



**THORNTON O'CONNOR**  
TOWN PLANNING

# **State of Response to LRD Opinion**

**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 2023

## CONTENTS

Introduction .....	1
1. AA / NIS.....	2
1.1 Zoning / Density / Phasing .....	3
1.2 Design, Layout including Residential Unit Mix.....	4
2. Landscaping .....	17
3. Social Infrastructure Audit .....	20
4. Environmental Assessment .....	21
5. Flooding Risk Management .....	22
6. Surface Water Management.....	26
7. Archaeology .....	31
8. Broadband .....	32
9. Part V, Universal Design, Design .....	33
10. Transportation .....	36
11. Water & Wastewater.....	41
12. Public Lighting .....	42
13. CEMP / Waste Management.....	42
14. Taking In Charge (TIC) / Management Company .....	43
15. Fire Safety .....	44
16. Energy Efficiency .....	44
17. Public Artwork.....	45
18. Estate Name .....	45
19. Electrical Infrastructure / Telcom Services.....	46
20. General.....	46

## INTRODUCTION

This *Statement of Response to LRD Opinion* (Statement of Response) has been prepared by Thornton O'Connor Town Planning<sup>1</sup> (TOC) on behalf Marshall Yards Development Company Limited<sup>2</sup> (the Applicant) in respect of a Planning Application for a Large-scale Residential Development (LRD) to Meath County Council (MCC). In summary, and principally, the LRD comprises of 141 No. residential units at a site of 5.48 Ha in Ratoath, Co. Meath.

Full details of the site location and a description of the development are included in TOC's submitted *Planning Report and Statement of Consistency*.

This Statement of Response has been drafted based on insights provided by the plans and particulars prepared by the Applicant and the wider Design Team: John Fleming Architects<sup>3</sup>, Donnachadh O'Brien and Associates Consulting Engineers<sup>4</sup>, SYSTRA<sup>5</sup>, Morley Walsh / ENX<sup>6</sup>, Niall Montgomery + Partners Architects<sup>7</sup>, Charles McCorkell Arboricultural Consultancy<sup>8</sup>, John Cronin & Associates<sup>9</sup>, Enviroguide Consulting<sup>10</sup>, G-Net 3D<sup>11</sup>, JBA Consulting<sup>12</sup>, Traffico<sup>13</sup> and Lighting Reality<sup>14</sup>. Therefore, this report **must** be read in tandem with these materials.

---

<sup>1</sup> No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

<sup>2</sup> Block C, Maynooth Business Campus, Straffan Road, Maynooth, Co. Kildare

<sup>3</sup> The Tree House, No. 17 Richview Office Park, Clonskeagh

<sup>4</sup> Unit No. 5C, Elm House, Millennium Park, Naas, Co. Kildare

<sup>5</sup> Second Floor, Riverview House, Nos. 21–23 City Quay, Dublin 2

<sup>6</sup> Block 5, High Street, Tallaght, Dublin 24

<sup>7</sup> No. 33 Rock Road, Blackrock, Co. Dublin

<sup>8</sup> No. 12 Churchfield Grove, Ashbourne Co. Meath

<sup>9</sup> No. 3a Westpoint Business Centre, Link Road, Ballincollig, Cork

<sup>10</sup> No. 3D Core C, Block 71, The Plaza Park West, Dublin,

<sup>11</sup> Herbert Hall, 16 Herbert St, Dublin

<sup>12</sup> Unit No. 8, Block 660, Greenogue Business Plaza, Greenogue Business Park, Rathcoole, Dublin 24

<sup>13</sup> Talent Garden Dublin, Claremont Avenue, Glasnevin, Dublin, Dublin 11

<sup>14</sup> The Forum, Worcester Rd, Stourport-on-Severn DY13 9BZ, United Kingdom

Item	Action/Request	Note/Response
1. AA / NIS	<p>The applicant is required to prepare a revised Screening for Appropriate Assessment (AA), and where relevant, a Natura Impact Statement (NIS) for the proposed development. The following should be addressed by the applicant:</p> <p>(a) There is insufficient supporting evidence to rule out a significant effect due to distance and dilution for surface water and ground water flow during both construction and operation phases.</p> <p>(b) No evidence has been provided regarding the volume of particles that can be deposited in adjacent Ratoath Stream during construction, which is connected to the SAC, which could ultimately be carried down to the SAC without any evidence or studies to prove otherwise.</p> <p>(c) There is a lack of discussion regarding air pollution from increased traffic during construction and operation.</p> <p>(d) There is no clear separation of construction verses operational impact assessment upon Natura 2000 sites.</p> <p>(e) There are missing Natura 2000 sites which may be impacted such as Dublin Bay SAC as this is (and two others are) connected with the Ringsend WwTP. It is unclear why these designations are not included within this assessment and the lack of mapping to help evidence the conclusion drawn in the Appropriate Assessment Screening Report. Please include omitted Natura 2000 sites.</p> <p>(f) No consultation has been undertaken with key stakeholders on possible impacts to designated site.</p> <p>(g) Lack of assessment in relation to light, noise and recreational pressures on Natura 2000 sites during construction or operation.</p> <p>Having regard to the above, the application documentation shall address any aspect of the proposed development likely to</p>	<p>In response to this Item, we direct the Council to the updated <i>Appropriate Assessment Screening Report</i>, which has been prepared by Enviroguide Consulting.</p> <p>This updated report takes cognisance of the matters raised in relation to this Item and retains its conclusions with respect to the risk of significant effects on the European Site/ Natura 2000 Sites:</p> <p><i>"The Proposed Development at Ballybin Road, Ratoath, Co. Meath has been assessed taking into account:</i></p> <ul style="list-style-type: none"> <li><i>The nature, size and location of the proposed works and possible impacts arising from the construction works.</i></li> <li><i>The QIs and conservation objectives of the European sites.</i></li> <li><i>The potential for in-combination effects arising from other plans and projects.</i></li> </ul> <p><i>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 <b>may be excluded</b> that the Proposed Development will have a significant effect on any of the European sites listed below:</i></p> <ul style="list-style-type: none"> <li><i>Malahide Estuary SAC (000205).</i></li> <li><i>Malahide Estuary SPA (004025).</i></li> <li><i>Rogerstown Estuary SAC (000208).</i></li> <li><i>Rogerstown Estuary SPA (004015).</i></li> <li><i>North West Irish Sea SPA (004236).</i></li> <li><i>South Dublin Bay SAC (000210).</i></li> <li><i>North Dublin Bay SAC (000206).</i></li> <li><i>South Dublin Bay and River Tolka Estuary SPA (004024).</i></li> <li><i>North Bull Island SPA (004006).</i></li> </ul>

Item	Action/Request	Note/Response
	<p>have significant effects on the European Site/ Natura 2000 Sites, their habitat and species. In particular, the potential impact of the proposed development on the European Sites listed shall be fully assessed in accordance with, 'Guidance on Appropriate Assessment for Planning Authorities (2009/2010)', or other guidelines as appropriate.</p> <p>In summary, the Planning Authority considers that insufficient details on the impact on European Sites have been provided and thus require further consideration/ amendment to ensure the submitted documents constitute a reasonable basis on which to make an LRD application. Environmental impacts must be assessed in accordance with the aforementioned Guidelines/ Guidance documents.</p>	<p><i>In carrying out this AA screening, mitigation measures specifically put in place to protect European sites have not been taken into account.</i></p> <p><i>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."</i>  <b>[emphasis original]</b></p>
<b>1.1 ZONING / DENSITY / PHASING</b>	<p>(a) Statement of Consistency - The applicant should submit an updated Statement of Consistency which examines all relevant policy including other relevant Section 28 Guidelines and guidance including the Design Manual for Urban Roads and Streets 2019, Best Practice Guidelines - Quality Housing for Sustainable Communities, The Planning System and Flood Risk Management (2009), Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (2009), Sustainable Urban Housing - Design Standards for New Apartments (2023), etc.</p>	<p>As requested, a 'Statement of Consistency' has been prepared by TOC and is included as Section 6 in the <i>Planning Report and Statement of Consistency</i>.</p>
	<p>(b) Core Strategy - While there is current availability in the Core Strategy allocation for Dunboyne as per the MCDP 2021-2027, the applicant is advised to consider any other planning applications/ permissions for residential development, which may be relevant, prior to lodging a LRD application.</p>	<p>We understand the reference to 'Dunboyne' in relation to this Item should read 'Ratoath' and have responded accordingly. In relation to the Core Strategy household allocation in Ratoath, we direct the Council to Section 7.2 of the <i>Planning Report and Statement of Consistency</i>. This illustrates that permitting the proposed development will not result in an exceedance of the town's household allocation of 803 No. units.</p>
	<p>(c) Phasing - MCC require sufficient detail within a phasing arrangement which would allow for the delivery of the</p>	<p>Section 5.2 of DOBA's <i>Infrastructure Design Report</i> thoroughly details the duration and sequencing of the development's delivery.</p>

Item	Action/Request	Note/Response
	<p>proposed infrastructural upgrades in tandem with the residential development. There are works associated with an existing Part 8. It will be important that such works are coordinated to avoid excessive disruption in the vicinity of the development.</p> <p>The applicant must provide a detailed breakdown of delivery of units and infrastructure within each phase. Bringing construction traffic through constructed and occupied sections should be avoided, wherever possible. It is recommended that a mix of unit typologies/ sizes are provided for each sub-phase. In general, open spaces and key infrastructure, including crèche, playgrounds, roads, car-parking, etc. should be included in an early phase and certain key infrastructure, with sufficient public open space constructed prior to the occupation of development.</p> <p>If a crèche is required and re-introduced to the scheme, it should be delivered in Phase 1. Similar consideration may need to be given to the need of any pumping station. Detailed arrangements for works associated with the existing Ballybin Rd. (following re-alignment) will need to be provided.</p>	<p>This is supplemented by Appendix A in the report which provides a series of sketch plans indicating how the proposed road infrastructure will be constructed in a safe and efficient manner.</p>
<p><b>1.2 DESIGN, LAYOUT INCLUDING RESIDENTIAL UNIT MIX</b></p>	<p>(a) Connectivity/ Permeability - The applicant shall demonstrate that the proposal integrates with its surroundings and there is a high level of connectivity and permeability through and around the site to facilitate sustainable travel and movement. A clear interface must be presented between proposed and adjoining lands, including existing/ permitted developments and proposed infrastructure. The applicant is advised to provide several contiguous elevations and CGIs to illustrate this aspect and viewpoints from the surrounding area, and within the site.</p>	<p>The proposed development integrates into the receiving environment due to:</p> <ul style="list-style-type: none"> <li>- Its amalgamation and connection with Fox Lodge Manor to the north;</li> <li>- Its tying in with the Part 8 cycle and pedestrian infrastructure proposal, thereby providing wider, onward connections within Ratoath;</li> <li>- Its appropriate transitions in height – 3 No. storeys interfacing with the same height at Moulden Bridge, reducing to 2 No. storeys opposing Fox Lodge Woods and Manor;</li> </ul>

Item	Action/Request	Note/Response
		<ul style="list-style-type: none"> <li>- Respectful use of materials and finishes;</li> <li>- Retention and protection of considerable sections of the trees and hedgerow on-site;</li> <li>- Repurposing of the southern section of Ballybin Road to be closed as a greenway, providing a safe and pleasant pedestrian and cycle route from Main Street / R125 north towards Ballybin Road and potential future development lands.</li> </ul> <p>To provide an understanding of the proposed development and its integration/relationship with the wider area, G-Net 3D have prepared 3 No. CGIs and 13 No. verified view photomontages and JFA's have prepared a fully detailed series of site layout plans and contiguous elevations. These materials are enclosed in the Planning Application pack.</p>
	(b) Demolition – The applicant should be advised to provide justification for the proposed development which would involve the demolition of 2 no. habitable structures.	<p>The existing dwellings are low density older structures with lower BERs and represent a marked underutilisation of this well-located, well-served and well-connected site. The proposed development is a notably more efficient and sustainable use of the site, that will deliver more environmentally sound dwellings and at a density that supports compact growth.</p> <p>Whilst an argument could be made to retain the dwellings, this would be to the detriment of the wider development and would result in a sub-optimal proposal relative to the current layout (access, internal layout, density, etc.). DOBA's <i>Construction Management Plan</i> details how demolition waste will be minimised, with materials reused/repurposed where appropriate.</p>
	(c) Design Statement - The applicant is advised to submit a Design Statement which addresses the criteria in the Urban Design Manual, as per DM OBJ 40 of the MCDP 2021- 2027.	JFA have prepared an <i>Architectural Design Statement</i> , which is available for review under separate cover.

