CLIMATE ACTION & ENERGY STATEMENT

MIXED RESIDENTIAL DEVELOPMENT
AT SUMMERHILL ROAD, DUNBOYNE,
COUNTY MEATH.

Prepared for:

Solkerry Ventures Limited

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1 INTRODUCTION

The proposed development comprises the following:

A Large-Scale Residential Development comprising 248 No. Residential units and 1 No. Childcare facility with associated car parking, bicycle parking, public open spaces, communal open spaces and all ancillary works.
The development shall comprise:

a) Construction of 248 No. Residential units as follows:
   - 170 No. 2 storey houses in a mix of terraced, semi-detached and detached unit types consisting of 27 No. 2-bedroom units, 124 No. 3-bedroom units and 19 No. 4-bedroom units. Each house will have an associated rear private garden.
   - 26 No. Apartment units in a single 4 storey block consisting of 13 No. 1-bedroom units and 13 No. 2-bedroom apartments. All apartment units will be provided with private open space areas in the form of balconies.
   - 52 No. Duplex units in 4 No. 3 storey blocks (A-D) consisting of 26 No. 2-bedroom units and 26 No. 3-bedroom units. All duplex units will be provided with private open space areas in the form of balconies/terraces.
   - Communal open space associated with the proposed apartment / duplex units will be provided in the form of 5 No. landscaped areas located in the vicinity of the units (total approx. 1,340.4 sqm).
b) 1 No. Childcare facility at ground floor of apartment Block A with dedicated external open space (GFA approx. 285.7 sqm).
c) Total provision of 388 No. Car parking spaces including 6 No. Accessible spaces and 24 No. EV charging spaces (357 No. Resident car parking spaces, 18 No. Residential visitor car parking spaces and 13 No. Car parking spaces dedicated for the creche facility) and a total of 429 No. Bicycle parking spaces (319 No. Secure resident spaces and 88 No. Visitor spaces for the apartment / duplex / mid-terrace units; and 14 No. Childcare facility staff spaces and 8 No. Childcare facility visitor spaces).
d) Landscaped public open space areas including children's play areas totalling approx. 10,775 sqm;
e) A new vehicular and pedestrian access point is proposed via a simple priority junction on Summerhill Road (L2228).

All associated site and infrastructural works including a foul pump station with 24hr storage and associated rising main (580m) discharging to an existing foul line at the Navan Road and Dunboyne Business Park Road junction; diversion of an existing 600 mm diameter storm pipe and proposed storm drain outfall to the R157 / Summerhill Road roundabout; internal roads, road markings, homezones, footpaths and cycle infrastructure; provision of 3 No. ESB substations; bin stores and associated bin staging areas; public lighting; all hard and soft landscaping works; natural and formal play equipment; boundary treatments including retaining walls; green roof; PV panels and all associated site clearance, excavation, landscape and development works.

This Climate Action and Energy Statement has been prepared in support of the proposed development and having regard to the requirements of the Meath County Development Plan 2021–2027 (as varied), the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the Building Regulations, and relevant national climate action and energy efficiency policy.

The purpose of this statement is to demonstrate how energy conservation, energy efficiency, low-carbon heating and renewable energy have been considered as part of the design and planning of the proposed development.

Regard has been given to the requirements identified by Meath County Council in relation to INF POL 38, Section 10.5.6 – Residential, and Section 11.4.1 – Energy Efficiency of the Meath County Development Plan.

The proposed development adopts a fabric-first approach, whereby energy demand is reduced through the design and performance of the building envelope before efficient building services and renewable energy technologies are considered.

The development will incorporate appropriate low-carbon heating and renewable energy technologies, with the final combination of measures to be confirmed through detailed design and the applicable DEAP/NEAP energy assessments.

2 EXECUTIVE SUMMARY

The Meath County Development Plan 2021–2027 (as varied) identifies climate change mitigation and adaptation as cross-cutting themes and promotes the reduction of energy demand, increased energy efficiency and the transition towards low-carbon and renewable energy sources.

