



THORNTON O'CONNOR
TOWN PLANNING

Planning Report and Statement of Consistency

**Prepared in Respect of a Planning
Application for a Large-Scale Residential
Development (LRD) at a Site of 5.48 Ha in
Ratoath, Co. Meath**

**On behalf of Marshall Yards Development
Company Limited**

June 2024

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Planning Department
Meath County Council
Buvinda House
Dublin Road
Navan
Co. Meath
C15 Y291

Friday, 28th June 2024

Dear Sir/Madam,

RE: PLANNING APPLICATION FOR A PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) AT A SITE OF 5.48 HA IN RATOATH, CO. MEATH

1.0 INTRODUCTION

Thornton O'Connor Town Planning¹ in association with John Fleming Architects², Donnachadh O'Brien and Associates Consulting Engineers³, SYSTRA⁴, Morley Walsh / ENX⁵, Niall Montgomery + Partners Architects⁶, Charles McCorkell Arboricultural Consultancy⁷, John Cronin & Associates⁸, Enviroguide Consulting⁹, G-Net 3D¹⁰, JBA Consulting¹¹, Traffico¹² and Lighting Reality¹³ have been retained by Marshall Yards Development Company Limited¹⁴ (the Applicant) to prepare and submit this Planning Application for a Large-scale Residential Development (LRD) to Meath County Council (MCC). In summary, the LRD comprises of 141 No. residential units at a site of 5.48 Ha in Ratoath, Co. Meath.

It should be noted that the proposed development is classified as an LRD as defined under the *Planning and Development (Amendment) (Large-Scale Residential Development) Act 2021*:

"a) the development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses;

¹ No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

² The Tree House, No. 17 Richview Office Park, Clonskeagh

³ Unit No. 5C, Elm House, Millennium Park, Naas, Co. Kildare

⁴ Second Floor, Riverview House, Nos. 21–23 City Quay, Dublin 2

⁵ Block 5, High Street, Tallaght, Dublin 24

⁶ No. 33 Rock Road, Blackrock, Co. Dublin

⁷ No. 12 Churchfield Grove, Ashbourne Co. Meath

⁸ No. 3a Westpoint Business Centre, Link Road, Ballincollig, Cork

⁹ No. 3D Core C, Block 71, The Plaza Park West, Dublin,

¹⁰ Herbert Hall, 16 Herbert St, Dublin

¹¹ Unit No. 8, Block 660, Greenogue Business Plaza, Greenogue Business Park, Rathcoole, Dublin 24

¹² Talent Garden Dublin, Claremont Avenue, Glasnevin, Dublin 11

¹³ The Forum, Worcester Rd, Stourport-on-Severn DY13 9BZ, United Kingdom

¹⁴ Block C, Maynooth Business Campus, Straffan Road, Maynooth, Co. Kildare

- b) *The development of student accommodation units which, when combined, contain 200 or more bedspaces, on land the zoning of which facilitates the provision of student accommodation or a mixture of student accommodation and other uses thereon;*
- c) *Development that includes development of the type referred to in paragraph a) and of the type referred to in paragraph b), or*
- d) *The alteration of an existing planning permission granted under Section 34 (other than under subsection 3(a) where the proposed alteration relates to development specified in paragraph a), b), or c).*

where the LRD floor space of—

- (i) *in the case of paragraph (a), the buildings comprising the houses,*
- (ii) *in the case of paragraph (b), the student accommodation,*
- (iii) *in the case of paragraphs (c) and (d), the buildings comprising the houses and the student accommodation, is not less than 70 per cent, or such other percentage as may be prescribed, of the LRD floor space of the buildings comprising the development.”*
[emphases added]

1.1 Previous Consultation with Meath County Council

As required under legislation, this Planning Application has been preceded by 2 No. Pre-Planning Consultation (PPC) meetings (2nd October 2023 and 18th December 2023) and an LRD Meeting (29th April 2024) held between the Design Team and representatives of MCC.

The LRD Opinion is dated 25th May 2024, and this Planning Application is lodged within 6 No. months of same.

1.2 Summary of the Proposed Development

In summary, the development proposes the demolition of 2 No. dwellings and 1 No. agricultural shed and the construction of 141 No. residential dwellings. The development also includes for road infrastructure upgrades, most notably a realignment of the Ballybin Road and the construction of a new 4-arm junction at Main Street / R125 and Jamestown Road.

Please refer to Sections 5.0, 6.0 and 7.0 below and the enclosed Design Team materials for further details.

1.3 Purpose and Structure of this Report

The purpose of this *Planning Report and Statement of Consistency* is to introduce the subject site and proposed development, and to demonstrate how it accords with the principles of proper planning and sustainable development of the area.

The Report continues with the following structure:

Section 1 – Introduction

Section 2 – Site Location, Description, Context and Accessibility

Section 3 – Planning History

Section 4 – Previous Consultation with Meath County Council

Section 5 – Development Description

Section 6 – Statement of Consistency with Strategic and Local Planning Policy

Section 7 – Planning Overview and Assessment

Section 8 – Planning Administration

Section 9 – Conclusion

2.0 SITE LOCATION, DESCRIPTION, CONTEXT AND ACCESSIBILITY

2.1 Site Location and Description

The subject site, which measures 5.48 Ha in area, is located at the edge of Ratoath Town, approximately 1 kilometre from its centre.

It is principally located at Main Street/R125 and Ballybin Road, Ratoath, Co. Meath. The total site contains a proposed residential site with an area of 3.66 hectares (bisected by a proposed realignment of the Ballybin Road) and a proposed infrastructural development site with an area of 1.82 hectares (principally for road works, water services and open space amalgamation).

As shown in Figure 2.1 below, the site is generally bound by: Fox Lodge Woods and Fox Lodge Manor to the west and north; existing agricultural lands and residential development to the north and east; existing Ballybin Road and Moulden Bridge to the east; and Main Street/R125 and Jamestown Road to the south. The site also incorporates parts of: the existing Ballybin Road (north and west of Moulden Bridge), Main Street/R125 and Jamestown Road (also known as The Avenue).



Figure 2.1: Site Location Map with the Indicative Boundary of the Subject Site Outlined in Red

(Source: www.myplan.ie, Annotated By Thornton O'Connor Town Planning, 2023)

The subject site, as shown in Figure 2.2, comprises 2 No. dwellings (Eircodes: A85 RF20 and A84 XA70) and an agricultural shed structure which are proposed to be demolished to facilitate the development. The dwellings are single-storey and part-1-/part-2-storey in height, and are respectively located at the south-eastern corner and along the western boundary of the main residential site. The agricultural structure is located to the rear of the subject site.

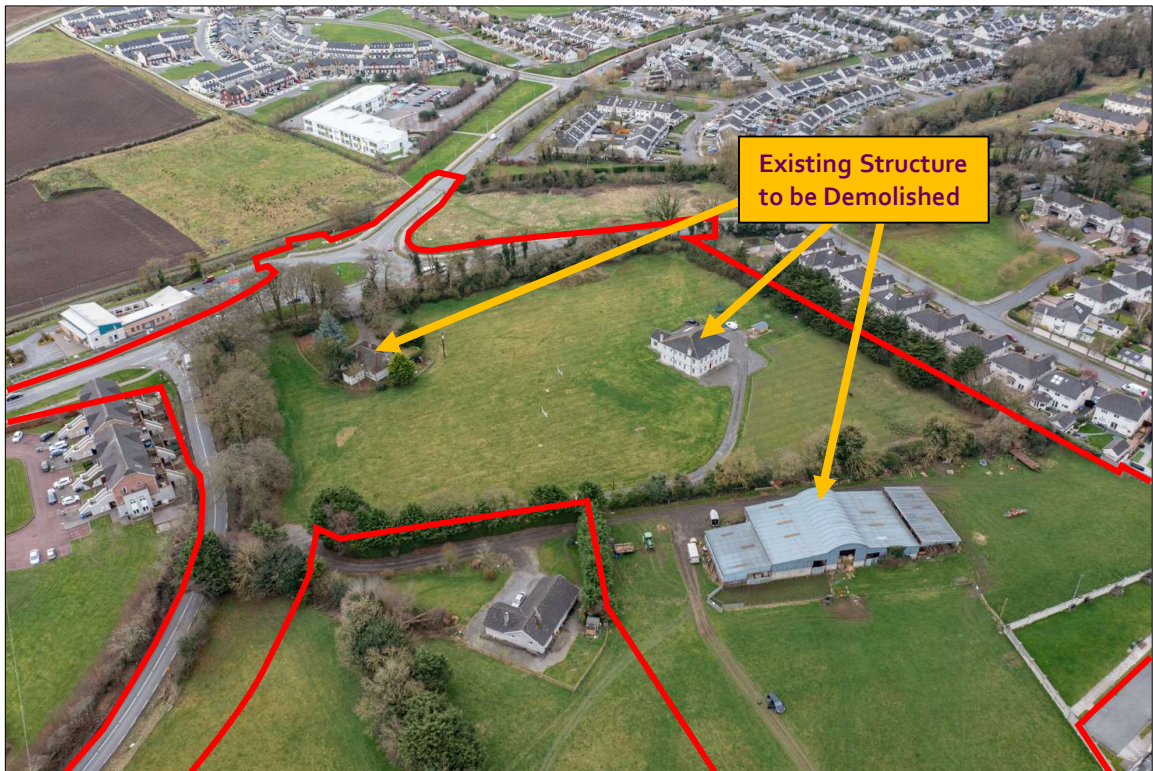


Figure 2.2: Drone Image Showing the Existing Dwellings and Agricultural Structures on the Subject Site (View Looking South-West Towards The Avenue)

(Source: Provided By Marshall Yards Development Company Limited and Annotated By Thornton O'Connor Town Planning, 2023)

2.2 Site Context

The immediate vicinity of the subject site is characterised by residential development (of low density) and greenfield lands, some of which are in agricultural use. The character of these lands may change in the future, with greenfield lands to the south-east of the subject site zoned for 'town centre' and residential development and greenfield lands to the south-west of the subject site zoned for community infrastructure.

The wider environs of the subject site, as illustrated in Figure 2.3, are further characterised by, *inter alia*, commercial development, educational facilities and recreational facilities, with Ratoath Town Centre situated to the west of the subject site¹⁵, St Paul's National School located to the south of the subject site¹⁶ and Ratoath College, Ratoath Tennis Club and Ratoath Athletic Club situated to the south-west of the subject site¹⁷.

¹⁵ The subject site, at its closest, is approximately 1 kilometre distant.

¹⁶ The subject site, at its closest, is approximately 450 metres distant.

¹⁷ The subject site, at its closest, is within approximately 900 metres.

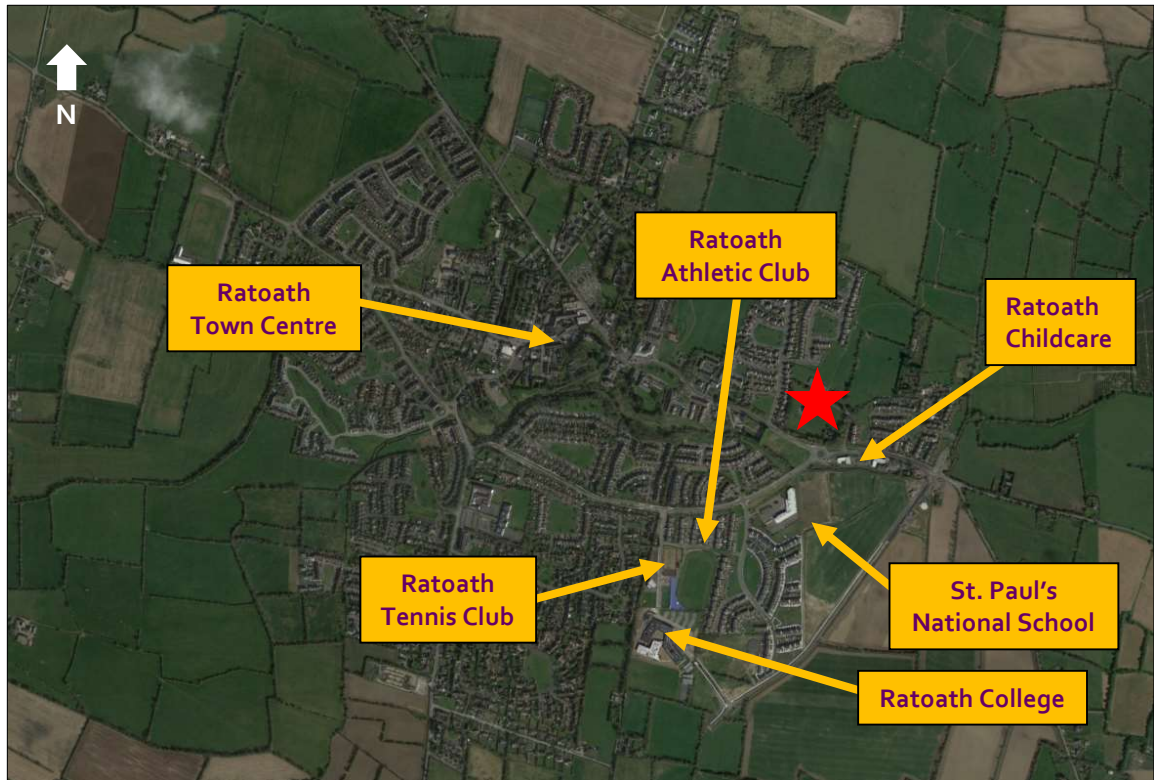


Figure 2.3: Site Context Map with the Location of the Subject Site's Main Residential Area Denoted by a Red Star

(Source: Google Earth, annotated by Thornton O'Connor Town Planning, 2023)

2.3 Site Accessibility

2.3.1 Bus Accessibility

The subject site, as previously detailed herein, is bound to the south by Main Street (R125) which is served by 3 No. main bus routes, including:

- **Route No. 103:** Ratoath to Dublin City Centre (20-minute peak frequency);
- **Route No. 105:** Drogheda to Blanchardstown (26-minute peak frequency)¹⁸; and
- **Route No. 109A:** Kells to Dublin Airport (44-minute peak frequency).

They provide for connections to other settlements and Dublin City Centre where a range of other public transport options can be availed, thereby allowing for enhanced connectivity.

2.3.2 Road Accessibility

The subject site is located within close proximity of the M2 Motorway, as well as being within proximity of the M3 and M50 Motorways. The M2 Motorway, which connects Dublin to Derry City, is located within a 5-minute drive of the subject site, whilst the M3 Motorway, which provides a link between Dublin and the north-west of Ireland, and the M50 Motorway, which provides access to the Greater Dublin Area and beyond, are located within a 12-minute drive of the subject site. The location of the subject site relative to the M2, M3 and M50 Motorways is shown in Figure 2.4 below.

¹⁸ Route 105X is also available, but on a very restricted timetable.

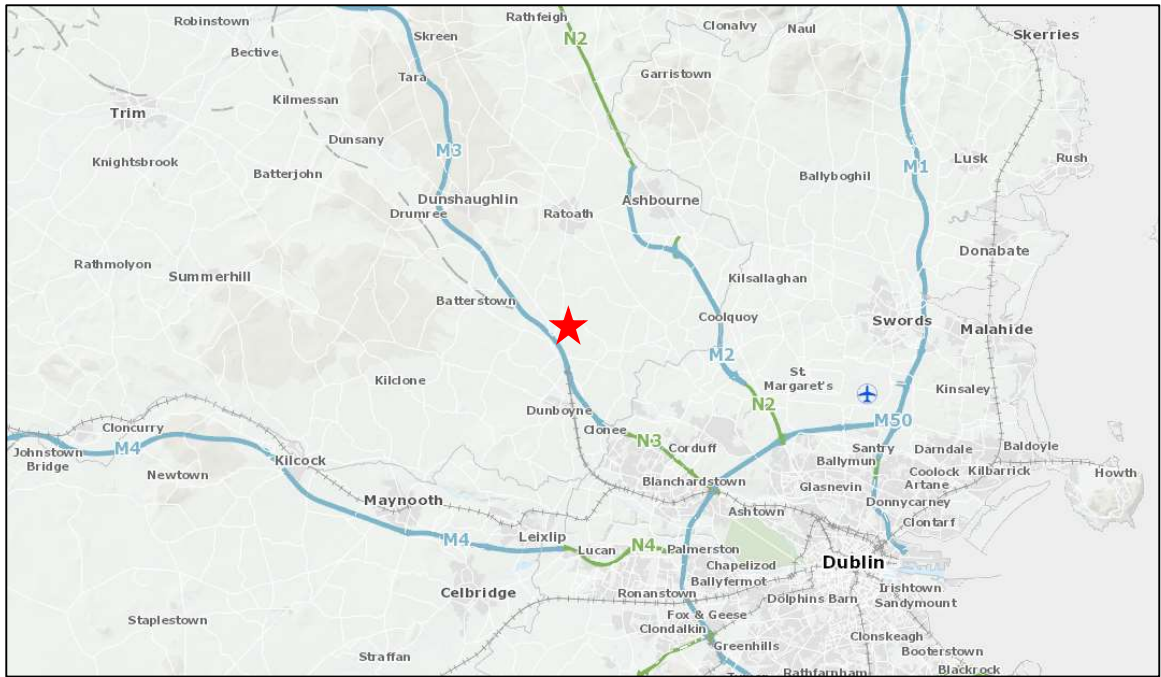


Figure 2.4: Road Network Map (Indicative Location of the Subject Site Denoted By Red Star)

(Source: www.myplan.ie, Annotated By Thornton O'Connor Town Planning, 2023)

3.0 PLANNING HISTORY

3.1 Relevant Planning History of the Subject Site

As the subject site is comprised of 2 No. main areas (residential and infrastructural), we have separated the relevant planning history below accordingly.

3.1.1 Planning History at the Main Residential Site

According to the Meath County Council Online Planning Register, there have been 3 No. Planning Applications¹⁹ previously made in respect of the subject site, the most recent of which was made in 2012. Summary details of these 3 No. Planning Applications are provided below to provide context.

Meath County Council Reg. Ref. DA120947 – Dwelling

MCC Reg. Ref.:	DA120947
Applicant:	George Williams
Address:	Foxlodge Farm, Ballybin Road, Ratoath, Co. Meath
Description of Development:	The development will consist of: the construction of a dwelling house with rainwater harvester and domestic garage. The development will also include: the provision of a new entrance onto the public road (to replace the existing agricultural entrance adjacent to the existing entrance to the family dwelling); landscaping; all ancillary site and development works.
Decision Date:	9 th April 2013
Decision:	Grant Permission subject to 17 No. conditions
Final Grant Date:	21 st May 2013

Meath County Council Reg. Ref. 01435 – Extension to Existing Dwelling

MCC Reg. Ref.:	01435
Applicant:	Cepta and Russell McNabb
Address:	Bali Hai, Ratoath, Co. Meath
Description of Development:	The development will consist of: the construction of an extension to the side of the dwelling.
Decision Date:	8 th June 2001
Decision:	Grant Permission subject to 4 No. conditions
Final Grant Date:	13 th July 2001

Meath County Council Reg. Ref. 89890 (Extended by Reg. Ref. 95326) – Farmyard

MCC Reg. Ref.:	89890
Applicant:	Frank Williams
Address:	Foxlodge Farm, Ballybin Road, Ratoath, Co. Meath
Description of Development:	The development will consist of: the construction of a farmyard including sheep sheds, hay and straw shed, slatted shed, sheep handling and dipping facilities and open silage slab.
Decision Date:	23 rd February 1990

¹⁹ Planning Applications which were not deemed invalid or withdrawn.

Decision:	Grant Permission subject to 8 No. conditions
Final Grant Date:	4 th April 1990

3.1.2 Planning History at Main Street / R125

MCC Reg. Ref.:	P8/22006
Applicant:	Meath County Council
Address:	The proposed works above will take place in the Townlands of Ratoath, Commons, Newtown, Doghtog, Jamestown (ED Ratoath), and Brownstown (ED Ratoath), Co. Meath.
Description of Development:	<p>Construction works along the route will involve the following elements;</p> <ul style="list-style-type: none"> • Construction of new kerb lines for new footpaths and cycle lanes/tracks; • Provision of new footpaths and/or upgrading of existing surfaces on footpaths; • Provision of controlled crossing points for pedestrians; • Provision of raised tables to control / regulate vehicular speeds; • Provision of segregated and shared cycling facilities; • Provision for shared road space for cycling; • Provision of a River Walk route adjacent to the Broadmeadow River; • Earthworks / excavations of existing roadways and verges, of existing roadway/footpaths, for service ducts and road crossings, etc.; and • All associated civil works with the above i.e., ducting, drainage, concreting, macadam works, tree felling hedge removal etc.
Decision Date:	29 th July 2022
Decision:	Grant
Final Grant Date:	29 th July 2022

In addition to the 3 No. Planning Applications for development on the main residential portion of the site, we are mindful that a 'Part 8' development has been proposed and permitted in respect of road, cycle and footpath infrastructure throughout Ratoath.

As stated in the *Part 8 Report* prepared in respect of the development:

"The proposed scheme consists of improvements and upgrades to the follow key routes:

- *Town Centre Streets*
- *Approach Roads*
- *Distributor Roads*
- *Greenway*
- *School Access Roads"*

Its purpose is to improve the quality of the pedestrian and cycle network of the town, creating a "...safe and comfortable routes between a number of large residential areas and key attractors such as the GAA Club, BMX Club, Soccer Club, Primary Schools, Secondary School and the town centre itself."

As it relates to the subject site – specifically its elements that contain Main Street / R125, Jamestown Road and Ballybin Road – we note the development proposes (amongst other things) cycle and pedestrian upgrades, crossing points, raised tables and upgraded bus stops.

This is demonstrated on the drawing titled *PART 8 2022 GENERAL LAYOUT SHEET 6 OF 17* (Drawing No. 5139451 / HW / 806), an extract of which is presented as Figure 3.1 below.

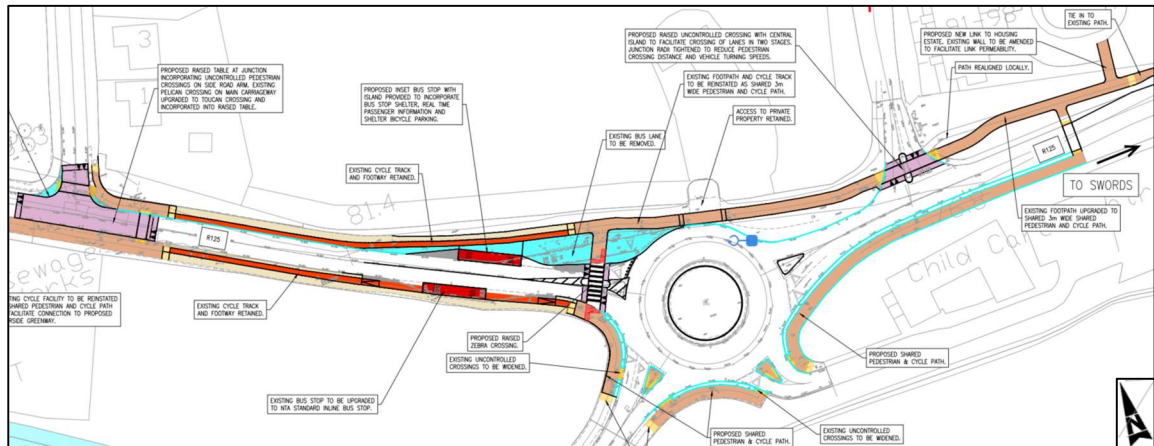


Figure 3.1: Extract from Part 8 drawings pertaining to development proposed at Main Street / R125 in Ratoath

Source: Atkins (2022)

On 29th July 2022, it was decided by way of Council Resolution to proceed with the development.

Careful consideration has been given to the Part 8 development and the design of the development now proposed herein has been formulated so as to allow for their successful integration.

4.0 PREVIOUS CONSULTATION WITH MEATH COUNTY COUNCIL

As mentioned at the outset of this Report, this Planning Application has been preceded by 2 No. Pre-Planning Consultation (PPC) meetings (2nd October 2023 and 18th December 2023) and an LRD Meeting (29th April 2024) held between the Design Team and representatives of MCC.

4.1 First Section 247 Pre-Planning Consultation

A first Section 247 PPC meeting was held between representatives of MCC and the Design Team to discuss an initial iteration of the proposed development. This meeting was held on Monday, 2nd October 2023 via Microsoft Teams.

Meath County Council (MCC) Attendees:

Wendy Bagnall (WB)
Joe McGarvey (JMG)
Alison Condra (AC)
Triona Keating (TK)
Damien O'Brien (DOB)
Alan Wall (AW)
Teresa O'Reilly (TOR)

Design Team (DT) Attendees:

Colm McElDowney (CME) and Justin Farrelly (JFar) (Applicant)
Sadhbh O'Connor (SOC) and Katie McKay (KMK) (Thornton O'Connor Town Planning)
John Fleming (JFle) and Lucy Riordan (LR) (John Fleming Architects)
Paul Doyle (PD) and Alan Lambe (AL) (Donnachadh O'Brien and Associates Consulting Engineers)
Herman de Lange (HDL) (Niall Montgomery + Partners Architects) (Landscape Architect)
Charles McCorkell (CMC) (Charles McCorkell Arboricultural Consultancy)
Steven Livingstone (SL) and Thomas Foster (TF) (SYSTRA)

4.1.1 Revisions to the Proposed Development

Following the PPC and receipt of the Council's Minutes, a series of changes were made to the proposed development, summarised as follows:

1. The arrangement and typology of dwellings adjacent to the northern boundary has been revised to improve the relationship with the existing Fox Lodge Manor development. The reconfigured proposal will also provide improved passive supervision of both Open Space E and the open space in Fox Lodge Manor.
2. The crèche has been relocated to the southern end of the site with the aim of reducing traffic flow through the development. This has also been located adjoining Public Open Space as requested, and adjacent to a possible pedestrian and cycle connection.
3. The location and axis of orientation of the 2 No. detached houses have been adjusted and public open space added to the core area of the site. The 2 No. detached houses have also been increased in height and are now 3 No. storeys.
4. The detached houses and the 3 storey units (4 bed houses) have been clustered to the south of the site where they relate in scale to the duplex units within the Moulden Bridge development and establish a stronger built-presence fronting the R125.
5. The existing vehicular entrance from the R125 roundabout to the south has been removed and the detached houses are now accessed from within the scheme.

6. Connectivity and permeability within the site have been improved, with a general reduction in the number of cul de sac roads and the creation of an internal roads hierarchy. A pedestrian and cycle link to Fox lodge Manor has also been added, as requested.
7. A portion of land to the northern boundary has had its legal status clarified and has now been included within the development boundary.
8. 26 no. communal resident parking spaces have been added throughout the site. This increases the overall rate of provision for residents by 24 No. from 177 No. to 201 No. The ratio increases from 1.46 No. to 1.66 No. spaces per dwelling. A further 8 no. visitor parking spaces are also available.

4.2 Second Section 247 Pre-Planning Consultation

A second Section 247 PPC meeting was held between representatives of MCC and the Design Team on Monday, 18th December 2023 via Microsoft Teams. The second meeting was to discuss the further advanced design of the proposed development, as well as refinements required before the Section 32C LRD Meeting request is submitted.

Meath County Council (MCC) Attendees:

Wendy Bagnall (WB)
Teresa O'Reilly (TOR)
Joe McGarvey (JMG)
Alan Wall (AW)

Design Team (DT) Attendees:

Colm McEldowney (CME) and Justin Farrelly (JFar) (Applicant)
Sadhbh O'Connor (SOC) and Daniel Moody (DM) (Thornton O'Connor Town Planning)
John Fleming (JFle) and Lucy Riordan (LR) (John Fleming Architects)
Paul Doyle (PD) and Alan Lambe (AL) (Donnachadh O'Brien and Associates Consulting Engineers)
Herman de Lange (HDL) (Niall Montgomery + Partners Architects) (Landscape Architect)
Charles McCorkell (CMC) (Charles McCorkell Arboricultural Consultancy)

4.2.1 Revisions to the Proposed Development

Following the PPC and receipt of the Council's Minutes, and in light of the adoption of *Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities*, a series of changes were made to the proposed development. These changes are summarised as follows:

1. Increase in overall site area from 3.95 Ha to 5.31 Ha and various changes to the site layout;
2. Introduction of a realigned Ballybin Road (approximately 172m) and a new 4-arm signalised junction in lieu of the existing 5-arm roundabout (with new entrance to Ratoath Childcare via a priority junction at The Avenue);
3. Bisection of the main residential site into 2 No. parcels, with access to both via the realigned Ballybin Road, rather than Main Street / R125;
4. 2 No. standalone dwellings moved to the smaller residential portion of the site, east of the realigned Ballybin Road;
5. Increase in unit numbers from 121 No. to 141 No. (to increase net density), with resultant changes to unit mix;

6. Omission of the crèche (a decision informed by the findings of a *Social Infrastructure Audit*, see enclosed report);
7. Revisions to unit layouts and positions within the site;
8. Revisions to internal road layout and provision of home zones;
9. Increases in car and cycle parking; and
10. Public open space at 15%, with minor changes to the various open space areas, designs and layouts, although with continued significant retention of southern and eastern treelines/hedgerows and the provision of a north-south open space spine/corridor.

4.3 Section 32C LRD Meeting

The Section 32C LRD Meeting was held between representatives of MCC and the Design Team on Friday, 29th April 2023 via Microsoft Teams. The meeting was to discuss the further advanced design of the proposed development and to secure agreement and insights prior to the preparation and lodge of this Planning Application.

