfully integrate with the open space lands, approved as part of the Phase 1B development. Please refer to the Landscape Masterplan prepared by CSR and submitted with this response. For ease of reference, the proposed Landscape Masterplan is also included as Figure 2.8 of this response.

As requested, 3 no. CGI images have been prepared by 3D Design Bureau. The CGI images, included as Figure 2.9 and 2.10, demonstrate the coherent functional use of this area for active and passive recreational purposes and outline how the proposed development successfully integrates with the development approved as part of Phase 1B.”

6.8.2 Further Assessment of Item No. 8

The above response is noted.

6.9 Further Information Request Item No. 9

Having regard to Meath County Development Plan in which it is a policy to consider the DOEHLG / OPW publication ‘The Planning System and Flood Risk Management, Guidelines for Planning Authorities’ and with reference to OPW CFRAMS mapping and Meath County Council’s MapInfo flood mapping for the relevant area, the proposed development site is situated in Flood Zone A and Flood Zone B, i.e. it is at medium to high risk of flooding. In accordance with the aforementioned guidelines the applicant shall submit a revised Site Specific Flood Risk Assessment (SSFRA) and re-apply the ‘development management Justification Test’ as set out in Chapter 5 of the same guidelines to rigorously assess the appropriateness of the proposed development and shall submit all matters relating to this Justification test and all matters relevant to flood risk relating to the proposed development site to the Planning Authority for their further consideration.

The applicant shall revise the SSFRA to the written agreement of the planning authority and accurately establish floodzones A & B and the critical flood levels. The submitted flood mapping appears to be inaccurate as the critical flood levels for the 0.1%AEP are not consistent with existing topography levels shown. It would appear that flood zone B extends further into the proposed development which would result in a larger displacement of flood waters and more compensatory storage been required. The applicant shall also provide details of how compensatory storage is calculated and agree in writing with the planning authority a

suitable location for the compensatory storage. The applicant shall also agree details of the blockage scenario analysis with the planning authority and shall re-apply the Justification Test once the above items have been addressed. Please contact dobrien@meathcoco.ie to discuss the further information response for flooding prior to responding to this further information request.

6.9.1 Applicants Response to Item No. 9

In response to Item 9, the submitted cover letter provides the following response;

“As requested, a revised Site-Specific Flood Risk Assessment has been prepared by JBA Consulting and is submitted with this response under separate cover. As per the request of the Planning Authority, JBA confirm that:

“A site-specific hydraulic model has been developed for the proposed development, incorporating recent topographical survey data for the watercourse and the site. Updated flow estimates for the Millrace catchment have also been calculated.

The model results show that the majority of the site is located within Flood Zone C. All developable areas of the site, including the proposed houses and roads, are located within Flood Zone C. Flood Zone B is shown to impact only the greenspace, the watercourse and the existing local field drainage ditch, while Flood Zone A is confined to the watercourse and the local field drainage ditch.

The Development Management Justification Test has been re-applied and is passed.”

In relation to the request to accurately establish floodzones A and B and the critical flood levels, compensatory storage, blockage scenario analysis and the re-application of the Justification Test, JBA Consulting confirm that:

“The model topography has been updated to incorporate the recent 2025 site survey, and the flood mapping has been revised accordingly.

The updated results show that approximately 145 m³ of floodplain volume would be displaced during the 0.1% AEP event. This displaced volume is fully compensated through the provision of a compensatory flood storage area capable of storing 153 m³ during the 0.1% AEP flood event. This provides an additional 8 m³ of storage above the calculated displaced volume. Full details of the compensatory storage calculations are provided in Section 5.2.2.

Section 5.4.1 has also been revised to include the blockage scenario analysis. All culverts upstream and downstream of the site have been assessed using a conservative blockage factor of 67% during the 1% AEP flood event. The results show that the maximum water level during the blockage scenario remains more than 1 m below the proposed finished floor levels. The Development Management Justification Test has been re-applied and is passed.”

