Statement of Response to LRD Opinion

Ref. LRD0051

Lands bounded by
Summerhill Road (L2228), R157,
Plunkett Hall Estate
And Dunboyne Business Park
Dunboyne
Co. Meath

On behalf of

Solkerry Ventures Ltd.

August 2026

Brock McClure
PLANNING & DEVELOPMENT CONSULTANTS

63 York Road,
Dun Laoghaire
Co. Dublin
www.brockmcclure.ie

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1 Introduction

We, Brock McClure Planning and Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin have been instructed by our client, **Solkerry Ventures Ltd., Warrington House, Mount Street Crescent, Dublin 2,** to prepare this Response to Meath County Council's Large – Scale Residential Development (LRD) Opinion issued on 04 June 2026 to support the application for a Large-Scale Residential Development (LRD) consisting of 248 no. residential units on **lands bounded by Summerhill Road (L2228), R157, Plunkett Hall Estate and Dunboyne Business Park, Dunboyne, Co. Meath.**

This report is a response to the issues and queries raised in the LRD Opinion issued by Meath County Council on 04 June 2026 following the pre-application process and with regard to the consultation meeting for the application for an LRD on the subject site.

This response is prepared in association with the Design Team for the scheme. Each item is addressed in turn and relevant cross references to other accompanying documentation are provided.

1.1 LRD Meeting

The LRD Meeting was held with Meath County Council on the 23 April 2026, and was attended by representatives of the Applicant, the Design Team and representatives of the Planning Authority from *inter alia* Planning, Drainage, Roads, Housing and Parks Sections.

The LRD Meeting was informed by the LRD Meeting Request, submitted to the Planning Authority electronically which consisted of a draft Planning Application, including a largely designed scheme and a wide range of supporting documents.

1.2 LRD Opinion

The LRD Opinion prepared by the Planning Authority, issued electronically on the 04 June 2026, confirms that ***"the Planning Authority is of the opinion that the documentation submitted requires further consideration and/or amendment to constitute a reasonable basis for an application for permission for the proposed LRD under section 34 of the Act."***

Under the provision of Section 32D of the Act, the LRD Opinion identifies 2 no. items that require the Applicant's Response as part of the LRD Planning Application.

The LRD Opinion also requires the provision of specific information accompany the Planning Application, as provided for under Section 16A(7) of the Planning and Development Regulations, 2000 (as amended). These 20 no. items have been addressed, and the relevant documentation is cross referenced in Section 3 of this Report.

2 Response to LRD Opinion

Pursuant to Section 32D of the Planning and Development Act 2000 (as amended), the Planning Authority is of the Opinion the documents submitted constitute a reasonable basis on which to make the application – however the Planning Authority considers that the following issues, if addressed by the relevant documents, could result in the documents consisting a reasonable basis on which to make the application:

2.1 Item 1 – Screening for Appropriate Assessment

"The applicant is required to prepare a Screening for Appropriate Assessment (AA), and where relevant, a Natura Impact Statement (NIS) for the proposed development.

An NIS is likely to be required due to the potential hydrological links with the Tolka River and the designated sites (South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA, North-West Irish Sea cSPA, among others.). Other surveys and assessments should inform the AA Screening and NIS."

Applicant Response

In response to LRD Opinion Item 1, we refer the Planning Authority to the Appropriate Assessment Screening Report prepared by Altemar accompanying this Planning Application.

The assessment concludes that:

> *"Having taken into consideration foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and attenuation effect with other effluent and surface runoff, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites."*

2.2 Item 2 – Environmental Impact Assessment Report

"The applicant is required to provide an Environmental Impact Assessment Report (EIAR).

Having regard to the above, the application documentation shall address any aspect of the proposed development likely to have significant effects on the environment or on a 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)', 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out EIA (2018)', or other guidelines as appropriate."

Applicant Response

In response to LRD Opinion Item 2, we refer the Planning Authority to the accompanying Environmental Impact Assessment Screening Report prepared by AWN.

The findings and conclusions of the EIA Screening are as follows:

> *"AWN has considered the Proposed Development and assessed the potential for significant environmental effects and the need for EIA, which is documented in Sections 6 and 7. The continued implementation of the OCEMP mitigation measures and compliance with planning conditions will prevent potential short-term nuisances (such as dust, noise and vibration, and traffic). As drainage and attenuation is in place there is no risk for water contamination or offsite flooding.*

The Appropriate Assessment (AA) Screening Report (Altemar 2026) noted that there is no connectivity to any European sites within the potential zone of Influence.