Item	Action/Request	Note/Response
	<p>(d) Design Issues - There must be visual interest within the site, key focal points, character areas for placemaking/ providing a sense of place, etc. A variety of building types and heights, hard/ soft landscaping finishes are required, and the massing, scale and form of the proposed development must be appropriate to the site. There must be a flexible mix of housing sizes, types and design. High quality designs with a mix of high-quality finishes are required within the proposal. Open space must be useable and not limited to pocket parks and located where the maximum no. of residents can benefit from it.</p> <p>While the character areas should have clear differences, there should be aspects of the design which link the houses, duplexes and maisonette apartments so that there is an overall coherent development. Care is required to ensure that the proposal is legible for future occupants and visitors to the housing development The applicant is advised to propose sub-character areas within the development, to enhance legibility within the scheme.</p> <p>The residential units should be designed to ensure there is a good mix of tenure, that there are dual aspect structures, dual frontage design is presented at junctions, an avoidance of blank walls at key locations and there is a strong roadside presence (road/ street frontage).</p>	<p>In response to this Item, we principally direct the Council to JFA's <i>Architectural Design Statement</i>. However, we also make the following points:</p> <ul style="list-style-type: none"> <li>- Building types, styles and heights vary (houses, maisonettes, duplexes, 2-/3-storeys, etc.).</li> <li>- Variation in height to relate to contextual/prevaling heights.</li> <li>- Substantial use of brick as a robust and attractive material.</li> <li>- All end of terrace and corner units are dual-fronted.</li> <li>- Tenure and dwelling mix are discussed in detail in the <i>Planning Report and Statement of Consistency</i>.</li> <li>- Strong presence achieved along the realigned Ballybin Road and the site entrance due to the 3-storey buildings and quality landscaping.</li> </ul>
	<p>(e) All corner units (within blocks) must be dual fronted, and the design must ensure that adjoining rear gardens are not directly overlooked to the detriment of the privacy of the occupants of adjoining residences.</p>	<p>All corner and end-of-terrace units are dual-fronted to activate elevations and increase passive surveillance.</p>
	<p>(f) Throughout the scheme, active frontage must be enhanced, i.e. not windows/ additional bricks, there should be visible</p>	

Item	Action/Request	Note/Response
	protrusion and G.F./ F.F. level and the ability for passive supervision of pathways at F.F. level, etc.	
	<p>(g) The applicant should reconsider the design of the Duplex units (main entry to the scheme and along the re-aligned Ballybin Road) which will be exposed to/ visible from the road.</p> <p>The applicant is invited to consider a shared (single) stairwell with a turn/ landing at the mid-way point, an outer facing of brick with c.o.6 m wall with railing atop within the stairwell to provide for safety and visibility.</p>	The duplex unit layouts have retained their design as they are deemed to be the most appropriate form at this location. Their design also accommodates the application of UD principles for the ground floor level units, which we understand may be compromised with the suggested changes.
	<p>(h) Bin/ Cycle Storage - It is planned that bin/ cycle storage will be catered for by either the provision of access to the private rear gardens or individual secure bin stores to the front of terraced housing units. The applicant must provide separate bin and cycle storage structures for the duplex/ House Type B and maisonette apartments. An unsightly row of bins and/ block pedestrian and cycling access along the main entrance to the site will not be permitted.</p> <p>Elevations and plans of bicycle and bin structures are to be provided and must be secured, comprise good design, incorporate durable/ solid construction materials (e.g. brick, etc.), be covered and screened (waste stores). This applies to domestic and commercial crèche.</p>	Details of bins and cycle storage have been prepared in JFA and NMP's drawings. They are considered aspects of the full design that will assimilate into the development.
	(i) Crèche Design – In the event that a childcare building is reintroduced to the site, the internal design should be with a view to the provision of crèche service rather than merely meet floorspace requirements. The applicant should seek to engage a childcare provider to determine the attractiveness of this proposal to a childcare provider and to guide the design and layout to address for their needs.	A childcare facility is not proposed as part of the development.

Item	Action/Request	Note/Response
	<p>(j) Separation Distances - The applicant is advised to consider the separation distances within the proposed development and seek to minimise the impact on privacy, etc. The applicant is advised to ensure that required separation distances are adhered to in the final iteration of the site layout submitted with any future planning application as per the Compact Settlement Guidelines 2024. Privacy of adjoining residential units (and associated private amenity spaces) must be considered throughout the scheme and addressed, particularly at the corner of each cell. The applicant is advised to avoid providing an ensuite at FFL in the front elevation, with frosted glass detracting from the overall design. Separation distances shall be illustrated on a site layout drawing.</p>	<p>The proposed development complies with the minimum separation distances prescribed by the Guidelines, both within the scheme and as the scheme relates to adjacent properties.</p> <p>The en suite to the front of some dwelling types is not ruled out by planning policy or Guidelines. The Applicant has used a similar design approach in the construction of dwellings in Co. Meath and across the country delivering attractive, high quality design solutions. It is a small feature of the front elevations that facilitates a disaggregation of the front façade, whilst also allowing for the ingress of natural light and ventilation into the space. Its omission would result in a less desirable space internally and less animation onto the streetscape.</p>
	<p>(k) Privacy and Passive Supervision - The applicant must ensure there is sufficient passive supervision of the existing Ballybin Road to the east of the site, for example, if it is to be used as a greenway, public park, etc. The two no. detached units are separated from the route by 'protected trees' and there is limited overlooking from residences at Moulden Bridge. A public right of way exists over this route and there are likely services beneath/ along the road. Its use should benefit the community and ensure that anti-social behaviour is discouraged.</p> <p>Dual frontage is required, with clear (protruding) elements of the design and a visible element at first floor level (windows) to provide active passive supervision. This is particularly important along the re-aligned route/ entrance to the estate and while this is provided at most 'corners' within the scheme, the maisonette (c. o64 -) in the south-west corner of the site needs to incorporate features of passive supervision for the adjoining P.O.S. A.</p>	<p><b>Part 1 – Passive Supervision of the Proposed Greenway</b></p> <p>Given the benefit associated with realigning the Ballybin Road and providing the new junction arrangement, we contend that turning the closed section of Ballybin Road into a cycle and pedestrian 'greenway' is a pragmatic proposal that has the prospect of providing a positive outcome for the community. It is a safe 'off-road' route, it brings the community into contact with the protected trees, retains sub-surface services, etc. Given it is in the control of the Council, other options could be explored, but this is contended to be a more appropriate and viable choice.</p> <p>In relation to passive supervision along the greenway, we contend that sightlines along the route will still be available from the north and south. Furthermore, we are of the opinion that the concerns in relation to passive surveillance from the Moulden Bridge dwellings is less serious than perceived. On this point, we direct the Council to JFA's <i>Architectural Design Statement</i>, which includes a series of drawings, sketches and other images that demonstrate that surveillance can be achieved from the first floor level terrace and second floor level windows.</p>

Item	Action/Request	Note/Response
	<p>The applicant is advised to re-orientate the proposed maisonettes in the north-east corner of the site between no. 87 and no. 88 Fox Lodge Manor to follow a north-west/ south-east position. This is to avoid potential overlooking. Brick finish will be required on the rear elevation. Where the scheme will be visible within Fox Lodge Manor, the applicant is advised to provide dual frontage, rather than blank rear elevation with a plaster finish.</p>	<p>Notwithstanding this, we add that passive surveillance is not a uni-directional deterrence. The simple presence of built-form and human presence being proximate to an area has a psychological effect and can be adequate to prevent crime and anti-social behaviour.</p> <p>Finally, we contend that not all risk can be 'designed out' of a scheme and that a practical approach to the assessment of the proposal should be employed.</p> <p><b>Part 2 – Dual-frontage and Passive Surveillance at the South-western Maisonettes</b></p> <p>Several changes were made to these dwellings and this part of the site, as shown in JFA's and NMP's materials:</p> <ul style="list-style-type: none"> <li>- Additional windows in the southern elevation;</li> <li>- Repositioning of the southern boundary treatment for the maisonette building slightly to the west, so as to provide a clearer line of sight the pedestrian connection and public open space; and</li> <li>- Removal of some planting so as to reduce obscuring features.</li> </ul> <p>Notwithstanding the above, we note the following:</p> <ul style="list-style-type: none"> <li>- The windows in the eastern elevation of the maisonette building provide passive surveillance;</li> <li>- Upper level balcony provides passive surveillance; and</li> <li>- The southern row of houses all provide passive surveillance of the pedestrian route and public open space.</li> </ul>

Item	Action/Request	Note/Response
		<p><b>Part 3 – Re-orientation of the Northern Maisonette Buildings and Materials</b></p> <p>This particular re-orientation was investigated by JFA. However, it resulted in what the Design Team deemed to be a sub-optimal outcome.</p> <p>JFA provide an assessment of this option and justification in support of retaining the same orientation/axis as was presented in the LRD Meeting in their <i>Architectural Design Statement</i>.</p> <p>The rear elevations of the northern maisonettes has been revised as a full brick treatment (see Verified View No. 4, prepared by G-Net 3D).</p>
	<p>(l) Boundary treatment - Boundary treatment must be in accordance with MCDP Chapter 11 Boundary Treatments. Open plan layouts at the front of dwelling houses are not acceptable. The crèche must also have secure play areas.</p> <p>Front boundaries shall be defined by walls or fences at least 0.5 metres high in keeping with the house design and to a uniform scheme design. Boundaries between the rear of proposed dwellings and 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 permanency. To encourage the use of measures specifically designed to enhance wildlife in residential schemes such as gaps/holes, should be considered and incorporated into boundary treatments to allow for passage of all wildlife including hedgehogs, bat boxes and swift bricks/boxes.</p> <p>Boundary treatment proposals, including the amount of vegetation to be removed must be clarified; and details</p>	<p>Please refer to the various boundary treatment drawings prepared by NMP, as well as their <i>Landscape Design Statement</i>, <i>General Arrangement Plan</i> and site of boundary treatment drawings.</p> <p>Consideration was given to the creation of 'more formal' pedestrian entrances at the main residential site's interface with Main Street / R125. However, it was decided to pursue a simpler arrangement that involved smaller, less invasive gaps through the hedgerow. This is evident on Section EE on JFA's drawing titled <i>SITE SECTIONS - SHEET 02</i>.</p> <p>The rationale for the decision is as follows:</p> <ul style="list-style-type: none"> <li>• The proposed option is less invasive and respects the 'natural' aesthetic of the existing trees and hedgerow.</li> <li>• The simple entrance arrangement also minimises unnecessary vegetative removals, which would negatively impact the quality of the hedgerow, but also sever existing ecological corridors (see the principles set out in the</li> </ul>

Item	Action/Request	Note/Response
	<p>provided for entire scheme. The proposed rubble stone wall must be neat and tidy. Boundary treatment may be required where car-parking is proposed near play equipment (e.g. Open Space C).</p> <p>A presence/ formal entry point should be provided at the pedestrian connections into the estate from the R-125. The applicant needs to clarify if a pedestrian entrance is proposed close to the proposed pedestrian crossing.</p>	<p><i>Hedgerow Appraisal Report</i> and the <i>Ecological Impact Assessment Report</i>).</p> <ul style="list-style-type: none"> <li>• More formal entry points at Main Street / R125 may have required invasive ground works, thereby risking the root protection zones of existing vegetation.</li> <li>• Providing another formal entry point would 'compete' with the principal entrance that is proposed at the realigned Ballybin Road.</li> </ul>
	(m) Building Height - Please address all SPPR requirements of the Building Heights Guidelines. In particular, the applicant will need to demonstrate that the proposal is consistent with SPPR 3 and 4.	Please refer to Sections 6.1.4 and 7.3.2 of the <i>Planning Report and Statement of Consistency</i> .
	(n) Daylight/ Sunlight Analysis - A Daylight/ Sunlight Analysis (as per BRE Guidelines Ed. 3 (BRE 209) June 2022) should be submitted which considers the impact assessment and scheme performance. The applicant is requested to clarify the details presented in the final assessment (e.g. Table 9 and Section 6.3 of the preliminary assessment – as per Appendix B). Non-compliance should be avoided where possible by a redesign of structures. If not possible a detailed justification accompanied by suitable compensatory measures must be provided.	Please refer to the submitted <i>Sunlight, Daylight &amp; Shadow Assessment</i> prepared by G-Net 3D. It indicates strong performance of the proposed development and that all neighbouring dwellings comply with the BRE Guidelines when assessed in relation to impacts.
	(o) Building Lifecycle Report - A Building Lifecycle Report for the proposed apartments should also be submitted in accordance with section 6.12 of the 2022 Apartment Guidelines. Full details regarding finishes will be required as part of the planning application. The Building Lifecycle Report should examine the appropriateness of the proposed material finishes. Material finishes need to be robust, particularly in all public facing areas along the re- aligned Ballybin Road/ entrance to the site on 3-storey units, on the maisonette apartments and key focal points within the development (e.g.	A Building Lifecycle Report has been prepared by JFA and is available as part of the submitted documentation. Details of materials and finishes is included in JFA's drawing pack and their <i>Architectural Design Statement</i> .

Item	Action/Request	Note/Response
	brick/ natural stone and cladding finishes with plaster/render to be limited or avoided). The also applies to the bin/ bicycle stores. A mix of materials throughout the scheme will be required. Full details regarding finishes will be required as part of the planning application.	
	(p) Visual Impact - The applicant is advised to address the visual impact of the proposed development on the area, providing contiguous elevations and CGIs with viewpoints from the surrounding area. A robust assessment of visual impact is required as urbanisation of this area will have a significant visual impact.	<p>To address this matter, a <i>Visual Impact Assessment</i> has been prepared. This has been drafted with the benefit of 13 No. verified view photomontages, as well as 3 No. CGIs and new contiguous elevations.</p> <p>This report concluded:</p> <p><b>"4.1 Mitigation measures to visual amenity</b>  <i>According to this assessment, no significant negative effects are expected from the proposed development to the visual amenity of the assessed study area post construction. The proposed planting, as amended is expected to sufficiently address any consideration regarding visual amenity. Any potential negative visual impacts arising during the construction stage are expected to be heightened from private locations and appropriate screening should be provided during this time.</i></p> <p><b>4.2 Residual effects</b>  <i>No significant impacts have been identified from this assessment and therefore, no mitigation is required. Consequently, no permanent significant residual effects are expected to arise from the proposed development."</i></p>
	(q) Housing Quality Assessment - The applicant is required to provide a detailed breakdown of each unit in a Housing Quality Assessment as part of the LRD Application, which demonstrates that all standards as per 2007 Quality Housing, 2023 Apartment Guidelines and Compact Settlement Guidelines, MCDP, etc. have been achieved.	Given the plethora of matters raised in respect of this item, we direct the Council to the various materials submitted as part of the Planning Application, but principally to the documents listed below.

