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MINUTES OF SECTION 247 – PRE-PLANNING CONSULTATION

Pre-Application Reference Number	**LRD0052**		
Meeting Type	Section 247 Meeting		
Date	25/11/2025	Start Time	11.00
Location	Beaufort Meeting Room (In Person & MS Teams)	End Time	11.25
Chairperson	Gerard Kellett		

Prospective Applicant	Kingscroft Developments Ltd.
Proposed Development Address	Jamestown, Ratoath, Co. Meath.
Proposed Development Description	Modifications to previously granted development, Planning Ref.No.SH305196. The proposed modifications are to the granted 52 no. Apartment units (in 2 no. 4 & 5 storey apartment buildings with under-croft basement parking) consisted of 8 no. 1- Bed, 40 no. 2- Bed & 4 no. 3-bed Apartment units. Proposed modifications to the 2 no. apartment blocks will now consist of 64 no. apartment units (in 2 no. 5 & 6 storey Block 1 & Block 2 apartment buildings with under-croft basement parking with 30.no basement parking spaces per block and 4. no surface parking spaces per block) now consisting of 10 no. 1- Bed, 50 no. 2- Bed & 4 no. 3-bed Apartment units, Minor modifications to Communal Open space. **The overall proposed units in the development have now increased from 228 to 240 units in total**. All other associated landscaping, boundary treatments, site development and service infrastructure works

Attendees:

Applicant (Online): Nick Collins (NC) - Kingscroft; Paul Moran (PM), Vidisha Raju (VR), Mary Sharon (MS) Mylena Da Costa (MDC)- (CPD Architecture); Michael O'Reilly (MOR) and Zeljana Rotim (ZR) - O'Connor Sutton Cronin.

Meath County Council (In Person/ Online): Gerard Kellett (GK) (Chair); Matthew Tully (MT): Joe McGarvey (JMG); Triona Keating (TK).

Abbreviations:

An Bord Pleanála (ABP)
Appropriate Assessment (AA)
Confirmation of feasibility (COF)
Design Manual for Urban Streets and Roads (DMURS)
Environmental Impact Assessment Report (EIAR) Flood Risk Assessment (FRA)

Land Development Agency (LDA)
Local Area Plan (LAP)
Large-Scale Residential Development (LRD)
Masterplan (MP)
Meath County Council (MCC)
Meath County Development Plan (MCDP)
Masterplan (MP)
National Planning Framework (NPF)
Natura Impact Statement (NIS)
Regional Spatial & Economic Strategies (RSES)
Roads Safety Audit (RSA)
Strategic Environmental Assessment (SEA)
Social Infrastructure Assessment (SIA)
Statement of Design Acceptance (SODA)
Strategic Employment Site (SES)
Strategic Housing Development (SHD)
Surface Water (SW)
Sustainable Drainage System (SuDS)
Taking In Charge (TIC) Traffic & Transport Assessment (TTA)
Traffic Impact Assessment (TIA)
Uisce Éireann (UÉ)/ Irish Water (IW)

Disclaimer

Please Note that advice, feedback and opinion offered at consultation is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act 2000, as amended, and in accordance with the provisions of the Planning and Development (Amendment) (Large-Scale Residential Development) Act 2023.

1. Introduction

GK Opened the meeting by welcoming everyone online and introduced attendees from Meath County Council.

This is an addition to that already permitted with an additional block of floors to Apartment blocks 1 and 2 which will result in an additional 6 units per block and minor modifications to Communal Open Space.

PM They are seeking an extra floor for each block which will result in an increase of 152 units to 164 units.

Provided a background history on the site. They got planning permission recently for what it is at present with two basements and submitted a further planning application late last year to have the basements removed. Meath County Council granted permission for this. However, they have a longstanding objector who brought it to ACP who overturned Meath County Council's decision to grant.

Kingscroft have decided to keep the basement on the commercial side of things to make it viable to see if they could get the extra floor to take the pain out of building a basement of this size. It will involve cranes on either side of the road because the distributor road is used up to the school.

They had been asked by ACP to take some of the car parking away and turn it into more of a green area. They are proposing putting some of those car spaces back to achieve the one car space per unit and keep the footprint to the basement as it was granted, reconfiguring it to thereabouts to what was granted before just increasing the building by one floor.

2. Design, Unit Mix, Residential Amenity, Compliance with standards, Childcare, etc.

GK Need to update design statements and planning statement justifying the design.

Ensure materials are durable and similar to the duplexes already granted.

Provide a Statement of Consistency in relation to the apartments and comply with the Apartment Guidelines.

Comply with Compact Growth Settlement Guidelines with the increase in density to 38 overall.

Submit a Housing Quality Assessment.

Update visuals as part of the planning application.

PM There is a good mix of apartments 4 x 1 bed, 2 x 2 beds and 2 x 3 beds in each block.

3. **Traffic and Transport, DMURS, Public Lighting, etc.**

JMcG Application should include a section on traffic impact which will be relatively insignificant but should be included.

Highlight in the Planning application the increase from 52 to 64 units.

80 parking spaces proposed - one per unit plus an element of visiting car parking spaces. This is considered adequate. Asked that they be mindful that Ratoath is a commuter town which brings a high demand for parking as people have to commute. When the outer relief road opens it might be possible to get more active travel and more bus stops onto that road that will improve access reducing the demand for parking.