It is concluded, based on the evidence documented in Sections 4, 6 and 7, that this Schedule 5, Part 2, Class 15 project is ***not*** *considered likely to have significant effects on the environment (direct, indirect or cumulatively with other development), having regard to the criteria set out in Schedule 7, and therefore it is considered that Environmental Impact Assessment (EIA) is* ***not required*** *in this instance."*

3 Specific Information to be Provided with LRD Planning Application

The LRD Opinion includes a section requesting that specific information be provided as per Article 16A(7) with any LRD Application in order to facilitate a full assessment of the scheme. This Section of the report quotes the relevant section of the LRD Opinion and cross references the additional information / reports accompanying the Planning Application documentation for the convenience of the Planning Authority.

3.1 Item 1 – Planning

3.1.1 Zoning/ Density/ Phasing

(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), Planning Design Standards for Apartments (2025), etc.***

Applicant Response:

In response to LRD Opinion Item 1.1 (a), we refer the Planning Authority to the Planning Report and Statement of Consistency which examines the following relevant Section 28 Guidelines:

- Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)
- Planning Design Standards for Apartments: Guidelines for Planning Authorities (2025)
- Urban Development and Building height Guidelines (2018)
- Guidelines for Planning Authorities on Childcare Facilities (2001)
- Part V of the Planning and Development Act 2000: Guidelines (2017)
- The Planning System and Flood Risk Management Guidelines (2009)
- Appropriate Assessment of Plan and Projects in Ireland Guidance (2009)

We refer the Planning Authority to the Traffic and Transport Assessment prepared by NRB Consulting Engineers which examines the proposed development against the Design Manual for Urban Roads and Streets 2019.

We refer the Planning Authority to the Architectural Design Statement prepared by John Fleming Architects which examines the proposed development against the Best Practice Guidelines - Quality Housing for Sustainable Communities.

We refer the Planning Authority to the Appropriate Assessment Screening Report prepared by Altemar which examines the proposed development against the Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (2009).

We refer the Planning Authority to the Site-Specific Flood Risk Assessment prepared by TetraTech which examines the proposed development against the Planning System and Flood Risk Management (2009).

We submit that the proposed development is entirely consistent with the overall principles and provisions of the relevant S28 Guidelines.

(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.***

Applicant Response:

In response to LRD Opinion Item 1.1 (b), we note that pursuant to Section 58 of the Planning & Development Act 2024 (as amended) Meath County Council, being the Planning Authority for County Meath, at their meeting on Monday 8 June 2026, made Variation No. 5 to the Meath County Development Plan 2021-2027 (as varied). The LRD Opinion was issue by Meath County Council on 04 June 2026 and we therefore note that the proposed development has not been assessed by Meath County Council against the updated core strategy included in Variation No. 5 to the Meath County Development Plan 2021-2027 (as varied).

The subject site was rezoned from A2 Phasing Post 2027 to A2 – New Residential under the Variation No. 5 to the Meath County Development Plan.