As such, it is submitted that the proposed layout is a suitable form of development for the subject lands, has passed the Justification Test and will not be negatively impacted by flooding. Please refer to the Flood Risk Assessment that is submitted with this response under separate cover, specifically Section 1.3 that provides a direct response to the RFI.”

6.9.2 Further Assessment of Item No. 9

The Environment Section (Flooding) has reviewed the submitted response and have made the following comments, no objection subject to conditions:

"The applicant has submitted a Site-Specific Flood Risk Assessment (SSFRA), and we have reviewed the same. The applicant updated the post-development flood extents for both 1% AEP & 0.1% AEP. The applicant re-established flood zones A & B, and it appears to reflect the elevations/contours of the existing ground. The proposed residential units are clearly elevated above the critical flood levels and are a minimum of 1m above the highest predicted flood levels which exceeds the minimum requirement of 300mm freeboard. It is noted displacement of flood water in the post-development flood extents of approximately 145m³ on a portion of the site to the west. As a result, the applicant proposed a flood compensatory storage with a greater volume of 153m³ at this location. The applicant did not submit detailed cut/fill volume calculations or cross-sections of the proposed compensatory storage. However the applicant has stated that the flood storage has been incorporated into the hydraulic model and that there is no increase in flood water levels elsewhere within the modelled area. The applicant has applied a blockage factor of 67% during the 1% AEP flood event to the surrounding upstream and downstream culverts. The applicant has re-applied for the Justification Test.

Taking the above into consideration, the submitted further information response for flooding is acceptable in principle to the planning authority. The applicant has addressed the majority of the flooding concerns following correspondence with the Environment department. However there is still some detail information that the planning authority require so that final details of the proposed compensatory storage design can be agreed."

6.10 Further Information Request Item No. 10

The applicant shall submit the following in relation to surface water;

- a) The applicant has submitted a surface water design that does not comply with Meath County Councils requirements for the treatment of surface water. The applicant shall submit a revised surface water design that is SuDS compliant, that is in accordance with the below mentioned guidelines.
- b) The location of the proposed attenuation pond 4 would appear to be in flood zone B and may have to be redesigned once the SSFRA is revised and floodzones accurately established
- c) The applicant shall agree in writing the proposed attenuation types and all associated details with the planning authority.
- d) The applicant shall provide BRE 365 infiltration test results and ground investigation report for the site. Details of the existing water table level and winter ground water level shall also be provided.
- e) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
- f) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Please contact dobrien@meathcoco.ie to discuss the further information response for surface water prior to responding to this further information request

6.10.1 Applicants Response to Item No. 10

In response to Item 10, the submitted cover letter states;

“Hendrick Ryan Consulting Engineers have prepared a response to each of the items raised by the Planning Authority in relation to surface water. Their response, that is submitted under separate cover, notes that the surface water proposal was discussed with Meath County Council and that a draft response was issued to the Planning Authority on the 19th of May following a site discussion on the 27th of April 2026.

- a) The applicant has submitted a surface water design that does not comply with Meath County Councils requirements for the treatment of surface water. The applicant shall submit a revised surface water design that is SuDS compliant, that is in accordance with the below mentioned guidelines.*

In response to this item, HRA Consulting Engineers note that following discussions on site, it is understood that item (a) – (f) generally relate to the location of the attenuation pond / detention basin with respect to the 1-in-1000 year flood zone and the potential need to amend the size and location of the detention basin following a review of flood zones. Please refer to the HRA response document and associated drawings for the proposed surface water design that complies with the requirements of Meath County Council and the requirements of SuDS.

- b) The location of the proposed attenuation pond 4 would appear to be in flood zone B and may have to be redesigned once the SSFRA is revised and floodzones accurately established.*

As outlined in the response prepared by HRA, “JBA Consulting have updated the SSFRA and flood model as requested by Meath CC. The location and geometry of the proposed detention basin shown on Hendrick Ryan drawings have been coordinated with the revised flood model and are shown on Drawing No. 2654/400-P4. Flood modelling indicates that compensatory storage of 145m³ will be required following development of the site to cater for the 1-in-1000yr flood event. Compensatory storage will be provided between the detention basin and the millrace / Farganstown Stream by reducing the existing ground level on site.”