Meath County Council (MCC) Attendees:

Wendy Bagnall (WB)
 Teresa O'Reilly (TOR)
 Joe McGarvey (JMG)
 Damien O'Brien (DOB)
 Alan Wall (AW)
 Triona Keating (TK)
 Alison Condra (AC)

Design Team (DT) Attendees:

Colm McEldowney (CME) and Justin Farrelly (JFar) (Applicant)
 Sadhbh O'Connor (SOC) and Daniel Moody (DM) (Thornton O'Connor Town Planning)
 John Fleming (JFle) and Lucy Riordan (LR) (John Fleming Architects)
 Paul Doyle (PD) and Alan Lambe (AL) (Donnachadh O'Brien and Associates Consulting Engineers)
 Steven Livingstone (SL) and Angus Spence (AS) (SYSTRA)
 Michel Lannon (ENX)
 Herman de Lange (HDL) and Beatriz Moraes de Andrade (BMA) (Niall Montgomery + Partners Architects)
 Charles McCorkell (CMC) (Charles McCorkell Arboricultural Consultancy)
 Chris Shackleton (GNet3D)
 Shane Connolly (SC) (Enviroguide)
 Camilla Brannstrom (CB) (John Cronin & Associates)

4.3.1 Revisions to the Proposed Development

Following the LRD Meeting and receipt of the LRD Opinion, a series of changes were made to the proposed development. Those of note include:

1. Location of the eastbound bus stop at Main Street / R125 was moved approximately 130 m to the west;
2. Additional windows were added to the side elevations of the duplex units to enhance the façades and improve passive surveillance;
3. The south-eastern elevation of the duplex fronting the realigned Ballybin Road was redesigned to include a full brick treatment;

4. Windows were added to southern elevation of the maisonette building in the south-east corner, so as to enhance the passive surveillance of the pedestrian access route to the site;
5. The northern elevation of the maisonette buildings backing onto Fox Lodge Manor was redesigned to include a full brick treatment;
6. In the north-west of the site, the boundary wall with Fox Lodge Manor is to be demolished and the existing and proposed public open spaces amalgamated to deliver a large, usable open space area, featuring play space, seating and paths;
7. A row of 5 No. dual- and triple-frontage houses (Nos. 124–128) have been rotated 90° clockwise on their access to deliver better relationships with Fox Lodge Manor, the amalgamated open space and other dwellings in the development;
8. Replacement of some unit typologies, for example the introduction of Type F1 at Unit Nos. 1 and 6 to provide greater activation and passive surveillance;
9. Configuration of car parking, resulting in a net increase of 1 No. space to 228 No. total; and
10. Additional detail to the planting regimen and landscape proposals, to further enhance the quality and purpose of the public open and communal amenity spaces.

5.0 DEVELOPMENT DESCRIPTION

Gross Site Area	5.48 Ha
Net Residential Site Area	3.66 Ha
Infrastructural Site Area	1.82 Ha
Total Proposed Gross Floor Area	12,428 sq m
Site Coverage (Based on Net Residential Site Area)	19.8%
Plot Ratio (Based on Net Residential Site Area)	0.34
Residential Density (Based on Net Residential Site Area)	38.5 uph
Building Height	2–3 No. storeys
Public Open Space	6,166 sq m / 0.6166 Ha (16.8% of Net Residential Site Area)
Communal Amenity Space	795 sq m
Car Parking	228 No. spaces (1.6 car parking ratio)
Cycle Parking	Total: 210 Resident spaces: 156 No. Visitor spaces: 54 No.

Table 5.1: Key Site and Development Statistics of the Proposed Development

The proposed development is at a site with a total area of 5.48 hectares principally located at Main Street/R125 and Ballybin Road, Ratoath, Co. Meath. The total site contains a proposed residential development site with an area of 3.66 hectares (bisected by a proposed realigned Ballybin Road) and a proposed infrastructural development site with an area of 1.82 hectares (principally for road and related works, water services and open space amalgamation). The site is generally bound by: Fox Lodge Woods and Fox Lodge Manor to the west and north; existing agricultural lands and residential development to the north and east; existing Ballybin Road and Moulden Bridge to the east; and Main Street/R125 and Jamestown Road/L1016 to the south. The site also incorporates parts of: the existing Ballybin Road (north and west of Moulden Bridge), Main Street/R125, Jamestown Road/L1016 and green open space in Fox Lodge Manor.

The proposed development principally consists of the demolition of 2 No. dwellings (594 square metres gross floor area combined) and 1 No. agricultural shed (988.7 square metres gross floor area) and the construction of 141 No. residential dwellings with a gross floor area of 12,428 square metres in buildings of 2 No. and 3 No. storeys and comprised of the following mix: 18 No. 1-bed, 57 No. 2-bed, 58 No. 3-bed, 7 No. 4-bed and 1 No. 5-bed. Of these units, there are 117 No. houses (57 No. 2-bed, 52 No. 3-bed, 7 No. 4-bed and 1 No. 5-bed) and 24 No. maisonette and duplex units (18 No. 1-bed and 6 No. 3-bed).

All units are dual, triple or quadruple aspect and provide ample passive surveillance of public open spaces, communal amenity spaces, connections and roads (Figure 5.1). Materials and finishes for the dwellings include render and brick. Character Area 1 to the north prioritises a buff brick finish, integrating with Fox Lodge Woods and Manor. Character Area 2 to the south prioritises a complementary red brick finish, as shown in Figure 5.2, which relates to a similar palette at Moulden Bridge to the east.



Figure 5.1: CGI of the proposed end-of-terrace dwellings, demonstrating their triple aspect design, which includes side fenestration to ensure the passive surveillance of Public Open Space 3 ('The Serpentine')

Source: G-Net 3D (2024)



Figure 5.2: CGI of the proposed 2-storey and 3-storey dwellings and public open space at the south of the site

Source: G-Net 3D (2024)

The development also proposes a reconfiguration of the road layout at the south (Main Street/R125 and Jamestown Road/L1016) and east (Ballybin Road) of the site. Specifically, it is proposed to demolish/remove the existing 5-arm roundabout and to replace same with a new 4-arm signalised junction (Figures 5.3 and 5.4) and reconfigured access to the existing Ratoath Childcare site.

The new junction arrangement will facilitate a proposed realignment of the southern section of the existing Ballybin Road (approximately 172 metres) as the northern arm of the new signalised junction and a revised entrance for the existing dwelling to the north-east of the site at Ballybin Road (known as 'Fox Lodge Farm', Eircode A84 KF97). The proposed road infrastructure works also include: road markings, traffic signals, traffic signage, footpaths and cycle infrastructure.

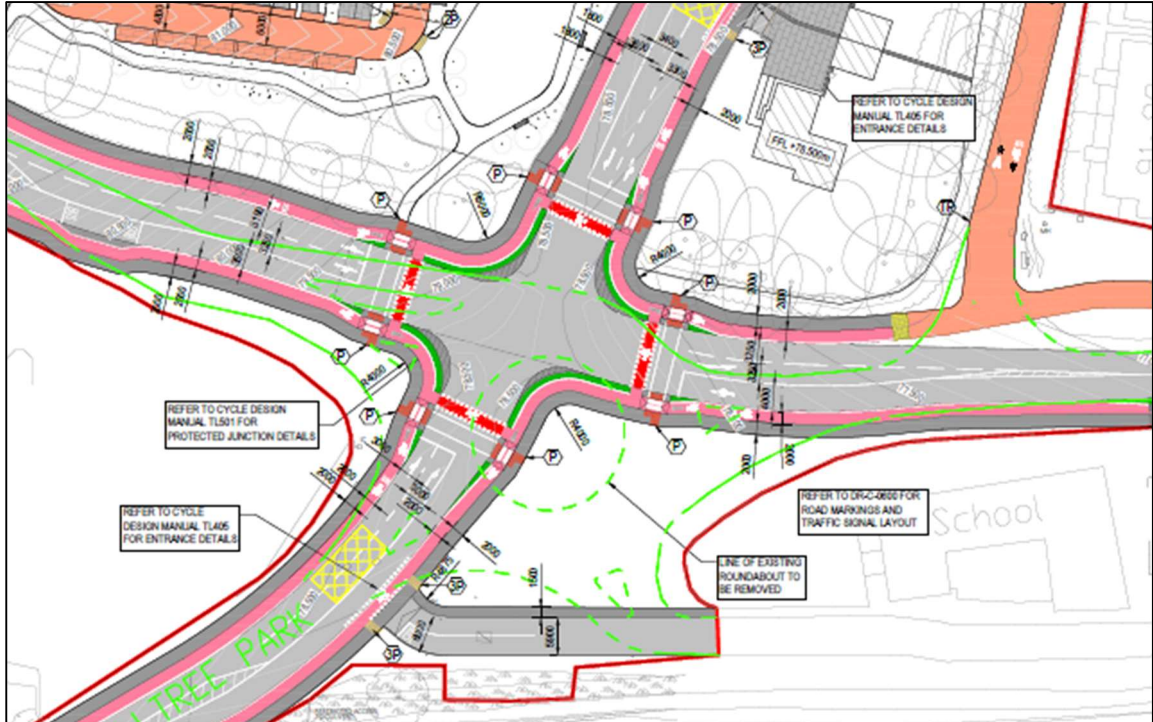


Figure 5.3: Proposed new 4-arm signalised junction and reconfigured access to the existing Ratoath Childcare site

Source: DOBA (2024)



Figure 5.4: Verified view montage of the new 4-arm signalised junction at Jamestown Road, Main Street / R125 and the realigned Ballybin Road

Source: G-Net 3D (2024)

The development also proposes:

- 2 No. new multi-modal accesses onto the proposed realigned Ballybin Road to serve the bisected residential site (Figure 5.5);
- 2 No. pedestrian accesses onto Main Street/R125 and 1 No. pedestrian access onto the realigned Ballybin Road;
- Relocation of existing eastbound bus stop at Main Street/R125 approximately 130 metres to the west;
- Repurposing of the closed section of Ballybin Road as a pedestrian/cycle greenway;
- Internal roads and footpaths, including 2 No. homes zones;
- 228 No. car parking spaces, including 189 No. in-curtilage spaces and 39 No. non-curtilage spaces;
- 210 No. cycle parking spaces, including 156 No. resident spaces in enclosed cycle stores for dwellings without adequate private amenity space and 54 No. visitor spaces as Sheffield stands dispersed across the site;
- Hard and soft landscaping, including:
 - Public open space in 4 No. areas totalling 6,166 sq m,
 - Communal amenity space in 4 No. locations to serve the duplexes and maisonettes totalling 795 sq m, and
 - Private amenity space (as rear gardens and terraces/balconies facing multiple directions);
- Demolition of the wall at the north-west corner of the site interfacing with Fox Lodge Manor and the amalgamation of existing public open in the estate and proposed public open space and enhancement of local permeability (Figure 5.6);
- Boundary treatments;
- Public lighting;
- Rooftop PV panels on all dwellings;
- 2 No. ESB sub-stations; and
- All other associated site and development works above and below ground.



Figure 5.5: CGI of the proposed 3-storey dwellings that flank the main entrance to the residential site on the west of the realigned Ballybin Road

Source: G-Net 3D (2024)



Figure 5.6: Demolition of the boundary wall between the main residential site and Fox Lodge Manor to facilitate an amalgamated public open space and enhanced permeability

Source: G-Net 3D (2024)

6.0 STATEMENT OF CONSISTENCY WITH STRATEGIC AND LOCAL PLANNING POLICY

The following Section comprises the statement of consistency of the proposed development with strategic national and regional planning policy, as well as with the relevant policies and objectives of the *Meath County Development Plan 2021–2027*. However, please note that the more detailed planning assessment is contained in Section 7.0 below.

6.1 National Policy

6.1.1 *Project Ireland 2040: National Planning Framework*

Project Ireland 2040: National Planning Framework (NPF) is the Government's overarching strategic plan that aims to shape the future growth and development of the country. The NPF is a long-term Framework that sets out how Ireland can move away from the current 'business as usual' pattern of development.

As set out in Section 6.6 of the NPF, core principles to "*allow for choice in housing location, type, tenure and accommodation in responding to need*" and to "*tailor the scale and nature of future housing provision to the size and type of settlement where it is planned to be located.*"

In light of same, it is contended that the provision of 141 No. high-quality residential units, comprising a mix of 1-, 2-, 3-, 4- and 5-bed dwellings at the subject site will contribute to achieving these core principles of the NPF.

In terms of housing supply, the NPF calculates that:

*"Between 2018 and 2040, an average output of at least 25,000 new homes will need to be provided in Ireland every year to meet the needs for well-located and affordable housing, **with increasing demand to cater for one and two-person households.**" [emphasis added]*

However, we now know this figure to be significantly below the real housing requirement. The Minister for Housing, Local Government and Heritage has acknowledged low targets of just 33,000 No. units per year up to 2030 (*Housing for All*), but with estimates from multiple parties indicating that the annual housing requirement for the State for the coming years is up markedly greater. Most recently, the Housing Commission noted a need for 62,000 No. units²⁰ per annum, indicating the NPF's underestimation of housing requirements and the failure of supply to be adequately delivered. The updated NPF and associated ESRI projections are expected in the coming weeks, but their adoption/incorporation into statutory plans will follow.

Pragmatically, the NPF recognised that "*...achieving this level of supply will require increased housing output into the 2020s to deal with a deficit that has built up since 2010.*"

The NPF highlights in Section 6.6 that 7 No. out of 10 No. households in the State consist of three people or less, with evidence of smaller household sizes necessitating more dwellings.

The proposed development is a direct response to the national housing shortage that is readily reported and identified in recent planning policy. The proposed development is consistent with the principles set out throughout this Section, as it provides a variety of dwelling sizes and typologies to meet the need for additional housing.

²⁰ Report of The Housing Commission (May 2024)

Section 2.2 of the NPF sets out an overview of the Strategy which includes reference to 'Compact Growth' as follows:

- *"Targeting a greater proportion (40%) of future housing development to be **within and close to the existing 'footprint' of built-up areas.***
- ***Making better use of under-utilised land and buildings, including 'infill', 'brownfield' and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, better serviced by existing facilities and public transport."** [emphasis added]*

The NPF expressly seeks the densification of urban and infill sites close to existing public transport and services and facilities such as at the subject site. National Policy Objective 35 states that it is an objective to:

"Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights."

The NPF also sets out the following regarding future growth needs in Section 6.6:

***"Increased residential densities are required in our urban areas... to more effectively address the challenge of meeting the housing needs of a growing population in our key urban areas, it is clear that we need to build inwards and upwards, rather than outwards. This means that apartments will need to become a more prevalent form of housing, particularly in Ireland's cities."** [emphasis added]*

The NPF recognises that building inwards and upwards is important to address the housing crisis in a more environmentally efficient and sustainable way. Therefore, it is contended that there is a significant importance placed in the NPF on developing high-quality accommodation by increasing the density of developments in urban areas.

Accordingly, the NPF supports the delivery of the proposed development through increased density at the subject site, given its enclosure by existing development on multiple sides and having regard to the design of the development which considers existing residential amenity, its proximity to public transport and local amenities, retail and commercial services and facilities.

Section 10.3 of the NPF identifies a list of 10 No. National Strategic Outcomes (NSOs), which define its vision. They are as follows:

1. Compact Growth;
2. Enhanced Regional Accessibility;
3. Strengthened Rural Economies and Communities;
4. Sustainable Mobility;
5. A strong Economy supported by Enterprise, Innovation and Skills;
6. High Quality International Connectivity;
7. Enhanced Amenity and Heritage;
8. Transition to a Low Carbon and Climate Resilient Society;
9. Sustainable Management of Water, Waste and other Environmental Resources; and
10. Access to Quality Childcare, Education and Health Services.

A series of key National Policy Objectives (NPOs) are also defined by the NPF and are the more detailed means through which the NSOs will be achieved. NPO 74 sets this:

"Secure the alignment of the National Planning Framework and the National Development Plan through delivery of the National Strategic Outcomes."

The table below sets out how the proposed development will contribute towards achieving the 10 No. NSOs identified in the NPF as follows:

No.	National Strategic Outcome	How it is addressed by this development	Criteria met?
1	Compact Growth	Sustainable and efficient redevelopment of an underutilised, greenfield, infill site within the existing settlement of Ratoath.	Yes
2	Enhanced Regional Accessibility	Site is proximate to existing bus services and within short walking and cycling distances of the established centre of the town and a host of local services and amenities. Wider connectivity is achieved thanks to proximity to the N2/M2 and N3/M4 road networks.	Yes
3	Strengthened Rural Economies and Communities	N/A, as this relates to rural areas.	N/A
4	Sustainable Mobility	Site ties in with existing footpaths and cycle tracks and is within reasonable walking and cycling distances of a host of services, facilities and amenities (see also the enclosed <i>Social Infrastructure Audit</i>). Additionally, the site is immediately north of bus stops providing prompt onward connections, as articulated in Section 2.3 above.	Yes
5	A Strong Economy supported by Enterprise, Innovation, and Skills	The proposed development will accommodate additional residential population, thereby introducing greater spending power within the settlement to support trading businesses and to encourage the establishment of new enterprises.	Yes
6	High Quality International Connectivity	N/A, as the proposed development is residential in nature.	N/A
7	Enhanced Amenity and Heritage	The proposed development respects the existing pattern of development in the area, whilst delivering increased densities on this infill site. No RMPs/SMRs or Protected Structures are present on-site, and the proposal seeks to retain notable lengths of existing hedgerow and to incorporate them into the scheme.	Yes
8	Transition to a Low Carbon and Climate Resilient Society	The residential development will be delivered to a high-standard, with the Applicant mindful of low carbon methods. The site's proximity to the town centre and day-to-day services, facilities and	Yes

No.	National Strategic Outcome	How it is addressed by this development	Criteria met?
		amenities will encourage active modes of transport, rather than the use of cars.	
9	Sustainable Management of Water, Waste and other Environmental Resources	Nature-based SuDS are proposed as part of the development, and foul water will be separated from surface water discharge. Waste generated during construction will be minimised in accordance with the submitted RWMP and waste generated during operation will be minimised and managed in accordance with the submitted OWMP. Large stretches of hedgerow will be retained and augmented, protecting and promoting ecology and biodiversity.	Yes
10	Access to Quality Childcare, Education, and Health Services	As demonstrated in the enclosed <i>Social Infrastructure Audit</i> , the proposed development will be adequately served in relation to key social and community infrastructure.	Yes

The above NSOs are supplemented by NPOs, with some of those of relevance to the proposed development outlined below:

NSO 3a – *"Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements."*

NSO 3c – *"Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints."*

NSO 4 – *"Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being."*

NSO 5 – *"Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity."*

NSO 6 – *"Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area."*

NSO 11 – *"In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth."*

NSO 27 – *"Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages."*

NSO 28 – *"Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services."*

NSO 28 – *"Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location."*

NSO 28 – *"Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights."*

The development proposed herein is wholly supported by, and supportive of, the foregoing NPOs. As a marginally higher density development of residential units, it seeks to sustainably and efficiently use the infill site to deliver much needed housing proximate to a suite of local services, facilities and amenities.

6.1.2 **Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities**

In 2023, the Irish Government updated the document *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities* (Apartment Design Guidelines). The Guidelines set out the preferred locations for apartment developments (1) to encourage higher densities and consolidate residential development and (2) to define the development management standards to which they should be designed.

The Apartment Design Guidelines prescribe a series of Specific Planning Policy Requirements (SPPRs) which apartment developments must comply with (although with dispensations in some instances). The SPPRs of relevance to the proposed development are identified and responded to below.

Specific Planning Policy Requirement 1:

"Housing developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s)."

No HNDA has been prepared as part of the *Meath County Development Plan 2021–2027*. Therefore, the quantitative dwelling mix set by SPPR1 applies.

No studio units are proposed, and 1-bed units account for just 12.8% of the total number of units proposed.

Therefore, the proposed development complies with this SPPR. Further detail and justification in respect of dwelling mix in the context of the Development Plan is provided in Section 7.5 below.

Specific Planning Policy Requirement 3

"Minimum Apartment Floor Areas:

- Studio apartment (1 person) 37 sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (5 persons) 90 sq.m"

All maisonette/duplex units exceed the minimum standards detailed above (and do so by more than 10%):

- House Type A1 (1-bed) – 56.5 sq m
- House Type A2 (1-bed) – 64.8 sq m
- House Type DX1 (1-bed) – 55.8 sq m
- House Type DX2 (3-bed) – 118.8 sq m

Specific Planning Policy Requirement 4:

"In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

- A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate in.*
- In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.*
- For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.*

All of the proposed units (houses and apartments) are at least dual aspect, achieving compliance with this SPPR.

Specific Planning Policy Requirement 5:

"Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality."

Ground floor levels of the duplex units have a minimum floor to ceiling height of at least 2.7m, thereby complying with this SPPR.

Specific Planning Policy Requirement 6:

"A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations."

The design of the proposed units is such that shared cores do not feature. Therefore, the proposed development complies with this SPPR.

In addition to the above SPPRs, the Apartment Design Guidelines set supplementary guidance and various minimum floor areas (within units – e.g. storage) and requirements (communal amenity space). The proposed development complies with these requirements, as relevant and applicable, as detailed in the Sections of this Report below and the materials prepared and submitted by the other members of the Design Team.

6.1.3 **Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities**

Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities (Compact Growth Guidelines) were adopted in January 2024, replacing *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* (2009). Their purpose is to promote and accommodate more sustainable development (residential in particular); setting density standards and a suite of design requirements, such as those relating to parking and public open space.

As with the Apartment Design Guidelines, the Compact Growth Guidelines prescribe a series of SPPRs, as well as a suite of 'Policies and Objectives'. The rest of this Sub-Section lists these and provides responses to demonstrate the proposed development's compliance with same.

Specific Planning Policy Requirements

SPPR 1 (Separation Distances):

"It is a specific planning policy requirement of these Guidelines that statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms** at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.*

There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail."

* “Any reference to a statutory development plan(s) in these Guidelines refers to all development plans made under the Planning and Development Act 2000 (as amended) or under any replacement Planning and Development Act, including local area plans and strategic development zones planning schemes.

** “Refer to definition in Appendix A: Glossary of Terms.” The Appendix defines this as “Primary living spaces such as living rooms, dining rooms, studies and bedrooms.”

As a general rule, SPPR 1 ultimately requires a separation distance of at least 16 m between opposing windows of habitable rooms at the rear and side of dwellings above ground floor level. No minimum separation distance applies at ground floor levels or to the front of dwellings.

The approach to the design of the proposed development has been to protect and respect residential amenity, whilst aligning with the standard set by the Guidelines which seeks to deliver housing more sustainably and efficiently. Throughout the development, the minimum separation of 16 m has been applied and this is evident on the *Site Layout Plan West* (Drawing No. P1100) prepared by JFA.

SPPR 2 (Minimum Private Open Space Standards for Houses):

“It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards:

- 1 bed house 20 sq.m*
- 2 bed house 30 sq.m*
- 3 bed house 40 sq.m*
- 4 bed + house 50 sq.m*

A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space (see Table 5.1 below). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.

Apartments and duplex units shall be required to meet the private and semi-private open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates).

For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity. This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.”

SPPR 2 requires houses to be designed to comply with the minimum private open space standards set out above, but that apartments should comply with the private amenity space standards of the Apartment Design Guidelines.

In all instances, the private open space assigned to each house exceeds the minimum standards. This is evident in the *Housing Quality Assessment and Site Layout Plan West* (Drawing No. P1100) prepared by JFA.

Given their design, the duplexes/maisonettes must accord with the Apartment Design Guidelines and the Council is directed to Section 7.7.3 for further details.

SPPR 3 (Car Parking):

"It is a specific planning policy requirement of these Guidelines that:

- (i) In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling.*
- (ii) In accessible locations, defined in Chapter 3 (Table 3.8) car- parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling.*
- (iii) In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling.*

Applicants should be required to provide a rationale and justification for the number of car parking spaces proposed and to satisfy the planning authority that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision. The maximum car parking standards do not include bays assigned for use by a car club, designated short stay on–street Electric Vehicle (EV) charging stations or accessible parking spaces. The maximum car parking standards do include provision for visitor parking.

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail."

Based on the accessibility definitions provided in Tables 3.1, 3.2 and 3.8 of the Guidelines, in our opinion the site falls within the *"intermediate and peripheral locations"* categorisation. Therefore, a maximum of 2 No. spaces per dwelling applies, albeit requiring justification to the satisfaction of the Planning Authority.

The rates of car parking provision are proposed as follows:

- 1-bed duplexes/maisonettes:** 1 No. space per unit
- 3-bed duplexes/maisonettes:** 1 No. space per unit
- 2-bed houses:** 1 No. space per unit
- 3-bed, 4-bed and 5-bed houses:** 2 No. spaces per unit

Therefore, the rates of provision do not exceed the maximum standards set by the Guidelines. Full details and car parking justification are provided in Section 7.8.1 below.

SPPR 4 (Cycle Parking and Storage):

"It is a specific planning policy requirement of these Guidelines that all new housing schemes (including mixed-use schemes that include housing) include safe and secure cycle storage facilities to meet the needs of residents and visitors.

The following requirements for cycle parking and storage are recommended:

- (i) Quantity – in the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/ enlargement, etc. It will be important to make provision for a mix of bicycle parking types including larger/heavier cargo and electric bikes and for individual lockers.*
- (ii) Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. Cycle parking areas shall be designed so that cyclists feel safe. It is best practice that either secure cycle cage/compound or preferably locker facilities are provided."*

SPPR 4 requires the provision of at least 1 No. cycle parking space per bedroom, plus visitor parking (no quantum specified), for all units without adequate ground floor level open space.

In respect of the maisonette and duplex units, the more prescriptive standard set in the Apartment Design Guidelines of 1 No. space per bedroom for residents plus 1 No. space per 2 No. units for visitors has been adopted. The design of the cycle storage is detailed on JFA's individual unit drawings and *Site Layout Plan West* (Drawing No. P1100), demonstrate that cycles will be safe and secure.

For the detached, semi-detached units and end of terrace house units, adequate open space and rear access is proposed that can accommodate cycle parking. For the mid-terrace houses, cycle parking of 2 No. spaces per dwelling is proposed in cycle stores detailed on JFA's individual unit drawings and *Site Plan*. This will be enclosed, safe storage.

Additional, visitor parking is dispersed throughout the site.

Further details in relation to cycle parking is provided in Section 7.8.1 below.

Policies and Objectives

Policy and Objective 3.1 (Densities)

"It is a policy and objective of these Guidelines that the recommended residential density ranges set out in Section 3.3 are applied within statutory development plans and in the consideration of individual planning applications, and that these density ranges are refined further at a local level using the criteria set out in Section 3.4 where appropriate."

To augment this, we contend that Ratoath falls within the category of 'Key Town and Large Town (5,000+ population), as detailed in Section 3.3.3 of the Guidelines, which state:

"Key Towns are identified in the RSEs, while Large Towns are identified at a county level. The strategy for Key Towns and Large Towns is to support consolidation within and close to the existing built-up footprint."

The RSES (*Regional Spatial and Economic Strategy for the Eastern and Midlands Region*, discussed below) does not define Ratoath as a 'Key Town' and we note that the Development Plan does not formally define 'Large Towns' (the latter does define the settlement as a 'Self-Sustaining Town'). However, the settlement comfortably fits into the 5,000+ population categorisation, with its population reaching 9,533 in 2016 and 10,077 in 2022²¹.

The site is in a "suburban/urban extension" location, which the Guidelines state are "Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint area". In such locations, "...it is a policy and objective of these Guidelines that residential densities in the range 30 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns..."

The proposed development achieves a net density of 38.5 units per hectare (uph), based on 141 No. units across a Net Residential Site Area of 3.66 Ha. This complies with Policy and Objective 3.1's range of 30–50 uph.

It is considered an appropriate density that respects existing patterns of development, whilst sustainably using the subject site given its strong frontage onto Main Street (R125) and the presence of mature hedgerows along its southern and eastern boundaries. The Step 1 (accessibility and proximity) and Step 2 (character, amenity and natural environment) considerations set out in Section 3.4 of the Guidelines to "refine density" have been taken into account and were not deemed to necessitate either markedly higher or lower densities within the 30–50 uph range.

Further discussion in relation to density is provided in Section 7.4 below given the broader consideration at play and the preference to avoid repetition in this Report.

Policy and Objective 4.1 (DMURS)

"It is a policy and objective of these Guidelines that planning authorities implement the principles, approaches and standards set out in the Design Manual for Urban Roads and Streets, 2013 (including updates) in carrying out their functions under the Planning and Development Act 2000 (as amended) and as part of an integrated approach to quality urban design and placemaking."

The proposed development has incorporated the principles, approaches and standard of *Design Manual for Urban Roads and Streets* (DMURS) in its design. This is evident in DOBA's 'DMURS Statement of Consistency & Street Audit' (Section 7.4) and the 'DMURS Street Design Audit' (Appendix I) of their enclosed *Infrastructure Design Report*.

Policy and Objective 4.2 (Quality Urban Design and Placemaking)

"It is a policy and objective of these Guidelines that the key indicators of quality urban design and placemaking set out in Section 4.4 are applied within statutory development plans and in the consideration of individual planning applications."

²¹ Central Statistics Office, 2023.

The "key indicators of quality urban design and placemaking" set out in Section 4.4 of the Guidelines fall under the headings of:

- **"Sustainable and Efficient Movement"**

"Ensuring places are well connected and accessible by sustainable modes. Also acknowledging that quality of journey is equally important and that places are perceived as safe and are not dominated cars."

- **"Mix and Distribution of Uses"**

"Promoting the integration of land uses and transportation and a diverse and innovative mix of housing that can facilitate compact housing and provide greater housing choice."

- **"Green and Blue Infrastructure"**

"Placing and [sic] emphasis on the protection of natural assets and biodiversity, whilst also taking a more strategic view as to how open space networks are formed to balance the needs of communities."

- **"Responsive Built Form"**

"Placing an emphasis on the creation of a coherent urban structure and design approach that responds to local character and is attractive."

"Sustainable and Efficient Movement"

The proposed development integrates with the existing footpath and cycle track networks of the town, which includes segregated infrastructure to the immediate south of the site. It also includes the amalgamation of proposed public open space with the existing open space at Fox Lodge Manor to the north. This will accommodate and promote sustainable and healthy active modes to avail of Ratoath's local services, amenities and facilities (see enclosed *Social Infrastructure Audit*). The bus stop on the R125 to the south provides regular services listed in Section 2.3.1 (above), thereby making the site accessible to public modes of transport for longer journeys.