Item	Action/Request	Note/Response
	<p>The applicant is advised that minimum floor areas/ standards should be adhered to including the additional 10% for safeguarding standards and a minimum of 50% dual aspect development is required across the site. Apartment GF/ FF Floor to ceiling heights, Stair/ Lift Core Ratios, Minimum room floor areas, room widths, aggregate areas, storage areas, Private amenity space, Communal amenity space, Children's play space to cater to a range of ages and mobilities, Cycle/ car parking and other standards should be followed. Please review Appendix 1 of the Apartment Guidelines including notes (e.g. exclusion of built in storage from minimum floor areas in bedrooms, etc.).</p> <p>The application should address the following issues, <i>inter alia</i>:</p> <ul style="list-style-type: none"> <li>○ Apartments - Bulky and separate cycling storage – lots of steps proposed. This needs to be detailed.</li> <li>○ Apartments – Communal Amenity Space</li> <li>○ Apartments - % of dual aspect units to be provided.</li> <li>○ Apartments – Confirm 10% safeguarding standards are met, privacy strip, etc.</li> </ul> <p>Balconies should be accessed off living room/ kitchen area. As per Apartment Guidelines (2023, Section 3.22) designers should consider 3.0 metres on the ground floor of multi- storey buildings. Similarly, the design of dwellings, duplexes and maisonettes are generally considered acceptable, though some recommendations are made below:</p> <ul style="list-style-type: none"> <li>• Applicant requested to internalise W.C. on upper floors, rather than placing them along front elevations.</li> </ul>	<p>JFA's:</p> <ul style="list-style-type: none"> <li>- <i>Architectural Design Statement</i></li> <li>- <i>Housing Quality Assessment</i></li> <li>- <i>Site Layout Plan West</i></li> </ul> <p>TOC's:</p> <ul style="list-style-type: none"> <li>- <i>Planning Report and Statement of Consistency</i></li> <li>- <i>Social Infrastructure Audit</i></li> </ul> <p>NMP's:</p> <ul style="list-style-type: none"> <li>- <i>Landscape Design Statement</i></li> <li>- <i>General Arrangement Plan</i></li> <li>- Various boundary treatment drawings</li> </ul>

Item	Action/Request	Note/Response
	<ul style="list-style-type: none"> <li>• B1 – 3 storey (4-bed houses) along new entrance and 3 storey Duplex Type DX1 &amp; 2. <ul style="list-style-type: none"> <li>○ Duplex – open external stairs to be avoided; enclose stairs on main access.</li> <li>○ Duplex - brick finish/ rather than a plaster finish.</li> <li>○ Side elevation overlooking the realigned Ballybin Rd. requires active dual frontage.</li> </ul> </li> <li>• Maisonettes - overall design and environmental quality must be improved.</li> <li>• Maisonettes in the south-west corner <ul style="list-style-type: none"> <li>○ Requires dual frontage/ active corner frontage over public open space.</li> <li>○ Clarify the level of vegetation which will be retained as it is likely that this will be removed; and this is the private open space of adjoining dwelling. Applicant should seek to limit overlooking of the private open space of No. 1 The Road.</li> </ul> </li> <li>• Maisonettes in the north-east corner <ul style="list-style-type: none"> <li>○ There is an established building line within Fox Lodge Manor (no. 87 and no. 88) to the north of this site and the proposal will see Maisonettes will overlook back gardens of no. 87. Re-orientate these 2 no. units so that they are aligned north-west/ south-east direction.</li> </ul> </li> <li>• Maisonettes - suitable screening to be provided between adjoining private open space (sufficient height and durable material). <ul style="list-style-type: none"> <li>○ 1st floor balcony to be addressed – solid wall rather than railing surrounding private space.</li> <li>○ Minimum standards to be adhered to or where possible exceeded.</li> <li>○ 1st floor private open space to be provided to the front, with private open space of ground floor unit to the</li> </ul> </li> </ul>	

Item	Action/Request	Note/Response
	<p>rear. Seek to effectively prevent overlooking of private amenity space of ground floor unit.</p> <ul style="list-style-type: none"> <li>○ Opportunity to redesign maisonettes with some outdoor space along the side/ underneath, or to the rear at a height.</li> <li>○ Proposals for use of communal space to be provided. Place bins away from balconies, etc.</li> </ul> <p>All SPPR requirements of the Apartment Guidelines should be addressed in the applicant's Statement of Consistency.</p> <p>Please address all requirements of the Apartment Guidelines 2023 including:</p> <ul style="list-style-type: none"> <li>• No more than 50% of apartment units can be one-bedroom or studio units</li> <li>• No more than 25% of the total development can be studio units</li> <li>• Max 10% 2 bed (3 Persons) – (only permitted in limited circumstances)</li> <li>• Lift/ stairs core ratio (Max of 12 per floor per individual)</li> <li>• Dual Aspect or any compensation detailed.</li> <li>• 10% Safeguarding Standards</li> <li>• Floor to ceiling height</li> <li>• Private Open Space - 1-bed = 5m<sup>2</sup>; 2-bed (3P) = 6m<sup>2</sup> and 2-bed (4P) = 7m<sup>2</sup></li> <li>• Communal Amenity Space - 1-bed = 5m<sup>2</sup>; 2-bed (3P) = 6m<sup>2</sup> and 2-bed (4P) = 7m<sup>2</sup></li> <li>• Min Storage = 1-bed=3 m<sup>2</sup>; 2-bed (3P) =5 m<sup>2</sup>; 2-bed (4P) = 6m<sup>2</sup></li> <li>• Room widths</li> <li>• Cycle Storage</li> <li>• Bulky Storage - secure, ground floor storage space should be allocated to individual apartments and located close to the</li> </ul>	

Item	Action/Request	Note/Response
	entrance to the apartment block or building. This does not satisfy cycling storage. • Bins – External designs to be provided.	
	(r) Unit Mix/ Type - Please provide justification for the proposed unit mix in accordance with DM OBJ 13, considering the tenure needs within the surrounding area, with respect to current market conditions and demands with reference to recent reports, etc.	Please refer to Section 7.5 of the <i>Planning Report and Statement of Consistency</i> .
	(s) Childcare Provisions - The applicant must address childcare requirements in the application with reference to MCDP DM OBJ 68, DM OBJ 69, Section 11.7.3 Childcare and DM POL 25 and 26. Parking, set-down areas, outdoor amenity space, waste management facilities, pedestrian/ cycling access must be addressed. The units must be correctly sized and the current proposal must be clear. The applicant is advised to seek to engage a service provider to determine attractiveness of the proposed facilities and support its design/ layout. Childcare demand in the area should be identified in the SIA. Ideally such facilities are placed close to public open space.  The applicant has indicated that a childcare facility will not be provided as part of the proposed development. A letter shall be provided to the applicant from the childcare facility adjoining the site, confirming the details outlined in the SIA. The Meath CCC has advised that sessional care (under 3 years of age) may be required in Ratoath.	No childcare facility is proposed. Please refer to the <i>Social Infrastructure Audit</i> for further details.
	(t) Site Coverage/ Plot Ratio - Site Coverage and Site Ratio details to be provided.	Please to the <i>Planning Report and Statement of Consistency</i> and JFA's <i>Area Schedule</i> .
	(u) Drawings - Please provide a clear and full schedule of drawings for each type of residential component and element of the development on the site as part of the application (including right-entry, left-entry, end-of-terrace, mid-terrace, all elevations, etc.). A colour-coded Key Plan and numbering of	A schedule of submitted documents is included in the 'Planning Administration' section of the <i>Planning Report and Statement of Consistency</i> .

Item	Action/Request	Note/Response
	units is requested to assist with the identification of house elevation drawings. Contiguous elevations should be provided.	The Site Plan is colour-coded to aid ease of reference. Contiguous elevations have been provided.
<b>2. LANDSCAPING</b>	(a) Please provide a detailed, site-specific Landscaping Report and Landscape Management Plan as part of the planning application.	These particulars have been prepared by NMP and are available for review under separate cover.
	(b) Site-specific design proposals are required for each area of public open space (P.O.S) (rather than indicative no's), communal spaces, semi-private spaces, etc. and the applicant must demonstrate the benefit, use and function of each area.	Please refer to the NMP's <i>General Arrangement Plan</i> and <i>Landscape Design Statement</i> , as well TOC's <i>Planning Report and Statement of Consistency</i> and JFA's <i>Architectural Design Statement</i> .
	(c) Open space must be useable and not limited to pocket parks. An existing public open space which adjoins the site in Fox Lodge Manor should be clearly linked to Open Space D (as currently proposed) in the north-west of the site with proposals to join the spaces together included as part of the forthcoming application.	Please refer to the NMP's <i>General Arrangement Plan</i> and <i>Landscape Design Statement</i> , as well TOC's <i>Planning Report and Statement of Consistency</i> and JFA's <i>Architectural Design Statement</i> .  As requested, the wall to the north-west, which interfaces with the main site area is proposed to be demolished, thus facilitating an amalgamation of the existing public open space with the proposed public open space.
	(d) The application must include high quality, usable, functional public open space and high- quality landscaping is required, with a mix of formal and informal play spaces. The applicant is requested to identify proposed 'active' and 'passive' P.O.S. within the development.	Please refer to the NMP's <i>General Arrangement Plan Landscape Design Statement</i> .
	(e) The applicant should ensure that P.O.S. calculations do not include communal space requirements or F1 zoned land.	Public open space calculations are only based on the main residential site area (A1/A2 zonings), and do not include other zonings, nor do they incorporate the portion of existing open space at Fox Lodge Manor. Further details are included in NMP's <i>General Arrangement Plan</i> and <i>Landscape Design Statement</i> TOC's <i>Planning Report and Statement of Consistency</i> .
	(f) Boundary treatments shall be provided in accordance with the MCDP Chapter 11 requirements. The applicant refers to an existing boundary treatment along the west 'to be retained where possible and made good', however the tree survey drawings indicate that much of this vegetation is to be	NMP have adhered to the guidance in Chapter 11 of the Development Plan. In their response to this Item in their <i>Landscape Design Statement</i> , they remark:

Item	Action/Request	Note/Response
	removed at this location. The proposed concrete post with timber panel fencing and Concrete Kicker is not acceptable to MCC. The proposed Ibex Fence along east/ landowners' house is acceptable. The proposed Rimini Fence at 0.96m high between the Maisonettes is insufficient for separation of private amenity spaces. The rubbles stonewall with railing is acceptable but must be neat and tidy. The hedgerow along R-125 may need to be strengthened.	<i>"The boundaries to be retained (and made good where necessary) have been clearly identified as two existing types: the concrete block wall and the fence amid the hedgerow. Additionally, the concrete timber panel fence is located solely within the interior sections of the back gardens, not bordering any public areas, ensuring it remains out of external view. The Rimini fence between the terraces of the maisonettes has been replaced with a 'gossip wall' finished with bricks. Furthermore, the hedgerow along the R-125 will be enhanced with tree planting at its extremities."</i>
	(g) Landscape management should not be excessively onerous for residents' committees' private management companies and/ or Meath County Council's Taking in Charge Team. Detailed management arrangements and practical proposals which can be readily maintained for biodiversity and amenity are required.	Full details for the maintenance and management of open spaces is contained in NMP's <i>Landscape Design Statement</i> .
	(h) Details on a management plan for hedgerows and trees, areas of public open space, landscaping, management of invasive species on/ introduced to the site, management and maintenance of play equipment, boundary treatment around play spaces to discourage running onto adjoining roadways, etc. should be provided. Play spaces must have at least 1.2m railing to ensure the safety.	<p>Retained trees are to be managed in accordance with the <i>Arboricultural Report</i> prepared by Charles McCorkell Arboricultural Consultancy.</p> <p>Invasive species will be managed as/when required in consultation with an appointed Ecologist. Further details, including mitigation, are provided in the <i>Ecological Impact Assessment Report</i> prepared by Enviroguide.</p> <p>Play spaces are adequately enclosed by boundaries specified by NMP in their submitted materials.</p>
	(i) A Hedgerow Survey, an Arboricultural Assessment, Tree Constraint Plan and Tree Protection drawing will be required. Such reports should be consistent with and clearly inform the Landscape Strategy for the site and development proposals. This is particularly important in the context of this site, given the 'protected trees' to the south and east.	<p>These items have been prepared by Charles McCorkell Arboricultural Consultancy and are available as part of the Planning Application pack.</p> <p>Co-ordination between arboriculture and landscape (and other design disciplines) has been at the core of the project from the</p>

Item	Action/Request	Note/Response
		outset given the protections afforded to the tree/hedges align the southern and eastern boundary of the main residential site.
	(j) The Planting Strategy should have an emphasis on native plant and tree species of local provenance with reference to the All-Ireland Pollinator Plan. Natural wildflower colonisation is also recommended. A detailed Planting Schedule will be required. The applicant should identify the native species (trees, shrubs, flower species to be used on the site) and avoid presenting a generalised list.	In their <i>Landscape Design Statement</i> , NMP state:  "Our Planting Strategy emphasises native plant and tree species of local provenance. We also recommend natural wildflower colonisation. A detailed Planting Schedule, specifying the native species of trees, shrubs, and flowers to be used on the site, is included in this document (item 5.3)."
	(k) Tree planting should not interfere with public lighting scheme or affect passive supervision and public lighting should not interfere with bats.	Public lighting and landscaping have been designed to avoid clashes.  Planting has been carefully considered to prevent passive surveillance (for example, it has been scaled back in the south-western corner so as to improve the overlooking of the southern public open space and pedestrian link from the maisonette building).  As noted below, the lighting design has been prepared to avoid interference with bats.
	(l) Privacy strips (as per Section 4.10 of the Apartment Guidelines 2023) need to be addressed (private and communal amenity space).	Privacy strips have been incorporated around the private amenity spaces of the ground floor level maisonettes and the various communal amenity spaces.
	(m) The Compact Settlement Guidelines (January 2024) have introduced minimum private open space and maximum semi-private (in lieu) space requirements. The final iteration of the application which is submitted should ensure that such standards have been met, noting that housing developments which provide private open space at the minimum standard throughout the scheme will be discouraged (as per Section 11.5.12 of the MCDP).	All private amenity space requirements have been met or exceeded. Please refer to JFA's <i>Housing Quality Assessment</i> and <i>Site Layout Plan West</i> .