Please refer to the HRA response document and associated drawings and updated Flood Risk Assessment for further details in relation to the proposed attenuation on site.

- c) The applicant shall agree in writing the proposed attenuation types and all associated details with the planning authority.*

As outlined above, the proposed surface water arrangement and attenuation types to be provided on site was discussed with the Planning Authority prior to the submission of this response. A draft response was issued to Meath County Council on the 19th of May following a site discussion. However, no written feedback was received from the Planning Authority prior to the submission of this response.

As outlined by HRA Consulting Engineers, it is submitted that written agreement in relation to the attenuation types to be provided on site can be provided as part of compliance following the grant permission for the proposed development.

- d) The applicant shall provide BRE 365 infiltration test results and ground investigation report for the site. Details of the existing water table level and winter ground water level shall also be provided.

As outlined in the response prepared by HRA:

"A Geotechnical Investigation was carried out in June 2025 (see attached report). 6 no. soakaway tests were carried out during the investigation (refer to SI Report - Item 5.5). Water levels dropped too slowly to allow the infiltration rate "f" to be determined.

It is intended that proposed ground levels will be up to 1.2m higher than existing ground levels with the difference in ground levels under buildings, roads and car parking made up with granular stone fill which will allow some infiltration.

Several trial pits were excavated and left open for several months to monitor changes in ground water levels. Recorded ground levels are shown below."

- e) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.

HRA Consulting Engineers confirm that the surface water drainage system has been designed in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies (Volume 2) for New Developments.

- f) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

The surface water drainage system has been designed in accordance with the Greater Dublin Regional code of Practice for Drainage Works Volume 6."

6.10.2 Further Assessment of Item No. 10

The Environment Section (Surface Water) have reviewed the submitted response and have made the following comments, having no objection subject to conditions;

"The proposed surface water system is acceptable in principle however design details need to be agreed in writing with regards the proposed attenuation system design and proposed attenuation pond design"

6.11 Further Information Request Item No. 11

The applicant shall submit the following in relation to transport;

- a) The applicant shall submit, for agreement a revised site layout demonstrating the following

- Turning bays in accordance with the “Recommendations for Site Development Works for Housing Areas”.
- Carriageway horizontal curvature which complies fully with the Section 4.4.6 and Table 4.3 requirements of DMURS.
- Unobstructed pedestrian visibility splays and forward visibility splays along the internal road at Uncontrolled Crossings in accordance with DMURS. In that regard a design speed of 30 km/h shall be used.
- Unobstructed priority junction visibility splays in accordance with DMURS. In that regard a design speed of 30 km/h shall be used.

6.11.1 Applicants Response to Item No. 11

The submitted cover letter sets out the following response in relation to Item No. 11;

“In consultation with the Design Team, Trafficwise have amended the proposed layout to specifically address the transport related concerns raised as part of the RFI. As outlined by Trafficwise, their response that is submitted under separate cover, has been prepared having regard to the principles and requirements of DMURS. It should also be noted that the revised proposal has been prepared following consultation with the Transportation Department of Meath County Council, as per the request of the Planning Authority.

The proposed development has been amended to address the 4 no. items raised that include:

- *“Turning bays in accordance with the “Recommendations for Site Development Works for Housing Areas”*
- *Carriageway horizontal curvature which complies fully with the Section 4.4.6 and Table 4.3 requirements of DMURS.*
- *Unobstructed pedestrian visibility splays and forward visibility splays along the internal road at Uncontrolled Crossings in accordance with DMURS. In that regard a design speed of 30 km/h shall be used.*
- *Unobstructed priority junction visibility splays in accordance with DMURS. In that regard a design speed of 30 km/h shall be used.”*

As part of their response Trafficwise conclude by stating that:

“The accompanying revised drawings and supporting assessments demonstrate that the proposed internal road layout, turning arrangements, carriageway geometry and visibility standards can satisfactorily accommodate the proposed development in a manner that is consistent with the design philosophy of DMURS and with the approach previously accepted by Meath County Council in respect of the adjoining phases of the wider residential lands.