The internal network features a series of safe and attractive routes for pedestrians and cyclists, separate footpaths and home zones.

"Mix and Distribution of Uses"

With 141 No. units proposed, the development does not trigger a need for, or generate the critical mass required to sustain, various services and amenities. Additionally, the site's zoning keenly prioritises residential as the dominant land-use. It is located proximate to shops, schools, childcare providers, employment opportunities, etc., allowing it to integrate into an established community, with its additional resident population supporting existing businesses and bolstering the town's identified retail and service centre.

"Green and Blue Infrastructure" (We note that later in the Guidelines "Public Open Space" is included as an apparent fifth key indicator, so is incorporated below.)

The proposed development seeks to retain substantial stretches of existing hedgerow and trees along the residential site's southern and eastern boundaries, which are identified as being of ecological and arboricultural value. This will protect this important green infrastructure corridor, which will be augmented by a series of interconnected public open spaces and new treelines to create a series of secondary green infrastructure corridors running north-south through the site.

The public open spaces will provide for active and passive recreation, giving variety to the purpose and scale to the spaces. They have been designed to include a variety of native and fruiting plant species.

Appropriate setbacks from existing vegetation are proposed for buildings (root protection areas/zones) and public lighting has been carefully designed to avoid conflicts with existing and proposed planting.

"Responsive Built Form"

The proposed site layout is comprised of a series of 'blocks' of varying sizes and forms interspersed by a road hierarchy and hierarchy of interconnected open space. A strong flanking presence is proposed at the entrance onto the realigned Ballybin Road, resulting in an attractive and robust entry point and built-edge onto what will be an important road for the town. The 3-storey houses proposed on the eastern side of the site (across the realigned Ballybin Road) provide a connection to the 3-storey dwellings to the east at Moulden Bridge and assert notable presence at the new junction arrangement.

Individual units have been considered and designed in tandem with the site layout; for example, with the end-of-terrace/corner units incorporating dual frontage design. This will activate these more visible elevations, increase ingress of natural light and enhance passive surveillance of public areas.

Permeability will be achieved with the network of pedestrian and cycle infrastructure and incorporation of shared surfaces. This will be augmented by the amalgamation of open space at Fox Lodge Manor to the north and preparation for future possible connections to lands to the east.

Policy and Objective 5.1 (Public Open Space)

"It is a policy and objective of these Guidelines that statutory development plans include an objective(s) relating to the provision of public open space in new residential developments (and in mixed-use developments that include a residential element). The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances. Different minimum requirements (within the 10-15% range) may be set for different areas. The minimum requirement should be justified taking into account existing public open space provision in the area and broader nature conservation and environmental considerations.

In the case of strategic and sustainable development sites, the minimum public open space requirement will be determined on a plan-led basis, having regard to the overall approach to public park provision within the area.

In the case of sites that contain significant heritage, landscape or recreational features and sites that have specific nature conservation requirements, a higher proportion of public open space may need to be retained. The 10-15% range shall not therefore apply to new development in such areas.

In some circumstances a planning authority might decide to set aside (in part or whole) the public open space requirement arising under the development plan. This can occur in cases where the planning authority considers it unfeasible, due to site constraints or other factors, to locate all of the open space on site. In other cases, the planning authority might consider that the needs of the population would be better served by the provision of a new park in the area or the upgrade or enhancement of an existing public open space or amenity. It is recommended that a provision to this effect is included within the development plan to allow for flexibility. In such circumstances, the planning authority may seek a financial contribution within the terms of Section 48 of the Planning and Development Act 2000 (as amended) in lieu of provision within an application site."

This Policy and Objective requires statutory plans to set minimum public open space standards generally in the range of 10–15% of the net site area. As the Development Plan already prescribes a minimum public open space requirement of 15%, this is deemed to be the quantitative standard that the proposed development must be met.

As detailed in the materials prepared and submitted by JFA and NMP, public open space provision totals 0.6166 Ha / 6,166 sq m, equivalent to 16.8% of the 3.66 Ha Net Residential Development Area. This is comprised of 4 No. separate areas, which include:

A – 1,818 sq m

B – 1,905 sq m

C – 1,493 sq m

D – 950 sq m (limited to the 'new' portion of public open space – i.e. excludes the existing open space at Fox Lodge Manor)

Total – 6,166 sq m

Therefore, the quantitative standard for public open space has been exceeded.

In terms of qualitative considerations, the Council is directed to Section 7.7 below and the enclosed materials prepared by NMP.

6.1.4 Urban Development and Building Heights – Guidelines for Planning Authorities

The *Urban Development and Building Heights: Guidelines for Planning Authorities* (Height Guidelines) established a series of national rules in relation to building heights and new developments. The Height Guidelines were prepared to work in concert with the objectives of the NPF and other national Guidelines for the delivery of sustainable development and compact growth.

The Guidelines are intended to set a more proactive policy and regulatory framework for planning the growth and development of cities and towns upwards rather than outwards. The Guidelines note that increasing prevailing building heights has a critical role to play in addressing the delivery of more compact growth in urban areas, particularly cities and large towns by enhancing both the scale and density of development. Accordingly, the planning process must actively address how this objective will be secured.

The Guidelines remark that:

"...it is Government policy that building heights must be generally increased in appropriate urban locations. There is therefore a presumption in favour of buildings of increased height in our town/city cores and in other urban locations with good public transport accessibility."

The Height Guidelines are explicit in their consideration for prevailing heights of development, stressing that such heights should not dictate/constrain the scale of new development, but should still be respected. As demonstrated herein, it is not proposed to exceed prevailing heights. However, Item 1.2(m) of the LRD Opinion requested that compliance with the SPPRs of the Guidelines be demonstrated (noting SPPRs 3 and 4 *"in particular"*).

Under SPPR 1, **Planning Authorities are required** to avoid the application of blanket height restrictions, but through the plan-making process, identify areas where increases in height can be pursued:

"In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height."

As outlined in Section 7.3.2 below, the Development Plan does not provide any explicit guidance in relation to height in Ratoath. The proposed design has sought to be respectful and considerate of prevailing heights and built-form, transitioning from 3 No. storeys at the east (opposing the existing 3 No. storeys at Moulden Bridge) down to 2 No. storeys interfacing with 2-storey dwellings at Fox Lodge Woods and Manor at the west and north.

As with SPPR 1, the onus for SPPR 2 **falls upon the Planning Authority** to appropriately zone and designate land for a mix and variety of uses, and to define processes for delivery:

"In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans could be utilised to link the provision of new office, commercial, appropriate retail provision and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities."

The proposed development is principally sited on lands zoned explicitly for residential development (A1 and A2 zonings, see Section 7.1 below); accordingly, it has been designed as such. The relatively contained size of Ratoath justifies retaining a stronger concentration of commercial and non-residential uses in the town centre and specific mixed-use and community locations across the settlement. Therefore, requiring a mix of uses at the site undermines the viability and feasibility of these pre-existing locations, where critical mass is required to maintain their success.

Furthermore, it has been demonstrated in the *Social Infrastructure Audit* that the proposed development does not trigger or warrant the provision of additional uses such as childcare, with adequate capacity identified within the settlement. Consequently, there is ample merit in proposing and permitting the wholly residential development, which accords with the site's principal zoning designations.

SPPR 3 states the following:

"It is a specific planning policy requirement that where;

- (A) *1. an applicant for planning permission sets out how a development proposal complies with the criteria above [i.e. those detailed in Section 3.2 of the Guidelines]; and*
2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines;

*then the planning authority may approve such development, **even where specific objectives of the relevant development plan or local area plan may indicate otherwise.***

- (B) *In the case of an adopted planning scheme the Development Agency in conjunction with the relevant planning authority (where different) shall, upon the coming into force of these guidelines, undertake a review of the planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the planning scheme. In particular the Government policy that building heights be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme*
- (C) *In respect of planning schemes approved after the coming into force of these guidelines these are not required to be reviewed."* **[emphasis added]**

We note that the Development Plan does not prescribe specific height objectives, rather it provides more general guidance, which is responded to in greater detail in Section 7.3.2 below. Therefore, the proposed development does not contravene height limitations or guidance in the Plan and is not required to demonstrate compliance with the Guidelines' criteria, especially as the development aligns with – and does not exceed – the prevailing height in the environs of the subject site.

Under Specific Planning Policy Requirement 4, the Guidelines state that:

"It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:

- 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines;*
- 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and*
- 3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more."*

In relation to the first point listed in SPPR 4, we direct the Reader to Sections 6.1.3 and 7.4 of this report which directly address density and in the context of the recently adopted *Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities (2024)*, which have replaced the *Sustainable Residential Development in Urban Areas Guidelines*.

In relation to the second and third bullet-points, the proposed development has been designed with a range of different dwelling types (houses, duplexes and maisonettes), sizes (1-bed up to 5-bed) and sizes/designs (single-storey up to 3-storey dwellings). This results in a differentiated built-form and series of styles, giving variety and intrigue to the design, which has respected existing and emerging patterns of development (see Section 7.3.2 below). It also broadens the local housing stock, accommodating a diversity of different future residents.

6.1.5 The Planning System and Flood Risk Management: Guidelines for Planning Authorities

The Planning System and Flood Risk Management: Guidelines for Planning Authorities (2009) provide detailed guidance for planning authorities when preparing their statutory plans and competent authorities when assessing planning applications. Their objectives are stated as being to:

- "Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management."

The *Site Specific Flood Risk Assessment* prepared by DOBA concludes:

*"As described above, there is no risk to the proposed dwellings from Tidal, Fluvial, Pluvial, Groundwater or Human / Mechanical Error Flooding. The residential portion of the site is located within Flood Zone C. The works along Ballybin Road and Jamestown Road/L1016 in Flood Zones A / B do not impact the existing levels and do not increase the existing flood risk. The works in these areas **only** relate to constructing offsite sewer connections and reinstatement to existing levels. Sealed manhole covers are also proposed in these areas. As such, no further detailed assessment is deemed necessary and the development is not at risk from flooding and is appropriate."* **[emphasis original]**

Please refer to Section 7.9 for further details, as well as to DOBA's separate *Site Specific Flood Risk Assessment*

6.1.6 Design Manual for Urban Roads and Streets

The proposed development has been designed and delivered in accordance with the principles of DMURS, which prioritises active and public modes of transport over the use of the private car. DMURS also seeks to create safer and more accessible environments and supports integration of transport infrastructure and land-uses.

The Council is directed to the materials prepared by DOBA (and JFA and NMP); in particular, DOBA's 'DMURS Statement of Consistency & Street Audit' (Section 7.4) and the 'DMURS Street Design Audit' (Appendix I) of their enclosed *Infrastructure Design Report*.

6.1.7 Childcare Facilities: Guidelines for Planning Authorities

National guidance with respect to the provision of childcare facilities is principally contained in *Childcare Facilities: Guidelines for Planning Authorities* (2001) (as supplemented by the *Child Care (Pre-School Services) (No2) Regulations 2006*). They were drafted to provide Planning Authorities and Developers with guidance in relation to the provision of childcare facilities, in terms of location, scale and design.

In relation to the extent of provision, they state that "...one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate." However, they continue, stating that "This is a guideline standard and will depend on the particular circumstances of each individual site."

Appendix 2 of the Guidelines remarks that "The threshold for provision should be established having had regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas." This is augmented by the following:

"Any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to:

1. The make-up of the proposed residential area, i.e. an estimate of the mix of community the housing area seeks to accommodate.

(If an assumption is made that 50% approximately of the housing area will require childcare then in a new housing area of 75 dwellings, approximately 35 will need childcare. One facility providing a minimum of 20 childcare places is therefore considered to be a reasonable starting point on this assumption. **Other assumptions may lead to an increase or decrease in this requirement.**)

2. The results of any childcare needs analysis carried out as part of a county childcare strategy or carried out as part of a local or action area plan or as part of the development plan in consultation with county childcare committees, which will have identified areas already well-served or alternatively, gap areas where there is underprovision, will also contribute to refining the base figure." **[emphasis added]**

The Guidelines also provide instruction on minimum clear floor areas for children by age, operational/managerial requirements, etc.

Although the proposed development exceeds 75 No. units and may be deemed to necessitate the inclusion of a childcare facility, the detailed SIA (enclosed) has assessed the likely childcare requirements and demands generated by the scheme. The expected demand will be low, thereby limiting the need for, and viability of, a new facility. Further to this, the findings of the SIA revealed that enrolment capacity and adequate physical floorspace exist in Ratoath to accommodate additional children. Staffing constraints also occur in some instances, however, this is a matter that falls outside the planning system and control of the Applicant.

6.1.8 Part V of the Planning and Development Act

Part V of the Planning and Development Act: Guidelines issued by the Minister for Housing, Planning, Community and Local Government details the application of Part V of the *Planning and Development Act 2000* (as amended) and provides instruction on how to achieve the delivery of social housing as part of residential schemes.

To comply with the Part V requirements of the *Planning and Development Act 2000* (as amended), the Applicant has proposed the provision of 29 No units. These are detailed on JFA's drawing titled *Site Plan Part V Units* and the document titled *Housing Quality Assessment – Part V Units*:

- 10 No. 1-beds;
- 10 No. 2-beds; and
- 9 No. 3-beds.

Please refer to the *Part V Proposal* document submitted under separate cover.

6.1.9 Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities

The undertaking of Appropriate Assessment (AA) is to ensure the protection and integrity of statutorily protected environments/sites. These sites are protected by the Birds Directive (2009/147/EC (as amended)) and the Habitats Directive (1992/43/EEC (as amended)), and by Natura 2000. In Ireland, such areas are identified as: Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). National guidance in *Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities* (2009) states that "AA is an impact assessment process that fits within the decision-making framework", adding that while "the requirement [to undertake AA] is not to prove what the impacts and effects will be[, if any], but rather to establish beyond reasonable scientific doubt that adverse effects on site integrity will not result".

As shown in Figure 6.1, there are 4 No. principal stages to AA. For the development at the subject site, the enclosed *Appropriate Assessment Screening Report* screened out at Stage 1 the prospect that the proposal would have "adverse effects" on the integrity of Natura 2000 sites. For full details, please refer to Enviroguide's *Appropriate Assessment Screening Report*, included under separate cover, and the conclusion extracted in Section 7.12.2 below.

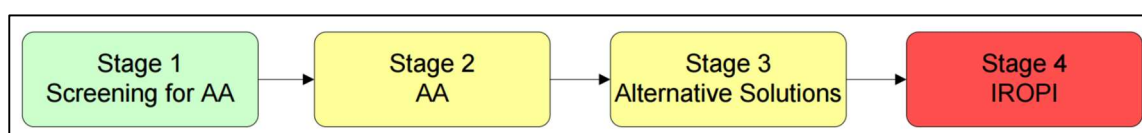


Figure 6.1: The 4 No. stages of the Appropriate Assessment process

Source: *Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities* (2009)

6.2 Regional Policy

6.2.1 Regional Spatial and Economic Strategy for the Eastern and Midlands Region 2019–2031

The *Regional Spatial and Economic Strategy for the Eastern and Midlands Region 2019–2031* (RSES) was published on 26th June 2019. Contained within this new regional planning document are Regional Policy Objectives (RPOs) which are intended to contribute to the sustainable planning and development of the region over the life of the Strategy to 2031, although with a vision to 2040. Many of the RSES's RPOs complement the NPOs of the NPF with respect to the sustainable growth and consolidated development of the region. The Regional Strategic Outcomes (RSOs) – which the RPOs seek to attain – are summarised in Figure 6.2. It should be noted that the RSES's PRO are principally drafted as 'actions' for Local Authorities in their own statutory plans are, therefore, indirectly applicable via plans.

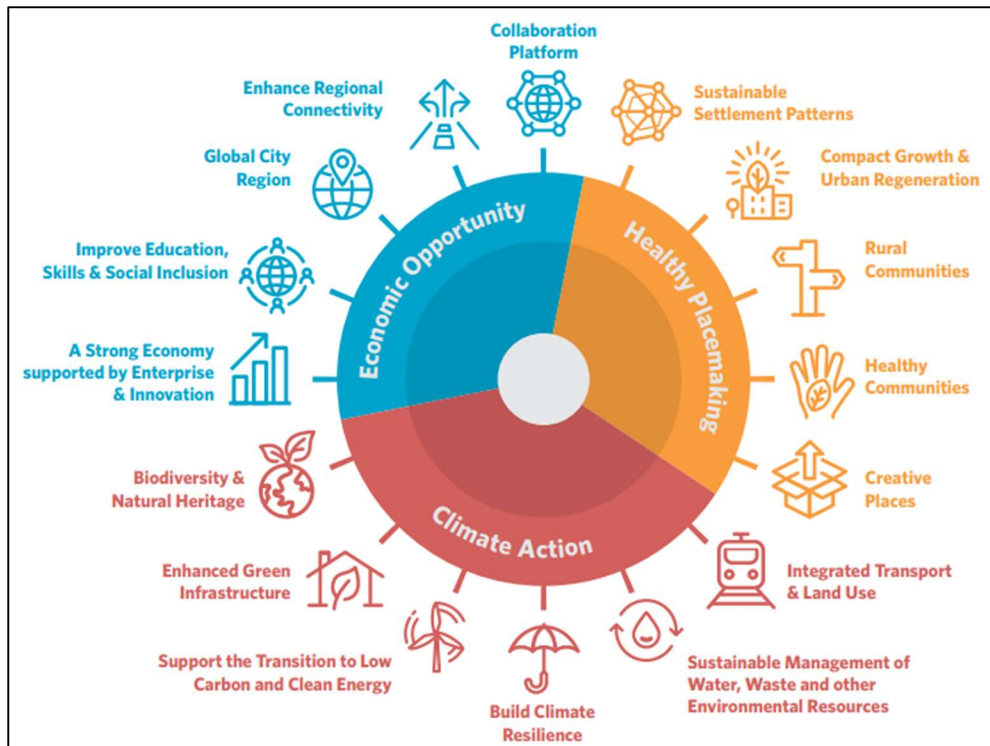


Figure 6.2: Regional Strategic Outcomes of the RSES

Source: Regional Spatial and Economic Strategy for the Eastern and Midlands Regional Assembly, 2019

There are 16 No. RSOs which facilitate the implementation of NPF policies. Of importance to the proposed development are the following:

RSO No. 2 (Compact Growth and Urban Regeneration) – “Promote the regeneration of our cities, towns and villages by making better use of under-used land and buildings within the existing built-up urban footprint and to drive the delivery of quality housing and employment choice for the Region’s citizens. (NSO 1).”

RSO No. 4 (Healthy Communities) – “Protect and enhance the quality of our built and natural environment to support active lifestyles including walking and cycling, ensure clean air and water for all and quality healthcare and services that support human health. (NSO 10)”

RSO No. 6 (Integrated Transport and Land Use) – “Promote best use of Transport Infrastructure, existing and planned, and promote sustainable and active modes of travel to ensure the proper integration of transportation and land use planning. (NSO 2, 6, 8,9)”

RSO No. 7 (Sustainable Management of Water, Waste and other Environmental Resources) – “Conserve and enhance our water resources to ensure clean water supply, adequate waste water treatment and greater resource efficiency to realise the benefits of the circular economy. (NSO 8, 9)”

RSO No. 8 (Build Climate Resilience) – “Ensure the long-term management of flood risk and build resilience to increased risks of extreme weather events, changes in sea level and patterns of coastal erosion to protect property, critical infrastructure and food security in the Region.(NSO 8, 9)”

RSO No. 9 (Support the Transition to Low Carbon and Clean Energy) – “Pursue climate mitigation in line with global and national targets and harness the potential for a more distributed renewables-focussed energy system to support the transition to a low carbon economy by 2050. (NSO 8, 9)”

RSO No. 10 (Enhanced Green Infrastructure) – *"Identify, protect and enhance Green Infrastructure and ecosystem services in the Region and promote the sustainable management of strategic natural assets such as our coastlines, farmlands, peatlands, uplands woodlands and wetlands. (NSO 8, 9)"*

RSO No. 11 (Biodiversity and Natural Heritage) – *"Promote co-ordinated spatial planning to conserve and enhance the biodiversity of our protected habitats and species including landscape and heritage protection. (NSO 7, 8)"*

The proposed development aligns with these RSOs by the creation of more sustainable, dense, compact and connected urban areas. It ultimately complements the Spatial Strategy of the RSES, which:

"...combines the growth of Dublin and regional centres with a selected number of large self-sustaining settlements that have the assets and capacity to grow in a sustainable manner while minimising impacts on the receiving environment. This option offers the best opportunity to align services with population and economic growth, promote compact growth in urban settlements and make the best use of infrastructure including public transport thereby reducing transport emissions and improve regional accessibility."

The subject site's existing adjacency to bus stops and its reasonable walking distance to a host of key services, facilities and amenities tie in with the aim of integrating land-use and transport, shifting away from an overreliance on private car use in favour of active and public modes.

Careful and considered design will protect biodiversity and ecology, as well as protected habitats. This includes the enhancement of green infrastructure by the retention of existing vegetation and assets, and its augmentation with new planting and features.

6.3 Local Policy

6.3.1 Meath County Development Plan 2021–2027

6.3.1.1 Chapter 2 – Core Strategy

Policy/ Objective No.	Policy /Objective	Response
CS POL1	To promote and facilitate the development of sustainable communities in the County by managing the level of growth in each settlement to ensure future growth is in accordance with the Core Strategy and County Settlement Hierarchy in order to deliver compact urban areas and sustainable rural communities.	The proposed development will actively support the delivery of the County's Core Strategy, in accordance with the Development Plan's Settlement Strategy, which designates Ratoath as a 'Self Sustaining Growth Town'. The additional population will augment the existing residents, supporting local businesses and service provision and the creation of critical mass needed to ensure their continued improvements.
CS OBJ 1	To secure the implementation of the Core Strategy and Settlement Strategy, in so far as practicable, by directing growth towards designated settlements, subject to the availability of infrastructure and services.	

Policy/ Objective No.	Policy /Objective	Response
CS OBJ 3	To ensure the implementation of the population and housing growth household allocation set out in the Core Strategy and Settlement Strategy, in so far as practicable. Meath County Council will monitor the number of units that are permitted and under construction/built as part of the implementation of this objective	It will positively contribute to delivering the "household allocation" of 803 No. units, as laid down in the Development Plan. As detailed in Section 7.2 below, the development will not result in the allocation being exceeded.
CS OBJ 4	To achieve more compact growth by promoting the development of infill and brownfield/ regeneration sites and the redevelopment of underutilised land within and close to the existing built-up footprint of existing settlements in preference to edge of centre locations.	As an infill site within the existing settlement envelope, we contend that the proposed development represents compact growth and will support the attainment of the objective to achieve the delivery of 30% of units within the built-up footprint.
CS OBJ 5	To deliver at least 30% of all new homes in urban areas within the existing built-up footprint of settlements.	
CS OBJ 6	To strengthen the social and economic structure of rural towns and villages by supporting the re-use of existing buildings and the regeneration of under-utilised buildings and lands.	As an infill site within the existing settlement envelope, the subject site is currently underutilised. Its development for 141 No. dwellings is a markedly more efficient use of the site given its centrality and proximity to a range of services, facilities and amenities.
CS OBJ 7	To operate an Order of Priority for the release and development of residential lands with any lands identified as being 'Post 2027' not being available for residential development during the lifetime of the subject development plan and consequently planning permission for residential dwellings will not be granted on these lands by Meath County Council.	The subject site is zoned for development during the life of the Development Plan. Therefore, there is no restriction on it coming forward at the current time.
CS OBJ 12	To ensure that all settlements, in as far as practicable, develop in a self-sufficient manner with population growth occurring in tandem with the provision of physical and social infrastructure.	The development accounts for 141 No. units, equivalent to just 17.6% of the "household allocation" for Ratoath. It is not of an excessive scale that will exceed the capacity of the settlement, and on this point, we refer the Council to the enclosed <i>Social Infrastructure Audit</i> , which demonstrates the adequacy of existing social infrastructure. Additionally, we highlight the proposed road infrastructure upgrades that whilst facilitating the development, will also alleviate

Policy/ Objective No.	Policy /Objective	Response
		pressures currently being experienced on the local network.
CS OBJ 13	Support the implementation of the National Climate Change Strategy and the National Climate Change Adaption Framework Building Resilience to Climate Change 2012 through the County Development Plan and through the preparation of a Climate Change Adaptation Plan in conjunction with all relevant stakeholders.	The development will support the Strategy and Framework: <ul style="list-style-type: none"> • By achieving a sustainable density on-site; • Due to the site's location proximate to a host of services, facilities and amenities, thereby reducing the need to drive private cars; • Due to its target A2 BER for the proposed dwellings.
CS OBJ 14	To support the economic growth of Meath as set out in the Regional Spatial and Economic Strategy and the Economic Development Strategy for County Meath 2014-2022	Although not a commercial development, the scheme will increase the resident population in the County, thereby increasing local demand for services and products and consequently creating jobs and economic activity.
CS OBJ 16	To support the creation of 'live work' communities, in which employment and residential accommodation are located in close proximity to each other and strategic multi-modal transport corridors, and to reduce long distance commuter trends and congestion.	Delivering housing will increase the population and the potential workforce also, thus increasing the attractiveness of this part of the County for businesses to establish and expand.
CS OBJ 18	To incorporate the relevant housing needs for 2027 into the Housing Strategy over the lifetime of the Development Plan	The development will support this objective by way of its mix of tenures, with 29 No. of the 141 No. units intended for Part V. Additionally, the range of dwelling types (houses, maisonettes and duplexes) and sizes (1-bed up to 5-bed) will cater to a wide range of needs and preferences.

6.3.1.2 Chapter 3 – Settlement and Housing Strategy

Policy/ Objective No.	Policy /Objective	Response
SH POL 1	To ensure that all settlements, in as far as practicable, develop in a self-sufficient manner with population growth occurring in tandem with the provision of physical and social infrastructure.	The development accounts for 141 No. units, equivalent to just 17.6% of the "household allocation" for Ratoath. It is not of an excessive scale that will exceed the capacity

Policy/ Objective No.	Policy /Objective	Response
		of the settlement, and on this point, we refer the Council to the enclosed <i>Social Infrastructure Audit</i> , which demonstrates the adequacy of existing social infrastructure. Additionally, we highlight the proposed road infrastructure upgrades that whilst facilitating the development, will also alleviate pressures currently being experienced on the local network.
SH POL 2	To promote the consolidation of existing settlements and the creation of compact urban forms through the utilisation of infill and brownfield lands in preference to edge of centre locations	As an infill site within the existing settlement envelope, we contend that the proposed development represents compact growth and will support the attainment of the objective to achieve the delivery of 30% of units within the built-up footprint.
SH POL 3	To support the creation of healthy and sustainable communities that encourages and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design that promotes permeability and interconnecting spaces.	The subject site's proximity to a suite of local services, facilities and amenities lends itself to encouraging walking and cycling. This is enhanced by improvements to local connectivity and permeability (e.g. new connection to Fox Lodge Manor to the north and Cycle Design Manual compliant cycle infrastructure as part of the road upgrades and realignment).
SH OBJ 1	To secure the implementation of the Core Strategy and Settlement Strategy, in so far as practicable, by directing growth towards designated settlements, subject to the availability of infrastructure and services.	The proposed development will actively support the delivery of the County's Core Strategy, in accordance with the Development Plan's Settlement Strategy, which designates Ratoath as a 'Self Sustaining Growth Town'. The additional population will augment the existing residents, supporting local businesses and service provision and the creation of critical mass needed to ensure their continued improvements. It will positively contribute to delivering the "household allocation" of 803 No. units, as laid down in the Development Plan. As
SH OBJ 3	To ensure the implementation of the population and housing growth allocations set out in the Core Strategy and Settlement Strategy.	