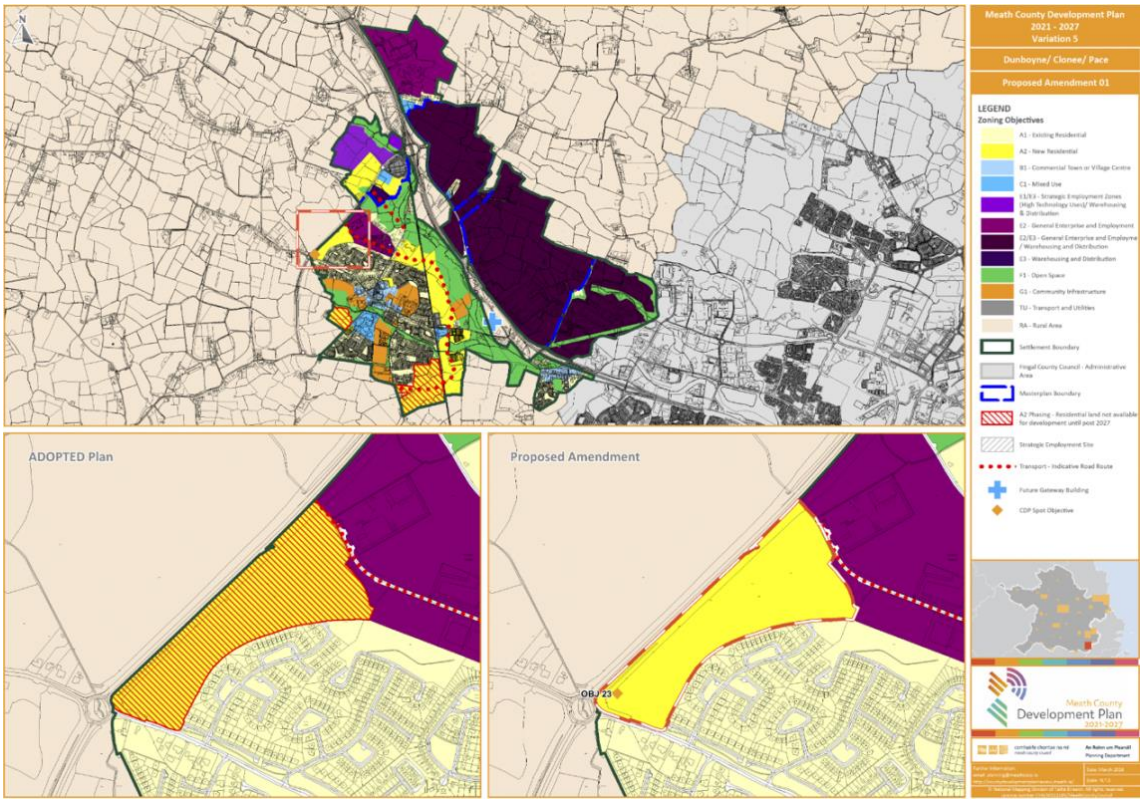


Figure 1 – Adopted Variation No. 5 Dunboyne Zoning Map

The subject site is now zoned 'A2 – New Residential' without stipulation for development post 2027 and therefore the proposed residential development is appropriate on the site given the updated zoning objective and core strategy.

A planning history of the surrounding Dunboyne area has been carried out and the applicant and design team have considered all other planning applications/permissions for residential development, which may be relevant, prior to lodging this LRD application. This following table provides an overview of key planning applications on A2 zoned lands in Dunboyne outlining the overall residential development in the town.

No.	Reg. Ref.	Address	Proposal	Decision
1.	2360290 ABP 320049	Bennettstown (Adjacent to M3 Parkway Station), Dunboyne, Co. Meath	267 no. units	**GRANTED** 20/11/2024

2.	2460805	Bennetstown (townland) to the west of the R157, Dunboyne, Co. Meath	309 no. units	**GRANTED** 03/01/2025
3.	2660001	Bennetstown (townland) to the west of the R157 and North of Kennedy Road, and also extending into Pace and Dunboyne (townlands), Dunboyne North, Co. Meath	356 no. units	**GRANTED** 14/05/2026 **Currently under Appeal (ACP-324353-26)**
4.	2660607	Bennetstown (townland) to the south of the M3 Parkway park and ride and rail station, Dunboyne North, Co. Meath	124 no. units	**GRANTED** 15/07/2026 **Currently under Appeal (ACP-324557-26)**
5.	RA180561	Lands south Of Station Road, Dunboyne, Co. Meath	83 no. units	**GRANTED** 24/09/2019
6.	2460468 ABP 321999	Station Road, Dunboyne, Co, Meath	76 no. units	**GRANTED** 07/07/2025
7.	23849	Castlefarm, Ruskin, Clonee, Dunboyne, Co. Meath	715 no. units	**GRANTED** 25/10/2023
8.	2460625	Carroll Estates Site Old Navan Road, Dunboyne	171 no. units	**GRANTED** 27/03/2025
9.	2460709 ABP 322483	Station Road, Dunboyne, Co. Meath	810 no. units	**GRANTED** 22/08/2025
10.	2660481	Townland of Dunboyne, Dunboyne, Co. Meath	314 no. units	**GRANTED** 18/06/2026
11.	ABP 305820	Rooske Road, Rush, Dunboyne, Co. Meath	226 no. units	**REFUSED** 27/02/2020