The swept path assessments demonstrate that the proposed turning arrangements satisfactorily accommodate the prescribed 11.2m rigid refuse vehicle together with emergency service vehicles, whilst avoiding unnecessary overdesign and excessive paved areas within the residential environment. The revised carriageway geometry and associated visibility assessments further demonstrate that the internal roads, junctions and pedestrian crossing facilities operate safely and satisfactorily at the intended low design speeds.

In conclusion, it is respectfully submitted that the information now provided fully addresses the transportation and roads related matters raised in Item No. 11 of the Request for Further Information and demonstrates that the proposed development can be accommodated without prejudice to the safety, convenience or efficiency of road users, pedestrians or cyclists.”

It is submitted that the proposed development has been designed in accordance with the approach as approved on the adjoining Phase 1B site. It is submitted that the revised proposal satisfactorily addresses the transport related items included on the RFI, complies with the requirements of DMURS and that the proposed development is fully acceptable in relation to transport.

Please refer to the Response Document and associated drawings prepared by Trafficwise that are submitted with this response under separate cover for full details relating to the revised development proposal.”

6.11.2 Further Assessment of Item No. 11

The Transport Section has reviewed the submitted response and no objection subject to conditions.

6.12 Further Information Request Item No. 12

The applicant shall submit the following with regard Telecommunications requirements:

- b) Plans for the proposed open access duct network to enable a multiplicity of network providers to deliver High Speed Telecommunications to each unit are required. The plans 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 and provided the Planning Authority prior to construction for review.
- c) As built drawings must be provided to the Council in pdf and GIS formats showing open access duct networks. Photos of the installed network may be requested.

6.12.1 Applicants Response to Item No. 12

In response to Item No. 12 the applicant has provided the following response;

“Please refer to the Telecommunications drawing that has been prepared by ORS Consulting Engineers that is submitted with this application under separate cover. The drawing has been prepared to show the layout and specification of ducting and chambers within the development and to existing telecoms networks to be provided on site.

Please note that as built drawings and photographs will be submitted to the Planning Authority following the completion of works as required.”

6.12.2 Further Assessment of Item No. 12

The Broadband Officer has reviewed the submitted response and has no objection subject to condition.

6.13 Further Information Request Item No. 13

The lighting design does not currently cover the distributor road serving the development (located within the red boundary). The applicant shall submit revised public lighting design to include this road. All revisions should comply with the "Meath County Councils; Public Lighting Technical Specification & Requirements" document.

6.13.1 Applicants Response to Item No. 13

In response to Item No. 13, the submitted cover letter provides the following response;

"As requested, the proposed lighting design has been amended to cover the distributor road serving the development on the lands that are within the red line boundary. As outlined in the documentation submitted as part of this response, and as confirmed by the Lighting Consultant, 32 no. Metro Streetlight LED 3000K lights will be installed that will serve the distributor road, internal roads and footpaths.

Please refer to the Outdoor Lighting Report and associated drawings prepared by ORS Consulting Engineers that are submitted with this response under separate cover."

6.13.2 Further Assessment of Item No. 13

The Public Lighting Officer has reviewed the submitted response and have no objection subject to condition.