Policy/ Objective No.	Policy /Objective	Response
		detailed in Section 7.2 below, the development will not result in the allocation being exceeded.
SH OBJ 4	To operate an Order of Priority for the release and development of residential lands with any lands identified as being 'Post 2027' not being available for residential development during the lifetime of the subject development plan and no permission for dwellings will be granted on these lands by Meath County Council.	The subject site is zoned for development during the life of the Development Plan. Therefore, there is no restriction on it coming forward at the current time.
SH POL 4	To promote social integration and the provision of a range of dwelling types in residential developments that would encourage a mix of tenure, particularly in any State funded house building programmes.	<p>This development in Ratoath will support these objectives by way of its mix of tenures, with 29 No. of the 141 No. units intended for Part V (20.6%) and the balance likely to be a range of different tenure types.</p> <p>Additionally, the range of dwelling types (houses, maisonettes and duplexes) and sizes (1-bed up to 5-bed) will cater to a wide range of needs and preferences, reflecting different demographic and socio-economic profiles of future residents. Adaptability, flexibility and universal design have been considered as part of the design and planning process to-date. The units will be capable of accommodating a range of different individuals and households.</p> <p>24 No. units (17%) are single-storey, ground floor only dwellings.</p> <p>Social integration will be facilitated by the public open space areas and the integration of the scheme with Fox Lodge Manor to the north.</p>
SH POL 5	To secure a mix of housing types and sizes, including single storey properties, particularly in larger developments to meet the needs of different categories of households.	
SH POL 6	To support the provision of accommodation for older people and for people with disabilities that would allow for independent and semi-independent living in locations that are proximate to town and village centres and services and amenities such as shops, local healthcare facilities, parks and community centres.	
SH OBJ 13	To secure the implementation of the Meath Housing Strategy 2020-2026.	
SH OBJ 14	To support the delivery of social housing in Meath in accordance with the Council's Social Housing Delivery Programme and Government Policy as set out in Rebuilding Ireland: Action Plan for Housing and Homelessness.	
SH OBJ 15	To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000, as amended, to land zoned for residential use, or for a mixture of residential and other uses, except where the development would be exempted from this requirement.	
SH OBJ 16	To address the identified need to increase the supply of social housing in Trim, Ashbourne, Ratoath, Dunboyne, Dunshaughlin by seeking the provision of	

Policy/ Objective No.	Policy /Objective	Response
	social housing additional to that required by way of Part V of the Planning and Development Act 2000 as amended, subject to funding.	
SH OBJ 19	To support the provision of accommodation that would satisfy the requirements of people with a disability and the implementation of the 'Strategic Plan for Housing Persons with Disabilities 2016-2019' and any subsequent Plan adopted during the lifetime of the Development Plan.	
SH OBJ 20	To support the implementation of the Mid-East Regional Homeless Action Plan 2018-2020 and any other subsequent Homeless Action Plans adopted during the lifetime of the County Development Plan.	
SH OBJ 21	To promote the development of vacant residential and regeneration sites in all development centres in the County, as appropriate, in accordance with the requirements of the Urban Regeneration and Housing Act 2015 (as amended).	This proposal actively brings forward residential development on an appropriately zoned site in Ratoath.
SH POL 7	To encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities, and services that meet the needs of the entire community and accord with the principles of universal design, in so far as practicable.	This development in Ratoath will support these objectives by way of its mix of tenures, with 29 No. of the 141 No. units intended for Part V (20.6%) and the balance likely to be a range of different tenure types.
SH POL 8	To support the creation of attractive residential developments with a range of housing options and appropriate provision of functional public and private open space that is consistent with the standards and principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the associated Urban Design Manual – A Best Practice Guide, DEHLG (2009) and any subsequent Guidelines.	<p>The variety of dwelling types (houses, maisonettes and duplexes) and sizes (1-bed up to 5-bed) will cater to a wide range of needs and preferences, reflecting different demographic and socio-economic profiles of future residents. Adaptability, flexibility and universal design have been considered as part of the design and planning process to-date. The units will be capable of accommodating a range of different individuals and households.</p> <p>A total of 12 No. units (6 No. ground floor level A1 maisonettes and 6</p>

Policy/ Objective No.	Policy /Objective	Response
		No. ground floor level DX1 duplexes) have been designed in accordance with universal design principles. Based on the total proposal of 141 No. units, this equates to 8.5%, thereby exceeding the stated minimum.
SH POL 9	To promote higher residential densities in appropriate locations and in particular close to town centres and along public transport corridors, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).	The development has been designed to accord with the density 'Policy and Objective' of the Compact Growth Guidelines, which replace the former Sustainable Residential Development Guidelines. At 38.5 dph, the scheme is of an appropriate density, aligning with the site's location, access to public transport and tree and hedgerows constraints.
SH POL 10	To require that applications for residential development take an integrated and balanced approach to movement, place making, and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013 and updated in 2019).	As detailed in DOBA's <i>Infrastructure Design Report</i> , the proposed development has been designed in accordance with DMURS.
SH POL 11	To encourage improvements in the environmental performance of buildings by promoting energy efficiency and energy conservation in existing and new developments in line with best practice.	As detailed in Morley Walsh's <i>Climate Action Energy Statement</i> , it is intended to make the proposed dwellings highly efficient, with a target BER of A2.
SH POL 12	To promote innovation in architectural design that delivers buildings of a high-quality that positively contributes to the built environment and local streetscape.	<p>The proposed design respectfully and progressively responds to the existing built and natural context. It provides appropriate transitions in height relative to neighbouring buildings and is appropriately setback from existing protected trees and hedgerows.</p> <p>Quality materials, dual frontage units and careful siting of units creates an attractive proposal, with robust street edges and attractive, landscaped streetscapes.</p>
SH POL 13	To require that all new residential developments shall be in accordance with the standards set out in the Development	The proposed development has been designed in accordance with the standards set out in Chapter 11,

Policy/ Objective No.	Policy /Objective	Response
	Management Standards and Land Use Zoning Objectives set out in Chapter 11 of this Plan, in so far as is practicable.	with supplementation from Section 28 Guidelines.
SH OBJ 22	To require that, where relevant, all new residential developments shall be in accordance with SSPR 1 to SPPR 4 of the Urban Development and Building Heights Guidelines for Planning Authorities, December 2018 as well as SPPR 1 to SPPR 9 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2018. All new residential development should comply with the densities outlined in Chapter 11 of this plan.	Please refer to Sections 6.1.3 and 6.1.4 above for details, as well as the broader assessment provided in Section 7.0 below.
SH OBJ 23	To seek that all new residential developments on zoned lands in excess of 20 residential units provide for a minimum of 5% universally designed units in accordance with the requirements of the 'Building for Everyone: A Universal Design' developed by the Centre for Excellence in Universal Design (National Disability Authority).	A total of 12 No. units (6 No. ground floor level A1 maisonettes and 6 No. ground floor level DX1 duplexes) have been designed in accordance with universal design principles. Based on the total proposal of 141 No. units, this equates to 8.5%, thereby exceeding the stated minimum.
SH OBJ 24	To require that all new residential development applications of 50 units or more are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents in accordance with the requirements of policy SOC POL 6 in the 'Community Building Strategy' (Chapter 7).	As required, a <i>Social Infrastructure Audit</i> has been prepared and is available for review under separate cover. It confirms the adequacy of existing social infrastructure to accommodate the proposed development.

6.3.1.3 Chapter 5 – Movement Strategy

Policy/ Objective No.	Policy /Objective	Response
MOV POL 1	To support and facilitate the integration of land use with transportation infrastructure, through the development of sustainable compact settlements which are well served by public transport, in line with the guiding principles outlined in RPO 8.1 of the EMRA RSES 2019-2031.	The development is proposed at a site that is in close proximity to the centre of Ratoath, where a range of retail and personal services are available. Additionally, it is adjacent to 2 No. childcare facilities and is short walking and cycling distances from Ratoath College

Policy/ Objective No.	Policy /Objective	Response
MOV POL 3	To promote sustainable land use planning measures which facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public transportation throughout the County.	and various sports and recreation facilities via Jamestown Road. Improvements to cycle and pedestrian infrastructure proposed as part of this development, and integrating with the town's Part 8 scheme for same, will make these active mode options safer, quicker and more attractive.
MOV POL 4	To promote higher residential development densities in settlement centres along public transport corridors, subject to compliance with normal planning criteria.	We also note that a series of bus routes operate by Main Street / R125 to the immediate south of the site, linking to other settlements and destinations in Meath and beyond, including Dublin City. The density accords with national guidance set out in the Compact Growth Guidelines, as discussed elsewhere in this report. It reflects the site's proximity to services and amenities, but also the corresponding frequency of public transport options.
MOV OBJ 3	To ensure that design for cycle infrastructure for all relevant developments shall be carried out in accordance with the Greater Dublin Area Cycle Network Plan, other relevant design standards or any successors to these documents	The proposed development includes cycle infrastructure designed in accordance with the Cycle Design Manual and intended to integrate with the permitted Part 8 scheme for pedestrian and cycle infrastructure upgrades in Ratoath.
MOV OBJ 13	To require Mobility Management Plans and Traffic and Transport Assessments for proposed trip intensive developments, as appropriate. Please refer to Chapter 11 Development Management Standards and Land Use Zoning Objectives	A <i>Mobility Management Plan</i> has been prepared by SYSTRA and is available for review in their <i>Transport Assessment</i> .
MOV POL 16	To support the provision of infrastructure for electrical vehicles and alternative fuel vehicles both on street and in new developments as such technologies advance to become viable transport options.	Of the 228 No. car parking spaces, 81 No. or 35.3% are EV charging. These includes 21 No. spaces at Public Open Spaces A, B and D, and at least 1 No. at each of the 60 No. houses.
MOV OBJ 25	To facilitate the provision of electricity charging infrastructure for electric vehicles	The requisite number of spaces required to accord with IEC 61851

Policy/ Objective No.	Policy /Objective	Response
	both on street and in new developments in accordance with car parking standards and best practice.	can be provided (see DM OBJ 95 below).
MOV POL 17	To identify and seek to implement a strategic, coherent and high quality cycle and walking network across the County that is integrated with public transport and interconnected with cultural, recreational, retail, educational and employment destinations and attractions.	The proposed development includes cycle infrastructure designed in accordance with the Cycle Design Manual and intended to integrate with the permitted Part 8 scheme for pedestrian and cycle infrastructure upgrades in Ratoath.
MOV POL 20	To encourage, where appropriate, the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses.	The design of the road infrastructure has also incorporated pedestrian requirements, with crossings points and clear sight lines.
MOV OBJ 28	To revise road junction layouts, where appropriate, to provide dedicated pedestrian and cycling crossings, reduce pedestrian crossing distances, provide more direct pedestrian routes, and reduce the speed of turning traffic.	It will allow for onward connections to the range of services and facilities across the town. Additionally, the development proposes to remove the wall between the main residential site and Fox Lodge Woods to the north, thereby creating a larger, more attractive, shared open space. It removes a barrier for permeable movement.
MOV OBJ 29	To implement at appropriate locations pedestrian permeability schemes and enhancements.	
MOV OBJ 46	To require provision of parking standards in accordance with the standards set out in Chapter 11 Development Management for all developments.	Car and cycle parking for residential uses are now prescribed by the Apartment Design Guidelines and Compact Growth Guidelines, discussed above and below in this report.
MOV POL 32	To ensure the protection of the existing roads infrastructure while improving the capacity and safety of the road network to meet future demands.	The proposed development has been designed in the context of capacity and safety constraints associated with Main Street / R125, Ballybin Road and Jamestown Road. Identified queuing, safety and other matters raised during consultation with the Council and as part of the Design Team's analysis will be directly addressed. Full details are provided in the reporting prepared by DOBA and

Policy/ Objective No.	Policy /Objective	Response
		SYSTRA, which are available for review under separate cover. In short, the revised road layout and junction arrangements will increase capacity, reduce queuing and should reduce the risks of collisions and other accidents.

6.3.1.4 Chapter 6 – Infrastructure Strategy

Policy/ Objective No.	Policy /Objective	Response
INF POL 2	To utilise the existing water supply in an efficient and equitable manner and in the best interests of the proper planning and sustainable development of the County.	<p>The proposal will connect to public potable and foul networks, ensuring a more sustainable approach to development and infrastructural delivery.</p> <p>Per the Confirmation of Feasibility from Uisce Eireann:</p> <ul style="list-style-type: none"> Connecting to potable water supply is "<i>feasible</i>" and the design of the development includes infrastructure that extends to the north-east for same. Connecting to the foul network is "<i>feasible</i>", and the design of the development similarly includes infrastructure that extends to the north-east for same. Adequate storage capacity exists at the local waste water pumping station, but Uisce Eireann are currently investigating a potential need for mechanical and electrical upgrades at the facility. <p>The development has been designed to mitigate negative impacts on water quality. A thoroughly designed surface water management plan has been prepared by DOBA that incorporates SuDS (including nature-based solutions).</p>
INF POL 5	To require that in the case of all developments where public water mains are available or likely to be available and have sufficient capacity, that such development shall connect to them.	
INF OBJ 2	To liaise and work in conjunction with Irish Water to ensure that an adequate supply of drinking water for domestic, commercial, industrial and other uses is available for the sustainable development of the County.	
INF POL 12	To require that in the case of all developments where the public foul sewer network is available or likely to be available and has sufficient capacity, that development shall be connected to it.	
INF OBJ 11	To ensure that all development shall connect to the public foul sewer network where available within the County	
INF POL 15	To continue efforts to improve water quality under the Local Government (Water Pollution) Act 1977, as amended and by implementing the measures outlined under the Nitrates Directive (91/676/EEC) and complying with the requirements of the European Communities Environment Objectives (Surface Waters) Regulations 2009 and other relevant regulations.	

Policy/ Objective No.	Policy /Objective	Response
INF POL 16	To ensure that all planning applications for new development have regard to the surface water management policies provided for in the GDSDS.	The design of the proposed water infrastructure accords with the GDSDS.
INF OBJ 15	To require the use of SuDS in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).	SuDS, as appropriate for the subject site's attributes, have been incorporated into the proposed development.
INF OBJ 16	To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.	The design of the surface water network has included a 20% climate change factor.
INF OBJ 18	To ensure that new developments provide for the separation of foul and surface water drainage networks within application site boundaries.	Foul and surface water networks are separated.
INF POL 18	To implement the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoEHLG/OPW, 2009) through the use of the sequential approach and application of Justification Tests for Development Management and Development Plans, during the period of this Plan.	The Guidelines have informed the approach taken by DOBA to prepare their <i>Site Specific Flood Risk Assessment</i> . The Council is directed to this report for the full assessment.
INF POL 20	To require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change	
INF POL 22	To retain a strip of 10 metres on either side of all channels/flood defence embankments where required, to facilitate access thereto.	No changes to access at Broadmeadow River are proposed.
INF OBJ 20	To implement the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG/OPW 2009) or any updated guidelines. A site-specific Flood Risk Assessment should be submitted where appropriate.	DOBA have prepared a <i>Site Specific Flood Risk Assessment</i> for the proposed development.
INF OBJ 21	To restrict new development within floodplains other than development which satisfies the Justification Test, as outlined	No development is proposed in flood plains. Part of the wider site is in Flood Zones A and B, but only for

Policy/ Objective No.	Policy /Objective	Response
	in the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines).	infrastructural work. Please refer to DOBA's <i>Site Specific Flood Risk Assessment</i> for full details.
INF OBJ 25	To require the use of Sustainable Urban Drainage Systems (SuDS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.	SuDS have been incorporated into the proposed design, including: <ul style="list-style-type: none"> • Bioretention areas, • Rain gardens, • Tree pits, • Permeable paving, and • Detention basin.
INF OBJ 29	To strive to achieve 'good status' in all water bodies in compliance with the Water Framework Directive and to cooperate with the implementation of the National River Basin Management Plan 2018-2021.	The design of the proposed water infrastructure seeks to minimise pollution of watercourses and waterbodies with the use of SuDS.
INF OBJ 38	To establish riparian corridors free from new development along all significant watercourses and streams in the County as follows: -A 10 metre wide riparian buffer strip measured from the top of the bank either side of all watercourses in urban areas; - A 30m wide riparian buffer strip from top of bank to either side of all watercourses is required as a minimum outside of urban areas.	New residential development is proposed outside of the riparian buffer. Works within the buffer are limited to road and water services infrastructure.
INF POL 34	To promote sustainable energy sources, locally based renewable energy alternatives, where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity, natural and built heritage, residential or local amenities.	The existing dwellings on-site are of a relatively low BER, making them less efficient in terms of heating and energy use, and ultimately unsustainable in the longer term.
INF POL 35	To seek a reduction in greenhouse gases through energy efficiency and the development of renewable energy sources utilising the natural resources of the County in an environmentally acceptable manner consistent with best practice and planning principles.	The proposed dwellings are designed to reach an A2 BER, making the markedly more sustainable. High-quality construction processes and materials, insulation, fenestration all combine to reduce energy requirements.
INF POL 36	To support the implementation of the National Climate Change Strategy and to facilitate measures which seek to reduce emissions of greenhouse gases.	Additionally, rooftop PV arrays are proposed on all dwellings - providing sources of renewable energy and reducing dependency on fossil fuel generated options.
INF POL 37	To seek to improve the energy efficiency of the County's existing building stock in line with good architectural conservation	

Policy/ Objective No.	Policy /Objective	Response
	practice and to promote energy efficiency and conservation in the design and development of all new buildings in the County, in accordance with the Building Regulations Part L (Conservation of Fuel and Energy).	The design of dwellings has sought to maximise solar heat gain and ingress of natural light, thereby reducing energy demands.
INF POL 38	To encourage that new development proposals maximise energy efficiency through siting, layout, design and incorporate best practice in energy technologies, conservation and smart technology.	
INF POL 39	To encourage the attainment of high standards of energy efficiency and environmental sustainability in development and to support the development of sustainable buildings that achieve certification under the Home Performance Index.	
INF OBJ 39	To support Ireland's renewable energy commitments outlined in national policy by facilitating the development and exploitation of renewable energy sources such as solar, wind, geothermal, hydro and bio-energy at suitable locations within the County where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity or local amenities so as to provide for further residential and enterprise development within the county.	
INF OBJ 40	To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.	
INF OBJ 41	To promote the generation and supply of low carbon and renewable energy alternatives, having regard to the opportunities offered by the settlement hierarchy of the County and the built environment.	
INF OBJ 43	To require, where feasible and practicable, the provision of Photovoltaic solar panels in new residential developments, commercial developments, and public buildings for electricity generation/storage and/or water heating purposes so as to minimise carbon emissions and reduce dependence on	

Policy/ Objective No.	Policy /Objective	Response
	imported fossil fuels and reduce energy costs.	
INF POL 50	To require that the location of local energy services such as electricity, be undergrounded, where appropriate.	This approach is proposed as part of the development in order to minimise aboveground clutter.
INF POL 61	To facilitate the implementation of National Waste Legislation, National and Regional Waste Management Policy and the circular economy.	This policy has been incorporated in the preparation of the <i>Operational Waste Management Plan</i> and in the management of demolition and construction waste as specified in DOBA's <i>Construction Management Plan</i> .
INF POL 62	To encourage and support the provision of a separate collection of waste throughout the County in accordance with the requirements of the Waste Management (Household Food Waste) Regulations 2009, the Waste Framework Directive Regulations, 2011, the Waste Management (Commercial Food Waste) Regulations 2015 and other relevant legislation to meet the requirements of the Regional Waste Management Plan.	Segregation of waste streams is to be encouraged and facilitated. 3 No. bins (compost, dry mixed recycling and mixed non-recyclable) are proposed.
INF POL 64	To encourage and support the expansion and improvement of a three-bin system (mixed dry recyclables, organic waste and residual waste) in order to increase the quantity and quality of materials collected for recycling in conjunction with relevant stakeholders.	Across the development, 3-bin systems are proposed.
INF POL 65	To adopt the provisions of the waste management hierarchy and implement policy in relation to the County's requirements under the current or any subsequent Waste Management Plan. All prospective developments in the County shall take account of the provisions of the regional waste management plan and adhere to the requirements of the Plan. Account shall also be taken of the proximity principle and the inter-regional movement of waste.	The <i>Operational Waste Management Plan</i> prepared by DOBA has had due regard for relevant Guidelines and policy. It sets out the principles to minimise waste generation and maximise recycling.
INF POL 70	To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials in future construction projects.	Please see Section 4 of DOBA's <i>Construction Management Plan</i> , which relates to Construction & Demolition Resource & Waste Management.
INF OBJ 54	To facilitate the transition from a waste management economy to a green circular economy to enhance employment	

Policy/ Objective No.	Policy /Objective	Response
	opportunities and increase the value recovery and recirculation of resources.	
INF OBJ 64	To ensure that during the assessment of planning applications through the Development Management process that provision for household waste recycling is adequately addressed in all new residential developments.	Please refer to DOBA's <i>Operational Waste Management Plan</i> . All dwellings and communal stores will be provided with recycling receptacles and stores.
INF OBJ 67	To require developers to prepare construction and demolition waste management plans for new construction projects over certain thresholds which shall meet the relevant recycling/recovery targets for such waste in accordance with the national legislation and national and regional waste management policy.	Please see Section 4 of DOBA's <i>Construction Management Plan</i> , which relates to Construction & Demolition Resource & Waste Management.
INF OBJ 74	To require that outdoor lighting proposals minimise the harmful effects of light pollution and to ensure that new street lighting is appropriate to a particular location and that environmentally sensitive areas are protected from inappropriate forms of illumination.	Please refer to the lighting plans prepared by Morley Walsh. These have been co-ordinated with NMP and Enviroguide.

6.3.1.5 Chapter 7 – Community Building Strategy

Policy/ Objective No.	Policy /Objective	Response
SOC POL 3	To ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school facilities, as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multi-use functions through their design and layout.	The proposed development is within short walking and cycling distance of these facilities, with these active modes made more attractive due to the new connections and improved infrastructure.
SOC POL 4	To ensure the delivery of community facilities commensurate with the needs of the resident population is done in tandem with new residential developments in the interests of the proper planning and sustainable development of the area, and to assist in the delivery of such facilities.	The <i>Social Infrastructure Audit</i> indicates the adequacy of social infrastructure provision in the town, albeit with there always being merit in enhancing and improving same.
SOC POL 5	To require, as part of all new large residential and commercial developments,	

Policy/ Objective No.	Policy /Objective	Response
	and in existing developments, where appropriate, that provision is made for facilities including local/neighbourhood shops, childcare facilities, schools and recreational facilities, and to seek their provision concurrent with development.	
SOC POL 6	To require that all new residential development applications of 50 units or more on zoned lands are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents(of all age cohorts). This should include details regarding the following essential facilities: Playgrounds, parks and other green spaces, education, childcare, health and others such as shops, banks, post offices, community meeting rooms/centres and recreational facilities. The assessment should identify membership and non-membership facilities which allow access for all groups. Where deficiencies are identified, proposals will be required to accompany the Planning application to address the deficiency. In certain cases however, residential development under these thresholds may, at the discretion of the Planning Authority, require the submission of a SIA. (Please refer to Chapter 11 Development Management Standards for further information).	A <i>Social Infrastructure Audit</i> has been prepared and is available for review under separate cover.
SOC POL 7	To promote and encourage social inclusion through universal access to services and facilities and to encourage the upgrade of community facilities.	Please refer to JFA's <i>Statement of Compliance with Principles of Universal Design</i> in the first instance. It details how the development complies with Part M relating to 'Access and Use'.
SOC POL 9	To provide and promote adaptability and flexibility in the design of homes and community facilities.	
SOC POL 11	To support the implementation of the Meath County Age Friendly Strategy, 2017-2020 (or its replacement) in consultation with the relevant agencies and authorities.	Open spaces have been designed to be safe and accessible to all. Gentle slopes, no gated public spaces, traversable materials, etc. have all been incorporated.
SOC POL 13	To ensure that all buildings, public and open spaces, recreational and amenity areas are accessible for people with disabilities, having regard to the Building Regulations, the objectives of 'Building for Everyone' (National Disability Authority)	12 No. units (6 No. ground floor level maisonettes and 6 No. ground floor duplexes) have been designed in accordance with universal design

Policy/ Objective No.	Policy /Objective	Response
	and 'Access for the Disabled' (No. 1 to 3)(National Rehabilitation Board).	principles, whilst all dwellings have been designed well in excess of minimum floor areas. This ensures that units are adaptable, flexible and future-proofed.
SOC OBJ 2	To promote and assist in the provision of lifetime adaptable housing units to meet the needs of all in society taking account of climate change.	
SOC POL 34	To cater for the sporting and recreational needs of all sectors and ages of the community and promote the integration of those with special needs into the sporting and recreational environment.	
SOC POL 37	To facilitate the development of children's play areas and playgrounds in proximity to existing and proposed neighbourhoods, where feasible.	Public open space exceeds the 15% minimum and includes exercise equipment and both formal and informal play areas (all benefit from passive surveillance).
SOC OBJ 7	To implement the recommendations of current and proposed Meath County Council Play Policy in conjunction with all relevant agencies.	
SOC POL 38	To promote the development of a wide variety of high quality accessible open space areas, for both active and passive use, and formal and informal activities in accordance with the Core Strategy and Settlement Strategy and the standards set out in Chapter 11 Development Management Standards and Land Use Zoning Objective taking into account any environmental sensitivities including likely significant effects on European Sites (SACs and SPAs).	
SOC OBJ 13	In respect of residential development, in all cases the development site area cannot include lands zoned FI Open Space, G1 Community Infrastructure and H1 High Amenity.(i.e. the open space requirements shall be provided for within the development site area.)	The landscape and open space design of the development, as shown in the materials prepared by NMP, incorporates active and passive spaces to deliver a variety of areas. Formal and informal play spaces are included.
SOC OBJ 14	To examine existing public open spaces and carry out improvements where necessary to increase their usefulness as recreational spaces.	None of the proposed public open space is on lands zoned F1, G1 or H1.
SOC OBJ 15	To ensure public open space is accessible, and designed so that passive surveillance is provided.	The development proposes the demolition of the wall interfacing with Fox Lodge Manor in the north-west to allow for the amalgamation of open space thereat with open space in the proposed scheme. This creates a larger space with a greater area and quality.
		All public open space and has been designed in accordance with Part M and universal design principles. All

Policy/ Objective No.	Policy /Objective	Response
		public open spaces and communal amenity space are passively surveilled.
SOC OBJ 16.	To provide multifunctional open spaces at locations deemed appropriate providing for both passive and active uses	The various open spaces are multi-functional. Exercise equipment and play spaces are included, whilst the lawned areas act as kick-about space, relaxation space, etc. Seating areas facilitate socialising, solitary relaxation or informal exercise <i>ad hoc</i> exercise equipment.
SOC OBJ 17	To ensure permeability and connections between public open spaces including connections between new and existing spaces, in consultation to include residents.	Permeability and fluidity of movement have been considered. Paths and connections are incorporated into all open spaces and integrate with existing and proposed pedestrian and cycle infrastructure.
SOC POL 54	To promote the provision of public art, including temporary art and sculpture, through such mechanisms, as appropriate.	A piece of public art work is proposed for Open Space B, per NMP's materials. This is an appropriate location for same due to its centrality and accessibility, whilst avoiding conflict with traffic, ecology, etc.
SOC POL 55	To encourage and support the creation and display of works of art in public areas, including appropriate locations within the streetscape, provided no unacceptable environmental, amenity, traffic or other problems are created.	

6.3.1.6 Chapter 8 – Culture and Natural Heritage Strategy

Policy/ Objective No.	Policy /Objective	Response
HER POL 1	To protect sites, monuments, places, areas or objects of the following categories: • Sites and monuments included in the Sites and Monuments Record as maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht; • Monuments and places included in the Record of Monuments and Places as established under the National Monuments Acts; • Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts; • National monuments subject to Preservation Orders under the National	<p>The content of these policies is noted and we direct the Council to the <i>Archaeological Assessment</i> prepared by John Cronin & Associates, which includes details of a geophysical survey on-site.</p> <p>Whilst no archaeological features have been identified at the site, the <i>Archaeological Assessment</i> noted that it has "<i>moderate archaeological potential</i>".</p> <p>The archaeological condition wording indicated by the Council in</p>

Policy/ Objective No.	Policy /Objective	Response
	Monuments Acts and national monuments which are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority; • Archaeological objects within the meaning of the National Monuments Acts; and Wrecks protected under the National Monuments Acts or otherwise included in the Shipwreck Inventory maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht.	the LRD Opinion has been noted, and John Cronin & Associates have recommended that similar actions be undertaken, including test trenching.
HER POL 2	To protect all sites and features of archaeological interest discovered subsequent to the publication of the Record of Monument and Places, in situ (or at a minimum preservation by record) having regard to the advice and recommendations of the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht and The Framework and Principles for the Protection of the Archaeological Heritage (1999).	
HER POL 3	To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, for development in the vicinity of monuments or in areas of archaeological potential. Where there are upstanding remains, a visual impact assessment may be required.	
HER POL 4	To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, where development proposals involve ground clearance of more than half a hectare or for linear developments over one kilometre in length; or developments in proximity to areas with a density of known archaeological monuments and history of discovery as identified by a suitably qualified archaeologist.	
HER OBJ 2	To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner with a view	
		The nearest archaeological features/sites to the subject site are several hundred metres to the west. The proposal will not negatively impact them due to

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	to minimal detraction from the monument or its setting.	their nature as well as the development's generally low rise expression and screening behind existing dwellings and the southern treeline/hedgerow.
HER POL 27	To protect, conserve and enhance the County's biodiversity where appropriate.	<p>The proposed development has sought to retain substantial numbers of trees and stretches of treelines and hedgerows. The southern and eastern 'protected' treelines/hedgerows in particular have been kept, albeit with some necessary removals to accommodate the proposed road realignment and other associated works.</p> <p>As part of the development, and to compensate for vegetative removals, some 220 No. trees are proposed to be planted. Notably, these will replace (and extend) the removals along the western boundary and create a new ecological corridor to the west of Public Open Space B. Further details and insights from an ecological perspective are provided in Enviroguide's <i>Ecological Impact Assessment Report</i> and <i>Hedgerow Appraisal Report</i>.</p> <p>Additional measures are provided in the development, including bat and birds boxes and hedgehog highways.</p>
HER POL 28	To integrate in the development management process the protection and enhancement of biodiversity and landscape features wherever possible, by minimising adverse impacts on existing habitats (whether designated or not) and by including mitigation and/or compensation measures, as appropriate.	
HER POL 31	To ensure that the ecological impact of all development proposals on habitats and species are appropriately assessed by suitably qualified professional(s) in accordance with best practice guidelines – e.g. the preparation of an Ecological Impact Assessment (EclA), Screening Statement for Appropriate Assessment, Environmental Impact Assessment, Natura Impact Statement (NIS), species surveys etc. (as appropriate).	<p>In relation to this policy, we respectfully direct the Council to the following reports prepared by Enviroguide:</p> <ul style="list-style-type: none"> • <i>Appropriate Assessment Screening Report</i> • <i>Ecological Impact Assessment Report</i> • <i>Hedgerow Appraisal Report</i> • <i>EIA Screening Report</i> • <i>Article 103(1A)a Statement</i>

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		Given the extent and technical nature of their content, we refer the Council to read them directly. Key conclusions are provided in Section 7.12 below.
HER OBJ 31	To implement, in partnership with the Department of Culture, Heritage and the Gaeltacht, relevant stakeholders and the community, the objectives and actions of the County Meath Biodiversity Plan 2015-2020 and any revisions thereof.	The proposed development and the content of this Planning Application support the implementation of the Plan's 4 No. objectives and the relevant actions of the 28 No. prescribed.
HER OBJ 32	To actively support the implementation of the All Ireland Pollinator Plan 2021-2025 and any revisions thereof.	This is a key consideration and features as part of NMP's landscape proposals. Please refer to their <i>Landscape Design Statement</i> and suite of drawings.
HER OBJ 34	To protect and conserve the conservation value of candidate Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas and proposed Natural Heritage Areas as identified by the Minister for the Department of Culture, Heritage and the Gaeltacht and any other sites that may be proposed for designation during the lifetime of this Plan in accordance with the provisions of the Habitats and Birds Directives and to permit development in or affecting same only in accordance with the provisions of those Directives as transposed into Irish Law.	<p>The design of the proposed development has sought to accord with this objective from the outset.</p> <p>Please refer to the following reports prepared by Enviroguide:</p> <ul style="list-style-type: none"> • <i>Appropriate Assessment Screening Report</i> • <i>Ecological Impact Assessment Report</i> • <i>Hedgerow Appraisal Report</i> • <i>EIA Screening Report</i> • <i>Article 103(1A)a Statement</i>
HER POL 35	To ensure, where appropriate, the protection and conservation of areas, sites, species and ecological/networks of biodiversity value outside designated sites and to require an appropriate level of ecological assessment by suitably qualified professional(s) to accompany development proposals likely to impact on such areas or species.	<p>Please refer to the following reports in particular, prepared by Enviroguide:</p> <ul style="list-style-type: none"> • <i>Ecological Impact Assessment Report</i> • <i>Hedgerow Appraisal Report</i> • <i>EIA Screening Report</i> • <i>Article 103(1A)a Statement</i> <p>These are supplemented by their <i>Appropriate Assessment Screening Report</i>, which focuses on the designated Natura 2000 sites.</p> <p>As the above conclude, significant impacts/effects on ecological and sensitive sites and features are not expected. Strong protection for key</p>

Policy/ Objective No.	Policy /Objective	Response
		features at the site is proposed, with ample compensatory planting for necessary tree and hedgerow removals; including the creating of 2 No. ecological corridors.
HER OBJ 35	To ensure that development does not have a significant adverse impact, incapable of satisfactory avoidance or mitigation, on plant, animal or bird species protected by law.	As concluded in Enviroguide's reports, no significant impacts or effects are expected from the proposed development.
HER POL 39	To recognise the archaeological importance of townland boundaries including hedgerows and promote their protection and retention.	The southern treeline/hedgerow fronting Main Street/R125 is noted as a townland boundary between Ratoath and Jamestown. Bar some vegetative removals to accommodate the road realignment, the vast majority of the trees are proposed for retention and protection.
HER POL 40	To protect and encourage the effective management of native and semi-natural woodlands, groups of trees and individual trees and to encourage the retention of mature trees and the use of tree surgery rather than felling, where possible, when undertaking, approving or authorising development.	The proposed development has sought to maximise the retention and protection of trees and hedgerows. It has, however, been necessary to remove some stretches to facilitate dwellings and the realigned Ballybin Road. Notwithstanding this, the protected trees to the south and east of the main residential site area (HER POL 42) have almost entirely been retained.
HER POL 42	To promote the preservation of individual trees or groups of trees as identified on the Heritage Maps in Volume 2 and to manage these trees in line with arboricultural best practice.	
HER OBJ 36	To promote awareness, understanding and best practice in the management of the County's woodland, tree and hedgerow resource.	Substantial tree planting is proposed as part of the development. Whilst this includes trees dispersed across the site, it also includes a new tree line at the western boundary to compensate for the removal of the existing hedgerow there (which included non-native and poorer value trees from an arboriculture perspective) and to the west of Public Open Space B. Therefore, ecological corridors will be quickly re-established and created, respectively.
HER POL 53	To discourage proposals necessitating the removal of extensive amount of trees, hedgerows and historic walls or other distinctive boundary treatments.	