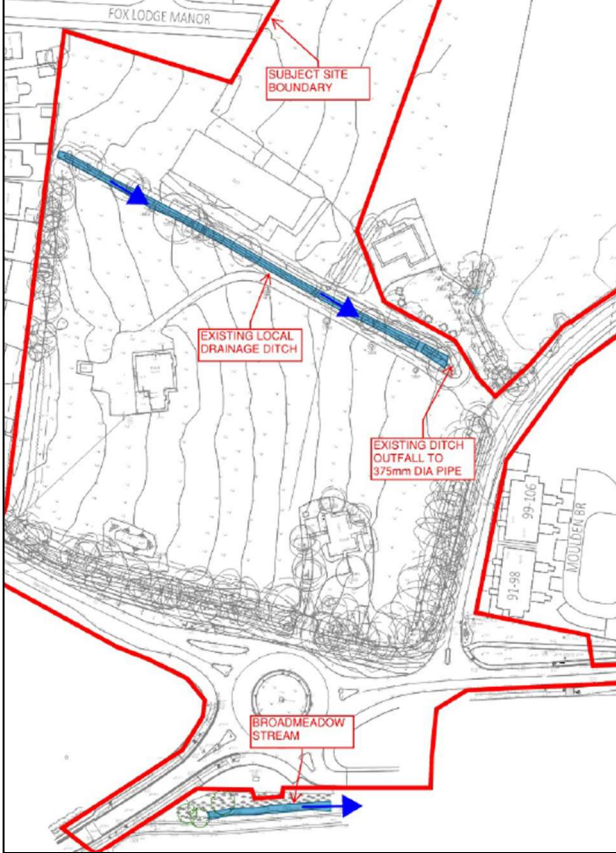
Item	Action/Request	Note/Response
<p><b>3. SOCIAL INFRASTRUCTURE AUDIT</b></p>	<p>In accordance with SOC POL 6 in the 'Community Building Strategy' (Chapter 7) a SIA is required to determine whether or not existing social, educational and recreational facilities are sufficient to cater for the needs of the future residents of the development. It should also account for childcare provision. The appropriate zone of investigation in this instance should be the settlement of Ratoath.</p> <p>The applicant is advised to address the following:</p> <p>(a) Childcare demand in the area must be quantified and assessed. The applicant must ensure there is adequate childcare provision on the site / in the area. The applicant must demonstrate that any proposals for a childcare facility are in accordance with Childcare Guidelines, Regulations and the MCDP with a detailed breakdown provided. Under provision of such facilities will not be acceptable.</p> <p>The Planning Authority consulted the Meath CCC in relation to childcare services in Ratoath. At present there are 5 no. full daycare service providers (providing up to 10 hrs of care) with a preschool capacity of 314 no. places.</p> <p>3 of these providers have 84 no. places for school aged children/ afterschool children. Presently there are vacancies among two of these providers as follows:</p> <ul style="list-style-type: none"> <li>• 6 no. for 0–3-year-olds,</li> <li>• 11 vacancies for 3–6-year-olds; and</li> <li>• 3 afterschool vacancies.</li> </ul> <p>The Planning Authority was advised that two of these full-time service providers cite inadequate staffing levels to reach their full occupancy.</p>	<p>The <i>Social Infrastructure Audit</i> (SIA) prepared for the LRD Meeting has been updated in response to the 4 No. main matters stated in Item 3.</p> <p>(a) <u>Childcare demand and capacity have been quantified and assessed.</u> The SIA concluded that minimal demand will be generated by the proposed development and that ample physical capacity in existing childcare facilities is available, with staffing being a persistent issue for operators in the town.</p> <p>(b) <u>A letter from Ratoath Childcare</u> has been secured and is included as an Appendix to the SIA. The letter confirms that: (1) it operates at full capacity based on its current staffing levels; (2) they have adequate physical to accommodate more children; and (3) limited staffing prevents the enrolment of more children.</p> <p>(c) <u>Inward migration and its impact on schools enrolments has been added to the SIA.</u> This is subject to detail in Section 4.1.4.4 of the SIA, which the Council is directed to review. In short, whilst additional residential developments will increase demand for school places, enrolments have begun and continue to drop due to changing demographics. Based on historic enrolments, it is contended that the schools will have adequate capacity.</p> <p>(d) <u>GP and healthcare service provision assessment</u> has been further advanced in Section 4.5 of the SIA.</p>

Item	Action/Request	Note/Response
	<p>5 no. childcare providers in Ratoath provide sessional care (3 hrs only) with a capacity for 172 no. preschool spaces. Of these providers, there are 6 no. current vacancies.</p> <p>2 no. childcare providers provide afterschool care (only) with a capacity 90 no. school aged children. These providers have 15 no. afterschool vacancies.</p> <p>The sessional care and afterschool care providers did not have sufficient enrolments to reach full occupancy.</p> <p>(b) Prior to the lodging of a planning application, the developer should seek written details of staffing and the availability of childcare spaces, from childcare service providers close to the site/ Ratoath. The applicant is advised that new childcare facilities provided as part of other residential developments, firstly served the residents of those developments. It is noted that childcare demand considers children aged 0-6 years only.</p> <p>(c) The school assessment should consider inward migration.</p> <p>(d) It is noted that healthcare is an issue for the area with sub-optimal GP availability. The applicant should consider proposals to address this issue.</p>	
<b>4. ENVIRONMENTAL ASSESSMENT</b>	<p>(a) These reports (AA, EIA, EcIA, etc.) are distinct and follow separate legislative requirements/ guidelines, however they should be consistent with each other. Environmental Assessments must inform the design/ location of the development. The applicant must ensure that survey work is undertaken at the appropriate time of year and consider the need for Bat, other Mammal Surveys, Bird Surveys, Tree Survey/ Report, etc.</p>	<p>In the first instance, we refer the Council to the various ecological and environmental reports prepared by Enviroguide: <i>Appropriate Assessment Screening Report, EIA Screening Report</i> and <i>Ecological Impact Assessment Report</i>. These individual reports separately, but cumulatively, assess key ecological and environmental matters at the site and associated with the proposed development.</p> <p>Tree and hedgerow retention/protection is to be maximised, although it has been necessary to remove a small number of trees</p>

Item	Action/Request	Note/Response
	<p>In addition, the objective in the MCDP that trees be preserved, and the retention of hedgerows should be implemented on the site wherever possible and seek to promote the All-Ireland Pollinator Plan. The qualifications and relevant experience of the author(s) of the report(s) must be provided. Competent experts, with requisite qualifications and competencies should prepare the relevant reports. A Strategy for dealing with Invasive Species onsite or import of same is also required.</p> <p>Other surveys and assessments should inform the AA/ EIAR, etc. Where relevant, riparian strips should be retained/ provided.</p> <p>Hedgerows should be assessed in accordance with the Hedgerow Appraisal System – Best Practice Guidance on Hedgerow Survey, Data Collection and Appraisal. Foulkes, N., Fuller, J., Little, D., McCourt, S. and Murphy, P. (2013). Hedgerow Appraisal System - Best Practice Guidance on Hedgerow Survey, Data Collation and Appraisal. Woodlands of Ireland, Dublin. The applicant should have regard to Article 10 of the Habitats Directive and HER OBJ 60 MCDP 2021-2027.</p>	<p>along the protected southern/eastern hedgerows. However, this is necessary to facilitate the required realignment of Ballybin Road. Whilst 83 No. trees and 5 No. tree/hedge groups are to be removed (including many <u>non-native</u> Sycamore, <u>non-native</u> Monterey Cypress and <u>at-risk</u> 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.</p> <p>Invasive species will be managed as/when required in consultation with an appointed Ecologist. Further details, including mitigation, are provided in the <i>Ecological Impact Assessment Report</i> prepared by Enviroguide.</p> <p>Riparian strips are to be respected with no notable interventions proximate to the Broadmeadow River / Ratoath Stream.</p> <p>A <i>Hedgerow Assessment</i> in accordance with the referenced guidance has been undertaken and details are included in the <i>Ecological Impact Assessment Report</i>.</p>
	(b) Management of the trees and hedgerows should form part of the Landscape Management Plan, where it is proposed to retain them on the site. Mitigation and monitoring proposal should be included in the CEMP and an appropriate management plan should be submitted with the application.	A <i>Tree and Hedgerow Management Plan</i> has been prepared and is included as Section 3 in Charles McCorkell Arboricultural Consultancy's <i>Arboricultural Report</i> . Mitigation and monitoring are included in DOBA's <i>Construction Management Plan</i> and in the <i>Arboricultural Report</i> .
	(c) The impact of public lighting proposals on bats should be addressed by the applicant. All development/ landscaping proposals, infiltration/ storage areas and detention basins proposed should be assessed by the applicant.	We refer the Council to the various ecological and environmental reports prepared by Enviroguide: <i>Appropriate Assessment Screening Report</i> , <i>EIA Screening Report</i> and <i>Ecological Impact Assessment Report</i> .
<b>5. FLOODING RISK MANAGEMENT</b>	(a) The DOEHLG/ OPW publication 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities' (2009) are relevant in the consideration of flood risk	The content of this Item is noted. The responses to the Sub-Items below have been extracted from DOBA's own responses prepared as Appendix G to their <i>Infrastructure Design Report</i> and should be

Item	Action/Request	Note/Response
	<p>management. The proposed housing development is classified as a 'highly vulnerable development'.</p> <p>With reference to Meath County Council's MapInfo flood mapping and the OPW CFRAMS and NIFM flood mapping for the relevant area, the development site is mostly situated in Flood Zone C for fluvial flooding i.e. the probability of flooding is less than 0.1% and therefore at low risk of flooding. Part of the red line boundary around a proposed services corridor to the east of the subject site is located in flood zones A and B and also part of the proposed junction upgrade works to the south of the proposed development is located in flood zones A &amp; B. The applicant shall address the below items which are to be agreed with the Environment department:</p>	<p>read in conjunction with DOBA's drawings and other reports, specifically the <i>Site Specific Flood Risk Assessment</i>.</p>
	<p>(b) The applicant shall provide confirmation that the proposed services corridor, to the east of the proposed residential development, that passes through flood zones A &amp; B will not create a flow channel for flood waters to infiltrate through and increase flood risk elsewhere.</p>	<p>DOBA stated: <i>"No amendments to the existing road and ground levels are proposed in this area. In addition, fully sealed manhole covers will be utilized 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 will not have any impact on the existing flooding."</i></p>
	<p>(c) The applicant shall provide confirmation that any proposed works in flood zones A &amp; B shall not increase flood risk in that area due to change in levels or displacement of potential flood waters.</p>	<p>DOBA stated: <i>"It is noted that the subject foul outfall route is proposed within Flood Zone A &amp; B, however, no level changes are proposed within this area. The remediation works are proposed to have the outfall routes restored to their original levels and surface type. There will therefore be no increase in flood risk due to these works."</i></p>
	<p>(d) The applicant shall provide confirmation that any proposed works will not modify the existing culvert over the Broadmeadow River, south of the subject site. If the existing culvert is to be modified, the applicant shall carry out hydraulic modelling of the Broadmeadow River and confirm the locations of flood zones A &amp; B. If any of the proposed works are located in flood zones A &amp; B and have the potential to reduce</p>	<p>DOBA stated: <i>"We can confirm that no works are proposed which will modify the culvert over the Broadmeadow River. The existing culvert is to be retained in its current location and the existing road levels over the culvert are also to be retained. As such, the existing floodplain capacity is not being impacted by the proposed works."</i></p>

Item	Action/Request	Note/Response
	the existing floodplain capacity at this location, the applicant shall have to provide suitable compensatory storage that will have to be to the written agreement of the Environment department.	
	(e) The applicant shall submit a detailed assessment of all the existing drainage ditches and watercourses that surround the subject site and the surrounding lands that will confirm catchment areas, flow directions, existing culvert details. A detailed topographical survey of the existing drainage ditches and watercourses shall be carried out and be submitted as part of the planning application.	<p>DOBA stated: <i>"We would note that there is only 1 ditch traversing the subject site. This drainage ditch serves as a local land drain providing overland drainage for the subject lands as well as serving as a watercourse for the access roads to the existing dwellings on the subject site. As part of the design strategy, it is proposed that the existing dwellings and infrastructure be demolished. The drainage ditch will therefore become redundant at this stage and will be filled in. The Broadmeadow River traverses the application boundary along the south, however, as this is a well-established stream, there are no works proposed to it other than providing a surface water outfall. In addition, the surrounding lands to the north and west are lower than the subject site – i.e. the runoff from these lands discharges in a northerly and easterly direction away from the application site.</i></p> <p><i>The below Figure will provide clarity on the subject site and surrounding existing infrastructure:"</i></p>

Item	Action/Request	Note/Response
		
	<p>(f) If there is potential for lands in the vicinity of the subject site to discharge into or contribute run-off to the proposed surface water system, the proposed design should take this into account.</p>	<p>DOBA stated: "It is noted that a portion of the external road discharges through the subject lands and has been accommodated within the overall surface water design strategy and provides attenuation of same. As noted in response to Item 5 (e) above, the lands to the north and east of the subject site fall away from the site and do not discharge through the application site."</p>
	<p>(g) The flood consultant shall provide confirmation that the proposed surface water system does not increase flood risk for the proposed development or the surrounding areas.</p>	<p>DOBA stated: "We can confirm that a very conservative approach is followed and agreed with the Local Authority Water Services Department. An overall flow restriction of 2.0 l/s/Ha has been</p>