Table 1 – Residential Applications in Dunboyne

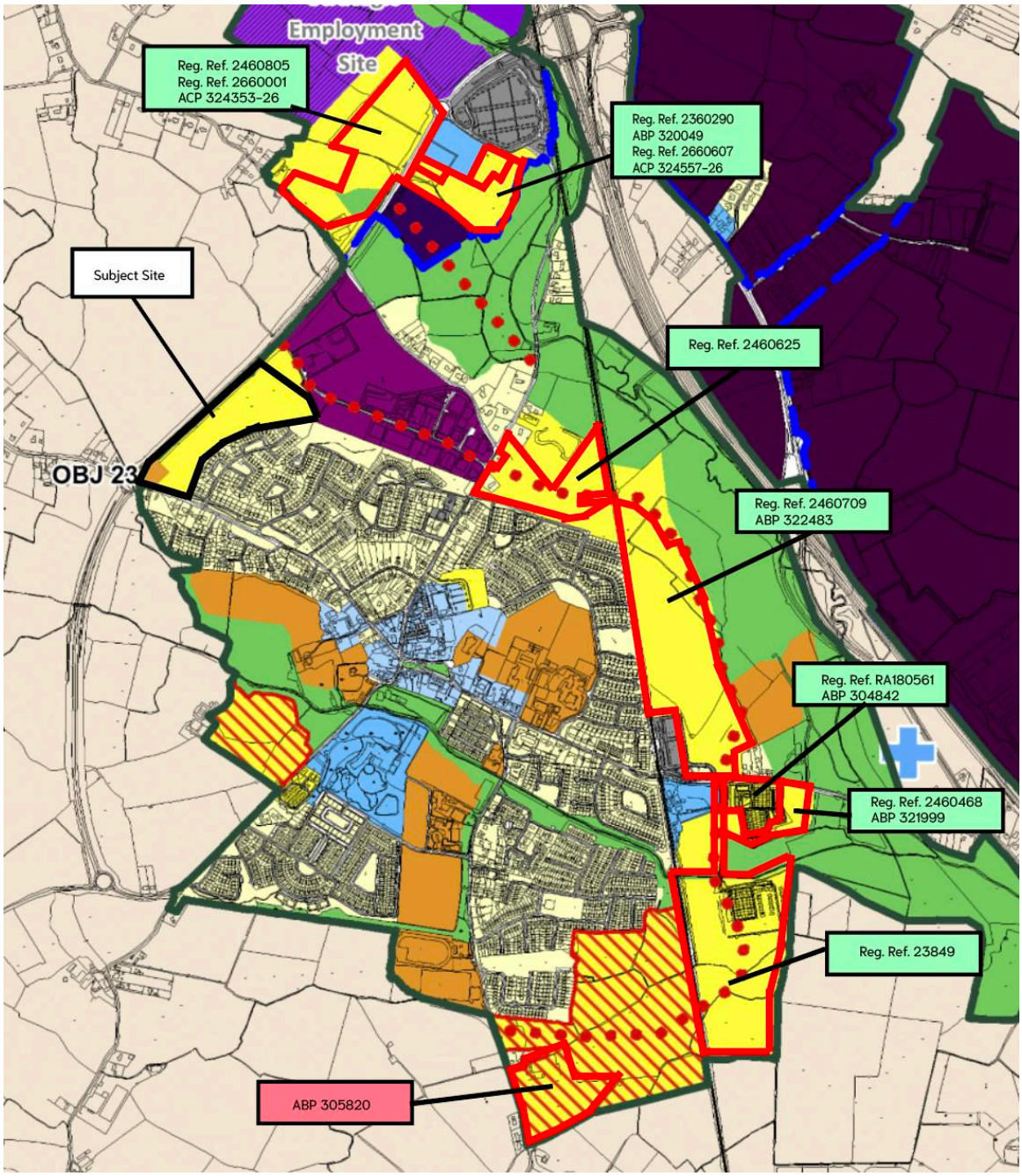


Figure 2 – Residential Development in Dunboyne

We note that while there have been 8 no. previous residential developments permitted by MCC within Dunboyne on 'A2 – New Residential' zoned lands the core strategy under Variation No. 5 to the Meath County Development Plan has increased household allocation 2020-2027 in Dunboyne from 2,002 to 2,310 no. units and has specifically rezoned the subject site from 'A2 Phasing Post 2027' to 'A2 – New Residential'. During this time of unprecedented housing demand residential development on this site along with all other granted developments in Dunboyne is wholly appropriate in the context of adopted Variation No. 5 to the Meath County Development Plan 2021 – 2027.

(c) ***Zoning – Prior to lodging an application, the applicant is invited to submit a site layout so that it can be checked against MCDP zoning to highlight any zoning objective inconsistencies where relevant (i.e. residential development being proposed on residential zoned parts of the site, etc.). The A2 New***

Residential zoning is dependent on adoption by the elected members of Variation No. 5 to the Meath County Development Plan.

Applicant Response:

In response to LRD Opinion Item 1.1 (c), we confirm that the subject site is zoned 'A2 – New Residential' under the Meath County Development Plan 2021 – 2027 with an objective to *"provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate."*

The Proposed Variation No. 5 to the Meath County Development Plan 2021 – 2027 was published on the 31st March. This Proposed Variation was on display from Tuesday 31st March 2026 to Friday 1st May 2026.

Proposed Amendment No. 3 of the Proposed Variation No. 5 to the Meath County Development Plan outlined the following in relation to the subject site:

Tier 1 lands of approximately 8.56ha located to the north west of the settlement which are currently zoned A2 Phasing – Post 2027 are considered appropriate to be zoned A2 – New Residential.