Policy/ Objective No.	Policy /Objective	Response
		No historic walls of note are proposed for removal. An attractive, low railing on the eastern side of the residential site is proposed to be retained and 'made good' where possible.
HER POL 43	To promote best practice in the control of invasive species in the carrying out its functions in association with relevant authorities including TII and the Department of Transport, Tourism and Sport.	Invasive species will be managed as/when required in consultation with an appointed Ecologist.
HER POL 44	To require all development proposals to address the presence or absence of invasive alien species on proposed development sites and (if necessary) require applicants to prepare and submit an Invasive Species Management Plan where such a species exists to comply with the provisions of the European Communities (Birds and Natural Habitats) Regulations 2011-2015.	Further details, including mitigation, are provided in the <i>Ecological Impact Assessment Report</i> prepared by Enviroguide.
HER POL 52	To protect and enhance the quality, character, and distinctiveness of the landscapes of the County in accordance with national policy and guidelines and the recommendations of the Meath Landscape Character Assessment (2007) in Appendix 5, to ensure that new development meets high standards of siting and design.	Where appropriate, the proposed development respects the 'recommendations' and 'potential capacity' considerations associated with the Landscape Character Area 10 ('The Ward Lowlands') within which the subject site is located. For example:
HER OBJ 49	To ensure that the management of development will have regard to the value of the landscape, its character, importance, sensitivity and capacity to absorb change as outlined in Appendix 5 Meath Landscape Character Assessment and its recommendations.	<ul style="list-style-type: none"> • It is on a zoned site within an existing settlement, already bound by development on multiple sides. • It seeks to retain the majority of the key, protected treeline/hedgerow to the south and east of the main site. • Substantial additional tree planting and vegetative planting is proposed.
HER OBJ 50	To require landscape and visual impact assessments prepared by suitably qualified professionals be submitted with planning applications for development which may have significant impact on landscape character areas of medium or high sensitivity.	The receiving landscape successfully accommodates the development due to the surrounding area's existing built-up nature, the retention of trees and

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		<p>hedgerows, and the substantial planting of new specimens.</p> <p>A <i>Visual Impact Assessment</i> has been prepared by JBA and the Council is directed to consult same for full details.</p>
HER OBJ 6o	To encourage, pursuant to Article 10 of the Habitats Directive (92/43/EEC), the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.	No significant impacts on landscape, field boundaries or ecological corridors associated with Natura 2000 sites are proposed. Please refer to Enviroguide's <i>Appropriate Assessment Screening Report</i> , which rules out significant effects on Natura 2000 sites.

6.3.1.7 Chapter 11 – Development Management Standards and Land Use Zoning Objectives

Policy/ Objective No.	Policy /Objective	Response
DM POL 2	Appropriate energy conservation strategies should be employed in location, design, mass, orientation and the choice of materials of all new and renovated developments.	<p>In relation to these related policy and objectives, we note the following:</p> <ul style="list-style-type: none"> • Demolition and construction waste will be carefully managed to maximise reuse and recycling of materials. • Operational waste management practices and design will promote reduced waste production, and maximise recycling and reuse. Recycling, compost and non-recycling waste receptacles are be proposed for all dwellings. • The dwellings perform very well in terms of daylight and sunlight, minimising the needs for artificial light and heat. • PV panels are proposed at rooftop, reducing dependence on external and potentially fossil fuel generated energy.
DM OBJ 5	Building design which minimises resource consumption, reduces waste, water and energy use shall be incorporated where possible, in all new and renovated developments.	
DM OBJ 6	Building design shall maximise natural ventilation, solar gain and daylight, where possible, all new and renovated developments.	

Policy/ Objective No.	Policy /Objective	Response
		<ul style="list-style-type: none"> • Screening from existing trees and vegetation to the south and south-west will protect structures from prevailing windows. • Use of brick, especially at ground floor level, will make finishes robust – reducing maintenance demands and bolstering longevity. • LED public lighting will reduce expected energy demands. • At detailed design stage, further consideration will be given to low flush toilets, water-saving shower heads, economic and environmental light fittings, etc.
DM OBJ 7	Sustainable Urban Drainage Systems (SuDS) measures are required to form part of the design of all developments.	SuDS are proposed as part of the development. Please refer to responses provided above and in the documents prepared by DOBA.
DM POL 3	All public lighting proposals shall be in accordance with the Councils Public Lighting Technical Specification & Requirements, June 2017, and the Council's Public Lighting Policy, December 2017, (or any updates thereof).	Full details of the public lighting proposal are provided in Morley Walsh's submitted materials.
DM OBJ 9	A separation distance of 5 metres between the lighting column and the outside of the crown is required for the lighting to work as designed. Trees or vegetation shall not be planted within 7 metres of a public light column.	Public lighting has been designed to avoid conflicts with landscape features and planting. Please refer to the suite of drawings and reports prepared by Morley Walsh.
DM OBJ 10	The design of all new developments shall take into consideration the layout of the proposed public lighting column locations and the proposed landscape design. Both layouts should achieve the 7 metres separation between all trees and public lighting columns.	
DM OBJ 11	Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible.	This been approach has taken across the development. There are instances of necessary and justifiable tree and hedgerow removal. For example, it is necessary to remove a small number of trees from the southern

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		hedge row to facilitate the realigned road. To the west, poorer quality and non-native specimens are to be removed and new, more appropriate tree species planted.
DMPOL 4	To require that all proposals for residential development demonstrate compliance with the Sustainable Residential Development in Urban Areas - Cities, Towns & Villages (2009) and the Urban Design Manual-A Best Practice Guide, 2009 or any updates thereof.	The Sustainable Residential Development Guidelines have been revoked and replaced by the Compact Growth Guidelines, which this scheme has complied with. JFA's have shown the scheme's compliance with the <i>Urban Design Manual</i> in their <i>Architectural Design Statement</i> .
DM OBJ 12	To encourage and facilitate innovative design solutions for medium to high density residential schemes where substantial compliance with normal development management considerations can be demonstrated.	The proposed development delivers a density (per Compact Growth Guidelines' methodology of 38.5 uph) that achieves an appropriate and efficient use of the subject site. Notable and carefully considered design attributes include: <ul style="list-style-type: none"> • Appropriate and respectful transitions in height – 3 No. storeys opposing the 3 No. storeys at Moulden Bridge, transitioning down to 2 No. storeys at the interface with Fox Lodge Woods/Manor. • Strong, 3-storey presence at the realigned Ballybin Road. • Respectful set back from Main Street / R125 to protect the treeline/hedgerow to the south. • New open space and active mode integration with Fox Lodge Manor to the north-west. • Repurposing of the older stretch of Ballybin Road as a pedestrian/cyclist greenway.
DM OBJ 13	A detailed Design Statement shall accompany all planning applications for residential development on sites in excess of 0.2 hectares or for more than 10 residential units.	JFA have prepared an <i>Architectural Design Statement</i> , which is available for review under separate cover.
DMPOL 5	To promote sustainable development, a range of densities appropriate to the scale	

Policy/ Objective No.	Policy /Objective	Response
	of settlement, site location, availability of public transport and community facilities including open space will be encouraged.	Details of, and justification for, the proposed density are provided in Section 7.4 below.
DM OBJ 14	The following densities shall be encouraged when considering planning applications for residential development: <ul style="list-style-type: none"> • Residential Development Beside Rail Stations: 50 uph or above • Regional Growth Centres/Key Towns: (Navan/Drogheda) - 35-45 uph • Self-Sustaining Growth Towns: (Dunboyne, Ashbourne, Trim, Kells): greater than 35uph • Self-Sustaining Towns: 25uph - 35uph • Smaller Towns and Villages: 25uph - 35 uph • Outer locations: 15uph – 25uph 	Compliance with the recently adopted Compact Growth Guidelines has been presented, given they supplant the Sustainable Residential Development Guidelines.
DM OBJ 15	As a general rule, the indicative maximum plot ratio standard shall be 1.0 for housing at edge of town locations with an indicative maximum plot ratio of 2.0 in town centre/core locations.	A plot ratio 0.34 will be achieved, ensuring the maximum is not exceeded.
DM OBJ 16	Site coverage shall generally not exceed 80%. Higher site coverage may be permissible in certain limited circumstances such as adjacent to public transport corridors; to facilitate areas identified for regeneration purposes; and areas where an appropriate mix of both residential and commercial uses is proposed.	Site coverage of 19.8% will be achieved, ensuring the maximum is not exceeded.
DM OBJ 18	A minimum of 22 metres separation between directly opposing rear windows at first floor level in the case of detached, semi- detached, terraced units shall generally be observed.	Since the adoption of the Development Plan, the Compact Growth Guidelines were introduced. They include SPPR ₁ which reduced the minimum separation distance to 16 metres between habitable rooms at upper levels.
DM OBJ 19	A minimum of 22 metres separation distance between opposing windows will apply in the case of apartments/duplex units up to three storeys in height.	
DM OBJ 20	Any residential development proposal which exceeds three or more storeys in height shall demonstrate adequate separation distances having regard to layout, size and design between blocks to ensure privacy and protection of residential amenity.	We note that the Guidelines apply to all types and heights of development in excess of 1 No. storey.
DMPOL 6	To require that the unit typologies proposed provide a sufficient unit mix which addresses wider demographic and household formation trends. The design statement required at DM OBJ 13 shall set	Justification for the proposed dwelling mix is provided in Section 7.5 below. The Council is directed there to avoid repetition in this report.

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	out how the proposed scheme is compliant with same.	
DM OBJ 22	The design of any housing scheme shall have regard to the requirement for connectivity between residential areas, community facilities etc. The design of any walkways, lanes or paths connecting housing estates or within housing estates shall be of sufficient width to allow for the safe movement of pedestrians and cyclists. They shall be adequately overlooked and lit and not be excessive in length.	<p>Enhanced, quality connectivity is proposed as part of the proposed development by way of the inclusion of the following:</p> <ul style="list-style-type: none"> • Amalgamation of the open space at Fox Lodge Manor to the north with the proposed development. • New pedestrian/cycle connection to Main Street/R125 to the south. • New pedestrian/cycle and multi-modal entrances on to the realigned stretch of Ballybin Road. • Repurposing of the southern stretch of Ballybin Road as a greenway. <p>These design features will increase the permeability and fluidity of movement at and around the subject site and this part of Ratoath. They also broaden and enhance the safety of active mode users.</p> <p>As demonstrated by the site layout drawings prepared by JFA and the greenway drawing shown in the <i>Architectural Design Statement</i>, all spaces will benefit from passive surveillance, as achieved by way of: dual, triple and quadruple aspect dwellings; carefully positioned planting; and the layout and orientation of open spaces and connections.</p>
DM OBJ 23	To require that all applications for residential development shall be accompanied by a detailed phasing plan which demonstrates the early delivery of key infrastructure associated with that scheme.	Please refer to the <i>Construction Management Plan</i> prepared by DOBA.
DM OBJ 24	To require the provision of EV charging points to serve residential development.	Of the 228 No. car parking spaces, 81 No. or 35.3% are EV charging. These includes 21 No. spaces at

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		<p>Public Open Spaces A, B and D, and at least 1 No. at each of the 60 No. houses.</p> <p>The requisite number of spaces required to accord with IEC 61851 can be provided (see DM OBJ 95 below).</p>
DM POL 7	<p>Residential development shall provide private open space Apartment schemes shall in accordance with the requirements set out in Table 11.1. Each residential development proposal shall be accompanied by a statement setting out how the scheme complies with the requirements set out in Table 11.1.</p> <p>Table 11.1's standard are stated as follows:</p> <ul style="list-style-type: none"> • 1/2-bed – 55 sq m • 3-bed – 60 sq m • 3-bed and larger – 75 sq m 	<p>The private amenity space standards of the Apartment Design Guidelines and Compact Growth Guidelines supersede these standards, thus they have been incorporated into the proposal. See Section 7.6.2 below.</p>
DM POL 8	To require the provision of high quality, durable, appropriately designed and secure boundary treatments in all developments.	Please refer to the suite of boundary treatment drawings prepared by NMP.
DM POL 9	To support the retention of field boundaries for their ecological/habitat significance, as demonstrated by a suitably qualified professional. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same boundary type will be required.	The development has sought to protect field boundaries, treelines and hedgerows where practicable. Tree and hedgerow removals are necessary in some instance to facilitate the development, but as demonstrated herein and in the materials prepared by NMP, ample compensatory tree and other planting is proposed.
DM OBJ 28	To require that boundaries between the rear of existing and proposed dwellings shall be a minimum of 1.8 metres high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency. Alternative durable materials will be considered.	Boundary treatments across the site vary and have been designed by NMP to be appropriate for the specific location (public facing, private facing, interface with a hedgerow, etc.). The Council is directed to NMP's suite of boundary drawings for further details.
DM OBJ 29	To require that all rear boundaries within the development shall be a minimum of 1.8 metres high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and	Boundary treatments across the site vary and have been designed by NMP to be appropriate for the specific location (public facing, private facing, interface with a

Policy/ Objective No.	Policy /Objective	Response								
	permanency. Alternative durable materials will be considered.	hedgerow, etc.). The Council is directed to NMP’s suite of boundary drawings for further details.								
DM POL 10	The name proposed for all residential developments shall be clearly linked with the locality in which the scheme is located.	Although the subject site contains Fox Lodge Farm, we note that the Fox Lodge Manor and Fox Lodge Woods developments may result in confusion and potentially duplication of estate naming if a further variant of ‘Fox Lodge’ is used. In light of this, John Cronin & Associates were asked to produce a series of naming options that relate to the site, its history and its context. Given the agricultural use and history of the site, the Applicant has indicated a preference for ‘The Furrows’. However, 3 No. other options have also been provided below.								
DM OBJ 33	In all cases the name chosen for a residential development shall reflect local place names, particularly townlands or local names which reflect the landscape or shall reflect culture and /or history, including names of historical persons who have some association with the area.									
DM OBJ 34	Names shall be in English accompanied by an Irish translation. Name plates shall be fixed to walls and buildings where they can be clearly seen. Bilingual (Irish & English) street name plates, shall be erected on all estate roads at a location that is clearly visible.									
DM OBJ 35	In order to assist the public, all houses within housing estates or in street developments shall be provided with numbers and/or names, which shall be visible from the adjoining roadway.									
DM OBJ 37	Three draft name proposals in accordance with above objectives shall be submitted to the Planning Authority as part of a planning application. The name shall be approved by the Meath County Council Naming Committee comprising of the Senior Executive Officer/Planner, Conservation Officer, Planning Department and County Librarian.									
		<table><tr><th>Possible Estate Name</th><th>Source/Origin</th></tr><tr><td>The Furrows (<u>Applicant Preference</u>)</td><td>Referencing the traces of medieval ridge and furrows within the field.</td></tr><tr><td>Woodfield (or Wood Field)</td><td>Local name for the southernmost field (Source: County Meath Placename Project). This refers to the treelined eastern approach to Ratoath.</td></tr><tr><td>Ridge Park</td><td>Referencing the traces of medieval ridge and furrows within the field.</td></tr></table>	Possible Estate Name	Source/Origin	The Furrows (<u>Applicant Preference</u>)	Referencing the traces of medieval ridge and furrows within the field.	Woodfield (or Wood Field)	Local name for the southernmost field (Source: County Meath Placename Project). This refers to the treelined eastern approach to Ratoath.	Ridge Park	Referencing the traces of medieval ridge and furrows within the field.
Possible Estate Name	Source/Origin									
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Ridge Park	Referencing the traces of medieval ridge and furrows within the field.									

Policy/ Objective No.	Policy /Objective	Response	
		Coulter Park	The coulter was a narrow, vertically mounted blade that sliced the soil in front of the heavier plough-share.
		Physical naming and numbering will be account for at detail design stage prior to the commencement of development.	
DM POL 11	New residential development should be designed to maximise the use of natural daylight and sunlight. Innovative building design and layout that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources will be encouraged.	The scheme performs very well in terms of daylight and sunlight. The houses are designed in accordance with Compact Growth Guidelines’ criteria, which facilitate strong outcomes. For the maisonettes and duplexes, 65 No. of 66 No. rooms were compliant in relation to daylight requirements and all 24 No. units were compliant for sunlight ingress. A2 BER is targeted, with all units proposed with rooftop PV panels.	
DM POL 13	In towns and villages, there will be a general presumption against apartment developments however there are opportunities for infill developments and consolidation which would contribute to the regeneration of these settlements.	Traditional ‘apartment’ blocks are not proposed as part of this development. However, to achieve sustainable densities, as advocated for and required by national, regional and local planning policy, it has been necessary to include 24 No. units in duplex and maisonette formats.	
DM POL 14	All planning applications for apartments are required to demonstrate compliance with ‘Sustainable Urban Housing; Design Standards for New Apartments’, Guidelines for Planning Authorities (2018) and any updates thereof. While these Guidelines set out minimum design standards, the Council strongly encourage the provision of apartments above these standards, in the interest of creating attractive living environments and sustainable communities.	The proposed development has been designed in accordance with these Guidelines. Given the range of development management standards in the Guidelines and their overlap with those stated in DM OBJ 39, we principally direct the Council to Sections 6.1.2 and 7.0 of this report and to the plans and particulars prepared by JFA.	

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DM OBJ 39	An appropriate mix of units shall be provided to cater for a variety of household types and tenures. Apartment development proposals will be assessed having regard to the following requirements: • Aspect-dual aspect units are encouraged; • Mix of units- to cater for different size households; • Floor areas and room widths; • Private and communal amenity space; • Floor to ceiling height; • Car and bicycle parking; • EV Charging points; • Lift/ stair core access; • Storage provision; • Adaptability. All planning applications for apartment development shall be accompanied by a statement which sets out how the scheme complies with this objective.	
DM OBJ 40	A Design Statement is required to be submitted with any planning application for apartment development.	Please refer to JFA's enclosed <i>Architectural Design Statement</i> .
DM OBJ 42	Infill development shall take account of the character of the area and where possible retain existing features such as building line, height, railings, trees, gateways etc.	The development has respected existing field patterns and treelines/hedgerows. Although no formal building line currently exists, it respects local height; proposed 3 No. storeys to the east (opposite the 3 No. storeys at Moulden Bridge), before dropping to 2 No. storeys to the west (opposite the 2 No. storeys at Fox Lodge Woods and Manor).
DM POL 16	All new residential schemes shall include appropriately sited and designed secure refuse storage areas, details of which shall be clearly shown in pre-application discussion and planning application documentation.	Waste storage and collection for the operational stage have been carefully considered during the design process. In the first instance, we direct the Council to DOBA's <i>Operational Waste Management Plan</i> . Please also see the summary details provided in Section 7.10 below.
DM OBJ 52	In residential schemes, appropriately sized bin storage areas must be provided to the front of terraced dwellings in locations which are easily accessible by the householder. These areas shall be well screened and the design shall integrate with the dwelling.	
DM OBJ 53	Apartment schemes shall make provision for waste segregation and recycling. Bin storage shall generally be on the ground floor level of development, be adequately ventilated, screened from public view and	

Policy/ Objective No.	Policy /Objective	Response
	adjacent to the block it serves. Where appropriate, the bin storage area shall be a separate structure to the apartment building.	
DM OBJ 54	Shared bin storage areas shall be located conveniently for residents and collection service providers with appropriate security measures.	
DM POL 27	To encourage renewable development proposals which contribute positively to reducing energy consumption and carbon footprint.	The proposed development includes rooftop PV panels for all buildings. These are appropriately sized so as not to be visually impactful.
DM OBJ 87	To encourage the development of open access networks in all developments.	This principle has been applied to the proposed development so as not to restrict service provider options for future residents.
DM OBJ 88	To seek to facilitate the development of alternative energy sources where such proposals are consistent with landscape preservation, the protection of natural habitats, the protection of visual and residential amenities and Development Plan policy and the principles of proper planning and sustainable development.	The proposed development includes rooftop PV panels for all buildings. These are appropriately sized so as not to be visually impactful.
DM OBJ 89	Car parking shall be provided in accordance with Table 11.2 and associated guidance notes. Principal car parking standards of note are: <ul style="list-style-type: none"> • Dwellings – 2 No. spaces per “conventional dwelling”. • Flats/apartments – 2 No. per units, plus 1 No. visitor space per 4 No. apartments. 	Since the adoption of the Development Plan, new guidance in the form of an SPPR in the Compact Growth Guidelines has been published. Consequently, the development has been designed to accord with its maximum standard of 2 No. spaces per dwelling at the subject site (due to its location). Please refer to Section 7.8.1 below for further details.
DM OBJ 90	The dimension of parking bays shall comply with Table 11.3. Principal dimensions of note are: <ul style="list-style-type: none"> • Perpendicular to kerb – 5.0m x 2.5m • Parallel to kerb – 6.0m x 2.5m 	The car parking bays have been designed to comply with these standards.
DM OBJ 91	Car parking provision shall normally be provided within the curtilage of the development site. Where, in the opinion of the Council, it would be impracticable for individual developers to provide for on-site parking, a contribution may be required.	All car parking to serve the development is proposed within the application site boundary, as required by this objective.

Policy/ Objective No.	Policy /Objective	Response
DM OBJ 93	New residential development should take account of the following regarding car parking: • Vehicular parking for detached and semi-detached housing should be within the curtilage of the house; • Vehicular parking for apartments, where appropriate, should generally be at basement level. Where this is not possible, parking for apartments and terraced housing should be in small scale informal groups overlooked by residential units; • The visual impact of large areas of parking should be reduced by the use of screen planting, low walls and the use of different textured or coloured paving for car parking bays; • Consideration needs to be given to parking for visitors and people with disabilities; and • Provision of EV Charging points.	In response to this objective, we note the following: <ul style="list-style-type: none"> • Parking for houses is in-curtilage. • It is not necessary for the duplex and maisonettes car parking to be in a basement. They are successfully provided in the site layout, adjacent to the relevant units and benefitting from passive surveillance. They are attractively delivered with abutting open space and tree pit planting. • Car parking is broken up by tree pit planting, hedging, other planting, limited lengths, etc. • A total of 28 No. spaces are proposed for visitors and a portion can be allocated for persons with mobility impairments, as required. • Details of EV charging are noted below.
DM OBJ 94	All car parks shall include the provision of necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers.	Of the 228 No. car parking spaces, 81 No. or 35.3% are EV charging. These includes 21 No. spaces at Public Open Spaces A, B and D, and at least 1 No. at each of the 60 No. houses.
DM OBJ 95	In any car park in excess of 20 spaces where public access is available, four fully functional charging points for Electric Vehicles shall be provided in accordance with IEC 61851 Standard for Electric Vehicle Conductive Charging Systems.	
DM OBJ 96	To require the provision of cycle parking facilities in accordance with the Design Standards for New Apartments (March 2018) and Table 11.4 Cycle Parking Standards. Principal cycle parking standard of note are: <ul style="list-style-type: none"> • Apartments – 1 No. private space per bedspace (minimum 2 No.), and 1 No. visitor space for every 2 No. unit. 	As discussed above, the proposed development has been designed in accordance with the updated Apartment Design Guidelines (2023) (which supersede those of 2018) and the Compact Growth Guidelines: <ul style="list-style-type: none"> • All duplex and maisonette units are provided with at least 1 No. cycle parking

Policy/ Objective No.	Policy /Objective	Response
	<ul style="list-style-type: none"> (No standard set for 'houses'.) 	<p>spaces per <u>unit</u> for residents, with at least 1 No. cycle parking space per 2 No. units for visitors.</p> <ul style="list-style-type: none"> Houses without rear gardens are provided with 1 No. space per unit for residents. Houses with rear gardens have ample space for cycle parking thereat. <p>Please see Section 7.8.2 for further details.</p>
DM OBJ 97	Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and well sign posted. All long-term (more than three hours) cycle racks shall be protected from the weather.	<p>Cycle parking for residents is located adjacent to dwellings and benefitting from passive surveillance to facilitate prompt arrivals and departures, and is covered.</p> <p>Visitor parking is dispersed across the site for each of use and to deliver broad provision. In all instances, it also benefits from passive surveillance.</p>
DM OBJ 99	In residential developments without private gardens or wholly dependent on balconies for private open space, covered secure bicycle stands should be provided in private communal areas.	Parking is covered, as required.

7.0 PLANNING OVERVIEW AND ASSESSMENT

The purpose of the following Section is to provide a planning overview and assessment of the proposed development, demonstrating compliance with the Development Plan and key national guidance. This allows for a broader assessment of the proposal in support of a Grant of Planning Permission.

7.1 Land-Use Zoning

As shown in Figure 7.1, the subject site is principally zoned 'A2 – New Residential' in the Development Plan where the stated objective is *"to provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate"*. A small component of the site, as is shown, is zoned 'A1 – Existing Residential' in the Development Plan where the stated objective is *"to protect and enhance the amenity and character of existing residential communities"*.

As regards Zoning Objective 'A2 – New Residential', the Development Plan sets out the following guidance:

"This is the primary zone to accommodate new residential development. Whilst residential zoned lands are primarily intended for residential accommodation, these lands may also include other uses that would support the establishment of residential communities. This could include community, recreational and local shopping facilities. These facilities must be at an appropriate scale and cannot interfere with the primary residential use of the land."

The range of uses which are identified as 'Permitted' or 'Open for Consideration' on lands zoned 'A1 – Existing Residential' and 'A2 – New Residential' are identified in Table 7.1 below.

Zoning Category 'A1 – Existing Residential'
Permitted Uses: <u>Residential</u> , Sheltered Housing, B&B/Guest House, Community Facility/Centre, Home Based Economic Activities, Utilities. Open for Consideration Uses: Bring Banks, Convenience Outlet, Childcare Facility, Halting Site, Healthcare Practitioner, Leisure/Recreation/Sports Facilities, Bar, Retirement Home/Residential Institution/Retirement Village, and Veterinary Surgery.
Zoning Category 'A2 – New Residential'
Permitted Uses: <u>Residential</u> /Sheltered Housing, B&B/Guest House, Bring Banks, Community Facility/Centre, Childcare Facility, Convenience Outlet, Children Play/Adventure Centre, Education (Primary or Second Level), Halting Site/Group Housing, Home Based Economic Activities, Leisure/Recreation/Sports Facilities, Retirement Home/Residential Institution/Retirement Village, Utilities. Open for Consideration Uses: Betting Office, Caravan Park, Cultural Facility, Education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Hotel/Motel/Hostel, Offices.

Table 7.1: Zoning Category A1 and A2 – Permitted and Open for Consideration Uses

(Source: **Meath County Development Plan 2021-2027**)

The application site also includes technically 'unzoned' lands (colour white in Figure 7.1 below) which principally comprise of existing road and related infrastructure. Given the development proposed thereon relates to road works and water infrastructure, this development is appropriate and **does not** contravene the Development Plan. Additionally, as such land is

'unzoned' it is not strictly prescribed with an intended development type. Therefore, residential development/uses are not prohibited, with development assessed on a case-by-case basis in accordance with the principles of proper planning and sustainable development.