Item	Action/Request	Note/Response
		<i>accommodated within the design strategy, which is generally lower than the current greenfield/agricultural run-off from the subject lands. Therefore, the post-development flows from the site to the receiving watercourse reduce flood risk."</i>
	(h) Justification Test to be applied to the proposed development.	DOBA stated: <i>"The Applicant refers the Planning Authority to the updated Donnachadh O'Brien &amp; Associates Site Specific Flood Risk Assessment (SSFRA) submitted under separate cover with the Planning Application documentation for the Justification Test."</i>
	(i) Detail overland flow plans to be provided for assessment and shall take account of potential development of nearby lands also.	DOBA stated: <i>"The Applicant has provided a pre and post-development over-land flood routing drawing with the Planning Application documentation, namely 2334-DOB-XX-SI-DR-C-0260."</i>
	(j) The applicant shall submit a revised SSFRA to address the above-mentioned issues.	DOBA stated: <i>"The Applicant has submitted a revised Site Specific Flood Risk Assessment (SSFRA), namely 2334-DOB-XX-SI-RP-C-0002, with the Planning Application documentation."</i>
<b>6. SURFACE WATER MANAGEMENT</b>	(a) The development as proposed broadly meets the requirements of Meath County Council Environment Flooding-Surface Water Section with respect to the orderly collection, treatment and disposal of surface water. The applicant shall address the below items which are to be agreed with the Environment department:	The content of this Item is noted. The responses to the Sub-Items below have been extracted from DOBA's own responses prepared as Appendix G to their <i>Infrastructure Design Report</i> and should be read in conjunction with DOBA's drawings and other reports.
	(b) The applicant shall ensure that minimum cover on the surface water pipeline is in accordance with the below mentioned guidelines.	DOBA stated: <i>"The Applicant confirms that the design strategy for surface water drainage allows for a minimum cover on Surface Water sewers throughout the development of 1.2m as illustrated on the DOBA drawing 2334-DOB-XX-SI-DR-C-1400 Proposed Surface Water Drainage Longsection, submitted under separate cover with the Planning Application documentation."</i>
	(c) The applicant shall provide clarification of the soil values and SAAR values used in the surface water design.	DOBA stated: <i>"The sitewide soil values used are based on the FSR Soil type map which indicate that 10% of the subject site is located within Soil Type 1 and 90% of the subject site catchment area is within Soil Type 2. The SAAR value used is 846mm from Met Eireann."</i>
	(d) Discharge from the site to be restricted to 2 l/s/ha due to existing flooding downstream of the site.	DOBA stated: <i>"The site-wide surface water drainage model and strategy have been amended to allow for a restricted outfall of 2.0 l/s/Ha from the site itself as requested. Figure 1 below is an extract</i>

Item	Action/Request	Note/Response																		
		<p>from the DOBA Infrastructure Design Report (IDR) submitted under separate cover with the Panning Application documentation.”</p> <table border="1"> <tr> <td>Standard Average Annual Rainfall (SAAR)</td><td>846</td><td>mm</td></tr> <tr> <td>Soil Index</td><td>0.285</td><td></td></tr> <tr> <td>Total Drained Area</td><td>3.782</td><td>Hectares (ha)</td></tr> <tr> <td>Storm Return Period</td><td>100</td><td>Years</td></tr> <tr> <td>Permissible Outflow per hectare, QBAR</td><td>2.0</td><td>l/s/ha</td></tr> <tr> <td>* Total Permissible Outflow</td><td>7.70</td><td>l/s</td></tr> </table> <p>Figure 1 Extract from DOBA IDR</p>	Standard Average Annual Rainfall (SAAR)	846	mm	Soil Index	0.285		Total Drained Area	3.782	Hectares (ha)	Storm Return Period	100	Years	Permissible Outflow per hectare, QBAR	2.0	l/s/ha	* Total Permissible Outflow	7.70	l/s
Standard Average Annual Rainfall (SAAR)	846	mm																		
Soil Index	0.285																			
Total Drained Area	3.782	Hectares (ha)																		
Storm Return Period	100	Years																		
Permissible Outflow per hectare, QBAR	2.0	l/s/ha																		
* Total Permissible Outflow	7.70	l/s																		
	(e) The applicant shall clarify the run-off coefficients used in the surface water design and provide a table showing a breakdown of the contributing areas.	<p>DOBA stated: “The run-off coefficients outlined in Table 2 below have been adopted in the design of the surface water drainage system for the site and are fully in compliance with the standards set out in the Greater Dublin Strategic Drainage Study (GSDSDS) Table 11.4.”</p> <p>Table 2 Run-off coefficients</p> <table border="1"> <tr> <th>Contributing Area</th><th>Hardstanding Area</th><th>Run-off Coefficient</th></tr> <tr> <td>Hardstanding Surfacing (incl. Roads, Footpaths and ancillary areas)</td><td>1.0661 Ha</td><td>80%</td></tr> <tr> <td>Roof Areas</td><td>0.7221 Ha</td><td>95%</td></tr> <tr> <td>Green Areas (Incl. Public open spaces)</td><td>1.9938</td><td>28.5%</td></tr> </table>	Contributing Area	Hardstanding Area	Run-off Coefficient	Hardstanding Surfacing (incl. Roads, Footpaths and ancillary areas)	1.0661 Ha	80%	Roof Areas	0.7221 Ha	95%	Green Areas (Incl. Public open spaces)	1.9938	28.5%						
Contributing Area	Hardstanding Area	Run-off Coefficient																		
Hardstanding Surfacing (incl. Roads, Footpaths and ancillary areas)	1.0661 Ha	80%																		
Roof Areas	0.7221 Ha	95%																		
Green Areas (Incl. Public open spaces)	1.9938	28.5%																		
	(f) The applicant shall provide confirmation of the catchment area of the adjacent public road and provide details of the sizing of the attenuation system for same.	<p>DOBA stated: “The DOBA drawings 2334-DOB-XX-SI-DR-C-0200, 0201 and 0202 submitted under separate cover with the Planning Application documentation illustrate the sub-catchment areas of the adjacent public road. The sizing of the attenuation associated with each sub-catchment is also illustrated on these drawings.”</p>																		
	(g) The proposed attenuation systems detail to be agreed with the Environment Department. It was noted that the proposed attenuation system beside the proposed creche had a potential depth of 1m of water during the 1 in 100-year rainfall event. Max depth of water to be 300mm during the 1 in 100-year rainfall event.	<p>DOBA stated: “The Applicant would welcome a condition to agree the attenuation system details with the Environment Department post grant of planning. Additionally, the Applicant notes that the design of the proposed scheme has developed since the LRD Opinion meeting and the inclusion of a creche no longer forms part of the proposals. The updated surface water drainage design includes a maximum 300mm depth of water, not 1.0m, in the deepest detention basin for a 1:100-year storm event including climate change. Please refer to the</p>																		

Item	Action/Request	Note/Response
		<i>Surface Water Calculations appended to the DOBA Infrastructure Design Report (IDR) namely 2334-DOB-XX-SI-RP-C-0001 submitted under separate cover with the Planning Application documentation."</i>
	(h) It was noted that there is poor infiltration on site. The applicant shall size all attenuation without infiltration.	DOBA stated: <i>"The Applicant has sized all attenuation systems without infiltration. Please refer to the Surface Water Calculations appended to the DOBA Infrastructure Design Report (IDR) namely 2334-DOB-XX-SI-RPC-0001 submitted under separate cover with the Planning Application documentation."</i>
	(i) Attenuation storage in permeable paving is not to be used as part of the attenuation storage for the 1 in 100-year rainfall event.	DOBA stated: <i>"The Applicant confirms that the permeable paving has NOT been used as part of the attenuation storage for the 1 in 100-year rainfall event. The site-wide permeable paving, tree pits, and rain gardens are designed as "flow-through" structures, and not attenuation structures, to reduce the rate of runoff from impermeable surfaces. Please refer to the Surface Water Calculations appended to the DOBA Infrastructure Design Report (IDR) namely 2334-DOB-XX-SI-RP-C-0001 submitted under separate cover with the Planning Application documentation."</i>
	(j) Impermeable liners on attenuation systems are not acceptable to the planning authority.	DOBA stated: <i>"The Applicant confirms that impermeable liners on attenuation systems are not proposed. The Applicant has dealt with this matter through pre-planning consultations held between the Applicant and Meath Co. Co. Water Services. Please refer to the Pre-Planning Consultations held between the Applicant and the Planning Authority which is appended to the DOBA Infrastructure Design Report (IDR) namely 2334-DOB-XX-SI-RP-C-0001 submitted under separate cover with the Planning Application documentation."</i>
	(k) The applicant shall provide road long sections for the proposed site showing proposed road gradients and ensuring no ponding of surface water will occur on the proposed roads	DOBA stated: <i>"The Applicant has provided road long sections for the proposed site showing proposed road gradients as illustrated on the DOBA drawing 2334-DOB-XX-SI-DR-C-1405 and 1406 submitted under separate cover with the Planning Application documentation. Low points along these roads have been provided with double road gullies to prevent ponding as illustrated on the DOBA drawing 2234-DOB-XX-SI-DRC-0200, 0201 and 0202."</i>

Item	Action/Request	Note/Response
	(l) The applicant shall provide details of the driveway drainage infiltration blanket.	DOBA stated: <i>"The Applicant has provided details of the driveway drainage infiltration blanket on the DOBA drawing 2334-DOB-XX-SI-DR-C-0250 submitted under separate cover with the Planning Application documentation."</i>
	(m) As per the Greater Dublin Strategic Drainage Study, Volume 3 Environmental Management, soakaways shall not be constructed within 5 metres of the foundations of the buildings or under a road.	DOBA stated: <i>"Soakaways are only proposed to the 2 detached units located east of the realigned Ballybin Road and are located 5 metres from the foundations of the proposed buildings and are not proposed beneath a road."</i>
	(n) The applicant shall locate Class 1 petrol/oil separators upstream of the proposed attenuation systems.	DOBA stated: <i>"The Applicant has located the proposed Petrol Interceptors upstream of the attenuation systems as illustrated on the DOBA drawing 2334-DOB-XX-SI-DR-C-0200, 0200 and 0201 submitted under separate cover with the Planning Application documentation."</i>
	(o) The principles of the SuDS 'Management Train' has been applied to the design for the surface water management scheme which has been proposed for the subject development. Meath Co Co Environment Flooding-Surface Water Section would like to see greater use of larger scale source control measures within a more compliant design.	DOBA stated: <i>"The Applicant has adopted Nature Based and Filtration System SuDS source control measures extensively across the proposed development as outlined in Table 3 below. As there is no infiltration proposed on the site arising from unfavourable infiltration rates following site specific BRE365 testing, infiltration system source control SuDS measures do not apply. Therefore, the Applicant has adopted those source control measures which apply to the site. The SuDS measures not adopted per the table below include green and blue roofs (only suited to flat roof apartment buildings), green walls (only suited to commercial buildings) and bioswales (which cannot be adopted due to site space constraints)."</i>