In particular:

- **INF POL 37** promotes energy efficiency and conservation in the design and development of new buildings in accordance with Building Regulations Part L
- **INF POL 38** encourages new development proposals to maximise energy efficiency through siting, layout and design and to incorporate best practice in energy technologies, conservation and smart technology
- **INF POL 39** encourages high standards of energy efficiency and environmental sustainability
- **INF OBJ 40** seeks to reduce reliance on fossil fuels by reducing energy demand
- **INF OBJ 41** promotes low-carbon and renewable energy alternatives
- **INF OBJ 43** requires, where feasible and practicable, photovoltaic solar panels in new residential and commercial developments
- **INF OBJ 49** supports the use of heat pumps as an alternative to gas boilers where appropriate.

Section 10.5.6 – Residential of the Development Plan recognises the contribution of residential energy consumption to greenhouse gas emissions and identifies the need to improve energy standards and reduce residential energy consumption. The mitigation strategy specifically promotes energy-efficient building design and environmentally sustainable layouts and locations.

Section 11.4.1 – Energy Efficiency identifies the importance of reducing energy requirements associated with the built environment and states that energy conservation strategies should be employed in the location, design, mass, orientation and choice of materials of new and renovated development.

This Climate Action and Energy Statement has therefore been prepared to demonstrate how these requirements have been considered in the proposed development.

The development will be designed to comply with Building Regulations Part L 2022 – Conservation of Fuel and Energy and the applicable Nearly Zero Energy Building (NZEB) requirements.

The principal measures proposed are:

- High-performance building fabric
- Enhanced insulation
- High-performance glazing
- Improved airtightness
- Appropriate thermal bridge detailing
- Energy-efficient heating and hot water systems
- Low-carbon heat pump technology
- Energy-efficient ventilation
- On-site renewable energy generation through solar PV
- Consideration of green roof technology where feasible
- EV charging infrastructure
- Sustainable drainage and climate adaptation measures

The development will target a Building Energy Rating (BER) of A2 or better for residential units, subject to detailed design and final DEAP assessment.

2.1 Meath County Development Plan – Energy Efficiency Requirements

The proposed development has been specifically designed having regard to INF POL 38, Section 10.5.6 and Section 11.4.1 of the Meath County Development Plan 2021–2027 (as varied).

2.1.1 INF POL 38

INF POL 38 encourages new development proposals to maximise energy efficiency through siting, layout and design, and to incorporate best practice in energy technologies, conservation and smart technology.

The proposed development responds to this policy through an integrated energy strategy incorporating:

- Appropriate building orientation
- Efficient building form
- High-performance building fabric
- Enhanced insulation
- High-performance glazing
- Airtightness measures
- Thermal bridge minimisation
- Efficient heating and hot water systems
- Low-carbon heat pump technology
- Efficient ventilation
- Renewable energy generation
- Appropriate energy controls

The building design will seek to minimise energy demand throughout the operational life of the development.

2.1.2 Section 10.5.6 – Residential

Section 10.5.6 of the Meath County Development Plan addresses the contribution of the residential sector to greenhouse gas emissions and identifies the importance of improving building energy standards and reducing residential electricity and energy consumption.

The proposed development responds to these objectives through the provision of energy-efficient residential buildings incorporating:

- High-performance building fabric
- Reduced uncontrolled air infiltration
- Reduced thermal bridging
- Efficient heating and hot water systems
- Low-carbon heat pump technology
- Efficient ventilation systems
- Renewable energy generation
- Energy-efficient lighting and controls

Residential energy performance will be assessed using the Dwelling Energy Assessment Procedure (DEAP) to demonstrate compliance with Part L and NZEB requirements.

2.1.3 Section 11.4.1 – Energy Efficiency

Section 11.4.1 of the Development Plan identifies the reduction of energy requirements associated with the built environment as an important consideration and promotes energy conservation strategies relating to the location, design, mass, orientation and choice of materials.

The proposed development responds to these requirements through consideration of:

- Building orientation
- Building form and massing
- Solar gain
- Insulation levels
- Glazing performance
- Airtightness
- Thermal bridging
- Material selection
- Heating systems
- Ventilation systems
- Renewable energy technologies

The overall objective is to reduce the lifetime energy demand and associated carbon emissions of the development.