6.14 Further Information Request Item No. 14

The applicant shall submit the following with regard Ecology requirements;

- a) The lighting plan proposed is currently incomplete as it states, "Public Lighting Scheme to this F1 Zoned Open Space area be agreed between the Applicant, Albert Developments Ltd., and Meath County Council". If there is to be any lighting of this area, the lighting plan shall be submitted for approval as part of the planning permission.
- b) It is considered that the current lighting plan for the south of the development is not in accordance with Bat Conservation Ireland Guidance (BCIrelandGuidelines_Lighting.pdf) as there is not enough consideration given to keeping treelines, rivers, ditches and woodland in darkness. Through decreasing LUX, using motion detection lighting, improving directionality and increasing separation distances between luminaires and treelines/ woodlands/ rivers and wet ditches the applicant is requested to ensure that woodlands, treelines and rivers are lit as little as possible and that the lighting design is in accordance with Bat Conservation Ireland Guidance.
- c) The applicant is requested to ensure that no works occur within 10 m of the Ferganstown and Ballymacon stream and that a 10 m wide riparian buffer strip, measured from the top of the bank either side of all watercourses on site (including the central wet ditch), is maintained at all times. This is supported by Objection INF OBJ 38 of the Meath Development Plan.

- d) The applicant is requested to add Hedgehog friendly gaps in the fencing between houses.

6.14.1 Applicants Response to Item No. 14

In response to Item No. 14, the submitted cover letter provides the following response;

"This section provides an individual response to each of the items raised as part of item no. 14 as follows:

- a) *The lighting plan proposed is currently incomplete as it states, "Public Lighting Scheme to this F1 Zoned Open Space area be agreed between the Applicant, Albert Developments Ltd., and Meath County Council". If there is to be any lighting of this area, the lighting plan shall be submitted for approval as part of the planning permission.*

As requested in item no. 13, the proposed lighting design has been amended to include the distributor road that will serve the development. However, as per the revised public lighting plan, it is submitted that no public lighting will be provided in the open space area (F1 zoned lands).

Please refer to the Outdoor Lighting Report and associated drawings that are submitted with this response under separate cover.

- b) *It is considered that the current lighting plan for the south of the development is not in accordance with Bat Conservation Ireland Guidance (BCIrelandGuidelines_Lighting.pdf) as there is not enough consideration given to keeping treelines, rivers, ditches and woodland in darkness. Through decreasing LUX, using motion detection lighting, improving directionality and increasing separation distances between luminaires and treelines/ woodlands/ rivers and wet ditches the applicant is requested to ensure that woodlands, treelines and rivers are lit as little as possible and that the lighting design is in accordance with Bat Conservation Ireland Guidance.*

It is submitted that the revised Lighting Plan is in accordance with requirements of Bat Conservation Ireland. The Ecological Impact Assessment has been updated in accordance with the revised proposal and notes the following in relation to public lighting:

"The outdoor lighting report details the design and calculations for Phase 1D and Distributor Road of the residential development at Athlumney, Navan, Co. Meath, prepared in accordance with IS EN 13201-2:2015 and BS 5489-1:2020 standards. The scheme comprises 32 Veelite Metro Streetlight LED luminaires (19w and 52w units with 3000K colour temperature) strategically positioned across the site to deliver appropriate illumination levels with minimal environmental impact. The Roads & Paths (Class P4) achieve an average horizontal illuminance of 5.65 lux with good uniformity (Emin/Eav ratio of 0.20), while the Distributor Road (Class P3) provides 8.94 lux average illuminance, ensuring safe visibility for vehicular and pedestrian movement. The design is based on 100,000-hour lamp lifespan calculations with a 6-year cleaning cycle, and the specification of energy-efficient LED technology minimises operational carbon footprint and light pollution impacts associated with the development.

No public lighting is proposed within the open space to the northwest of the site."

Please refer to the Outdoor Lighting Report and associated drawings and the updated EclA that are submitted with this response under separate cover.

- c) *The applicant is requested to ensure that no works occur within 10 m of the Ferganstown and Ballymacon stream and that a 10 m wide riparian buffer strip, measured from the top of the bank either side of all watercourses on site (including the central wet ditch), is maintained at all times. This is supported by Objection INF OBJ 38 of the Meath Development Plan.*

As outlined by the project ecologist, ORS:

"A riparian buffer zone of 10m shall be implemented, where no works are permitted within 10m of any watercourse. A 10m wide riparian buffer strip shall be implemented along the Ferganstown and Ballymacon stream at all times, measured from the top of the bank either side of the stream."