A detailed submission was made on behalf of our client on the Proposed Variation in support of the rezoning of the subject site from A2 Phasing Post 2027 to A2 – New Residential.

Pursuant to Section 58 of the Planning & Development Act 2024 (as amended) Meath County Council, being the Planning Authority for County Meath, at their meeting on Monday 8 June 2026, made Variation No. 5 to the Meath County Development Plan 2021-2027 (as varied).

The subject site was rezoned from 'A2 Phasing Post 2027' to 'A2 – New Residential' under the Variation No. 5 to the Meath County Development Plan.

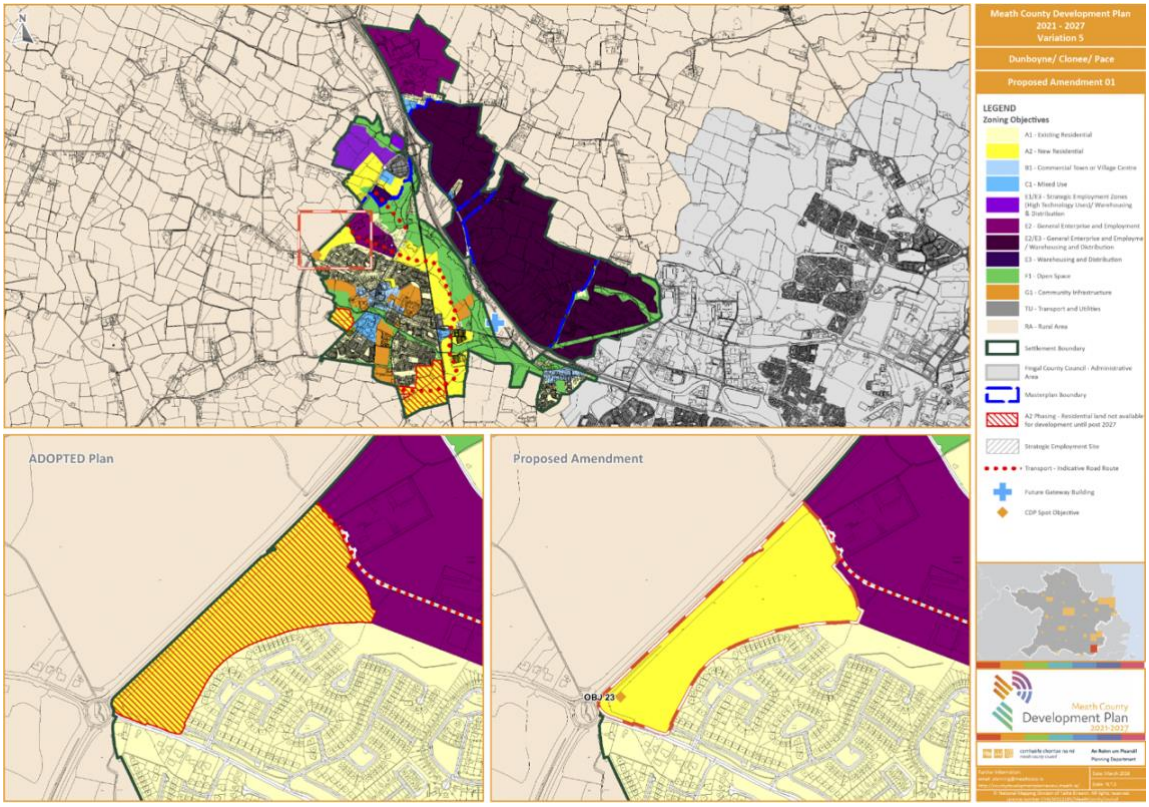


Figure 3 – Adopted Variation No. 5 Dunboyne Zoning Map

We confirm that the subject site is now zoned 'A2 – New Residential' and the proposed development sits entirely within this 'A2' zoning as outlined in the figure below.