In addition to the above, a small portion of the site at its southern side is zoned 'F1 – Open Space'. No residential development is proposed in this location, aligning with the Development Plan's exclusion of residential uses from the 'permitted' or 'open for consideration' categories applicable thereat. The only development proposed in this area are road works and water infrastructure to facilitate the development and upgrade and improve the current arrangement at Main Street / R125, Jamestown Road and the Ballybin Road. This development accords with the Development Plan, which includes "utilities" as a permitted use and "vehicular/cyclist/pedestrian access to zoned lands where appropriate" as an open for consideration use.

Furthermore, stretches of 'G1 – Community infrastructure' are included along the site's southern extent, but only to facilitate road and associated infrastructure and water services infrastructure works. On G1 lands, "utilities" are a 'permitted' use, whilst "residential/sheltered housing" is 'open for consideration'. Whilst water services infrastructure is considered as "utilities", road and associated infrastructure works are not listed as distinct uses or development types for G1-zoned lands. Therefore, we refer the Council to the following in Section 11.14.2 of the Development Plan:

"Any use not listed in the permissible or open for consideration categories is deemed not to be acceptable in principle. Such uses will be considered on their individual merits and will only be permitted if they enhance, complement, are ancillary to, or neutral to the zoning objective."

We contend that the works proposed on the G1-zoned lands are ultimately neutral to the zoning objective.

In this context, given the proposed development limits work on these portions to road and water infrastructure, with proposed dwellings focused on the residential-zoned A1 and A2 lands, there is no meritable or reasonable basis upon which this development may not proceed through the planning system as an LRD.

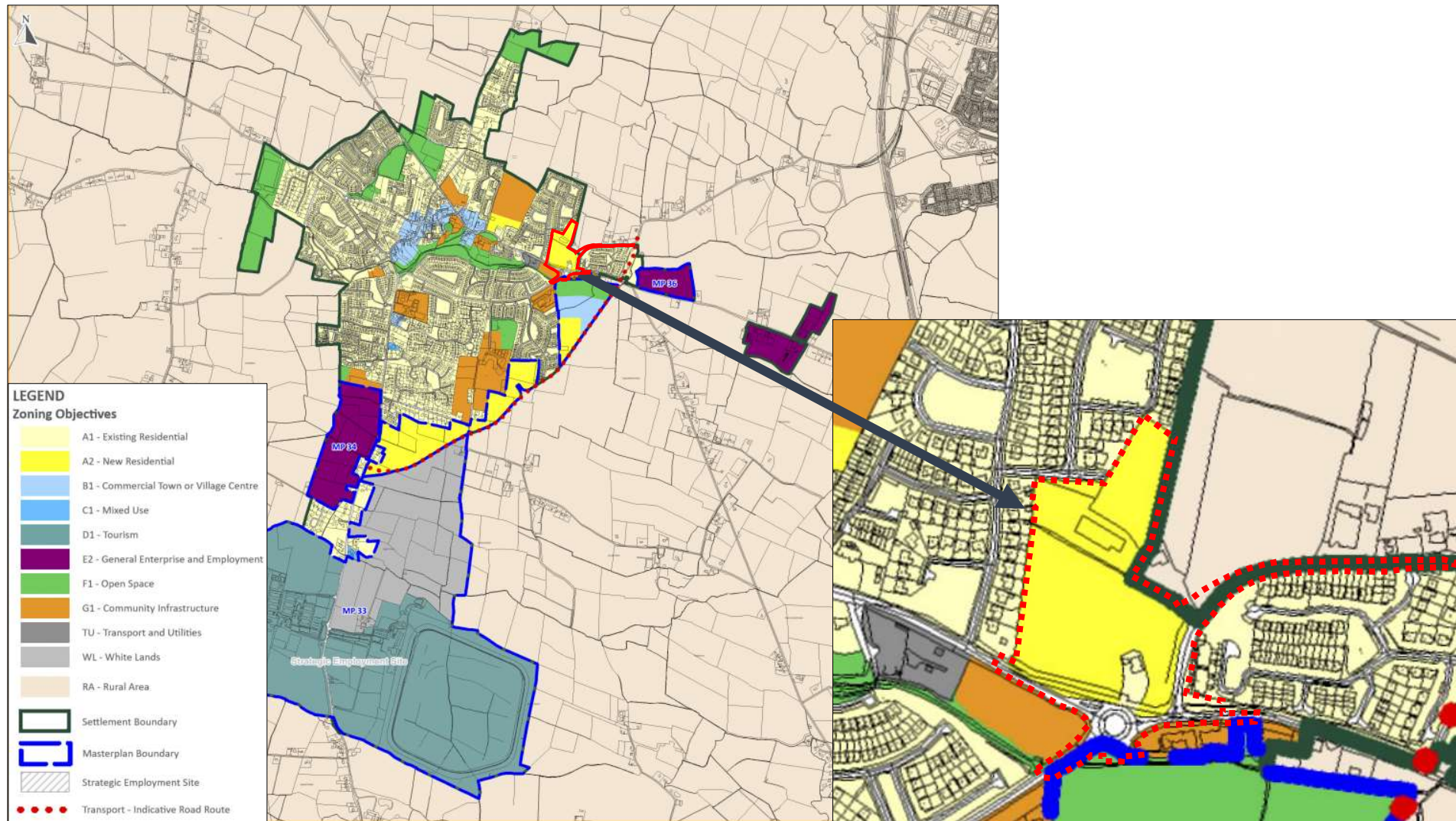


Figure 7.1: Land-Use Zoning Map with the Indicative Boundary of the Subject Site Outlined in Red

(Source: *Meath County Development Plan 2021-2027* Sheet No. 33 (a) Land-Use Zoning, Annotated By Thornton O'Connor Town Planning, 2023)

7.2 Core Strategy

The Core Strategy of the Development Plan assigns a "household allocation" for Ratoath for 2020–2027 of 803 No. units (see Column G of Table 2.12 in the Plan).

A high-level analysis of MCC's online planning application register (using the National Planning Application Database mapping tool) reveals that, since 1st January 2020²², there have been approximately 111 No. units permitted or awaiting a decision within the settlement boundary of Ratoath (Table 7.2 and Figure 7.2). Assuming all of these units are delivered, a total of 692 No. units of the Core Strategy allocation would remain available.

Reg. Ref.	ID on Fig 7.2	Received	Decision	Grant Date	Commencement Date	No. Units
RA190359 (ABP Ref. 307599)	F	29/03/2019	Grant	05/07/2021	-	57
RA200529	A	17/04/2020	Grant	08/09/2020	06/05/2021	9
RA201957 (ABP Ref. 310874)	B	16/12/2020	Grant	04/02/2022	-	18
22882	C	04/07/2022	Grant	12/10/2022	-	1
22204	D	18/02/2022	Grant	16/12/2022	15/12/2023	17
23704	E	13/07/2023	Grant	19/03/2024	-	5
2467	G	21/02/2024	RFI	RFI	-	1
2478	H	26/02/2024	RFI	RFI	-	3
Total						111

Table 7.2: Planning applications for residential development permitted or pending a decision within the Ratoath settlement since 1st January 2020

Source: Collated by Thornton O'Connor Town Planning (2023)

Therefore, given the proposed development includes just 141 No. units, it does not surpass the allocation of the Core Strategy, with 518 No. units still available.

²² This date was selected as the household allocation applies for the period 2020–2027.

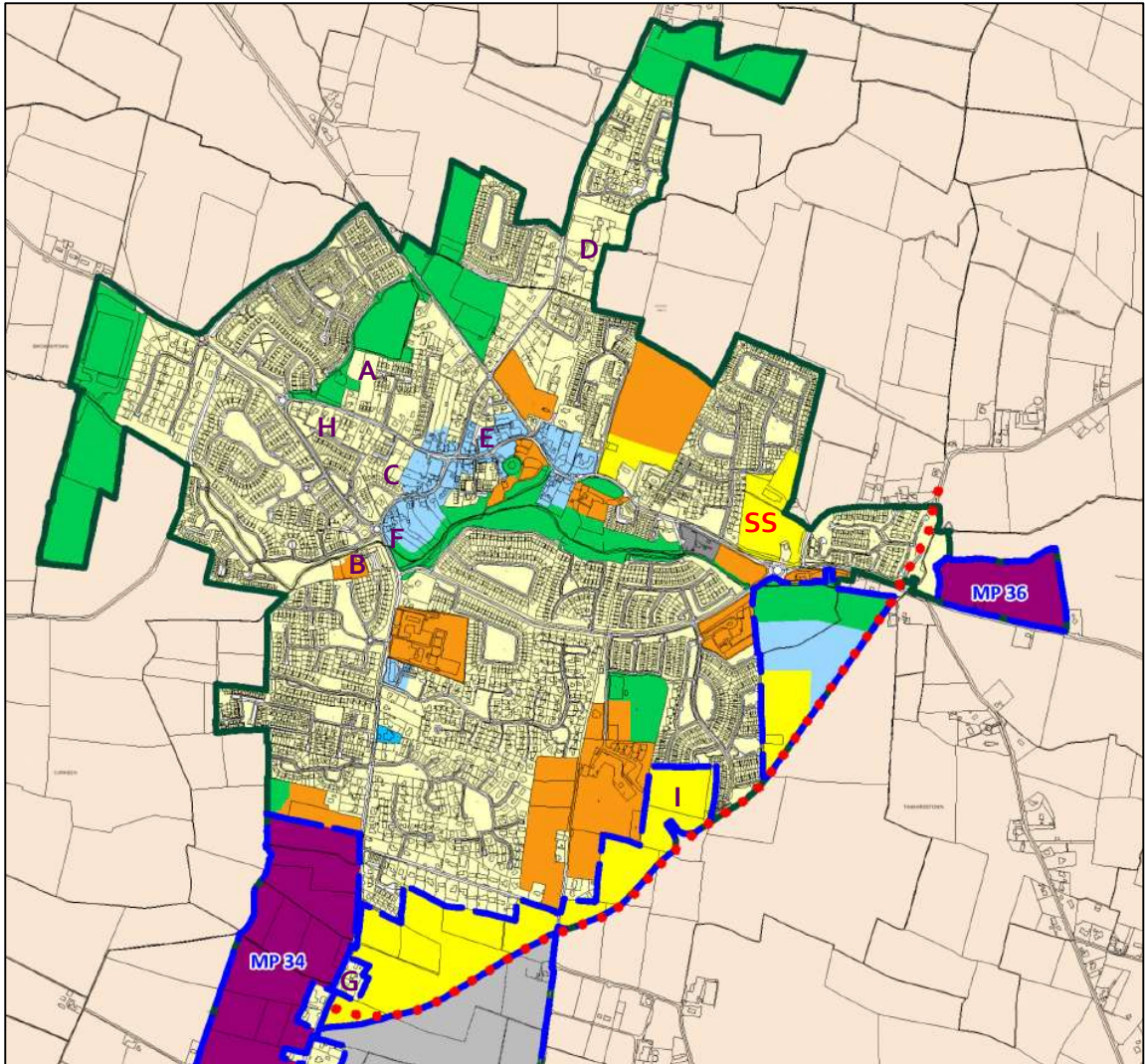


Figure 7.2: Location of the planning applications listed in Table 7.2, with the subject site by the letters 'SS'

Source: *Meath County Development Plan 2021–2027*, annotated by Thornton O'Connor Town Planning (2024)

7.3 Built-Form: Plot Ratio, Site Coverage and Building Height

Development management standards relating to site coverage, plot ratio and building height work in conjunction with each other to define the bulk and scale of a development. This is then articulated and defined to distribute the massing as an appropriate and attractive built-form. Generally, when particular site coverage and plot ratio standards are set, they inform the height of a development.

7.3.1 Plot Ratio and Site Coverage

Section 11.5.4 of the Development Plan sets out the following regarding plot ratio:

"As a general rule, the indicative maximum plot ratio standard shall be 1.0 for housing at edge of town locations with an indicative maximum plot ratio of 2.0 in town centre/core locations." [emphasis added]

The subject site is located at the edge of Ratoath Town, and thus the indicative maximum plot ratio standard of 1.0 applies to the development thereat. The proposed development has a plot ratio of 0.34 based on the net residential site area of 3.66 Ha and the gross floor area of 12,428 sq m. Therefore, it accords with the aforementioned maximum plot ratio standard.

Furthermore, Section 11.5.5 of the Development Plan sets out the following regarding site coverage:

***"Site coverage shall generally not exceed 80%. Higher site coverage may be permissible in certain limited circumstances such as adjacent to public transport corridors; to facilitate areas identified for regeneration purposes; and areas where an appropriate mix of both residential and commercial uses is proposed."** [emphasis added]*

Having regard to the building footprint (7,248.9 sq m) and the net residential area of the subject site, the proposed development has a site coverage of 19.8% which accords with the aforementioned maximum site coverage standard. The proposed development, having regard to the plot ratio and site coverage thereof, is considered to be of an appropriate scale.

7.3.2 Building Height

Objective SH OBJ 22 of the Development Plan provides guidance in relation to height in County Meath, stating:

"To require that, where relevant, all new residential developments shall be in accordance with SPPR 1 to SPPR 4 of the Urban Development and Building Heights Guidelines for Planning Authorities, December 2018 as well as SPPR 1 to SPPR 9 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2018. All new residential development should comply with the densities outlined in Chapter 11 of this plan."²³

The subject site, as previously noted herein, is located at the edge of Ratoath Town, which is characterised by residential development (of low-density, generally 2-storeys heights). In respect of building height in such locations, the *Urban Development and Building Heights Guidelines for Planning Authorities* set out that:

"Development should include an effective mix of 2, 3 and 4-storey development which integrates well into existing and historical neighbourhoods and 4 storeys or more can be accommodated alongside existing larger buildings, trees and parkland, river/sea frontage or along wider streets."

***"Such development patterns are generally appropriate outside city centres and inner suburbs, i.e. the suburban edges of towns and cities, for both infill and greenfield development and should not be subject to specific height restrictions. Linked to the connective street pattern required under the Design Manual for Urban Roads and Streets (DMURS), planning policies and consideration of development proposals must move away from a 2-storey, cul-de-sac dominated approach, returning to traditional compact urban forms which created our finest town and city environments."** [emphasis added]*

The proposed development has been designed to be 2 No. and 3 No. storeys in height, reflecting and respecting the pre-existing prevailing pattern of development in the area, as

²³ We note that there is little guidance in respect to height in Ratoath or similarly scaled settlements in Chapter 11 of the Development Plan, with no prescriptive numerical targets or caps on height.

demonstrated on Figure 7.3. It is considered that the proposed development, which has been respectfully designed having due regard to both the characteristics of the subject site and its surrounding context, is an appropriately-scaled scheme that can be easily assimilated into its receiving environment.



Figure 7.3: Proposed heights and prevailing heights in the environs of the subject site (which is indicatively outlined in red)

Source: JFA (2024)

Transitions and concentrations of height have been considered and employed, with 3 No. storeys focused in the eastern and south-eastern parts of the site. This is where the main entrance is defined by a robust built-form and existing 3-storey buildings at Moulden Bridge create a counter-point against which the proposal seeks to relate.

Overall, the proposed heights accord with the prevailing general pattern of development in the area; respecting existing trends and scales of development and ensuring not to result in negative visual or residential amenity impacts. Positively, it provides variation in the built-form to avoid an overly uniform or monotonous pattern of development.

We firmly contend that, consequently, it is not necessary to demonstrate compliance with SPPRs 1–4 of the Building Height Guidelines. However, as this was requested by the Council as part of their LRD Opinion, we have provided evidence of compliance with same in the Section 6.1.4 above.

7.4 Residential Density

Section 3.8.10 of the Development Plan states that it *"seeks to maximise the use of serviced residential lands and promotes the creation of compact, high-quality developments, with higher densities supported in appropriate locations"*. Ratoath, as per the Settlement Hierarchy, is a Self-Sustaining Town, and as such, a residential density of up to 35 uph is targeted on lands therein:

"In the Self-Sustaining Growth Towns and Self-Sustaining Towns a density of up to 35 units/ha on all lands will normally be required."

Further elaboration upon residential density is included in Objective DM OBJ14 of the Development Plan:

"The following densities shall be encouraged when considering planning applications for residential development:

- *Residential Development Beside Rail Stations: 50 uph or above*
- *Regional Growth Centres/Key Towns: (Navan/Drogheda) – 35 – 45 uph*
- *Self-Sustaining Growth Towns: (Dunboyne, Ashbourne, Trim, Kells): greater than 35 uph*
- ***Self-Sustaining Towns: 25 uph – 35 uph***
- *Smaller Towns and Villages: 25 uph – 35 uph*
- *Outer locations: 15 uph – 25 uph" [emphasis added]*

Ultimately, the Development Plan remarks that *"...density policy is informed by the Guidelines for Planning Authorities on 'Sustainable Residential Development in Urban Areas' (2009) and the National Planning Framework."* However, since the Development Plan's adoption the *Guidelines for Planning Authorities on 'Sustainable Residential Development in Urban Areas'* have been revoked and replaced by the Compact Growth Guidelines. On this very point, we noted the opening sentence of Section 11.5.3 of the Development Plan, which remarks:

"In general, the number of units to be provided on a site should be determined with reference to the Guidelines for Planning Authorities on 'Sustainable Residential Development in Urban Areas' (2009) or any update thereof." [emphasis added]

Therefore, the new Compact Growth Guidelines are deemed to contain the appropriate standards to be met and follows. These Guidelines set density ranges as 'Policies and Objectives' for settlements based on their size and position in regional and county hierarchies. It defines one such category as 'Key Towns and Large Towns (5,000+ population)', remarking that: *"Key Towns are identified in the RSEs, while Large Towns are identified at a county level."* Ratoath is not listed as a 'Key Town' in the RSEs for the EMRA and is identified as a Self-Sustaining Town by the Development Plan. Therefore, it does not fall into either categorisation. However, it has a population (as of 2022) of 10,007 No. people, making it markedly larger than the smaller 'Small and Medium Sized Towns' categorisation, which the Guidelines identify as having a population of 1,500–5,000 No. people. **Consequently, we are of the opinion that it is appropriate to apply the density guidance for 'Key Towns and Large Towns' to development in Ratoath.**

Table 3.5 of the Guidelines provides the quantitative density standards for such settlements:

"Key Town / Large Town - Centre and Urban Neighbourhood

The centre comprises the town centre and the surrounding streets, while urban neighbourhoods consist of the early phases of residential development around the centre that

have evolved over time to include a greater range of land uses. **It is a policy and objective of these Guidelines that residential densities in the range 40 dph-100 dph (net) shall generally be applied in the centres and urban neighbourhoods.**

Key Town / Large Town - Suburban/Urban Extension

*Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while **urban extension refers to greenfield lands at the edge of the existing built-up footprint area that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 30 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns, and that densities of up to 80 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8).***

Based on the location of the site, which is outside the town centre and on the edge of the existing footprint, and the fact that the site is almost entirely undeveloped, we deem the 'Suburban/Urban Extension' description to be accurate. **Therefore, proposing development within the general range of 30–50 units per hectare (uph) (net) is deemed necessary.**

However, the new Guidelines provide further guidance relating to 'Refining Density' to take account of specific characteristics and constraints of individual sites. This additional requirement is intended to incorporate the nuances of individual sites, pushing their densities up and down with the ranges set by the Guidelines. 'Refining Density' is comprised of 2 No. steps, which require consideration of: (1) accessibility; and (2) character, amenity and natural environment.

Whilst the site is not markedly constrained by character, amenity and natural environment factors, it does contain a series of hedgerows which the Development Plan requires the protection and retention of, thereby reducing the site's overall developable area / development potential. Furthermore, it is in a 'Peripheral' location²⁴ that is distant from frequent public transport services. In such locations, the Guidelines state that "...*planning authorities should encourage... densities below the mid-density range at peripheral locations.*" This would push the density into the lower 30–40 uph range.

The density of the development has been informed by the foregoing guidance and insights. Based on 141 No. units on a site with a net residential area (i.e. excluding the road works and water service infrastructure) of 3.66 Ha, a density of 38.5 uph is proposed²⁵. This remains within the range of 30–50 uph for this location, and approximately at its mid-point, striking a balance between the site's less frequent public transport services but its proximity to a range of local services, facilities and amenities as evidenced in Section 2.0 above and in the prepared *Social Infrastructure Audit*.

The expression of density and built-form on-site has also been considered, with greater emphasis placed on the entrance to the residential site and the relationship with the taller buildings are Moulden Bridge to the east. These areas achieve a height of 3 No. storeys and transition down to 2 No. storeys to the west and north, so as to respect the existing 2-storey houses at Fox Lodge Woods and Fox Lodge Manor.

²⁴ Per the Guidelines: "Lands that do not meet the proximity or accessibility criteria detailed above. This includes all lands in Small and Medium Sized Towns and in Rural Towns and Villages."

²⁵ We deem it prudent to highlight that if the protected trees and hedgerow are omitted, the net residential area increases to 3.33 Ha, resulting in a density of 42.2 uph.

7.5 Dwelling Mix

Chapter 3 of the Development Plan promotes the delivery of a range of housing typologies and sizes and contains Policy SH POL 5:

"To secure a mix of housing types and sizes, including single storey properties, particularly in larger developments to meet the needs of different categories of households."

It is noted that the Development Plan does not contain a Housing Need Demand Assessment. Therefore, regard has been had to Policy SH POL 5 and SPPR 1 of the Apartment Design Guidelines (discussed above) in advancing the design of the proposed development. To note, SPPR 1 limits studio and 1-bed units to 50% of a proposed dwelling mix, with the studios restricted to approximately 20–25% of the total mix.

However, we are also mindful that dwelling mix featured as LRD Item 1.2(r), which refer to Policy DM POL 6 states the following:

"To require that the unit typologies proposed provide a sufficient unit mix which addresses wider demographic and household formation trends. The design statement required at DM OBJ 13 [Design Statement] shall set out how the proposed scheme is compliant with same."

The justification for the proposed dwelling mix is proposed below.

The mix of housing typologies and sizes proposed will broaden the stock already available in the area, providing the population with greater choice and catering to specific needs and demands. As summarised in Table 7.3 below, Census 2022 data for the Ratoath Electoral Division (ED) (within which the subject site is located) shows that the mix of dwellings based on size is currently heavily weighted towards larger units – i.e. those with more bedrooms. In fact, 86% of units in the ED have 3 No. or more bedrooms.

The proposed dwelling mix, as shown in Table 7.3 proposes a range of dwelling sizes that seeks to play a role in balancing the housing stock in the area. The mix of smaller units, as evidenced by 75 No. 1-bed and 2-bed units achieves this; augmenting the 463 No. or 14% of existing units. It also reflects the reducing average household size across the state, which has fallen from 3.34 persons per household in 1991 to 2.74 persons per household, thereby necessitating and justifying smaller dwelling sizes²⁶.

²⁶ In fact, average household has effectively remained static since 2011 when it was 2.73. This is due to the State's continued population growth but failure for housing construction to keep pace, and a historic preference for building more, larger dwellings.

No. Bedrooms	Ratoath ED		Proposed Development	
	No.	%	No.	%
1 bedroom	69	2.0%	18	12.8%
2 bedrooms	394	11.7%	57	40.4%
3 bedrooms	943	28.0%	58	41.1%
4 bedrooms	1,416	42.0%	7	5.0%
5 bedrooms or more	546	16.2%	1	0.7%
Total	3,368	100.0%	141	100.0%
1 and 2 bedrooms	463	14%	75	53%
3 bedrooms and more	2,905	86%	66	47%

Table 7.3: Units by Number of Bedrooms in the Ratoath ED and the Dwelling Mix of the Proposed Development

(Source: CSO, 2023 (excluding 463 No. entries where the number of bedrooms was not stated) and Thornton O'Connor Town Planning, 2024)

Further to the above, 1-bed apartments account for just 12.8% of the total units; markedly less than the 50% limit set by SPPR 1 of the Apartment Design Guidelines.

The proposed development, in our professional opinion, comprises an appropriate mix of housing types and sizes which can meet the varying needs of different household types, affording people with the opportunity to reside locally at different stages of their life. Beneficially, the development proposes a rebalancing of the existing housing stock in Ratoath, which has been dominated by 3-bed and more dwellings. The inclusion of the 1-bed and 2-bed units will act as a counter to this, facilitating a widening of the demographic and socio-economic profile of the town.

It is thus submitted that the proposed development provides an appropriate dwelling mix that responds to policy's promotion for the delivery of a range of housing typologies and sizes.

7.6 Dwelling Design and Amenity

The following Sub-Sections detail several of the key criteria to be considered in the design and assessment of dwellings.

7.6.1 Internal Floor Areas

For the apartment units (maisonettes and duplexes) the internal floor area standards are set by the Apartment Design Guidelines, as discussed in Section 6.1.2 above. They also state that in addition to the minimum floor areas:

"The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)."

Table 7.4 below sets out the minimum floor areas required for the various maisonette/duplex units based on their size and the areas proposed. As is evident, all units exceed the minimum floor area requirements, doing so by more than 10%.

Dwelling Type	Dwelling Style	No. Bedrooms	Minimum Required Area (sq m)	Area Proposed (sq m)	Exceedance of Minimum
A1	Maisonette	1	45	56.5	25.6%
A2	Maisonette	1	45	64.8	44.0%
DX1	Duplex (GF)	1	45	55.8	24.0%
DX2	Duplex (FF/SF)	3	90	118.8	32.0%

Table 7.4: Minimum floor area standards for apartment units and areas proposed

Source: *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023) and JFA (2024)*

For the houses, the minimum internal floor areas are set by *Quality Housing for Sustainable Communities* (2007). The "target" areas required by these Guidelines are set alongside the proposed house units and their floor areas in Table 7.5 below. As is evident, the floor areas are exceeded in all instances.

Dwelling Type	Dwelling Style	No. Bedrooms	No. Persons	No. Storeys	Target Area (sq m)	Area Proposed (sq m)	Exceedance of Minimum
B1	Semi-detached	4	7	3	120	152.5	27.1%
C1	Semi-detached	3	5	2	92	101.1	9.9%
D1	End-of-terrace	3	4	2	83	92.8	11.8%
E1	Mid-terrace	2	3	2	70	73.8	5.4%
F1	End-of-terrace	3	5	2	92	102.8	11.7%
F4	Semi-detached	4	7	3	120	154.2	28.5%
X1	Detached	5	10	3	120	225.4	87.8%
X2	Detached	4	8	3	120	225.4	87.8%

Table 7.5: Target floor area standards for houses and areas proposed (*Target floor areas are not specified for this dwelling type and size. Therefore, the largest target area has been applied.)

Source: *Quality Housing for Sustainable Communities (2007) and JFA (2024)*

Therefore, the proposed units are in compliance with the minimum applicable floor area standards.

7.6.2 Private Amenity Space

The private amenity spaces have been designed as balconies and terraces for the maisonettes and duplexes and as rear gardens for the houses. The quantitative standards for the former are set by the Apartment Design Guidelines and for the latter by the Compact Growth Guidelines (given it is listed as an SPPR).

The standards for the units, based on their size, are detailed in Table 7.6 alongside the proposed private amenity space areas for the 4 No. 'apartment' typologies. The proposed open space areas for the houses vary in size due to the site layout, however, they are detailed in JFA's *Housing Quality Assessment* and *Site Layout Plan West*, which clearly indicate that the minimum standards are exceeded in all instances.

Dwelling Type	Dwelling Style	No. Bedrooms	Relevant Standard (sq m)	Area Provided (sq m)
A1	Maisonette	1	5	10
A2	Maisonette	1	5	7.3
DX1	Duplex	1	5	27.3
DX2	Duplex	3	9	9.2
B1	Semi-detached House	4	50	Varies*, but ≥ 50
C1	Semi-detached House	3	40	Varies*, but ≥ 40
D2	End-of-terrace House	3	40	Varies*, but ≥ 40
E1	Mid-terrace House	2	30	Varies*, but ≥ 30
F1	End-of-terrace House	3	40	Varies*, but ≥ 40
X1	Detached House	4	50	Varies*, but ≥ 50
X2	Detached House	5	50	Varies*, but ≥ 50

Table 7.6: Minimum private amenity space standards for apartment units (*Please refer to JFA's *Housing Quality Assessment* and *Site Layout Plan West*)

Source: *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities* (2023), *Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities* (2024) and JFA (2024)

The ground floor level terraces of the maisonettes/duplexes are proposed with a 'rimini style' railing of approximately 1.1m to define their extents. Privacy and a sense of defensible space is achieved by the inclusion of buffer planting/hedging.

For the houses, boundary treatments for the private open spaces include render finished block walls, block walls, and concrete post and timber fencing with general heights of at least 1.8m, so as to provide privacy from neighbouring properties and public areas. Ilex fencing is proposed to the rear of dwellings to the north of the entrance so as to facilitate a non-invasive option against the hedgerow thereat.

For the houses with rear gardens backing onto Fox Lodge Woods, it is proposed to plant a row of trees along its full extent. These will replace the trees and hedgeline to be removed, creating an appropriate stretch of screening and facilitating the creation of an ecological corridor.

7.6.3 Aspect

In relation to the aspect and orientation of units, the guidance for apartments is set out as SPPR 4 of the Compact Growth Guidelines, which state:

"In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

- (i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate in.*
- (ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.*

- (iii) *For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.” [emphasis added]*

Additional text in the Guidelines notes that single aspect units should preferably face east, south or west (north-orientated units should ideally face attractive amenity features) and 3-bed units should generally be dual aspect.

As shown on the floor plans prepared by JFA, all 24 No. maisonettes/duplexes (100%) are dual or triple aspect, thereby exceeding the minimum standard set by the SPPR. Additionally, all houses are dual, triple or quadruple aspect.

Therefore, 100% of all proposed dwellings are dual, triple or quadruple aspect.

This well considered detail of the unit designs will create bright and attractive living environments for future residents, enhancing residential amenity. Furthermore, the fenestration activates the elevations and maximises passive surveillance of public areas, most notably:

- The new access to the site in the south-west corner, proximate to maisonette Unit Nos. 64–67;
- Along Public Open Spaces A–D;
- The various communal amenity spaces; and
- The proposed greenway to repurpose the closed southern stretch of the Ballybin Road.