The response prepared by HRA Consulting Engineers also notes that a 10m riparian strip shall be provided either side of the Millrace / Farganstown Stream as previously agreed with Meath County Council.

HRA also note that:

"Several alterations are required to the existing field drain (referred to as a "wet ditch" in Item 14c) to facilitate development of the overall lands at Athlumney, construction of the Enterprise Road (north of the LDR6) and the future extension of the LDR6 road to the Boyne Road. These alterations include diversion of the existing field drain north of the future LDR 6 upstream of the site (see image above) and south of the proposed Neighbourhood Centre."

These proposals have been identified on planning drawings for previous planning applications on site (eg Phase 1a – Ref 21/1046, Phase 1b-Ref 24/60415 – see image above) and discussed in detail with Meath CC (including Wendy Bagnall – Planning, Damien O'Brien & David Keyes – Drainage, Paul Phelan - Transportation etc)."

Please refer to the response prepared by HRA Consulting Engineers for further information in relation to this item.

- d) *The applicant is requested to add Hedgehog friendly gaps in the fencing between houses."*

The Ecological Impact Assessment that is submitted with this response under separate cover states that "Hedgehog friendly gaps are to be created in the fences between houses to allow for local Hedgehogs to move freely throughout the site and to the adjacent habitats. Gaps of no bigger than 13cm x 13cm are to be cut into fencing between housing units. Where rough edges appear in the cut gaps, sandpaper can be used to soften the edges. Hedgehog friendly concrete base panels may also be used when installing fencing between houses that require a concrete base."

This has been agreed with the Landscape Architect, Cunnane Stratton Reynolds Land Planning and Design and is reflected on drawing no. 19187-2-110 revA that is submitted with this response under separate cover."

6.14.2 Further Assessment of Item No. 14

The Meath County Council Ecologist has reviewed the submitted response and have no objection subject to conditions.

6.15 Further Information Request Item No. 15

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 Act 2000-2023. You should not publish any notices unless and until such time as the Planning Authority issues you with a notification to do so.

NOTES:

- Please submit 2 x Hard Copies of the Further Information Response for Hard Copy applications **ONLY**, and email Planning@meathcoco.ie to obtain a ShareFile link, to upload a Soft Copy of the Further Information Response (**Personal Data should not be recorded on the soft copy**).
- Any response to a Further Information Request for an Online application should **ONLY** be made Online via the ePlanning Portal.

6.15.1 Further Assessment of Item No. 18

It was considered that the response to the request for Further Information did result in a significant departure from the original proposal and therefore, there was a requirement to re-advertise.

7.0 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 applicant has submitted an NIS prepared by ORS. This NIS has outlined that there are two Natura 2000 sites within a 15km radius of the site.

- River Boyne and River Blackwater SAC 002299
- River Boyne and River Blackwater SPA 004232

The Meath County Council Ecologist has reviewed the submitted NIS, and has made the following comments;

"The submitted NIS has considered potential for significant effects to Designated Sites within a 15 km radius of the site. It was considered that potential for significant effects limited to the River Boyne and River Blackwater SAC and SPA. Due to the distance from and lack of hydrological links to other sites and considering the vegetation on site make it unlikely for the site to support significant numbers of ex-situ feeding Qualifying Interests (waders or geese for example) I agree with the sites considered. The foul sewer on site will outfall to Navan WWTP, which discharges to the River Boyne and Blackwater SAC and SPA. The AER for Navan WWTP indicates that the WWTP has capacity and is not having an impact on water quality in the Boyne, significant effects to Qualifying Interests are therefore unlikely from this aspect of the proposal. Mitigation measures are outlined to ensure no significant effects are likely to occur during the construction or operation phases of the development through impacts to surface or ground water quality.