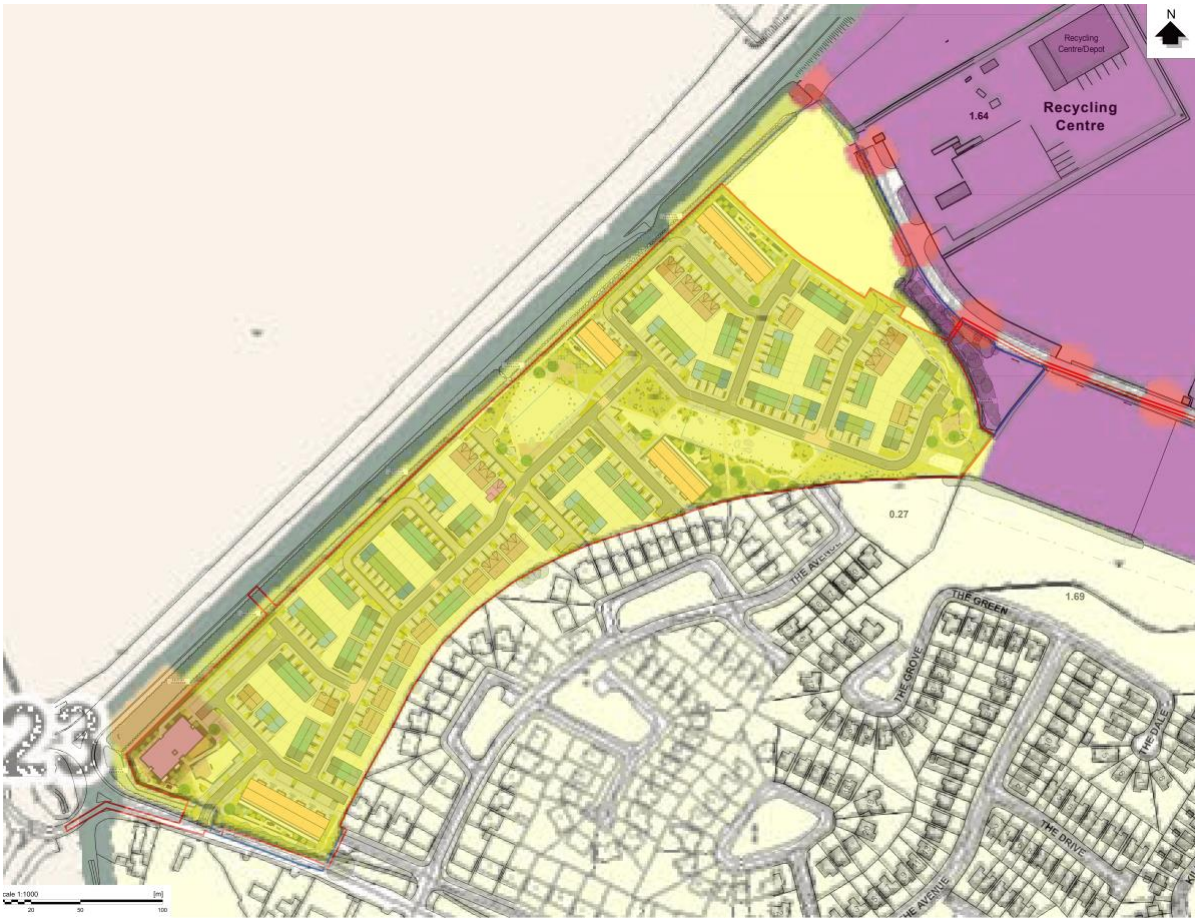


Figure 4 –Site Layout Plan with Zoning under the MCC CDP 2021 – 2027

(d) Density – Density must be clarified in the LRD application along with gross site area and net developable site area.

Applicant Response:

In response to LRD Opinion Item 1.1 (d), we confirm the proposed development will provide a gross density of 38 dph and a net density of 39 dph.

While the application red line boundary totals approx. 6.87 ha, we note that both the gross and net density have been calculated using a net site area of 6.49 ha. This net site area is based from the criteria set out in Appendix B of the Sustainable Residential Development and Compact Settlement Guidelines as outlined below.

Net Site Area Includes	Net Site Area Excludes
• Local Streets as defined by Section 3.2.1 DMURS. • Private and semi-private open space. • Car parking, bicycle parking and other storage areas. • Local parks such as neighbourhood and pocket parks or squares and plaza's • All areas of incidental open space and landscaping.	• Major road/streets such as Arterial Streets and Link Streets as defined by Section 3.2.1 DMURS. • Lands used for commercial development (inc. retail, leisure and entertainment). • Lands for primary schools, churches and other community services and facilities. • Larger, Regional or District Parks, Wayleaves or rights of way. Other areas of land that cannot be developed due to environmental sensitives, topographical constraints (i.e. steepness) and/or are subject to flooding.

Figure 5 – SRDCSGs Net Site Area Criteria

The proposed development will provide a gross density of 38 dph based on a standard method of calculation of unit no's / site area i.e. proposed development of 248 no. residential units on a net developable site area of 6.49ha.