Item	Action/Request	Note/Response																																																																				
		<table><tr><th colspan="4">Table 3 SuDS source control</th></tr><tr><th>Sustainable Urban Drainage System</th><th>Source Control</th><th>Proposed for the Scheme (Y/N)</th><th>Rationale for the provision or otherwise of proposed SuDS measures</th></tr><tr><td colspan="4">Nature Based SuDS</td></tr><tr><td>Bioretention Areas</td><td>•</td><td>Y</td><td>Bioretention areas shall be utilised throughout the proposed development</td></tr><tr><td>Bioswales</td><td>•</td><td>N</td><td>Bioswales are not proposed as a source control NBS SuDS measures for this project and instead the SuDS design has opted for other viable alternative source control</td></tr><tr><td>Rain Gardens</td><td>•</td><td>Y</td><td>Raingardens shall be adopted within the proposed development with surface water discharge from backyards conveyed to the same.</td></tr><tr><td>Green/ Blue Roofs</td><td>•</td><td>N</td><td>Green and/ or Blue Roofs do not suit pitched housing units such as those proposed. Green and/ or Blue Roofs suit high density apartment buildings with flat roofs. Other viable alternative nature based source control SuDS measures have been adopted.</td></tr><tr><td>Green Walls</td><td>•</td><td>N</td><td>Green walls are not proposed as part of this development as there are other alternative viable Nature Based SuDS solutions</td></tr></table> <table><tr><td></td><td></td><td></td><td>available to the Applicant.</td></tr><tr><td>Tree Pits</td><td>•</td><td>Y</td><td>Tree Pits are proposed as source control NBS SuDS measures for this project.</td></tr><tr><td colspan="4">Infiltration System SuDS</td></tr><tr><td>Unlined tree pits-trenches</td><td>•</td><td>N</td><td rowspan="3">Ground investigations returned unfavourable rates of infiltration on site and hence filtration system SuDS shall be incorporated. Therefore, infiltration source control measures cannot be applied to this site.</td></tr><tr><td>Unlined permeable paving</td><td>•</td><td>N</td></tr><tr><td>Infiltration trenches</td><td>•</td><td>N</td></tr><tr><td colspan="4">Filtration System SuDS</td></tr><tr><td>Filter Drains</td><td>•</td><td>Y</td><td rowspan="3">Ground investigations returned unfavourable rates of infiltration on site and hence filtration system SuDS shall be incorporated.</td></tr><tr><td>Filter Strips</td><td>•</td><td>Y</td></tr><tr><td>Lined Permeable Paving</td><td>•</td><td>Y</td></tr></table>	Table 3 SuDS source control				Sustainable Urban Drainage System	Source Control	Proposed for the Scheme (Y/N)	Rationale for the provision or otherwise of proposed SuDS measures	Nature Based SuDS				Bioretention Areas	•	Y	Bioretention areas shall be utilised throughout the proposed development	Bioswales	•	N	Bioswales are not proposed as a source control NBS SuDS measures for this project and instead the SuDS design has opted for other viable alternative source control	Rain Gardens	•	Y	Raingardens shall be adopted within the proposed development with surface water discharge from backyards conveyed to the same.	Green/ Blue Roofs	•	N	Green and/ or Blue Roofs do not suit pitched housing units such as those proposed. Green and/ or Blue Roofs suit high density apartment buildings with flat roofs. Other viable alternative nature based source control SuDS measures have been adopted.	Green Walls	•	N	Green walls are not proposed as part of this development as there are other alternative viable Nature Based SuDS solutions				available to the Applicant.	Tree Pits	•	Y	Tree Pits are proposed as source control NBS SuDS measures for this project.	Infiltration System SuDS				Unlined tree pits-trenches	•	N	Ground investigations returned unfavourable rates of infiltration on site and hence filtration system SuDS shall be incorporated. Therefore, infiltration source control measures cannot be applied to this site.	Unlined permeable paving	•	N	Infiltration trenches	•	N	Filtration System SuDS				Filter Drains	•	Y	Ground investigations returned unfavourable rates of infiltration on site and hence filtration system SuDS shall be incorporated.	Filter Strips	•	Y	Lined Permeable Paving	•	Y
Table 3 SuDS source control																																																																						
Sustainable Urban Drainage System	Source Control	Proposed for the Scheme (Y/N)	Rationale for the provision or otherwise of proposed SuDS measures																																																																			
Nature Based SuDS																																																																						
Bioretention Areas	•	Y	Bioretention areas shall be utilised throughout the proposed development																																																																			
Bioswales	•	N	Bioswales are not proposed as a source control NBS SuDS measures for this project and instead the SuDS design has opted for other viable alternative source control																																																																			
Rain Gardens	•	Y	Raingardens shall be adopted within the proposed development with surface water discharge from backyards conveyed to the same.																																																																			
Green/ Blue Roofs	•	N	Green and/ or Blue Roofs do not suit pitched housing units such as those proposed. Green and/ or Blue Roofs suit high density apartment buildings with flat roofs. Other viable alternative nature based source control SuDS measures have been adopted.																																																																			
Green Walls	•	N	Green walls are not proposed as part of this development as there are other alternative viable Nature Based SuDS solutions																																																																			
			available to the Applicant.																																																																			
Tree Pits	•	Y	Tree Pits are proposed as source control NBS SuDS measures for this project.																																																																			
Infiltration System SuDS																																																																						
Unlined tree pits-trenches	•	N	Ground investigations returned unfavourable rates of infiltration on site and hence filtration system SuDS shall be incorporated. Therefore, infiltration source control measures cannot be applied to this site.																																																																			
Unlined permeable paving	•	N																																																																				
Infiltration trenches	•	N																																																																				
Filtration System SuDS																																																																						
Filter Drains	•	Y	Ground investigations returned unfavourable rates of infiltration on site and hence filtration system SuDS shall be incorporated.																																																																			
Filter Strips	•	Y																																																																				
Lined Permeable Paving	•	Y																																																																				
	(p) The applicant has proposed to discharge surface water to existing surface water drain to the south of the site. The applicant shall engage with and secure the written permission of the Municipal District Engineer for access to any surface water drain. The applicant shall undertake any remedial works to the existing surface water drainage network which the Municipal District Engineer considers necessary to facilitate the discharge from the proposed development.	DOBA stated: "The Applicant confirms that the Local District Engineers will be contacted at the relevant stage prior to the commencement of these proposed drainage works."																																																																				
	(q) All work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDSDS) Regional Drainage Policies Volume 2, for New Developments.	DOBA stated: "Noted and adopted throughout the design process."																																																																				
	(r) All work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.	DOBA stated: "Noted and adopted throughout the design process."																																																																				

Item	Action/Request	Note/Response
	<p>(s) The applicant shall revise the proposed surface water system, taking into account the above items and resubmit for agreement in writing with the Environment department.</p> <p>Prior to submission of the LRD application, please contact Damien O'Brien, Executive Engineer, Environment Flooding-Surface Water Section, MCC for all queries in relation to this request.</p>	<p>DOBA stated: "Noted. The Applicant has submitted revised layouts and associated design under separate cover with the Planning Application documentation. The applicable documents are as follows;</p> <ul style="list-style-type: none"> <li>• 2334-DOB-XX-SI-RP-C-0001 Infrastructure Design Report</li> <li>• 2334-DOB-XX-SI-DR-C-0200, 0201 &amp; 0202 Proposed Surface Water Drainage Layout Plans</li> <li>• 2334-DOB-XX-SI-DR-C-0250 Proposed SuDS Details</li> <li>• 2334-DOB-XX-SI-DR-C-1000 Proposed Typical Drainage Details</li> <li>• 2334-DOB-XX-SI-DR-C-1200 Proposed Attenuation Details</li> <li>• 2334-DOB-XX-SI-DR-C-1400 Proposed Surface Water Longitudinal Sections"</li> </ul>
<b>7. ARCHAEOLOGY</b>	<p>(a) To address the archaeological potential of the proposed development site, a programme of licenced archaeological testing of greenfield areas is recommended prior to commencement of development (in the event of a grant of permission). This will allow appropriate archaeological mitigation measures to be incorporated into the design of the scheme prior to commencement of any site development works.</p>	<p>The detail of this Item is noted. An <i>Archaeological Assessment</i> has been prepared by John Cronin &amp; Associates and features in the submitted Planning Application pack.</p> <p>The wording of a potential condition is noted and accepted, with the <i>Archaeological Assessment</i> having made a similar recommendation.</p>
	<p>(b) The applicant is advised, that in the event of grant of permission, this type of development would likely incur a condition with the following details:</p>	

Item	Action/Request	Note/Response
	<p><i>a) The applicant is required to engage the services of a suitably qualified person (in accordance with the National Monuments Acts 1930-2004) to carry out pre-development surface work shall be undertaken in the absence of the archaeologist.</i></p> <p><i>b) The archaeologist is required to notify the Department of Housing, Local Government and Heritage in writing at least four weeks prior to the commencement of site preparation to allow the archaeologist sufficient time to obtain license to carry out the work. To access the site for the survey, the better, since there may be a further delay if something significant is found (see e) below)</i></p> <p><i>c) The archaeologist shall carry out any relevant documentary research to a general total of 8%-10% of the greenfield site area, suitably placed around the site, at locations chosen by the archaeologist, having consulted the planning authority and the advance geophysical survey.</i></p> <p><i>d) Having completed the work, the archaeologist shall submit a written report to the Department of Housing, Local Government and Heritage for their records.</i></p> <p><i>e) Where archaeological material is shown to be present, avoidance, protection by record (rescue excavation) and/or monitoring may be required and the Department of Housing, Local Government and Heritage will also advise the Applicant/Developer with regard to any necessary measures.</i></p> <p><i>f) In areas where no archaeological material is present following the trial excavation, no further archaeological work would typically be required.</i></p> <p><i>g) No site preparation or construction works shall be carried out until a written report has been submitted and permission to proceed has been received in writing from the Department of Housing, Local Government and Heritage in consultation with the Department of Housing, Local Government and Heritage.</i></p>	
<b>8. BROADBAND</b>	(a) Telecommunications Services should be installed concurrently with all other services (water & electricity) for the development.	The details of these Items are noted.
	(b) The PAS 2016:2010 Next Generation Access for new build homes- Guide should be used for guidance in delivering the open access ducting to all units within the development.	A drawing titled <i>SITE SERVICES LAYOUTS BROADBAND INFRASTRUCTURE</i> has been prepared (and enclosed) by ENX and indicatively details the routing of potential broadband infrastructure.
	(c) As Virgin Media, SIRO and open eir have networks in new developments in Dunboyne these telecommunications suppliers should be contacted to understand their requirements and confirmation of this should be forwarded to the planning authority. Proposed duct network drawings	

Item	Action/Request	Note/Response
	<p>showing the layout and specification of ducting and chambers within the development and to existing telecoms networks should be provided prior to construction. As built drawings will be provided to the Council in pdf and GIS formats.</p> <p>Please contact the Broadband Officer to clarify the requirements.</p>	
<p><b>9. PART V, UNIVERSAL DESIGN, DESIGN</b></p>	<p>(a) The Part V obligation of 10% or 20% must first be established. The proposal does not include any details of a Part V proposal. To establish the 10% or 20% obligation it must be confirmed by written verification from legal representatives of the owners setting the date of land purchase.</p>	<p>The Applicant accepts that the 20% Part V requirement applies in this instance.</p>
	<p>(b) It must be noted that that the 20% requirement does not relate to the number of units on a development, it relates to the acquisition 20% of this land at existing use value. This may end up different from an assumed set percentage of units.</p> <p>The Applicant will be required to submit a Part V proposal prior to commencement (if planning permission is granted) to be considered by Meath County Council. To finalize the Part V proposal the following needs to be submitted as may have changed from the original proposal.</p> <ul style="list-style-type: none"> <li>• A copy of the House plans, sections, elevations for the proposed Part V house(s)</li> <li>• Site layout plan with the proposed Part V house(s) identified thereon, this site layout plan will also need to show the overall floor area of the total units in the development and the area of the development site.</li> <li>• Letter from your solicitor confirming the date the lands were acquired.</li> <li>• To calculate the Net Monetary Value of the site, the Developer is required to submit a Certificate from an Estate</li> </ul>	<p>As required by the <i>Planning and Development Regulations 2001</i> (and specifically amended by the <i>Planning and Development (Amendment) (No. 3) Regulations 2015</i>), clarified in <i>Circular PL 10/2015 and Housing Circular 36/2015</i> and stated by the <i>Part V of the Planning and Development Act 2000 – Guidelines</i>, the following 3 No. principal pieces information are included in this Planning Application pack:</p> <ol style="list-style-type: none"> <li>1. Details of how the Applicant intends to discharge of their Part V obligation;</li> <li>2. Details of the units to be provided; and</li> <li>3. Indicative costs.</li> </ol> <p>The Applicant has, however, had provisional discussions with the Housing Department of Meath County who have issued a letter indicating receipt of the Applicant's intended Part V proposal and confirmation of an agreement "<i>in principle</i>" to same.</p> <p>Please refer to the enclosed Part V materials and Section 7.13 of the <i>Planning Report and Statement of Consistency</i>.</p>

Item	Action/Request	Note/Response																																																												
	<p>Agent or Valuer confirming Development value and Existing Use value of this portion of the site on the date of Grant of Planning Permission</p> <ul style="list-style-type: none"><li>• Outline specification regarding building materials, finishes and fittings to be supplied.</li><li>• Complete the cost template in the format as set out below in Table A.</li></ul> <p>Table A below is a sample of the calculation of compensation payable by the local authority to the developer for a housing unit.</p> <table><tr><th colspan="4">Table A Nature of Costs.</th></tr><tr><td>1. Normal Construction Costs (ex. VAT &amp; builders profit)</td><td></td><td>140,000</td><td></td></tr><tr><td>2. Builders' Profit @ 7.5%</td><td></td><td>10,500</td><td></td></tr><tr><td>3. Development Costs (as applicable)</td><td></td><td></td><td></td></tr><tr><td>    3.1 Professional Fees including Legal Fees</td><td>5,000</td><td></td><td></td></tr><tr><td>    3.2 Service Connections</td><td>3,000</td><td></td><td></td></tr><tr><td>    3.3 Development Contributions</td><td></td><td></td><td></td></tr><tr><td>    3.4 Site Investigations</td><td>500</td><td></td><td></td></tr><tr><td>    3.5 Planning Fees and Charges</td><td>500</td><td></td><td></td></tr><tr><td>    3.6 Financing Charges</td><td>5,000</td><td>14,000</td><td></td></tr><tr><td>4. Sub-Total</td><td></td><td>164,500</td><td></td></tr><tr><td>5. Land Costs (existing use value)</td><td></td><td>2,000</td><td></td></tr><tr><td>6. Sub-Total</td><td></td><td>166,500</td><td></td></tr><tr><td>7. VAT @ 13.5%</td><td></td><td>22,478</td><td></td></tr><tr><td>Total</td><td></td><td>188,978</td><td></td></tr></table> <p>Notes:</p>	Table A Nature of Costs.				1. Normal Construction Costs (ex. VAT & builders profit)		140,000		2. Builders' Profit @ 7.5%		10,500		3. Development Costs (as applicable)				3.1 Professional Fees including Legal Fees	5,000			3.2 Service Connections	3,000			3.3 Development Contributions				3.4 Site Investigations	500			3.5 Planning Fees and Charges	500			3.6 Financing Charges	5,000	14,000		4. Sub-Total		164,500		5. Land Costs (existing use value)		2,000		6. Sub-Total		166,500		7. VAT @ 13.5%		22,478		Total		188,978		
Table A Nature of Costs.																																																														
1. Normal Construction Costs (ex. VAT & builders profit)		140,000																																																												
2. Builders' Profit @ 7.5%		10,500																																																												
3. Development Costs (as applicable)																																																														
3.1 Professional Fees including Legal Fees	5,000																																																													
3.2 Service Connections	3,000																																																													
3.3 Development Contributions																																																														
3.4 Site Investigations	500																																																													
3.5 Planning Fees and Charges	500																																																													
3.6 Financing Charges	5,000	14,000																																																												
4. Sub-Total		164,500																																																												
5. Land Costs (existing use value)		2,000																																																												
6. Sub-Total		166,500																																																												
7. VAT @ 13.5%		22,478																																																												
Total		188,978																																																												