2.2 Sustainable Residential Development and Compact Settlements Guidelines 2024

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) are national Section 28 planning guidelines and replace the former 2009 Sustainable Residential Development Guidelines. Planning authorities are required to have regard to the Guidelines and apply any Specific Planning Policy Requirements (SPPRs) contained within them.

The proposed development has been designed having regard to the principles of sustainable and compact residential development established by the Guidelines, including the integration of sustainable design, climate action and energy efficiency considerations into the development process.

This Climate Action and Energy Statement has been prepared in response to the requirement identified by Meath County Council for the planning application and specifically addresses:

- Building Regulations Part L
- NZEB requirements
- Energy-efficient building fabric
- Airtightness
- Thermal bridging
- Low-carbon heating
- Renewable energy
- Solar PV
- Green roof opportunities
- EV charging infrastructure
- Climate adaptation measures

3 BUILDING REGULATION'S PART L 2022 (NZEB COMPLIANCE)

The proposed residential development will comply with Building Regulations Part L 2022 – Conservation of Fuel and Energy – Dwellings.

Part L establishes statutory minimum energy performance requirements for new dwellings. The design approach will seek to achieve the required overall energy performance through an integrated combination of:

- Building fabric performance
- Airtightness
- Thermal bridge control
- Efficient heating
- Efficient hot water generation
- Efficient ventilation
- Efficient lighting
- Heating and hot water controls
- Renewable energy generation

Compliance will be demonstrated using the Dwelling Energy Assessment Procedure (DEAP).

The development will be designed to achieve the applicable NZEB requirements, including the required energy performance, carbon performance and renewable energy contribution.

The final specification will be confirmed during detailed design and verified through the final DEAP calculations.

3.1 Regulation L3 – Overall Energy Performance

The overall energy performance of each dwelling will be assessed using DEAP.

The design will seek to minimise primary energy consumption and associated carbon dioxide emissions through the combined use of energy-efficient fabric, efficient building services and renewable energy technologies.

Compliance with the individual fabric, services and renewable energy provisions of Part L will not, in isolation, be considered sufficient to demonstrate overall compliance. The completed DEAP assessment will confirm the overall performance of each dwelling.

3.2 Renewable Energy

The proposed development will incorporate renewable energy technologies to contribute towards the renewable energy requirements of Part L.

The principal renewable technology proposed is solar photovoltaic (PV) generation, supplemented using electrically driven heat pump technology.

The final PV provision will be determined through detailed DEAP calculations, taking account of:

- Building energy demand
- Roof area
- Roof orientation
- Overshadowing
- PV efficiency
- Available installation area
- Overall Part L performance

3.3 Building Fabric

The building envelope will be designed to limit heat loss while maintaining appropriate levels of daylight, solar gain and thermal comfort.

Attention will be given to:

- External walls
- Floors
- Roofs
- Windows
- External doors
- Airtightness
- Thermal bridges
- Junction details

The intention is to exceed minimum Building Regulation requirements where reasonably practicable.

3.4 Heating, Hot Water and Controls

Energy-efficient heating and hot water systems will be provided.

The preferred approach will be the use of heat pump technology, where appropriate to the building type.

This approach is specifically supported by INF OBJ 49, which supports the use of heat pumps as an alternative to gas boilers for domestic and commercial development where appropriate.

Heating systems will incorporate appropriate controls to optimise energy consumption and occupant comfort.

4 BUILDING FABRIC STRATEGY (FABRIC-FIRST APPROACH)

Before considering building services and renewable energy systems, the building form and fabric will be assessed and optimised to minimise energy demand.

The design will adopt a fabric-first approach.

4.1 Target U-Values

It is the intention of the design team to exceed the requirements of the Building Regulations where applicable.

Target U-values are identified below:

Element	Proposed Target	Part L 2022 (Residential) Compliant Values	Part L 2022 (Commercial) Compliant Values
Floor	0.15–0.18 W/m²K	0.18 W/m²K	0.21 W/m²K
Roof (Flat)	0.12–0.18 W/m²K	0.20 W/m²K	0.20 W/m²K
Roof Pitched)	0.10–0.16 W/m²K	0.16 W/m²K	0.16 W/m²K
Walls	0.15–0.18 W/m²K	0.18 W/m²K	0.21 W/m²K
Windows / Doors	0.9–1.4 W/m²K	1.4 W/m²K	1.6 W/m²K

The proposed U-values are indicative design targets and may be refined during detailed design to optimise overall building energy performance and ensure compliance with the applicable DEAP/NEAP assessment.