The proposed development will provide a 39 dph (net) residential density based on Appendix B of the Sustainable Residential Development and Compact Settlements Guidelines, 2024 as follows:

SRSCG Appendix B Density Calculations	Proposed
Calculate net site area	6.49 ha
Calculate overall GFA	27,732.30 sqm
Non-residential GFA	285.7 sqm
Residential GFA	27,446.6 sqm
Residential as a portion of Development	27,446.6 / 27,732.3 = 99%
Site Area for Density Purposes	6.49 ha * 99% = 6.425 ha
No. Units	248
Gross Density	approx. 38 dph
Net Density	approx. 39 dph

Table 2 – SRSCG Density Calculation

(e) ***Phasing – The applicant must present a phasing programme which takes account of the site and proposed development. The applicant must demonstrate that all necessary infrastructure can be delivered as part of this application. This includes roads, water and wastewater, etc. The proposed childcare facility shall be delivered in phase 1 of development and shall be operational prior to the occupation of any dwelling unit on site.***

Applicant Response:

In response to LRD Opinion Item 1.1 (e), we confirm that the proposed development will be delivered in two phases, allowing for a coordinated and efficient build-out of the entire site. Phase 1 will include a total of 157 no. units, the proposed creche and all associated water and drainage infrastructure to the south-west of the site. Phase 2 will include a total of 91 no. units to the north-east of the site.



Figure 6 - Proposed Phasing Plan

We refer the Planning Authority to drawing no. SMR-00-XX-DR-JFA-AR-F1008 prepared by John Fleming Architects for further information in this regard.

3.1.2 Design, Layout including Residential Unit Mix

(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 (live application). 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.

Applicant Response:

In response to LRD Opinion Item 1.2 (a), we confirm that the proposed development has been designed to provide a high level of connectivity and permeability through the site and to surrounding lands. The proposed development will provide internal connections including vehicular, cyclist and pedestrian links. The landscape design of public open spaces incorporates walkways and pedestrian desire routes linking pedestrian footpaths with these public open spaces.

Two new pedestrian connections are proposed as part of the development to the adjoining Plunkett Hall Estate, comprising a connection at The Park adjacent to Summerhill Road and a connection between the proposed central open space and The Avenue.

The proposed development has also been cognisant with the adjoining Dunboyne Link Road Part 8 Scheme granted under Reg. Ref. P8/22022 which will provide a link road between Dunboyne Business Park and the R157 which forms a part of a Dunboyne Eastern Distributor Road. The proposed development has been designed to be fully self-sufficient prior to the delivery of the Dunboyne Link

Road Part 8 Scheme, however, the proposal has allowed for appropriate connections subject to the delivery of the Dunboyne Link Road. We refer the Planning Authority to the response to LRD Opinion Item 5 (e) and the accompanying Traffic and Transport Assessment prepared by NRB Consulting Engineers for further information in this regard. Appendix A illustrates the proposed tie-in location subject to agreement with MCC.

We refer the Planning Authority to a series of contiguous elevations prepared by John Fleming Architects on drawing no. SMR-00-XX-DR-JFA-AR-P5201 and SMR-00-XX-DR-JFA-AR-P5202 that illustrate viewpoints from the surrounding area of the proposed development.

In addition, we refer the Planning Authority to a suite of verified views and CGI images prepared by Modelworks that demonstrate how the proposed development will be viewed from the surrounding area and from within the site.



Figure 7 - Proposed CGI View from entrance into the site

(b) ***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.***

Applicant Response:

In response to LRD Opinion Item 1.2 (b), we refer the Planning Authority to the Architectural Design Statement prepared by John Fleming Architects. The Architectural Design Statement has been prepared to assess the criteria contained within both the Urban Design Manual and Objective DM OBJ 40 of the Meath County Development Plan 2021 – 2027.

(c) ***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 designs. High-quality designs with a mix of high-quality finishes are required within the proposal. Open space must be usable***

and not limited to pocket parks and located where the maximum number of residents can benefit from it.
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).

Applicant Response:

In response to LRD Opinion Item 1.2 (c), we confirm that the proposed development has been designed to create a distinctive sense of place through a clear hierarchy of spaces, varied building forms and a high-quality landscape framework. The scheme responds to its context by establishing a strong urban edge along Summerhill Road, with Duplex Block A and a landmark four-storey apartment building addressing the roundabout at the entrance to Dunboyne. Block A is set back from the road, creating a welcoming entrance into the development. The scale and massing of the development have been carefully considered. Two-storey houses are positioned adjacent to the existing Plunkett Hall Estate to protect residential amenity, including privacy and access to natural daylight and sunlight. Towards the centre of the site, the development opens around a substantial area of public open space which forms a focal point for the scheme. Additional height is provided by Duplex Blocks B and C, which frame the central open spaces and reinforce their importance within the layout. Duplex Block D is positioned in the northern part of the site and addresses the future junction between the Dunboyne Bypass (R157) and the permitted Part 8 road connection to Dunboyne Business Park. The layout is structured around two distinct character areas located to the north and south of the central open space. The proposed development will provide a total of approx. 10,775 sqm / 1.08 ha (16.6%) of public open space throughout the development providing 4 no. areas of distinct public open space.