Item	Action/Request	Note/Response
	<p>a) Construction costs include costings related to: Sub-structures; Super-structures; External Works; Site development works; Abnormal works; Indirect project costs. Includes appropriate share of any common development works.</p> <p>b) Builder's profit should be agreed based on open market rates that would have been incurred by the local authority had it retained an independent builder to undertake the works. Builder's profit should be a reasonable profit, determined by reference to prices for work pertaining to competitive tenders for similar work current in the locality which is currently estimated at 7.5%.</p> <p>c) Attributable development costs include design team fees; Service connections; *Development contributions are exempt for Social Housing; Site investigation; Financing charges; Legal expenses; Homebond registration (or approved equivalent); Planning fees/charges.</p> <p>d) The Meath County Council specification for standard dwelling layouts will also be provided.</p> <p>For further general information on Part V please go to <a href="https://www.housingagency.ie/news-events/part-v-information-and-resources">https://www.housingagency.ie/news-events/part-v-information-and-resources</a>. Any queries/submissions/proposals on Part V please contact via email <a href="mailto:partv@meathcoco.ie">partv@meathcoco.ie</a>.</p>	
	<p>(c) Universal Design - SH OBJ 28 (MCDP – Chapter 3) refers to universal design and seeks a minimum of 5% universally designed units in accordance with the requirements of the 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority)". The details regarding universal design</p>	<p>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.</p> <p>Based on the total proposal of 141 No. units, this equates to 8.5%, thereby exceeding the stated minimum.</p>

Item	Action/Request	Note/Response
	should be provided in a summary table and the applicant should be advised of the requirement to provide the 5% and details of same.	
	(d) The applicant is also be invited to consider the principles for improving security in estate design (see Secured By Design1 - Homes - particularly Part 1 which provides advice on roads and footpaths, communal areas and play spaces, dwelling boundaries and defensible spaces, layout and orientation of dwellings, parking, planting, street lighting, etc. Ideally homes design for vulnerable persons should not be easily identifiable. Resources for Age-Friendly Planning and Design for older persons are also available.	<p>The design of the development has sought to maximise safety and security. Notable aspects of the design include:</p> <ol style="list-style-type: none"> <li>1. Ample passive surveillance of all public open spaces and communal amenity spaces;</li> <li>2. Tenure blind design;</li> <li>3. Quality boundary treatments, including railing/hedging to deliver defensible space;</li> <li>4. Carefully considered public lighting;</li> <li>5. No 'blind' cul de sacs;</li> <li>6. Enclosed children's play areas;</li> <li>7. No vehicular 'rat runs';</li> <li>8. Carefully positioned EV charging space; etc.</li> </ol>
<b>10. TRANSPORTATION</b>	The Applicant is requested to provide the following information in relation to roads and traffic as part of the full planning application:	The content of this Item is noted. The responses to the Sub-Items below have been extracted from DOBA's own responses prepared as Appendix G to their <i>Infrastructure Design Report</i> and should be read in conjunction with DOBA's drawings and other reports and SYSTRA's <i>Transport Assessment</i> .
	<p>(a) Accessibility and Integration</p> <ol style="list-style-type: none"> <li>i. The Applicant is requested to confirm the width of the paths at green areas and the cycle tracks along the main roads adjacent to the proposed development.</li> <li>ii. The Applicant is requested to incorporate the existing bus stops on R-125 Main Street, west of the proposed junction, in the proposed layout.</li> </ol>	<p>DOBA stated:</p> <ol style="list-style-type: none"> <li>i. "The width of the paths at green areas and the cycle tracks along the main roads adjacent to the proposed development are 2m in accordance with DMURS as illustrated on the DOBA Proposed Site Layout drawing 2334-DOB-XX-SI-DR-C-0500, 0501 and 0502.</li> <li>ii. The Applicant has incorporated the existing bus stop on the R125 Main Street west of the proposed junction as illustrated on the DOBA Proposed Site Layout drawing 2334-DOBXX-SI-DR-C-0500 and 0501."</li> </ol>

Item	Action/Request	Note/Response
	<p>(b) Traffic Assessment</p> <ol style="list-style-type: none"> <li>The Applicant should provide details of the queue length survey at all junctions.</li> <li>The Applicant should assess the impacts of the proposed development in the signal-controlled junction between the Ratoath Outer Relief Road, Main Street R125 and Moulden Bridge. In particular it is known that traffic queues, particularly during the PM period, frequent extend from this junction eastwards along the R125 Ashbourne Road for some distance. The Applicant will be required to demonstrate that the proposed development does not exacerbate this issue. The two signalised junctions may require a linked system to ensure the most efficient movement of traffic.</li> </ol>	<p>DOBA stated:</p> <ol style="list-style-type: none"> <li><i>"Details of the queue length survey at all junctions has been included in the Transport Assessment prepared by the Applicant's Traffic Engineer, Systra, and submitted under separate cover with the Planning Application documentation.</i></li> <li><i>The Transport Assessment prepared by the Applicant's Traffic Engineer, Systra, has assessed the impacts of the proposed development in the signal-controlled junction between the Ratoath Outer Relief Road, Main Street R125 and Moulden Bridge."</i></li> </ol>
	<p>(c) Construction</p> <ol style="list-style-type: none"> <li>The Applicant should provide an Outline Construction Traffic Management Plan (CTMP) at the planning application stage.</li> <li>The Applicant is requested to submit an outline Construction Phasing Plan for agreement with Meath County Council. The construction of the road infrastructure can be completion in tandem with the development of the site. It is recommended that the initial phase of the development, i.e. Phase 1, containing no more than 50% of the residential units, should incorporate all of the Transportation Infrastructure identified within the red line boundary including the signalised junction, Ballybin road realignment, footpaths, cycleways, public lighting, drainage etc.</li> </ol>	<p>DOBA stated:</p> <ol style="list-style-type: none"> <li><i>"The Applicant has provided a... Construction Traffic Management Plan (CTMP) within the Construction Management Plan (CMP) 2334-DOB-XX-SI-RP-C-0003 and is submitted under separate cover with the Planning Application documentation.</i></li> <li><i>The Applicant has provided a... Construction Phasing Plan of the proposed realigned Ballybin Road and new signalised junction and is submitted under separate cover with the Planning Application documentation. The Transportation Infrastructure external to the residential development site, i.e. signalised junction, Ballybin Road realignment, footpaths, cycleways, public lighting, drainage, etc. will be provided as part of Phase 1 delivery and will be constructed prior to occupation of the 71st residential unit on site. Notwithstanding this, the Applicant is willing to accept a</i></li> </ol>

Item	Action/Request	Note/Response
		<i>condition to agree a phasing and delivery strategy with the Planning Authority prior to commencement of development."</i>
	<p>(d) Access Junction</p> <ul style="list-style-type: none"> <li>i. The Applicant is requested to provide visibility splay drawings, including forward visibility, for both access points in line with DMURS.</li> <li>ii. The Applicant is requested to accommodate right-turning cycle movements into the proposed residential development on the southbound cycle track along the realigned Ballybin Road.</li> <li>iii. The Applicant shall provide details of the proposed road, cycle tracks and footpath widths in the drawings.</li> <li>iv. The Applicant is requested to provide details of the connection from the proposed Ballybin Road with the existing road.</li> <li>v. The Applicant is requested to provide details of the accommodation works at the proposed unutilised section of the Ballybin Road.</li> <li>vi. The Applicant should provide details of the corner radii at the proposed junction.</li> <li>vii. The Applicant shall design the signal-controlled junction fully in accordance with the Cycle Design Manual.</li> <li>viii. The Applicant shall design the signal-controlled junction to facilitate west bound right turning movements from the R-125 onto the Ballybin Road.</li> </ul>	<p>DOBA stated:</p> <ul style="list-style-type: none"> <li>i. <i>"The Applicant has provided visibility splay drawings including forward visibility splays for both access points in line with DMURS as illustrated on the DOBA drawings 2334-DOB-XX-SIDR-C-0550.</i></li> <li>ii. <i>The Applicant has accommodated right-turning cycle movements off the Ballybin Road into the proposed development via the adoption of detail TL403 Standard Cycle Track Crossing Side Road with Priority as illustrated on the DOBA drawings 2334-DOB-XX-SIDR-C-0500 and 0501.</i></li> <li>iii. <i>The Applicant has provided the widths of the proposed road, cycle tracks and footpaths on the DOBA drawings 2334-DOB-XX-SI-DR-C-0500, 0501 and 0502.</i></li> <li>iv. <i>The Applicant has provided details of the connection from the proposed Ballybin Road with the existing Road as illustrated on the DOBA drawings 2334-DOB-XX-SI-DR-C-0500, 0501 and 0502.</i></li> <li>v. <i>The Applicant proposes to re-purpose the unutilised section of the existing Ballybin Road following the realignment works as a shared Vulnerable Road User (VRU) surface as illustrated on the DOBA drawings 2334-DOB-XX-SI-DR-C-0500, 0501 and 0502. The Applicant notes that the Architect and Landscape Architects materials, submitted under separate cover, also illustrate the works proposed to this section of the Ballybin Road in detail.</i></li> <li>vi. <i>The Applicant has provided details of the corner radii at the proposed junction as illustrated on the DOBA drawing 2334-DOB-XX-SI-DR-C-0500 and 0501.</i></li> </ul>

Item	Action/Request	Note/Response
		<p>vii. <i>The Applicant confirms that the signal controlled junction has been designed fully in accordance with the latest revision of the NTA Cycle Design Manual.</i></p> <p>viii. <i>The Applicant has designed the signal-controlled junction to facilitate west bound right turning movements from the R125 onto the Ballybin Road as illustrated on the DOBA drawings 2334-DOB-XX-SI-DR-C-0500, 0501, 0502 and detailed within the Systra Transport Assessment."</i></p>
	<p>(e) Road Safety</p> <p>i. The Applicant is requested to submit a stage 1 Road Safety Audit.</p> <p>ii. The Applicant is requested to undertake a DMURS Street Design Audit.</p>	<p>DOBA stated:</p> <p>i. <i>"Stage 1 Road Safety Audit has been completed by Traffico and is submitted under separate cover with the Planning Application documentation.</i></p> <p>ii. <i>The Applicant has completed a DMURS Street Design Audit and is submitted as DOBA Report 2234-DOB-XX-SI-RP-C-0006 under separate cover with the Planning Application documentation."</i></p>
	<p>(f) Bicycle Parking</p> <p>i. The Applicant should provide a dedicated drawing outlining the locations of the proposed bicycle parking facilities. This drawing should also be supplemented with further detail on the proposed bicycle stores (resident and visitor stores) including plan, elevation and section details of the proposed stores.</p>	<p>DOBA stated:</p> <p><i>"The Architect, JFA, has provided a dedicated drawing outlining the locations of the proposed bicycle parking facilities submitted under separate cover with the Planning Application documentation. The drawing provides detail on the proposed bicycle stores (resident and visitor stores) including plan, elevation and section details of the proposed stores."</i></p>
	<p>(g) Internal Street Layout</p> <p>i. The Applicant is requested to provide a DMURS Statement demonstrating compliance with DMURS.</p> <p>ii. The Applicant is requested to provide detailed roads drawings demonstrating that they have applied appropriate geometry for the development access junction and all internal junctions in accordance with the DMURS and the Cycle Design Manual.</p>	<p>DOBA stated:</p> <p>i. <i>"The Applicant has provided a DMURS Statement of Consistency demonstrating compliance with DMURS and has been submitted under separate cover with the Planning Application documentation.</i></p> <p>ii. <i>The Applicant has provided detailed roads drawings in the form of DOBA drawings 2234-DPB-XX-SI-DR-C-0500, 0501</i></p>

Item	Action/Request	Note/Response
	<ul style="list-style-type: none"> <li>iii. The Applicant should provide details of dropped kerbs provided on the crossing points within the proposed development.</li> <li>iv. It has been noted on the preliminary layout (drawing 2334-DOB-XX-SI-DR-C- 0501) that perpendicular parking bays on the northern end of the development are located close to a junction. It is recommended that the Applicant review the layout of the parking bays against swept path analysis, junction visibility splay analysis and stopping sight distance analysis to ensure that potential conflict areas are mitigated.</li> <li>v. It is noted that there is a distinct lack of vehicle permeability between the proposed development site and the adjacent neighbourhoods. In particular it would appear that there is clear potential to connect the proposed development site to the adjacent Fox Lodge housing estate. This connection would also increase permeability within the area for pedestrians and cyclists. The Applicant is requested to provide a revised site layout providing this connection.</li> </ul>	<p><i>and 0502 demonstrating that the appropriate geometry for the development access junction and all internal junctions in accordance with the DMURS and the Cycle Design Manual have been applied.</i></p> <ul style="list-style-type: none"> <li>iii. <i>The Applicant has provided details of dropped kerbs on the crossing points within the proposed development as illustrated on the DOBA drawings 2334-DOB-XX-SI-DR-C-1100 Proposed Typical Siteworks Details.</i></li> <li>iv. <i>The Applicant has reviewed the layout of all parking bays against swept path analysis, junction visibility splay analysis and stopping sight distance analysis and has ensured that potential conflict areas are mitigated.</i></li> <li>v. <i>The Applicant has considered the permeability between the proposed development and the existing Fox Lodge estate and notes that a vehicular connection is not appropriate. Instead, a VRU link is proposed through the integrated/combined public open space. The position of a potential vehicular link between the existing and proposed development will give rise to additional traffic movements directly adjacent to the existing creche, which is not desirable. The inclusion of the vehicular link will impact on the open space in this area while additional through traffic would impact on the existing residential amenity and risk the development being opposed by existing residents. The proposed VRU link will instead protect the existing open space provision and existing residential amenity."</i></li> </ul>
	<ul style="list-style-type: none"> <li>(h) Other <ul style="list-style-type: none"> <li>i. The Applicant is requested to submit a Taking in Charge drawing in accordance with MCC Taking In Charge Policy document. In particular materials implemented in the creation of Home-zone streets requires careful consideration. The Applicant should liaise with the Local Authority in this regard.</li> </ul> </li> </ul>	<p>DOBA stated:</p> <ul style="list-style-type: none"> <li>i. <i>"The Architect, JFA, have submitted a Taking in Charge drawing in accordance with MCC Taking In Charge Policy document.</i></li> <li>ii. <i>The Applicant's Traffic Engineer, Systra, have provided a Mobility Management Plan (MMP) and is submitted under</i></li> </ul>