I have examined, analysed and evaluated the content of the proposed development at Ferganstown, Co. Meath, including the information and assessments presented in the NIS, 'DRAINAGE LAYOUT OVERALL' drawing and the EclA and I have determined that, in light of best scientific knowledge, including in particular the nature of the predicted impacts that may arise from the project, following implementation of mitigation measures outlined in the NIS to avoid or reduce any harmful effects on European sites, that the project is not likely to have a significant effect on the Qualifying Interests of any European sites in light of their Conservation Objectives, either alone or in combination with other plans or projects. In reaching this determination, consideration has been given to the nature and scale of the works; that the unmanaged, rough grassland on site does not provide suitable foraging habitat for ex-situ feeding QI wintering birds and that sufficient distance exists to screen out potential impacts from dust, noise and visual disturbance impacts to the nearest Designated Sites."

Therefore, it is considered that if permission is granted, a condition shall be attached to ensure that the proposed mitigation measures are carried out in full.

8.0 Environmental Impact Assessment

An EIA Screening Report has been prepared by John Spain Associates (January 2026) on behalf of Albert Developments Ltd. in respect of the proposed residential development of 83 no. dwellings on lands of c.6.14 hectares at Athlumney Phase 1D, Navan. The purpose of the report is to assist the Planning Authority in determining whether the proposed development is likely to have significant effects on the environment such as would require the submission of an Environmental Impact Assessment Report (EIAR).

The Planning Authority has reviewed the submitted EIA Screening, and has carried out an Environmental Impact Assessment (EIA) screening of the proposed development, having regard to the provisions of the Planning and Development Act 2000 (as amended), the Planning and Development Regulations 2001–2025, the EIA Directive (2011/92/EU as

amended by Directive 2014/52/EU), and the criteria set out in Schedule 7 and Schedule 7A of the Regulations.

The proposed development, comprising 83 no. residential units on a site of c.6.14 hectares, does not exceed any of the mandatory thresholds for EIA as set out in Schedule 5, Part 2 of the Planning and Development Regulations and is therefore considered sub-threshold development for the purposes of EIA.

The Planning Authority has examined the nature, size and location of the proposed development and has considered the potential for significant effects on the environment, both individually and in combination with other existing and permitted development in the area. In this regard, the Planning Authority has had regard to the submitted EIA Screening Report, together with the accompanying environmental assessments, including Appropriate Assessment Screening/Natura Impact Statement, Ecological Impact Assessment, Flood Risk Assessment, and Construction Environmental Management measures.

Having regard to:

- the scale and characteristics of the proposed development; the zoning and established residential context of the site; the absence of any features of such sensitivity that would give rise to significant environmental effects; and the mitigation measures proposed and assessed within the accompanying documentation,

The Planning Authority concludes that the proposed development would not be likely to have significant effects on the environment, either alone or in combination with other plans or projects.

It is therefore determined that an Environmental Impact Assessment Report (EIAR) is not required in respect of the proposed development.

9.0 Development Contributions

Development contributions are applicable in accordance with the Meath County Council Development Contribution Scheme 2024-2029, following, for the development as follows:

20 no. 3 bed units at 124sq.m.

20 no. 2 bed units at 90sq.m

43 no. 3 bed units at 107sq.m.

Surface Water Drainage	€26,475.00
Roads	€291,225.00
Social Infrastructure	€211,800.00
Bond	€299,000.00
Estate Monitoring	€16,600.00
Development Contribution Total	€845,100.00

10.0 Recommendation

Having regard to the plans and particulars submitted with this planning application, the Planning Officer considers that applicant has satisfactorily responded to the Further Information Request. It is considered that the proposed development subject to conditions would not result in any significant negative impacts to the existing residential and visual amenity of the area.

It is recommended that planning permission be **GRANTED** for the proposed development, subject to the following condition(s):

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 implemented 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 a side 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 (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 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 (TII, 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

GRANT



Nathan Cooney
Executive Planner

RECOMMENDATION

ACCEPTED

04 August 2026

SIGNED:



Gerard Kellett
Senior Executive Planner

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.

Meath County Council - Viewing Purposes Only!