4.2 Air Permeability

A major consideration in reducing heat loss is air infiltration.

The proposed development will target an air permeability of **3.0 m³/m²/hr @ 50 Pa** for residential units.

The airtightness strategy will include careful detailing at:

- Window and door junctions
- Floor/wall junctions
- Roof/wall junctions
- Service penetrations
- Structural interfaces
- Other potential leakage paths

Air permeability testing will be undertaken in accordance with the applicable current standards and Building Regulations requirements.

4.3 Thermal Bridging

Thermal bridges occur where there is a discontinuity in the insulation layer or where the thermal resistance of the building envelope is reduced.

The design will seek to minimise thermal bridging through:

- Appropriate construction detailing
- Continuous insulation
- Use of Acceptable Construction Details where applicable
- Thermal modelling of significant junctions where required

A target thermal bridging factor appropriate to the final construction methodology will be incorporated into the DEAP assessment.

Attention will be given to:

- Wall/floor junctions
- Wall/roof junctions
- Window and door reveals
- Balcony connections
- Structural penetrations
- Other significant junctions

5 BUILDING SERVICES

5.1 Heat Sources & Renewable Energy Options

The building services strategy will prioritise energy efficiency and low-carbon energy sources.

The principal technologies considered for the development include:

- Air Source Heat Pumps
- Exhaust Air Heat Pumps where appropriate
- Air-to-water heat pumps
- High-efficiency heat pump domestic hot water systems
- Mechanical ventilation systems
- Solar photovoltaic panels
- Appropriate energy controls

The final system will be selected based on:

- Technical suitability
- Building energy demand
- Capital cost
- Operational cost
- Ease of operation and maintenance
- Available space
- Environmental impact
- DEAP/NEAP performance

This approach is consistent with INF OBJ 49, which supports heat pumps as an alternative to gas boilers where appropriate.

5.1.1 Air Source Heat Pumps with CMEV or MVHR

Where Air Source Heat Pumps (ASHPs) are utilised, the system will provide low-carbon space heating and, where appropriate, domestic hot water.

The system may comprise:

- External air source heat pump
- Hydraulic heating circuit
- Hot water cylinder
- Radiators or underfloor heating
- Heating controls
- Mechanical ventilation system

The ventilation system may comprise either Continuous Mechanical Extract Ventilation (CMEV) or Mechanical Ventilation with Heat Recovery (MVHR), depending on the building design.

5.1.2 Exhaust Air Heat Pumps

Where appropriate for apartments, an Exhaust Air Heat Pump (EAHP) system may be considered.

The system recovers heat from warm exhaust air extracted from kitchens, bathrooms and other wet rooms.

The recovered energy may be used for:

- Space heating
- Domestic hot water
- Other appropriate building services requirements

This approach provides an integrated heating and ventilation solution where appropriate to the building type.

5.1.3 Dedicated Hot Water Heat Pump, MVHR and Solar PV

Where appropriate, a dedicated heat pump may be used for domestic hot water generation.

MVHR may be provided to recover heat from the extracted ventilation air.

Solar PV will supplement the electrical demand of the dwelling and contribute towards the renewable energy requirements of Part L.

The final combination will be assessed using DEAP.

5.1.4 District Heating

The feasibility of district or communal heating will be considered where appropriate to the scale and location of the development.

The Meath County Development Plan supports the use of district heating systems in urban residential and enterprise developments where appropriate under INF OBJ 48.

Where district heating is not considered technically, environmentally or economically appropriate, the development will adopt an alternative low-carbon heating strategy based on the building type and energy demand.

5.2 Solar Photovoltaic (PV)

Solar PV panels will be incorporated on suitable roof areas where feasible and practicable.

This directly responds to INF OBJ 43 of the Meath County Development Plan, which requires, where feasible and practicable, the provision of photovoltaic solar panels in new residential developments, commercial developments and public buildings for electricity generation, storage and/or water heating.