The proposed layout appears to comply with DMURS and is considered satisfactory. Bicycle parking has to be provided for. If they are slightly below County Development Plan of 2 car parking spaces per unit, they have to assume residents will move to bicycles. Have to ensure bicycle parking is provided in accordance with the Design Standards for New Apartments. Need safe accessible, dedicated, secure bicycle parking for residents incorporated into the buildings themselves. Need to provide something integrated and solid within the footprint of those buildings.

To consider EV parking, have to provide an element of EV parking in the basement.

In relation to servicing the two apartments asked where are the bins stores located and where are the refuse trucks and service vehicles expected to go to service the building. Do they have to reverse down Road 9 to get into bin store. How do residents get bins out of the store, are they pushed down the shared surface or are they putting them out onto road 9? Where does the service vehicle park?

PL Refuse vehicles will park out where L8744 is on the road and the bins brought down the shared footpath.

JMcG There is a section of green area at the proposed location. Ensure bins are not to be brought across the grass.

Be mindful of how they are going to service this at the end of the day. Ensure adequate space is provided in terms of turning movements.

In terms of underground parking make sure all spaces are accessible and not blocked by columns.

4. **Flood Risk Assessment & Management and Surface Water Drainage**

GK Asked if anything has changed from a surface water drainage point of view.

MOR The footprint of building hasn't changed. There will be additional parking but shouldn't be any issues in relation to surface water drainage.

5. Any Other Issues

- ***The following comments were received from Niall Roycroft, Archaeologist***

The application seems to be a small variation on the previous one.

As such, any archaeological / heritage planning conditions that applied to the Granted development will presumably also apply to this one.

- ***The following report were receive from Barry Kelly, Uisce Eireann***

UÉ notes this S247 meeting is in relation to an application for amendments to a previous permitted development that includes for a modest increase in residential unit numbers from 228 to 240 of the permitted housing units. UÉ can confirm the applicant has a connection agreement with us for that permitted development and is currently under construction.

Any increase in units will be subject to a Connection Agreement with UÉ and this can be conditioned at planning permission stage.

In addition, applicant should be made aware of the following advisory notes and addressed where relevant as part of the plan & particulars of their planning application.

Advisory notes:

In situ public Infrastructure
Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of

public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.

Protection of Drinking Water Sources
Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s).

Statement of Design Acceptance (SODA)
Please note that a SODA is recommended to be in place and submitted at full LRD planning application lodgement stage.

Environmental Impact Assessment Report (EIAR)
If an EIAR is required to be submitted by the applicant, Uisce Éireann is requested to be consulted via an EIAR Scoping letter c. 6 months prior to the completion of the planning application. All scoping letters can be forwarded to our planning administration email address planning@water.ie

- ***The following report was received from Cormac McCann, Broadband Officer***

The application for this development at Jamestown, Ratoath, Co.Meath has limited information is provided for the provision of Telecommunications Services (Broadband Access). Telecommunications ducting needs to be planned and submitted prior to construction. Ducting should be provided to each unit allowing for different network providers to offer services to all units in the development.

As this development has a Multi Dwelling Unit (MDU), particular care should be taken by the developer to ensure that there is open access ducting from a central distribution point to each unit in the development.

The developer needs to review the new legislation on in building infrastructure (S.I. 520 of 2023) which requires the developer to provide plans for the in-building telecommunications infrastructure in all MDUs. Further to this the Gigabit Infrastructure Act (https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A32024R130) has now been passed and must be complied with. As this development has Multi Dwelling Units (MDU), the developer is required to comply with this Act.

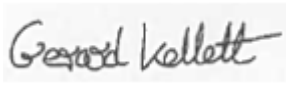
There is guidance on the requirements to comply with this act at https://assets.gov.ie/256962/6447407b-ac1c-44f4-b7d6-8f8d8eaad889.pdf similar guidance is available in the PAS 2016:2010 Next Generation Access for new build homes- Guide. Telecom infrastructure companies and Dublin City Council have also developed good guidelines.

Therefore prior to commencement the developer is required to provide plans on how the existing telecom operators in Ashbourne will connect into this development **and provide the in-building telecommunications infrastructure plans to deliver services to each unit in the development**.

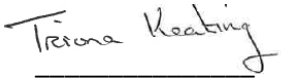
Reason: To facilitate all Licensed Operators in providing broadband services to each dwelling within the apartment development in compliance with S.I. 520/2023- European Union (in-Building Physical Infrastructure for High-Speed Electronic Communications) Regulations 2023.

GK thanked those in attendance at the meeting and advised that Meath County Council would consider whether the proposal would constitute a Section 247(7) proposal to follow the Section 34 Application process; or whether an LRD Meeting would be required, etc. He advised that this would be issued as soon as possible.

He closed the meeting at 11.25 a.m.



Gerard Kellett
A/Senior Executive Planner



Triona Keating
Senior Staff Officer

Determination

The Planning Authority has compared the proposed development to the permitted development, and considered whether the —

(a) the proposed development is substantially the same as the permitted development, and

(b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.

The Planning Authority has determined that **no further consultation is required** under Section 247 in relation to the proposed development.

This determination is based on plans and particulars received by the Planning Authority on 19/08/2024 (related to the Section 247 Meeting request received by Meath County Council on the same date).

In accordance with Section 247 (8) of the Act, a determination under subsection 247 (7) shall not prejudice the performance by the Planning Authority of its functions under this Act or any regulations under the Planning and Development Act 2000-2023 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.