7.6.4 Storage

For the apartment units (maisonettes and duplexes) the storage area requirements are set by the Apartment Design Guidelines. The relevant standards for the units alongside the proposed storage areas are presented in Table 7.7. As is shown, all units met or exceed the minimum standards required, ensuring that adequate space is made available for future residents.

Dwelling Type	Dwelling Style	No. Bedrooms	Relevant Standard (sq m)	Storage Proposed (sq m)
A1	Apartment	1	3	3.4
A2	Maisonette	1	3	3.8
DX1	Duplex	1	3	3.4
DX2	Duplex	3	9	9

Table 7.7: Required and proposed storage in the maisonette and duplex units

Source: *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023)*

For the houses, the minimum storage areas are set by *Quality Housing for Sustainable Communities* (2007). The storage areas required by these Guidelines are set alongside the proposed storage areas in Table 7.8. As is evident, the storage area requirements are exceeded in all instances.

Dwelling Type	Dwelling Style	No. Bedrooms	No. Persons	No. Storeys	Relevant Standard (sq m)	Storage Proposed (sq m)
B1	Semi-detached House	4	7	3	6	7
C1	Semi-detached House	3	5	2	5	5.3
D1	End-of-terrace House	3	4	2	4	4.6
E1	Mid-terrace House	2	3	2	3	4
F1	End-of-terrace House	3	5	2	5	5.3
F4	Semi-detached House	4	7	3	6	6.8
X1	Detached House	5	10	3	6	12.7
X2	Detached House	4	8	3	6	12.7

Table 7.8: Required and proposed storage in the house units

Source: *Quality Housing for Sustainable Communities (2007) and JFA (2024)*

7.6.5 Internal Separation Distances

With respect to separation distances, the Development Plan's objective DM OBJ 23 states that:

"A minimum of 22 metres separation between directly opposing rear windows at first floor level in the case of detached, semi-detached, terraced units shall generally be observed.

However, since the adoption of the Development Plan, the Compact Growth Guidelines have been published, which include SPPR 1 (Separation Distances):

*"It is a specific planning policy requirement of these Guidelines that **statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level.** When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.*

There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.” [emphasis added]

Consequently, as an SPPR, it supersedes the requirements of the Development Plan with its 16 m minimum separation distance.

Detail in relation to the separation distances is provided on JFA’s *Site Layout Plan West*, with examples showing that:

- Between the north-south row of dwelling (see Unit Nos. 19 and 50), 16 m is achieved; and
- Between the central east-west row of houses (see Unit Nos. 60 and 103), 16 m is achieved.

Where less than 16 m is achieved between opposing side and rear elevations (e.g. between Unit Nos. 126 and 129), the detail of fenestration has been intentionally muted and no windows serving habitable rooms face each other.

Evidently, the site layout has sought to carefully position and orientate proposed dwellings relative to each other so as to comply with the SPPR. The result is an arrangement that prevents undue overlooking, overbearance and negative impacts on amenity, and achieves a sustainable quantum of housing delivery.

7.6.6 Daylight and Sunlight

The natural lighting of proposed units is important to create bright, enjoyable and energy efficient environments for residents. As part of G-Net 3D’s *Sunlight, Daylight & Shadow Assessment*, focus was placed on the performance of the proposed development (as well as possible impacts on adjacent dwellings). This Report is included under separate cover and principally used The Building Research Establishment’s (BRE) *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (BRE 209 – 3rd edition / 2022 edition) for its assessments and analyses. Its focus was on the 24 No. proposed maisonette and duplex units²⁷.

The proposed maisonette and duplex units perform very well in terms of daylight; 98% of assessed rooms (65 No. of 66 No.) are compliant with the following targets of over at least half of the daylight hours:

- >50% of kitchens achieving at least 200 lux;
- >50% of living rooms achieving at least 150 lux; and
- >50% of bedroom areas achieving at least 100 lux²⁸.

For the 1 No. rooms that was deemed to be non-compliant, the following “*compensatory design solutions*” are of relevance:

- At 48%, the bedroom is marginally below the 50% target;
- Unit is dual aspect;

²⁷ As set out in G-Net 3D’s report, the emphasis of the assessment has been on the duplex and apartment units. They cite Section 5.3.7(a) in the Compact Growth Guidelines, that where appropriate separation distances and design measures are employed, “*undue impact would not arise, and planning authorities may apply a level of discretion in this regard.*”

²⁸ Where rooms serve more than one function, the higher SDA target value is taken.

- Unit exceeds minimum floor area requirements by 11.5 sq m or 25.6%;
- Unit provided with private amenity space that exceeds the minimum requirements by 5 sq m or 100%;
- Unit's share of communal amenity space exceeds the minimum requirements by 1,285%.

The assessment of the proposed units' sunlight performance was undertaken and revealed that 100% were compliant, with at least 1 No. "habitable room" achieving at least 1.5 hours of sunlight on 21st March. The preference for a "main living room" to meet this target yielded a result of 83%, which G-Net 3D's report concludes "...is consistent with the BRE defined "careful layout design" 80% target."

Notwithstanding the very positive performance of the proposed development, it is prudent to state that the BRE209 Guide itself states that its content and targets are simply guidance and that:

"...The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design..." [emphasis added]

Therefore, there **should not** be an expectation that all assessments must result in 100% compliance.

Importantly for the quality of the communal amenity spaces, all areas assessed substantially exceed the recommended target of 50% of the space achieving 2 hours of direct sunlight on March 21st. Note that for the purposes of the assessment, G-Net 3D divided the communal amenity spaces into 3 No. separate parcels:

- **D (serving the 12 No. duplex units) – 100%**
- **M12 (which combines the 2 No. spaces serving the 8 No. maisonettes at the northern end of the site) – 80%**
- **M3 (serving the 4 No. maisonette units in the south-west corner of the site) – 80%**

Overall, it is considered that the proposed development will result in a series of high-quality and attractive living spaces for future residents. Summary results of G-Net 3D's analyses are included below.

Daylight and Sunlight Scheme Performance

Sunlight on Proposed Communal Amenity Areas:

- Areas assessed: 3
- Meeting the guidelines: 3
- Compliance rate: 100%

Daylight of proposed rooms :

- Rooms assessed: 66
- Rooms meeting or exceeding the relevant target: 65
- Compliance rate: 98%
- Note that compensatory design solutions have been incorporated into the design and are detailed in G-Net 3D's report.

Sunlight of proposed units:

- Units assessed: 24
- Units meeting or exceeding the relevant target: 24
- Compliance rate: 100%

7.7 Open Space

Open space in a general sense is categorised as public open space, communal amenity space and private amenity space. Public open space is publicly accessible land that future residents – as well as the existing local community and passers-by – can use. Communal amenity space is semi-private in its intention and proposed for the use of future residents of a proposed development, thereby allowing for relaxation, socialising and integration. Private amenity space is provided on a dwelling-by-dwelling basis, with individual spaces designed solely for the private use by the residents of each unit.

7.7.1 Public Open Space

Section 11.5.11 of the Development Plan sets the standard for public open space:

"Public open space within residential developments should be designed so as to complement the residential layout and be informally supervised by residents. A variety of types and sizes of open spaces should be provided at suitable locations to cater for the active and passive recreational needs of children and adults of all ages."

As regards quantity, Objective DM OBJ 26 of the Plan prescribes the following:

***"Public open space shall be provided for residential development at a minimum rate of 15% of total site area. In all cases lands zoned F1 Open Space, G1 Community Infrastructure and H1 High Amenity cannot be included as part of the 15%. Each residential development proposal shall be accompanied by a statement setting out how the scheme complies with this requirement."* [emphasis added]**

However, we note that the Compact Growth Guidelines have more recently set a 'Policy and Objective' (No. 5.1) in relation to the quantity of public open space required in developments. This is discussed in Section 6.1.3 above, but the relevant extract states:

*"It is a policy and objective of these Guidelines that statutory development plans include an objective(s) relating to the provision of public open space in new residential developments (and in mixed-use developments that include a residential element). **The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances.** Different minimum requirements (within the 10-15% range) may be set for different areas. The minimum requirement should be justified taking into account existing public open space provision in the area and broader nature conservation and environmental considerations."*

This Policy and Objective requires statutory plans to set minimum public open space standards generally in the range of 10–15% of the net site area. **However, as the Development Plan already prescribes a minimum public open space requirement of 15%, this is deemed to be the quantitative standard that the proposed development must meet.**

The proposed development includes a series of 4 No. easily accessible and passively surveilled public open spaces ranging in size from 950 sq m up to 1,905 sq m (Table 7.9, including its note). The proposed public open space provision, which totals 0.6166 Ha / 6,166 sq m in area, equates to 16.8% of the net residential site area (3.66 Ha). **Therefore, the proposed public open space exceeds the minimum 15% requirement.**

Open Space	Area
A	1,818 sq m
B	1,905 sq m
C	1,493 sq m
D	950 sq m*
Total	6,166 sq m

Table 7.9: Areas of the proposed public open spaces (*Note that this open space combines with the existing open space at Fox Lodge Manor to the north, but does not account for its area – 950 sq m is the 'new' portion of public open space delivered by the proposed development)

Source: JFA (2024)

The landscape proposal for these spaces has been subject to detailed design by NMP, as illustrated in their enclosed documentation. The spaces are designed to be functional and enjoyable, and to incorporate the site's attractive existing vegetation where practicable and appropriate. As requested by the Council in the LRD Opinion, they serve a purposes, included formal and informal play area, incorporate native species and feature passive and active elements.

A key aspect of their design has been to enhance permeability for residents and to create green corridors (Figure 7.4). This has been achieved with the creation of a clearly defined north-south spine through the development. It accommodates safe and easy movement, and incorporates the amalgamation of proposed public open space to the north with the existing public open space at Fox Lodge Manor, delivering an improved and integrated space.

Summary details of the proposed open space areas are provided in Table 7.10, which ultimately demonstrate their compliance with quantitative requirements and their overarching quality.



Figure 7.4: Space types and permeability through the development, alongside the proposed planting and vegetation types

Source: NMP (2024)

Criteria/Detail	POS A	POS B	POS C	POS D
Location	Southern extent of the residential site, fronting onto Main Street / R125.	South-eastern extent of the residential site, connecting with POS A to the south-west and POS C to the north via the communal amenity space.	Eastern extent of the residential site, acting as a spine between POSs B and D.	North-western extent of the residential site, amalgamating with the public open space at Fox Lodge Manor.
NMP Naming and Quality	'The Woodland Walk'	'The Kick-About'	'The Serpentine'	'The North Park'
Area	1,818 sq m	1,905 sq m	1,493 sq m	950 sq m*
Key Design Features	<ul style="list-style-type: none"> Retained trees and hedgerow, with minimal intervention so as to retain its natural character. New access points for enhance permeability of movement. Simple, attractive pathway that follows a desire line. 	<ul style="list-style-type: none"> Seating. Kickabout space. Informal play area. Formal play area. Adjacent to cycle parking. Newly defined, attractive site boundary treatment to the east. Centrally located art work. 	<ul style="list-style-type: none"> Existing hedgerow to be retained to its eastern side. Seating. Informal play area. Formal play area. Exercise equipment. Attractive meandering walk. Adjacent to cycle parking. 	<ul style="list-style-type: none"> Seating. Informal play area. Formal play area. Adjacent to cycle parking. Amalgamation with public open space in Fox Lodge Manor. Connection to Fox Lodge Manor to the north.
Planting Regimen	<ul style="list-style-type: none"> Retained trees and hedgerow. Woodland planting. 	<ul style="list-style-type: none"> Principally lawned. Dispersed tree planting to add character and to augment the hedgerows to the south and east. Strong tree line on the western side to act as a green corridor. Shrubs and groundcover. 	<ul style="list-style-type: none"> Existing hedgerow to be retained. Principally lawned. Dispersed tree planting to add character and to augment the hedgerows to the south and east. Tree line to the west. Shrubs and groundcover. 	<ul style="list-style-type: none"> Principally lawned. Dispersed tree planting to add character and to augment the hedgerows to the south and east. Shrubs and groundcover.

Criteria/Detail	POS A	POS B	POS C	POS D
Benefits from Passive Surveillance	Yes, from the maisonettes and houses to the north, as well by passers-by to the south and north.	Yes, from the houses to the west and duplexes to the north, as well by passers-by to the east and west.	Yes, from dual-fronted houses to the west and north.	Yes, from Zones C, D and E.

Table 7.10: Summary details of the proposed open space areas (*see note in Table 7.9 above)

Source: Compiled by Thornton O'Connor Town Planning (2024)

7.7.2 Communal Amenity Space

Communal amenity (or open) space standards are set by the Apartment Design Guidelines at rates of 5 sq m per 1-bed and 9 sq m per 3-bed units. As shown in Table 7.11, based on the proposed mix of maisonette and units, this equates to a total requirement for 144 sq m of communal open space

Duplex/Maisonette Type	No. Units	Communal Amenity Space Standard (sq m)	Communal Open Space Required (sq m)
1-Bed	18	5	90
3-bed	6	9	54
Total			144

Table 7.11: Minimum Communal Open Space Standards

Source: Apartment Design Guidelines (2023) and Thornton O'Connor Town Planning (2024)

The communal open space is proposed in 4 No. areas to correspond with the 4 No. locations of clustered maisonette/duplex units:

- Communal Open Space A totals 107 sq m and serves the 6 No. 1-bed and 6 No. 3-bed duplexes at the entrance to the development, which generate a requirement for 84 sq m communal open space. The space includes a picnic area and attractive planting, and is screened by hedging and trees to provide a sense of privacy.
- Communal Open Space B totals 130 sq m and serves the 4 No. 1-bed maisonettes in the site's south-west corner, which generate a requirement for 20 sq m of communal open space. The space includes a picnic area, attractive planting and lawned areas and privacy planting will differentiate the area from the private amenity spaces of the 2 No. ground floor level dwellings.
- Communal Open Space C totals 277 sq m and serves the 'western' 4 No. 1-bed maisonettes in the site's northern corner, which generate a requirement for 20 sq m of communal open space. As above: the space includes a picnic area, attractive planting and lawned areas and privacy planting will differentiate the area from the private amenity spaces of the 2 No. ground floor level dwellings.
- Communal Open Space D totals 272 sq m and serves the 'eastern' 4 No. 1-bed maisonettes in the site's northern corner, which generate a requirement for 20 sq m of communal open space. As above: the space includes a picnic area, attractive planting and lawned areas and privacy planting will differentiate the area from the private amenity spaces of the 2 No. ground floor level dwellings.

In all instances, the provided communal open spaces exceed the minimum quantitative requirements set by the Apartment Design Guidelines. The spaces have been designed as simple and attractive semi-private external areas for residents of the maisonettes/duplexes to enjoy, whether that be relaxing or socialising. Planting and seating have been incorporated into these spaces, with buffer planting proposed to define the private open space that interface them, ensuring a clear delineation. Passive surveillance is achieved from the respective dwellings and access to the spaces will be controlled for the sole benefit of the relevant maisonettes/duplexes.

7.7.3 Private Open Space

Private open space requirements and provision are detailed in Section 7.6.2.

7.8 Parking

Parking is an important aspect of all developments as its provision facilitates the mobility of residents, visitors, workers and patrons. As noted below and in Section 6.o above, the prioritisation of active modes is heavily emphasised in national and local policy, with the proposed development designed accordingly.

7.8.1 Car Parking

Table 11.2 of the Development Plan sets out the car parking standards for various land-uses in Meath and includes the standards shown in Table 7.12 below which are of relevance to the proposed development. We note that these are not set as either maxima or minima standards.

Land Use	Car Parking Standard
Apartments	2 No. spaces per apartment plus 1 No. visitor space per 4 no. apartments
Conventional Dwellings	2 No. spaces per conventional dwelling

Table 7.12: Car Parking Standards

(Source: Table 11.2 of the *Meath County Development Plan 2021-2027*)

The Apartment Design Guidelines support reduced car parking provision and set the following guidance for development in 'Intermediate Urban Locations' (within which the subject site is located):

*"In suburban/urban locations served by public transport or close to town centres or employment areas and particularly for housing schemes with more than 45 dwellings per hectare net (18 per acre), **planning authorities must consider a reduced overall car parking standard and apply an appropriate maximum car parking standard.**" [emphasis added]*

Notwithstanding this, the recently adopted Compact Growth Guidelines contains SPPR 3 with respect to car parking provision:

"It is a specific planning policy requirement of these Guidelines that:

- (i) In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling*
- (ii) In accessible locations, defined in Chapter 3 (Table 3.8) car- parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling.*
- (iii) In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling.*

*Applicants should be required to provide a rationale and justification for the number of car parking spaces proposed and to satisfy the planning authority that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision. The maximum car parking standards do not include bays assigned for use by a car club, designated short stay on-street Electric Vehicle (EV) charging stations or accessible parking spaces. **The maximum car parking standards do include provision for visitor parking.***

*This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.” **[emphasis added]***

Although bus stops are located to the immediate south of the residential part of the site, their frequency does not meet the levels required to designate the site as being in an “accessible” location and we note that Ratoath is not in a city centre or an “urban neighbourhood of [one of] the five cities”. Therefore, the site is within an “intermediate and peripheral location” and the maximum standard of 2 No. spaces per dwelling applies.

As an SPPR, the 2-space maximum supersedes the car parking standard of the Development Plan.

The car parking provision is proposed per Table 7.13 below. For the maisonette and duplex units, it is proposed to assign 1 No. space to these units (1-beds and 3-beds). For the maisonettes, these 12 No. spaces are in-curtilage, whilst the 12 No. spaces for the duplexes are non-curtilage. The 2-bed houses are all assigned 1 No. in-curtilage space and the 3-bed, 4-bed and 5-bed houses are provided with 2 No. in-curtilage spaces. **This equates to an assigned/allocated car parking ratio of 1.43 No. spaces per dwelling. However, a further 27 No. non-allocated, non-curtilage spaces are also proposed, bringing total provision up to 228 No. spaces, equivalent to a ratio of 1.6 No. spaces per dwelling.**

Dwelling Type	Dwelling Style	No. Bedrooms	Parking Arrangement	Allocation per Unit	No. Units	Total Provision
A1	Maisonette	1	Curtilage	1	6	6
A2	Maisonette	1	Curtilage	1	6	6
DX1	Duplex	1	Non-Curtilage	1	6	6
DX2	Duplex	3	Non-Curtilage	1	6	6
B1	Semi-detached House	4	Curtilage	2	6	12
C1	Semi-detached House	3	Curtilage	2	12	24
D2	End-of-terrace House	3	Curtilage	2	28	56
E1	Mid-terrace House	2	Curtilage	1	57	57
F1	End-of-terrace House	3	Curtilage	2	12	24
X1	Detached House	4	Curtilage	2	1	2
X2	Detached House	5	Curtilage	2	1	2
Total					141	201

Table 7.13: Allocated car parking provision for proposed units

Source: JFA and Thornton O'Connor Town Planning (2024)

The 27 No. non-allocated spaces will be available for residents or visitors to the proposed development.

The proposed car parking provision is less than the Development Plan standard, but complies with the overriding standard set by SPPR 3 of the Compact Growth Guidelines. The overall rate of car parking provision, based on the ratio of 1.6 No. spaces per dwelling, is deemed to be appropriate for the subject site. It will promote the use of alternative modes of sustainable travel, such as public transport, cycling and walking. Additional population locally (gained by the delivery of the development) will generate the critical mass needed to warrant an expansion of public transport services in the town. We are also mindful of the Council's own intention to deliver cycle and pedestrian infrastructure upgrades as part of the Part 8 proposal highlighted in Section 3.0 above.

In addition to the above, we also wish to emphasise that the car parking rates must also be considered in the context of the mix of units. The 1-bed and 2-bed units account for 75 No. or 53% of the total and are markedly less likely to require 2 No. spaces, as the households occupying these units are smaller. In fact, **if the 1-bed and 2-bed units and their parking are excluded, the allocated car parking ratio for the 3-bed, 4-bed and 5-bed units equates to a relatively high 1.9 No. spaces per dwelling.**

Ultimately, the site is within easy reach via foot or cycle of all parts of the Ratoath; a settlement that is generally well served by the most important day-to-day services and facilities: convenience retail, primary schools, post-primary schools, childcare facilities, medical practitioners, sports clubs, etc. Therefore, we contend that multi-car ownership will not be necessary for many households.

In light of the foregoing, we contend that the car parking provision is appropriate for the number and mix of units specifically proposed at the subject site.

In order to comply with Objective DM OBJ 94, of the 228 No. car parking spaces, 81 No. or 35.3% are EV charging. These includes 21 No. spaces at Public Open Spaces A, B and D, and at least 1 No. at each of the 60 No. houses.

7.8.2 Cycle Parking

Cycle parking for the maisonette/duplex units is proposed in accordance with the Apartment Design Guidelines' requirement of 1 No. space per bedroom for residents, plus 1 No. space per 2 No. dwellings for visitors.

No cycle parking standards are set for houses in the Development Plan. However, we defer to the Compact Growth Guidelines' SPPR 4 in relation to same:

"It is a specific planning policy requirement of these Guidelines that all new housing schemes (including mixed-use schemes that include housing) include safe and secure cycle storage facilities to meet the needs of residents and visitors.

The following requirements for cycle parking and storage are recommended:

- (i) *Quantity – in the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities*

proposed, flexibility for future enhancement/ enlargement, etc. It will be important to make provision for a mix of bicycle parking types including larger/heavier cargo and electric bikes and for individual lockers.

- (ii) *Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. Cycle parking areas shall be designed so that cyclists feel safe. It is best practice that either secure cycle cage/compound or preferably locker facilities are provided.”*

The resident cycle parking provision is per Table 7.14 below, totalling 156 No. spaces for the dwellings without access to larger private amenity areas. The maisonette and duplex units are proposed to have separate cycle parking stands. Adequate space and access to the rear is available for the detached, semi-detached and end-of-terrace units. Mid-terrace houses have a covered cycle store to their fronts.

Dwelling Type	Dwelling Style	No. Bedrooms	Parking Arrangement	No. Spaces
A1	Maisonette	1	Secure, covered space in the relevant community amenity space.	1 No. x 6 No. units = 6 No. spaces.
A2	Maisonette	1	Secure, covered space in the relevant community amenity space.	1 No. x 6 No. units = 6 No. spaces.
DX1	Duplex	1	Secure, covered space to rear terrace area.	2 No. per unit provided x 6 No. units = 12 No. spaces.
DX2	Duplex	3	Secure, covered space in the relevant community amenity space.	3 No. per unit provided x 6 No. units = 18 No. spaces.
B1	Semi-detached House	4	Adequate space and access to rear	-
C1	Semi-detached House	3	Adequate space and access to rear	-
D2	End-of-terrace House	3	Adequate space and access to rear	-
E1	Mid-terrace House	2	Store to front	2 No. per unit provided x 57 No. units = 114 No. spaces.
F1	End-of-terrace House	3	Adequate space and access to rear.	-
F4	Semi-detached House	4	Adequate space and access to rear.	-

Dwelling Type	Dwelling Style	No. Bedrooms	Parking Arrangement	No. Spaces
X1	Detached House	4	Adequate space and access to rear.	-
X2	Detached House	5	Adequate space and access to rear.	-

Table 7.14: Cycle parking arrangements for the proposed units

Source: JFA and Thornton O'Connor Town Planning (2024)

Visitor cycle parking for the duplex and maisonettes units is calculated as 12 No. spaces based on 1 No. spaces for every 2 No. apartment-type units; this requirement is proposed to be met. The above Guidelines do not set a visitor cycle parking standard for houses, but a total of 42 No. spaces a proposed equivalent to 0.72 No. spaces for every 2 No. houses or 1.47 No. spaces for every 2 No. houses if only assessed against the E1 houses, which do not have access private amenity spaces.

The visitor parking, proposed as Sheffield stands, is appropriately dispersed across the site to make its provision convenient and to facilitate swift arrivals and departures. Importantly, these spaces benefit from passive surveillance from adjacent dwellings.

7.9 Flood Risk

The subject site, as illustrated on the *Strategic Flood Risk Assessment* map within the Development Plan (and CFRAM mapping), is almost entirely located within Flood Zone C (Figure 7.5), with **all residential dwellings proposed therein**.

The *Site Specific Flood Risk Assessment* prepared by DOBA states that:

"The current CFRAM flood maps indicate that the proposed residential portion of the application site is located in Flood Zone C, as illustrated in Figure 3 below. The water level (0.1% AEP) correlates to a level of +76.18mOD. As the lowest house and road level on site are +79.30mOD and +79.00mOD, the levels on site provide a minimum 2.82m freeboard to the flooding levels indicated on the CFRAM Flood Maps."

Small portion of the site boundary falls within Flood Zones A and B, although as emphasised in the *Site Specific Flood Risk Assessment*, this is only as a technicality as it is area intended for water services and road infrastructure works:

*"The application boundary extends eastwards along the Ballybin Road to facilitate extension of the wastewater gravity network towards the existing wastewater network adjacent to Moulden Bridge. A small portion of the application boundary along the eastern section of the Ballybin Road and along the northern section of Jamestown Road/L1016 (to the south of the application site) is located within Flood Zone A & B. **No amendments to the existing road and ground levels are proposed in these areas.** In addition, **fully sealed manhole covers will be utilized for the wastewater manholes along Ballybin Road in Flood Zone A to reduce the risk of floodwater entering the wastewater network.** As such, **the extension of the wastewater network along Ballybin Road and the amendments to Jamestown Road/L1016 will not have any impact on the existing flood risk nor will they increase the risk of flooding elsewhere.** Similarly to the south, it is proposed to demolish/remove the existing 5-arm roundabout and to replace same with a new 4-arm signalised junction and*

reconfigured access to the existing Ratoath Childcare site. **These works does not propose to alter the existing levels and does not impact existing flooding.” [emphasis added]**

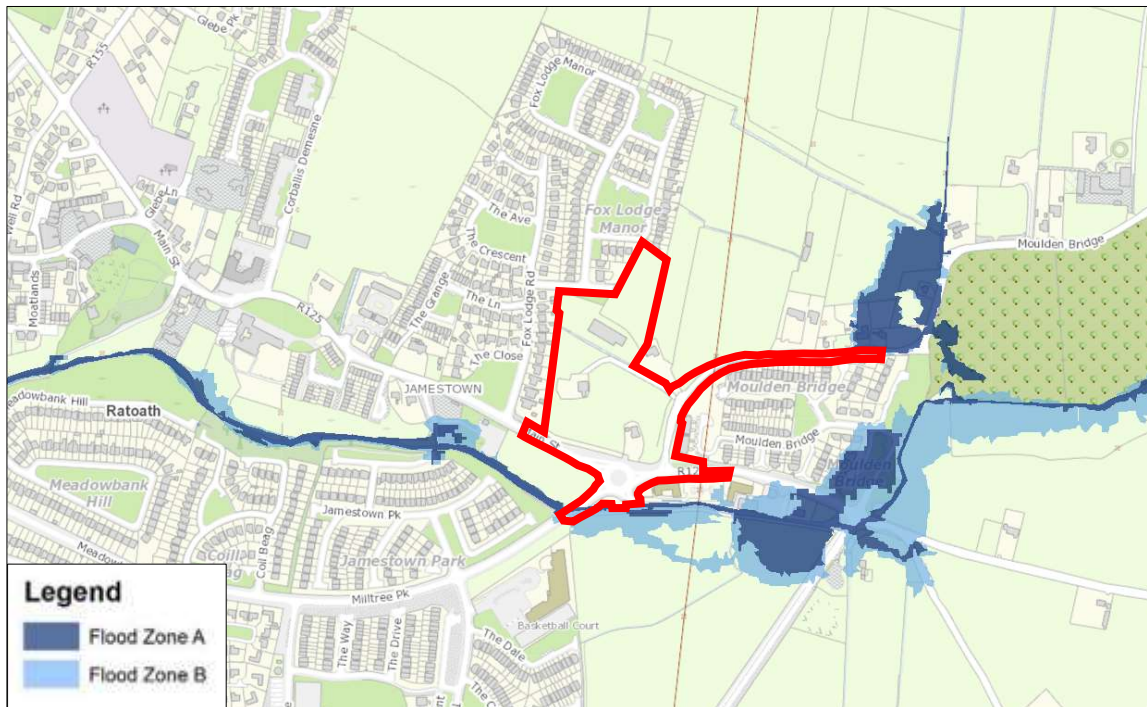


Figure 7.5: Flood Zone Map with the Indicative Boundary of the Subject Site Outlined in Red

Source: **Meath County Development Plan 2021-2027 Strategic Flood Risk Assessment Map, Annotated By Thornton O'Connor Town Planning (2023)**

With regard to development in Flood Zone C, *The Planning System and Flood Risk Management Guidelines for Planning Authorities* sets out the following:

"Zone C – Low probability of flooding. Development in this zone is appropriate from a flood risk perspective (subject to assessment of flood hazard from sources other than rivers and the coast) but would need to meet the normal range of other proper planning and sustainable development considerations." [emphasis added]

Having regard to the foregoing, the proposed dwellings in the main residential portion of the site are appropriately designed and sited, and we draw from the concluding remarks of DOBA's Site Specific Flood Risk Assessment:

"As described above, there is no risk to the proposed dwellings from Tidal, Fluvial, Pluvial, Groundwater or Human / Mechanical Error Flooding. The residential portion of the site is located within Flood Zone C. The works along Ballybin Road and Jamestown Road/L1016 in Flood Zones A / B do not impact the existing levels and do not increase the existing flood risk. The works in these areas only relate to constructing offsite sewer connections and reinstatement to existing levels. Sealed manhole covers are also proposed in these areas. As such, no further detailed assessment is deemed necessary and the development is not at risk from flooding and is appropriate." [emphasis original]

7.10 Waste Management

Waste storage will be in accordance with the arrangement in Table 7.15 below and as detailed more thoroughly in the *Operational Waste Management Plan* prepared by DOBA and enclosed under separate cover. Adequate space and access is available to the rear of detached, semi-detached and end-of-terrace units. Mid-terrace houses have waste storage units to their fronts. The duplex units have a store adjacent to their respective terraces. The maisonettes are proposed to have external communal stores to their rears.