The PV installation will:

- Generate renewable electricity on-site
- Reduce reliance on grid-supplied electricity
- Reduce operational carbon emissions
- Contribute towards Part L/NZEB compliance
- Offset electrical consumption associated with heat pump systems
- Provide potential for future battery storage

The final quantity of PV will be determined during detailed design and DEAP/NEAP assessment.

5.3 Ventilation Design

The provision of well-designed ventilation is essential to maintain indoor air quality while controlling energy consumption.

The following ventilation strategies may be considered:

5.3.1 Natural / Background Ventilation

Where appropriate and compliant, ventilation may be provided using background ventilators and intermittent extract systems in accordance with Part F.

5.3.2 Mechanical Ventilation with Heat Recovery (MVHR)

MVHR systems extract air from wet rooms and supply fresh air to habitable rooms while recovering heat from the outgoing air.

This can significantly reduce ventilation-related heat losses.

5.3.3 Continuous Mechanical Extract Ventilation (CMEV)

CMEV systems continuously extract air from wet rooms while providing controlled ventilation to the dwelling through appropriate air transfer and background ventilation arrangements.

The final ventilation system will be selected based on the building form, airtightness, indoor air quality requirements and overall energy performance.

5.4 Water Management

An integrated water conservation strategy will be adopted.

Measures may include:

- Low-flow taps
- Low-flow showers
- Dual-flush WC cisterns
- Efficient sanitary appliances
- Leak detection where appropriate
- Sustainable surface water management

The development will incorporate Sustainable Drainage Systems (SuDS) in accordance with the requirements applicable to the development.

The Meath County Development Plan specifically requires the use of SuDS for new development under INF OBJ 15 and INF OBJ 25.

5.5 Electric Vehicle Charging Points

5.5.1 Dwellings

EV charging infrastructure will be provided in accordance with the applicable Building Regulations and national requirements.

The development will include appropriate passive infrastructure and active charging provision as required.

This approach is also consistent with MOV POL 16 and MOV OBJ 25 of the Meath County Development Plan, which support the provision of electric vehicle charging infrastructure in new developments.

5.5.2 Non-Dwellings

Where applicable, non-residential buildings will incorporate EV charging infrastructure in accordance with the relevant Building Regulations and statutory requirements.

5.6 GREEN ROOFS

Green roof technology will be considered for suitable flat and low-pitch roof areas.
The Meath County Development Plan specifically encourages the use of green roof technology under INF OBJ 27, particularly on apartment, commercial, leisure and educational buildings.

Where incorporated, green roofs will provide potential benefits including:

- Surface water attenuation
- Support for SuDS objectives
- Biodiversity enhancement
- Climate adaptation
- Reduction in surface temperatures
- Potential improvement in roof thermal performance
- Contribution to the overall green infrastructure strategy

The extent and type of green roof will be coordinated with the architectural, structural, drainage and landscape design.

6 PROPOSED SOLUTIONS

The preceding sections set out the statutory requirements, Meath County Development Plan requirements and design approaches that will inform the energy strategy for the development.

The proposed building fabric and building services technologies will be assessed during detailed design to determine the optimum combination of energy efficiency and renewable energy measures.

The design will follow the general principle of:

Reduce Energy Demand → Improve Energy Efficiency → Use Low-Carbon Energy → Generate Renewable Energy

A detailed DEAP/NEAP assessment will be undertaken to verify the final performance of the development.

6.1 Dwellings

To achieve Part L/NZEB compliance, Fallon Design proposes to:

- Exceed minimum U-value requirements where practicable
- Target residential air permeability of approximately 3.0 m³/m²/hr @ 50 Pa
- Minimise thermal bridging
- Use low-carbon heat pump technology
- Provide efficient domestic hot water generation
- Provide effective time and temperature controls
- Provide energy-efficient mechanical ventilation
- Incorporate solar PV
- Provide EV charging infrastructure
- Incorporate appropriate SuDS measures
- Consider green roof technology where appropriate

The final combination of measures will be verified using DEAP.

6.2 Buildings Other Than Dwellings

Where non-residential buildings form part of the development, the proposed approach will include:

- Enhanced U-values
- Improved airtightness
- Appropriate thermal bridge detailing
- Efficient heating and cooling systems
- Low-carbon heat sources
- Efficient ventilation
- Efficient lighting and controls
- Solar control measures
- Roof-mounted PV
- Green roof technology where appropriate
- Energy monitoring and controls
- EV charging infrastructure where applicable

The final energy strategy will be verified through the applicable NEAP assessment.