Item	Action/Request	Note/Response
	ii. The Applicant is requested to submit a MMP with the application.	<i>separate cover with the Planning Application documentation."</i>
<b>11. WATER &amp; WASTEWATER</b>	<p>(a) Uisce Éireann has stated that a Confirmation of Feasibility (COF) - was issued by Irish Water on 1st March for the subject application, though this is over 12 months old. A revised COF will be required, should the application be submitted after 01/09/2024.</p> <p>It states that a water connection is feasible, subject to c.120m of 150mm diameter main from the proposed development to the existing off take on the 355mm HDPE main. The costs must be borne fully by the developer.</p> <p>A wastewater connection is feasible. There is an existing IW sewer 295m to the east of the proposed development. The exact location and diameter of the sewer would have to be confirmed on site. The exact detail of the connection to the IW wastewater network will form part of the connection agreement. At connection application stage the applicant is requested to provide a topographical survey and design which tries to minimise/eliminate the need for a Pumping Station.</p>	<p>The response to this Item is contained in Appendix G of the <i>Infrastructure Design Report</i>, which we have extracted as follows:</p> <p><i>"Uisce Eireann has provided a Confirmation of Feasibility dated 20 June 2024 which has been appended to the DOBA Infrastructure Design Report (IDR) 2334-DOB-XX-SI-RP-C-0001 submitted under separate cover with the Planning Application documentation."</i></p>
	(b) A Statement of Design Acceptance shall be obtained from Uisce Éireann and included with full LRD application.	<p>The response to this Item is contained in Appendix G of the <i>Infrastructure Design Report</i>, which we have extracted as follows:</p> <p><i>"Uisce Éireann have provided a Statement of Design Acceptance (SoDA) which is appended to the DOBA Infrastructure Design Report 2334-DOB-XX-SI-RP-C-0001 submitted under separate cover with the Planning Application documentation."</i></p>
	(c) Should the need for an on-site pumping station on the application site be established, the applicant is invited to submit revised layout proposals to MCC, for its consideration, prior to lodging a planning application.	<p>The response to this Item is contained in Appendix G of the <i>Infrastructure Design Report</i>, which we have extracted as follows:</p> <p><i>"The proposed development does not require a Wastewater Pumping Station (WwPS) and instead a gravity discharge to the receiving</i></p>

Item	Action/Request	Note/Response
		<i>public wastewater sewer is achieved as illustrated on the DOBA drawings 2334-DOB-XX-SI-DR-C-0300, 0301 and 0302."</i>
	(d) Confirmation of available capacity in the Moulden Bridge pumping station to accommodate the proposed development.	<p>The response to this Item is contained in Appendix G of the <i>Infrastructure Design Report</i>, which we have extracted as follows:</p> <p>" <i>The Applicant has liaised with Uisce Éireann who have noted the following with respect to the capacity of the Moulden Bridge pumping station:</i></p> <ul style="list-style-type: none"> <li>- <i>There is sufficient storage capacity at Moulden Bridge WWPS (Wastewater Pumping Station) to accommodate this development. Uisce Eireann are currently carrying out a detailed assessment on the operational functionality (Mechanical and Electrical) of the WWPS. This detailed assessment will be completed by Q4 2024 (this may be subject to change), and any operational upgrade requirements (If any) will be known at this stage.</i></li> <li>- <i>The applicant will be required to fund a relevant portion of these mechanical and electrical upgrades (If required). The fee will be calculated at Connection Application Stage."</i></li> </ul>
<b>12. PUBLIC LIGHTING</b>	(a) Please submit a lighting design as part of the LRD Application.	Please refer to the submitted plans and particular prepared by ENX. The design and siting of lighting has been delivered with appropriate regard for protection bat species, and ENX have collaborated with Enviroguide on this matter.
	(b) Public lighting shall be provided to all public spaces within the confines of the development (including road frontage). The public lighting shall be designed and installed as per "Meath County Councils; Public Lighting Technical Specification & Requirements" document.	
	(c) The applicant is advised to ensure that proposals are consistent with any mitigation requirements for bat activity.	
<b>13. CEMP / WASTE MANAGEMENT</b>	(a) Please submit a Construction Environmental Management Plan (CEMP) and Waste Management Plan. This will need to take account of any mitigation proposed in the AA, EclA, Arboricultural Assessment, or other environmental assessments, etc.	As required, DOBA have prepared a <i>Construction Management Plan</i> . This incorporates a series of sections, including (1) Construction & Demolition Resource & Waste Management, (2) Construction Environmental Management and (3) Construction Traffic Management Plan.

Item	Action/Request	Note/Response
	<p>The applicant has obligations under the Waste Management Act 1996 as amended with details to be included in the CEMP. The CEMP must address extremes of weather, impacts on receptors and mitigation; and should be kept as a live document, communicated to all relevant personnel on site. Where relevant, consultation with the Environment Department regarding the CEMP of Meath County Council may be required.</p> <p>The applicant is also referred to EPA (2021) Best Practice Guidelines for the preparation of Resource &amp; Waste Management Plans for Construction &amp; Demolition Projects (see Section 3.1 on pages 9 and 10 of the document and Text box 2 and 33).</p>	The EPA's guidance has been considered in the drafting of this report.
	(b) The applicant must address 'Refuse Storage' at Section 4.8 of Apartment Guidelines and at the proposed apartments and refuse storage at the proposed terraced houses and the crèche. Waste storage for apartments should be in a well-designed building with lighting, CCTV and electronic locks (i.e. secured) and good design/ covering required. Durable construction materials should also be used.	<p>Waste management for the completed development is detailed in the <i>Operational Waste Management Plan</i> prepared by DOBA.</p> <p>Adequate waste storage facilities are proposed for the houses, maisonettes and duplexes. Houses with garden access have adequate spaces to store receptacles there, whilst mid-terrace units have a 3-bin store to their front.</p>
	(c) Apartments must have suitable facilities for the segregation of waste (organic) including adequate storage areas. Suitable infrastructure must be provided, and future occupants must have the ability to segregate such waste.	The maisonettes have communal stores in their communal amenity spaces. The duplexes have 3-bin stores adjacent to their terraces. High-quality materials are proposed so that the stores carefully assimilate into the development.
<b>14. TAKING IN CHARGE (TIC) / MANAGEMENT COMPANY</b>	(a) Details regarding TIC and a management company will be required for the proposed development. Apartment blocks must be managed by a specific management company.	Please refer to JFA's drawings titled <i>Overall Site Plan Taking in Charge Plan</i> and <i>Site Plan OMC Plan</i> .
	(b) TIC proposals must be in accordance with MCC's TIC requirements.	These drawings demonstrate the parts of the overall landholding that are proposed for taking in charge by the Council and for management by an Owners' Management Company (OMC). It

Item	Action/Request	Note/Response
	(c) The Applicant must provide TIC proposals for the existing Ballybin Road within the application site boundary, which is to be re-aligned.	<p>should be noted that lands within the application site that are currently in the ownership of charge or the Council as proposed to remain as such (e.g. Ballybin Road, which is proposed to become a cycle and pedestrian greenway).</p> <p>The Applicant is willing to accept a condition to formally agree the details of a Management Company with the Council.</p>
<b>15. FIRE SAFETY</b>	(a) Fire Safety Certificate application required under Part III of the Building Control Regulations for each proposed residential and crèche unit. Note: Fire safety issues with regard to the proposed development/works in terms of design, layout, construction, external fire spread, access and sources of water for firefighting, as well as any proposed active & passive fire protection systems, will be examined in detail by the Fire Officer at the Fire Safety Certification application stage.	The content of these Items and assessment of the proposals by the Fire Officer is noted. The design has sought to minimise fire risk and to deliver a design of dwelling and site layout that facilitates access in emergencies.
	(b) The design of the housing units shall be in accordance with the recommendations of Technical Guidance Document B (Fire Safety) Volume 2, Dwelling Houses.	
	(c) Suitable fire brigade vehicle access shall be provided in accordance with the recommendations of Section 5.2 of Technical Guidance Document B, Fire Safety, to the Building Regulations 2006 (Reprinted Edition 2020).	Please refer to DOBA's drawing titled PROPOSED AUTOTRACK - SHEET 2, which demonstrates that a fire tender can access, egress and internally navigate the site layout.
	(d) Suitable external fire mains/hydrants shall be provided in accordance with the recommendations of section 5.1.7 and section 5.1.8 of Technical Guidance Document B, Fire Safety, to the Building Regulations 2006 (Reprinted Edition 2020).	Fire hydrants are shown on DOBA's drawing titled <i>PROPOSED WATER SUPPLY LAYOUT</i> .
<b>16. ENERGY EFFICIENCY</b>	The applicant is advised to consider and address the details in INF POL 38 and Section 10.5.6, Section 11.4.1 and associated policies and objectives in the MCDP in relation to energy conservation and efficiency. The Compact Settlement Guidelines (2024) Appendix refers to a requirement to prepare a 'Climate Action and Energy Statement for 30+ units' to be submitted as part of the planning application.	<p>The design of the development has sought to deliver high-quality dwelling will substantial natural light ingress, thereby maximising solar gain and minimising the need for artificial light and heat.</p> <p>ENX have prepared the necessary <i>Climate Action Energy Statement</i>, and this is available for review under separate cover. It notes a target BER for the dwellings of A2. The inclusion of rooftop PV</p>

Item	Action/Request	Note/Response									
		panels is a positive addition that will reduce dependence on fossil fuel generated energy.									
<b>17. PUBLIC ARTWORK</b>	A proposal for a public art work will be required in the residential development, which should ideally be incorporated in the landscape scheme in a central area of public open space. Please submit details of same as part of the application	<p>A piece of public art work is proposed as a focal point in Open Space B. This is presented in NMP's <i>General Arrangement Plan</i>. They remarked in their <i>Landscape Design Statement</i>:</p> <p><i>"Details regarding the specific artwork have not been provided at this stage, as it will be crafted in accordance with the available list of artists."</i></p>									
<b>18. ESTATE NAME</b>	The applicant should consider proposed names for the residential development and submit same as part of the application. It should reflect local placenames or historic significance to the area, etc. and will be compared to other similarly named housing developments. Please refer to Section 11.5.14 of the MCDP.	<p>Although the subject site contains Fox Lodge Farm, we note that the Fox Lodge Manor and Fox Lodge Woods development may result in confusion and potentially duplication of estate naming.</p> <p>In light of this, John Cronin &amp; 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.</p> <table border="1"> <thead> <tr> <th>Possible Name</th><th>Estate</th><th>Source/Origin</th></tr> </thead> <tbody> <tr> <td>The Furrows (Applicant Preference)</td><td></td><td>Referencing the traces of medieval ridge and furrows within the field.</td></tr> <tr> <td>Woodfield (or Wood Field)</td><td></td><td>Local name for the southernmost field (Source: County Meath Placename Project). This refers to the treelined eastern approach to Ratoath.</td></tr> </tbody> </table>	Possible Name	Estate	Source/Origin	The Furrows (Applicant Preference)		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.
Possible Name	Estate	Source/Origin									
The Furrows (Applicant Preference)		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.									

Item	Action/Request	Note/Response		
			Ridge Park	Referencing the traces of medieval ridge and furrows within the field.
			Coulter Park	The coulter was a narrow, vertically mounted blade that sliced the soil in front of the heavier plough-share.
<b>19. ELECTRICAL INFRASTRUCTURE / TELCOM SERVICES</b>	<p>The proposed development should not interfere with electricity infrastructure including overhead cables across/through the site, and it is advised that the applicant consults directly with ESB Networks, Telecom providers, etc. and incorporates any proposals into the layout submitted for the planning application.</p>	<p>The content of the Item is noted. However, it has been necessary to underground and divert a section of electrical overhead cables as part of the development.</p> <p>The detail of this is provided in DOBA's series of drawing titled: <i>EXISTING ESB OVERHEAD POWERLINES</i> and <i>EXISTING ESB OVERHEAD POWERLINES</i>. As required, engagement with ESB and other statutory undertakers will be undertaken prior to the commencement of development.</p>		
<b>20. GENERAL</b>	<p>(a) All documents must be updated to reflect final design proposals.</p> <p>(b) Any mitigation associated with environmental impacts or best practice must be incorporated into the design of the development.</p> <p>(c) Site boundary delineation must be consistent across all drawings and documents associated with any future planning application lodged to the Planning Authority.</p>	<p>These comments have been noted and incorporated into the prepared Planning Application materials.</p>		

Item	Action/Request	Note/Response
	<p>(d) A clear drawing schedule shall be provided. Floor plans, elevations and sections must be specific to each unit/ block with clear numbering provided.</p> <p>(e) The applicant is also advised to consider the minutes of Section 247 and LRD meetings to ensure all points have been considered in the application, where not already completed.</p> <p>(f) Public Notices should appropriately reference all relevant planning applications within the proposed red line boundary or encroached by same.</p> <p>(g) The applicant is requested to provide 2 no. printed copies of all documents as part of the planning application.</p> <p>(h) The applicant will need to provide a clear and full schedule of drawings for each type of residential component and element of the development on the site as part of the application (including right-entry, left-entry, end-of-terrace, mid-terrace, all elevations, etc.).</p> <p>(i) A Key Plan is requested to assist with the identification of house elevation drawings.</p>	