Dwelling Type	Dwelling Style	No. Bedrooms	Waste Storage Arrangement
A1	Maisonette	1	Separate external store
A2	Maisonette	1	Separate external store
DX1	Duplex	1	Store adjacent to terrace
DX2	Duplex	3	Store adjacent to terrace
B1	Semi-detached House	4	Adequate space and access to rear
C1	Semi-detached House	3	Adequate space and access to rear
D2	End-of-terrace House	3	Adequate space and access to rear
E1	Mid-terrace House	2	Store to front of house
F1	End-of-terrace House	3	Adequate space and access to rear
F4	Semi-detached House	4	Adequate space and access to rear
X1	Detached House	4	Adequate space and access to rear
X2	Detached House	5	Adequate space and access to rear

Table 7.15: Proposed waste storage arrangement for individual dwelling types

Source: JFA and Thornton O'Connor Town Planning (2024)

Each store is proposed to have adequate space for 3 No. 'wheelie' bins for: recycling, organic matter and general wastes. Storage for glass, batteries, lightbulbs and other items will be accommodated within dwellings given their small quantities and irregular accumulation.

Access, egress and internal movements for refuse vehicles has been confirmed as safe and possible. On this matter, we direct the Council to DOBA's enclosed drawing titled *Proposed Autotrack – Sheet 1*.

7.11 Tree Protection

We note that the Development Plan sets a series of objectives along parts of the southern and eastern boundaries of the main residential site area (Figure 7.6) to protect trees. The corresponding policy in the Plan is HER POL 42: *"To promote the preservation of individual trees or groups of trees as identified on the Heritage Maps in Volume 2 and to manage these trees in line with arboricultural best practice."*



Figure 7.6: Tree protection objectives at the subject site (indicatively outlined in red)

(Source: *Meath County Development Plan 2021-2027, Annotated By Thornton O'Connor Town Planning, 2023*)

These boundaries are defined by relatively dense, mature hedgerows that provide aesthetic, ecological and landscape benefits (Figure 7.7). Given their value, they (along with trees and (hedgerows across the site) have been subject to arboricultural survey by Charles McCorkell Arboricultural Consultancy (see enclosed *Arboricultural Report* and drawings).

As expressed from the outset (during the 2 No. PPC meetings and LRD Meeting with the Council), it has been the Applicant and Design Team's intention to maximise the protection and retention of these trees, and to incorporate them as best as possible into the design of the proposed development. This is evident in the *Tree Removals Plan 01*, *Tree Removals Plan 02*, *Tree Protection Plan 01* and *Tree Protection Plan 02* drawings prepared by Charles McCorkell Arboricultural Consultancy and the landscape *General Arrangement Plan* prepared by NMP.



Figure 7.7: Existing trees and hedgerow along the southern boundary of the main residential site

Source: Thornton O'Connor Town Planning (2023)

However, due to the fundamental need to undertake crucial road infrastructure works as part of the proposal, it is necessary to remove a small number of trees. This is specifically to facilitate the new signalised junction and realigned Ballybin Road. Several road layouts and configurations were investigated for an option with 'least impact', yet due to the existing network arrangement and the position of the trees and hedgerows on-site, no option other than a 'do nothing' scenario would avoid tree removals.

Given Ratoath already (i.e. without the proposed development) experiences road capacity and traffic safety issues along the stretch of Main Street / R125 that is subject to part of this development, it was considered that the benefits of the road infrastructure upgrade that serve the wider area and need to deliver housing at an appropriate location outweighed the merit in retaining a small number of individual tree specimens.

Notwithstanding the removal of some trees and others across the site, the detailed landscape plan prepared by NMP proposes substantial compensatory planting that will bolster the vegetation to be retained and create new green infrastructure networks. Therefore, whilst 83 No. trees and 5 No. tree/hedge groups are to be removed (including many non-native Sycamore, non-native Monterey Cypress and at-risk Ash), it is proposed to plant some 220 No. new trees. These new trees include a range of native species, with fruiting and flowering varieties for the benefit for local ecology and biodiversity. Further details are contained in Sections 3.7 and 5.3 of NMP's *Landscape Design Statement*.

7.12 Ecology and the Environment

The importance of ecological and environmental protection has meant that they have been considered throughout the design process. In light of same, Enviroguide Consulting have undertaken Appropriate Assessment Screening, Ecological Impact Assessment and

Environmental Impact Assessment Screening. Whilst the reporting is available for full review under separate covers, their pertinent findings and conclusions are noted below for ease of reference and assessment.

7.12.1 Ecology

As part of the design and development evolution, Enviroguide were appointed to undertake an *Ecological Impact Assessment Report*. This Report is available for review under separate cover and is intended to assess "...the potential effects of the Proposed Development on habitats and species; particularly those protected by national and international legislation or considered to be of particular nature conservation importance on or adjacent to the Site."

The assessment includes a suite of avoidance, mitigation, compensation and enhancement measures to support the protection of key species and habitats (but not intended to mitigate the possibility of impacts to Natura 2000 sites – which are excluded, as discussed above), resulting in the following conclusion:

The conclusions of the *Ecological Impact Assessment Report* state:

"It is considered that, provided the mitigation measures proposed are carried out in full, there will be no likely significant adverse effects on any valued habitats, designated sites or individual or group of species as a result of the Proposed Development."

The Proposed Development is considered to result in an overall neutral impact to the Site in the long term. This will be achieved by increasing floral biodiversity of the Site via the landscaping plan, which proposes the retention of the majority of existing hedgerows and woodland at the Site and a net increase in total native and non-native trees at the Site through supplementary planting. This will in turn provide additional suitable foraging, commuting and nesting habitat for local populations including birds, bats and small mammals in an otherwise relatively built and urban location and provide connectivity between the Site and the wider area. When all is accounted for, this in combination with the mitigations will offset any negative effects on the ecology of the Site arising from the Proposed Development in line with Meath County Council Development Plan 2021-2027, specifically HER POL 27."

Further details will be compiled in the final EclA to be prepared and furnished to the Council.

7.12.2 Appropriate Assessment

An *Appropriate Assessment Screening Report* has been prepared by Enviroguide Consulting. It concludes the following:

"The Proposed Development at Ballybin Road, Ratoath, Co. Meath has been assessed taking into account:

- *The nature, size and location of the proposed works and possible impacts arising from the construction works.*
- *The QIs and conservation objectives of the European sites.*
- *The potential for in-combination effects arising from other plans and projects.*

*In conclusion, upon the examination, analysis and evaluation of the relevant information and applying the precautionary principle, it is concluded by the authors of this report that the possibility **may be excluded** that the Proposed Development will have a significant effect on any of the European sites listed below:*

- Malahide Estuary SAC (000205).
- Malahide Estuary SPA (004025).
- Rogerstown Estuary SAC (000208).
- Rogerstown Estuary SPA (004015).
- North West Irish Sea SPA (004236).
- South Dublin Bay SAC (000210).
- North Dublin Bay SAC (000206).
- South Dublin Bay and River Tolka Estuary SPA (004024).
- North Bull Island SPA (004006).

In carrying out this AA screening, mitigation measures specifically put in place to protect European sites have not been taken into account.

On the basis of the screening exercise carried out above, it can be concluded, on the basis of the best scientific knowledge available and objective information, that the possibility of any significant effects on the above listed European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded in light of the above listed European sites' conservation objectives. Thus, there is no requirement to proceed to Stage 2 of the Appropriate Assessment process; and the preparation of a NIS is not required."
[emphasis original]

7.12.3 Environmental Impact Assessment Screening

Enviroguide Consulting's *Environmental Impact Assessment Screening Report* is provided under separate cover for detailed review. However, it concludes the following:

"The Proposed Development has been assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive' and in accordance with the national legislation transposing same, including the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). It has also been assessed based on Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the applicant for the purposes of screening sub-threshold development for EIA is set out. The Proposed Development has been assessed in accordance with this information.

Based on the assessment carried out in the appropriate sections of this Screening Report, it can be concluded that the Proposed Development will not have significant effects on the environment during both the construction and operational phases given the mitigation measures and recommendations within.

Having regard to the nature and scale of the Proposed Development on an urban site served by public infrastructure, and the absence of any significant environmental sensitivities in the area, it is concluded that, by reason of the nature, scale and location of the subject site, the Proposed Development would not be likely to have significant effects on the environment and a mandatory Environmental Impact Assessment Report (EIAR) is not required for the Proposed Development."

7.13 Part V

To comply with the Part V requirements of the *Planning and Development Act 2000* (as amended) and the *Planning and Development Regulations 2001* (as amended), the Applicant has proposed the provision of 29 No units:

- 10 No. 1-beds;
- 10 No. 2-beds; and
- 9 No. 3-beds.

Costings, unit details, arrangements details and a letter of agreement in principles are provided in the separate document titles *Part V Proposal*.

8.0 PLANNING ADMINISTRATION

This Planning Application is being lodged to MCC via the online system provided at: planning.localgov.ie/en/

The plans and particulars listed below have been uploaded to the system and, as required by legislation for LRDs, have also been made available at: www.ballybinroadlrd.ie. The only exception is that 'Part B' of the *Planning Application Form* has not been uploaded to the latter due to its inclusion of confidential contact information.

Please note that the Planning Application Fee has been calculated in accordance with the *Planning and Development (Large-scale Residential Development Fees) Regulations 2021*: 141 No. units x €130 per unit = €18,330.00. This was paid to MCC via Electronic Fund Transfer on 13th June 2024 (see Appendix A below).

8.1 Planning Application Forms

- A completed MCC *Planning Application Form* (i.e. Part A), signed and dated 28th June 2024, as well as Part B (see note above).
- A completed *Supplementary Planning Application Form* ('Form 19'), signed and dated 28th June 2024.

8.2 Statutory Notices

- A copy of the original Newspaper Notice, published in the Irish Daily Star on 28th June 2024.
- A copy of the Site Notice, which was erected in 10 No. locations, as shown on JFA's *Site Location Plan - OS Map*.

8.3 Letters of Consent

The following letters of consent are submitted:

- A letter of consent from the Applicant allowing Thornton O'Connor Town Planning to lodge the Planning Application on their behalf.
- A letter of consent from Meath County Council to allow the inclusion of lands in their ownership/charge as part of the Planning Application.
- A letter of consent from George and Kate Williams to include lands in their ownership as part of the Planning Application.
- A letter of consent from Luc and Paula Hemeryck to include lands in their ownership as part of the Planning Application.

8.4 Planning

The following reports prepared/compiled by Thornton O'Connor Town Planning:

- This *Planning Report and Statement of Consistency*.
- *Statement of Response to LRD Opinion*.

- *Part V Proposal*

8.5 Architecture

The following documents and drawings prepared by John Flemming Architects:

- *Architectural Design Statement.*
- *Area Schedule.*
- *Building Lifecycle Report.*
- *Statement of Compliance with Principles of Universal Design.*
- *Housing Quality Assessment.*

Drawing No.	Drawing Title	Scale	Size
-	Site Location Map – OS Large Scale	1:10,560	-
RAT-A12-ZZ-DR-JFA-AR-P2002	Maisonette Type A1 & A2 - Version 1 Floor Plans	1:100, 1:200	A3
RAT-A12-ZZ-DR-JFA-AR-P2003	Maisonette Type A1 & A2 - Version 2 Floor Plans	1:100, 1:200	A3
RAT-A12-ZZ-DR-JFA-AR-P4002	Maisonette Type A1 & A2 - Version 1 Elevations & Cross Section	1:100	A3
RAT-A12-ZZ-DR-JFA-AR-P4003	Maisonette Type A1 & A2 - Version 2 Elevations & Cross Section	1:100	A3
RAT-BN-ZZ-DR-JFA-AR-P2001	Typical Bin & Bicycle Stores Mid Terrace & Maisonette Units	1:20	A2
RAT-BS-ZZ-DR-JFA-AR-P2001	Duplex Bike Store Plan, Section and Elevations	1:100	A3
RAT-DX-ZZ-DR-JFA-AR-P2001	Duplex Type DX1 & DX2 Ground and First Floor Plans	1:100	A1
RAT-DX-ZZ-DR-JFA-AR-P2002	Duplex Type DX1 & DX2 Second Floor & Roof Plans and Section	1:100	A1
RAT-DX-ZZ-DR-JFA-AR-P4001	Duplex Type DX1 & DX2 Elevations	1:100	A3
RAT-ES-ZZ-DR-JFA-AR-P2001	ESB Substation Kiosk Plans, Sections & Elevations	1:100	A3
RAT-EL-00-DR-JFA-AR-P9001	Site Demolition Elevations Sheet 1/2	1:1,000	A1
RAT-EL-00-DR-JFA-AR-P9002	Site Demolition Elevations Sheet 2/2	1:1,000	A1
RAT-HB1-ZZ-DR-JFA-AR-P2001	House Type B1 Floor Plans	1:100	A3
RAT-HB1-ZZ-DR-JFA-AR-P2002	House Type B1 H H Floor Plans	1:100	A3
RAT-HB1-ZZ-DR-JFA-AR-P4001	House Type B1 Elevations	1:100	A3
RAT-HB1-ZZ-DR-JFA-AR-P4002	House Type B1 H Elevations	1:100	A3
RAT-HB1-ZZ-DR-JFA-AR-P5001	House Type B1 Section A-A	1:100	A3
RAT-HB1-ZZ-DR-JFA-AR-P5002	House Type B1 H Section A-A	1:100	A3
RAT-HC1-ZZ-DR-JFA-AR-P2001	House Type C1	1:100	A3

Drawing No.	Drawing Title	Scale	Size
	Floor Plans		
RAT-HC ₁ -ZZ-DR-JFA-AR-P ₂₀₀₂	House Type C ₁ H Floor Plans	1:100	A ₃
RAT-HC ₁ -ZZ-DR-JFA-AR-P ₄₀₀₁	House Type C ₁ Elevations	1:100	A ₃
RAT-HC ₁ -ZZ-DR-JFA-AR-P ₄₀₀₂	House Type C ₁ H Elevations	1:100	A ₃
RAT-HC ₁ -ZZ-DR-JFA-AR-P ₅₀₀₁	House Type C ₁ Section A-A	1:100	A ₃
RAT-HC ₁ -ZZ-DR-JFA-AR-P ₅₀₀₂	House Type C ₁ H Section A-A	1:100	A ₃
RAT-HD ₁ -ZZ-DR-JFA-AR-P ₂₀₀₁	House Type D ₁ Floor Plans	1:100	A ₃
RAT-HD ₁ -ZZ-DR-JFA-AR-P ₂₀₀₂	House Type D ₁ H Floor Plans	1:100	A ₃
RAT-HD ₁ -ZZ-DR-JFA-AR-P ₄₀₀₁	House Type D ₁ Elevations & Section A-A	1:100	A ₃
RAT-HD ₁ -ZZ-DR-JFA-AR-P ₄₀₀₂	House Type D ₁ H Elevations & Section A-A	1:100	A ₃
RAT-HE ₁ -ZZ-DR-JFA-AR-P ₂₀₀₁	House Type E ₁ Floor Plans	1:100	A ₃
RAT-HE ₁ -ZZ-DR-JFA-AR-P ₂₀₀₂	House Type E ₁ H Floor Plans	1:100	A ₃
RAT-HE ₁ -ZZ-DR-JFA-AR-P ₄₀₀₁	House Type E ₁ Elevations & Section A-A	1:100	A ₃
RAT-HE ₁ -ZZ-DR-JFA-AR-P ₄₀₀₂	House Type E ₁ H Elevations & Section A-A	1:100	A ₃
RAT-HF ₁ -ZZ-DR-JFA-AR-P ₂₀₀₁	House Type F ₁ Floor Plans	1:100	A ₃
RAT-HF ₁ -ZZ-DR-JFA-AR-P ₂₀₀₂	House Type F ₁ H Floor Plans	1:100	A ₃
RAT-HF ₁ -ZZ-DR-JFA-AR-P ₄₀₀₁	House Type F ₁ Elevations	1:100	A ₃
RAT-HF ₁ -ZZ-DR-JFA-AR-P ₄₀₀₂	House Type F ₁ H Elevations	1:100	A ₃
RAT-HF ₁ -ZZ-DR-JFA-AR-P ₅₀₀₁	House Type F ₁ Section A-A	1:100	A ₃
RAT-HF ₁ -ZZ-DR-JFA-AR-P ₅₀₀₂	House Type F ₁ H Section A-A	1:100	A ₃
RAT-HF ₄ -ZZ-DR-JFA-AR-P ₂₀₀₁	House Type F ₄ Floor Plans	1:100	A ₃
RAT-HF ₄ -ZZ-DR-JFA-AR-P ₂₀₀₂	House Type F ₄ H Floor Plans	1:100	A ₃
RAT-HF ₄ -ZZ-DR-JFA-AR-P ₄₀₀₁	House Type F ₄ Elevations	1:100	A ₃
RAT-HF ₄ -ZZ-DR-JFA-AR-P ₄₀₀₂	House Type F ₄ H Elevations	1:100	A ₃
RAT-HF ₄ -ZZ-DR-JFA-AR-P ₅₀₀₁	House Type F ₄ Section	1:100	A ₃
RAT-HF ₄ -ZZ-DR-JFA-AR-P ₅₀₀₂	House Type F ₄ H Section	1:100	A ₃

Drawing No.	Drawing Title	Scale	Size
RAT-HX2-ZZ-DR-JFA-AR-P2001	House Type X2 Floor Plans, Sections & Elevations	1:100	A1
RAT-HX2-ZZ-DR-JFA-AR-P2002	House Type X1 Floor Plans, Sections & Elevations	1:100	A1
RAT-OS-00-DR-JFA-AR-P0001	Site Location Plan - OS Map	1:1,000	A1
RAT-OS-00-DR-JFA-AR-P1200	Character Areas P1	1:500	A1
RAT-OS-00-DR-JFA-AR-P1301	Site Plan OMC Plan	1:500	A1
RAT-OS-00-DR-JFA-AR-P1302	Site Plan Parking Allocation Plan	1:500	A1
RAT-SP-00-DR-JFA-AR-P0100	Overall Site Plan	1:1,000	A1
RAT-SP-00-DR-JFA-AR-P1100	Site Layout Plan West	1:500	A1
RAT-SP-00-DR-JFA-AR-P1101	Site Layout Plan East	1:500	A1
RAT-SP-00-DR-JFA-AR-P1300	Overall Site Plan Taking in Charge Plan	1:1,000	A1
RAT-SP-00-DR-JFA-AR-P9000	Existing Site Plan & Proposed Demolition Plan WEST	1:500	A1
RAT-SP-00-DR-JFA-AR-P1101	Existing Site Plan & Proposed Demolition Plan EAST	1:500	A1
RAT-XX-XX-DR-JFA-AR-P5001	Site Sections - Sheet 01	1:200	A0
RAT-XX-XX-DR-JFA-AR-P5002	Site Sections - Sheet 02	1:200	A0

8.6 Engineering (Civil and Transport)

The following document prepared by SYSTRA:

- *Transport Assessment.*

The following document prepared by Traffico:

- *Stage 1 Road Safety Audit.*

The following documents and drawings prepared by Donnachadh O'Brien & Associates Consulting Engineers:

- *Construction Management Plan.*
- *Infrastructure Design Report* including Appendix A-D.
- Appendix E - J of the *Infrastructure Design Report.*
- *Operational Waste Management Plan.*
- *Site Specific Floor Risk Assessment.*

Drawing No.	Drawing Title	Scale	Size
2334-DOB-XX-SI-DR-C-0001	Existing Site Layout - Overall	1:1,000	A0
2334-DOB-XX-SI-DR-C-0002	Existing Site Layout - Sheet 1	1:500	A0
2334-DOB-XX-SI-DR-C-0003	Existing Site Layout - Sheet 2	1:500	A0

Drawing No.	Drawing Title	Scale	Size
2334-DOB-XX-SI-DR-C-0010	Existing SW, WW & Watermain Overall	1:1,000	Ao
2334-DOB-XX-SI-DR-C-0011	Existing SW, WW & Watermain Sheet 1	1:500	Ao
2334-DOB-XX-SI-DR-C-0012	Existing SW, WW & Watermain Sheet 2	1:500	Ao
2334-DOB-XX-SI-DR-C-0200	Proposed Surface Water Drainage Layout Overall	1:1,000	Ao
2334-DOB-XX-SI-DR-C-0201	Proposed Surface Water Drainage Layout - Sheet 1	1:500	Ao
2334-DOB-XX-SI-DR-C-0202	Proposed Surface Water Drainage Layout - Sheet 2	1:500	Ao
2334-DOB-XX-SI-DR-C-0250	Typical SuDS Details	As Shown	Ao
2334-DOB-XX-SI-DR-C-0255	Proposed Attenuation Details	As Shown	A1
2334-DOB-XX-SI-DR-C-0260	Pre & Post Development Overland Flood Routing	1:1,000	Ao
2334-DOB-XX-SI-DR-C-0300	Proposed Wastewater Drainage Layout Overall	1:1,000	Ao
2334-DOB-XX-SI-DR-C-0301	Proposed Wastewater Drainage Layout Sheet 1	1:500	Ao
2334-DOB-XX-SI-DR-C-0302	Proposed Wastewater Drainage Layout Sheet 2	1:500	Ao
2334-DOB-XX-SI-DR-C-0350	Proposed Wastewater Details	NTS	Ao
2334-DOB-XX-SI-DR-C-0400	Proposed Water Supply Layout	1:500	Ao
2334-DOB-XX-SI-DR-C-0450	Proposed Water Supply Details Sheet 1	NTS	Ao
2334-DOB-XX-SI-DR-C-0451	Proposed Water Supply Details Sheet 2	NTS	Ao
2334-DOB-XX-SI-DR-C-0500	Proposed Site Layout Overall	1:1,000	Ao
2334-DOB-XX-SI-DR-C-0501	Proposed Site Layout Sheet 1	1:500	Ao
2334-DOB-XX-SI-DR-C-0502	Proposed Site Layout Sheet 2	1:500	Ao
2334-DOB-XX-SI-DR-C-0510	Proposed VRU Infrastructure with Existing VRU Infrastructure - Overall	1:1,000	Ao
2334-DOB-XX-SI-DR-C-0511	Proposed VRU Infrastructure with Existing VRU Infrastructure - Sheet 1	1:500	Ao
2334-DOB-XX-SI-DR-C-0512	Proposed VRU Infrastructure with Existing VRU Infrastructure - Sheet 2	1:500	Ao
2334-DOB-XX-SI-DR-C-0520	Proposed VRU Infrastructure with MCC Part 8 Cycle Scheme Overall	1:1,000	Ao
2334-DOB-XX-SI-DR-C-0521	Proposed VRU Infrastructure with MCC Part 8 Cycle Scheme - Sheet 1	1:500	Ao
2334-DOB-XX-SI-DR-C-0522	Proposed VRU Infrastructure with MCC Part 8 Cycle Scheme - Sheet 2	1:500	Ao
2334-DOB-XX-SI-DR-C-0550	Proposed Sightlines & Visibility Layout Overall	1:1,000	Ao
2334-DOB-XX-SI-DR-C-0551	Proposed Sightlines & Visibility - Sheet 1	1:500	Ao

Drawing No.	Drawing Title	Scale	Size
2334-DOB-XX-SI-DR-C-0552	Proposed Sightlines & Visibility - Sheet 2	1:500	A0
2334-DOB-XX-SI-DR-C-0600	Proposed Road Markings and Signage	1:500	A0
2334-DOB-XX-SI-DR-C-0700	Proposed Autotrack - Sheet 1	1:250	A0
2334-DOB-XX-SI-DR-C-0701	Proposed Autotrack - Sheet 2	1:250	A0
2334-DOB-XX-SI-DR-C-0702	Proposed Autotrack - Sheet 3	1:250	A1
2334-DOB-XX-SI-DR-C-0800	Existing ESB Overhead Powerlines - Overall	1:1,000	A0
2334-DOB-XX-SI-DR-C-0801	Existing ESB Overhead Powerlines - Sheet 1	1:500	A0
2334-DOB-XX-SI-DR-C-0802	Existing ESB Overhead Powerlines - Sheet 2	1:500	A0
2334-DOB-XX-SI-DR-C-0810	Proposed ESB Undergrounding & Diversion Overall	1:1,000	A0
2334-DOB-XX-SI-DR-C-0811	Proposed ESB Undergrounding & Diversion - Sheet 1	1:500	A0
2334-DOB-XX-SI-DR-C-0812	Proposed ESB Undergrounding & Diversion - Sheet 2	1:500	A0
2334-DOB-XX-SI-DR-C-1000	Proposed Typical Drainage Details	As Shown	A1
2334-DOB-XX-SI-DR-C-1100	Proposed Typical Siteworks Details	As Shown	A1
2334-DOB-XX-SI-DR-C-1200	Proposed Road Type G.A. & Details	1:25	A1
2334-DOB-XX-SI-DR-C-1210	Proposed Road Cross Sections	1:50	A0
2334-DOB-XX-SI-DR-C-1400	Proposed SW Longitudinal Sections	H 1:500, V 1:100	A0
2334-DOB-XX-SI-DR-C-1405	Proposed Road Longitudinal Sections - Sheet 1 of 2	H 1:500, V 1:100	A0
2334-DOB-XX-SI-DR-C-1406	Proposed Road Longitudinal Sections - Sheet 2 of 2	H 1:500, V 1:100	A0
2334-DOB-XX-SI-DR-C-1450	Proposed WW Longitudinal Sections	H 1:500, V 1:100	A0

8.7 Engineering (M&E)

A Letter re. Public Lighting Design prepared by ENX (i.e. Morley Walsh).

An Outdoor Lighting Report prepared by Lighting Reality.

The following documents and drawings prepared by Morley Walsh (i.e. ENX):

- Climate Action Energy Statement.
- Public Lighting Energy Consumption.
- Public Lighting Volt Drop Calculations.

Drawing No.	Drawing Title	Scale	Size
3237-MWE-XXXX-XX-DR-E01-006001	Site Services Layouts Public Lighting	1:1,000	A3
3237-MWE-XXXX-XX-DR-E01-006002	Site Services Layout Public Lighting Ducting	1:1,000	A3

Drawing No.	Drawing Title	Scale	Size
3237-MWE-XXXX-XX-DR-E01-006005	Site Services Layout Broadband Infrastructure	1:1,000	A3
3237-MWE-XXXX-XX-DR-E01-006901	Site - Services Layouts - Electrical Public Lighting Circuits	N/A	A3

8.8 Landscape

The following document and drawings prepared by Niall Montgomery + Partners Architects:

- *Landscape Design Statement.*

Drawing No.	Drawing Title	Scale	Size
L1-100	General Arrangement Plan	1:500	A1
L1-800	Boundary Details - Sheet 1 of 4	1:20	A1
L1-801	Boundary Details - Sheet 2 of 4	1:20	A1
L1-802	Boundary Details - Sheet 3 of 4	1:20	A1
L1-803	Boundary Details - Sheet 4 of 4	1:10	A1

8.9 Arboriculture

The following document and drawings prepared by Charles McCorkell Arboricultural Consultancy:

- *Arboricultural Report.*

Drawing No.	Drawing Title	Scale	Size
230815-P-10-01	Tree Survey & Constraints Plan 01	1:500	A1
230815-P-10-02	Tree Survey & Constraints Plan 02	1:500	A1
230815-P-11-01	Tree Removals Plan 01	1:500	A1
230815-P-11-02	Tree Removals Plan 02	1:500	A1
230815-P-12-01	Tree Protection Plan 01	1:500	A1
230815-P-12-02	Tree Protection Plan 02	1:500	A1

8.10 Archaeology

The *Archaeological Assessment* prepared by John Cronin & Associates.

8.11 Ecology & Environment

The following documents prepared by Enviroguide Consulting:

- *Appropriate Assessment Screening Report.*
- *Statement in accordance with Article 103(1A)a of the Planning and Development Regulations 2001, as amended.*
- *Ecological Impact Assessment Report.*
- *EIA Screening Report.*
- *Hedgerow Appraisal Report.*

8.12 Visuals and Visual Impact

The following document prepared by JBA Consulting:

- *Visual Impact Assessment.*

The following documents prepared by G-Net 3D:

- *Computer Generated Images of Ballybin Road LRD.*
- *Verified View Photomontages of Ballybin Road LRD.*

8.13 Social Infrastructure

The *Social Infrastructure Audit* prepared by Thornton O'Connor Town Planning.

8.14 Daylight & Sunlight

The *Sunlight, Daylight & Shadow Assessment (Impact Neighbours and Development Performance)* prepared by G-Net 3D.

9.0 CONCLUSION

We submit that the proposed development comprising 141 No. residential units and road infrastructure upgrades represents an appropriate, plan-led and attractive design solution at the subject site. It is further considered that the proposed development is an appropriately scaled scheme that can be easily assimilated into its receiving environment and fully accords with the key principles of proper planning and sustainable development.

We trust that the detail provided in this Report and the supporting, enclosed materials – having been advanced following the LRD Meeting and receipt of the LRD Opinion – provide the Council with sufficient detail to Grant Planning Permission for the proposed development.

Should you require any further insights, please do not hesitate to contact the undersigned.

Yours faithfully,



Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

APPENDIX A – PROOF OF PLANNING FEE PAYMENT

Remittance Advice

Meath County Council

Glenveagh Homes Limited
Block C, Maynooth Business Campus
Straffan Road
Maynooth
Kildare

Payment Date 18/06/2024

Our Document No.	Doc. Type	Your Document No.	Document Date	Original Amount	Pmt. Disc. Received	Payment Curr. Amount
GHBP035285	Invoice	LRD RATHOATH	13/06/24	18,330.00	0.00	18,330.00
				Total	EUR	18,330.00

Please allow 5 working days.
Please allocate payment on your system.
Please forward a monthly statement to ap@glenveagh.ie