7 CLIMATE ACTION AND ADAPTATION

The development will incorporate measures addressing both climate mitigation and climate adaptation.

Climate mitigation measures include:

- Reduced energy demand
- Improved building fabric
- Low-carbon heating
- Renewable electricity generation
- EV infrastructure
- Energy-efficient building services

Climate adaptation measures include:

- SuDS
- Green roof technology where appropriate
- Surface water attenuation
- Appropriate landscape design
- Reduction of excessive hard surfacing
- Consideration of overheating risk
- Solar shading where required
- Provision for resilient building services

The Meath County Development Plan identifies increased temperatures, more intense rainfall and increased flooding among the climate risks relevant to County Meath. It therefore identifies the importance of climate adaptation within the built environment.

8 POLICY COMPLIANCE SUMMARY

Meath County Council Requirement	Response within this Statement
INF POL 38 – Energy efficiency through siting, layout and design	Addressed through the fabric-first approach, building orientation, building form, insulation, glazing, airtightness, thermal bridging and efficient services.
Section 10.5.6 – Residential	Addressed through reduced residential energy demand, energy-efficient building fabric, low-carbon heating, efficient services and renewable energy.
Section 11.4.1 – Energy Efficiency	Addressed through consideration of location, design, mass, orientation, materials and lifetime energy demand.
INF POL 37 – Part L	Development will comply with Building Regulations Part L and NZEB requirements.
INF POL 39 – Energy efficiency and environmental sustainability	High-performance fabric, efficient services and renewable energy measures incorporated.
INF OBJ 40 – Reduce reliance on fossil fuels	Low-carbon heat pump systems and reduced energy demand proposed.
INF OBJ 41 – Low-carbon and renewable energy	Heat pumps and solar PV incorporated into the energy strategy.
INF OBJ 43 – Solar PV	Solar PV proposed on suitable roof areas where feasible and practicable.
INF OBJ 49 – Heat pumps	Heat pump technology prioritised as the principal low-carbon heating solution where appropriate.
INF OBJ 27 – Green roofs	Green roof technology considered for suitable roof areas.
INF OBJ 48 – District heating	District/communal heating considered where appropriate to the development.
INF OBJ 15 / INF OBJ 25 – SuDS	Sustainable drainage measures incorporated into the development strategy.
MOV POL 16 / MOV OBJ 25 – EV charging	EV charging infrastructure and passive provision incorporated as applicable.

The policy references above are taken from the Meath County Development Plan's climate change and energy provisions.

9 CONCLUSION

This Climate Action and Energy Statement has been prepared in support of the proposed development and specifically addresses the energy efficiency and climate action requirements identified by Meath County Council.

The statement has had regard to:

- Meath County Development Plan 2021–2027 (as varied)
- INF POL 38
- Section 10.5.6 – Residential
- Section 11.4.1 – Energy Efficiency
- The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024
- Building Regulations Part L 2022
- NZEB requirements
- Relevant national climate action and energy policy

The proposed development will adopt a fabric-first approach to minimise energy demand, followed using efficient low-carbon building services and renewable energy technologies.

The development will incorporate:

- High-performance building fabric
- Improved airtightness
- Minimised thermal bridging
- Low-carbon heat pump technology
- Efficient ventilation
- Efficient heating and hot water controls
- Solar PV
- Consideration of green roof technology
- Sustainable drainage
- EV charging infrastructure
- Climate adaptation measures

The proposed solar PV provision directly responds to INF OBJ 43, which requires PV provision in new residential and commercial development where feasible and practicable. The consideration of heat pump technology responds to INF OBJ 49, while green roof measures respond to INF OBJ 27.

The development will be designed to comply with Building Regulations Part L 2022 and NZEB requirements, with final compliance demonstrated through the appropriate DEAP/NEAP assessments.

Having regard to the above, the proposed development provides an energy-efficient and low-carbon design strategy which responds directly to the energy conservation, energy efficiency and climate action objectives of the Meath County Development Plan 2021–2027 (as varied).