A diverse range of dwelling types are proposed, including one-, two- and three-bedroom apartments and duplexes, together with two-, three and four-bedroom houses. This mix will cater for a wide demographic and will support residents at different stages of life. There are 17 no. differing types of houses and duplex / apartment unit types across the site, each considered in terms of form, material composition, texture, colour and adjacent treatments to create distinct character areas across the site. Dual-frontage dwellings are provided at key corner locations to ensure active frontages and to avoid blank gables within the streetscape.



Figure 8 - CGI of proposed Central Public Open Space

(d) 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.

Applicant Response:

In response to LRD Opinion Item 1.2 (d), we confirm that care has been taken throughout the design process to ensure that corner and end-of-block units provide active frontages to adjoining streets and public spaces. Additional windows are incorporated at ground and first-floor level where appropriate to avoid blank elevations, enhance the streetscape and provide passive surveillance of the public realm. The layout has also been carefully designed to protect residential amenity, with dwelling orientation, separation distances and boundary treatments arranged to avoid undue overlooking of adjoining rear gardens and to safeguard the privacy of existing and future residents.

(e) Entrances to the site/boulevard routes should not feature a range of blank walls associated with private rear gardens.

Applicant Response:

In response to LRD Opinion Item 1.2 (e), we note that blank walls associated with private rear gardens have been minimised where possible along the central road through the site and at key entrances into the development. The layout has been designed to maximise active frontage and create an attractive streetscape along these important routes.

(f) Throughout the scheme, active frontage must be enhanced, i.e. not windows/ additional bricks, there should be visible protrusion and G.F./ F.F. level and the ability for passive supervision of pathways at F.F. level, etc. Dual frontage design must be addressed.

Applicant Response:

In response to LRD Opinion Item 1.2 (f), we note that active frontage has been enhanced through the use of front doors, projecting bay windows and habitable room windows at ground and first-floor level. Bay windows are incorporated within a number of dual frontage house types and duplex blocks, providing visual interest, strengthening the streetscape and facilitating passive surveillance of adjacent streets and pedestrian routes.

(g) Bin/ Cycle Storage – Dedicated, safe and secure bin and bicycle storage to be provided for all units. Storage units to be provided to the front of dwellings where rear access is not available.

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).

Applicant Response:

In response to LRD Opinion Item 1.2 (g), we confirm that bin and bicycle storage will be provided in rear gardens of house units and all house units without direct access to their rear gardens are provided with a secure in-curtilage bin and bicycle store. We refer the Planning Authority to Section 8.4 of the Design Statement prepared by John Fleming Architects for more details in this regard.

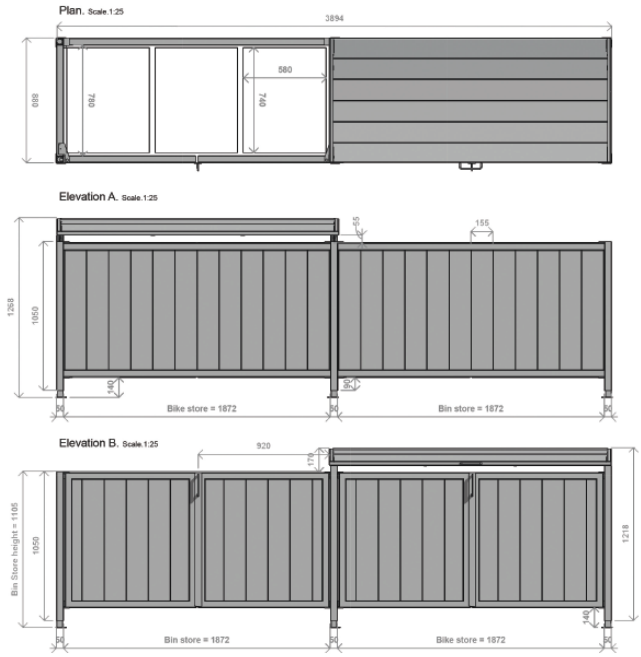


Figure 9 – House Units Bin and Bicycle Store

Duplex units are provided with secure bicycle storage adjacent to the entrance of each unit, together with a separate communal refuse store located nearby. These storage structures are constructed using durable brick and masonry materials.

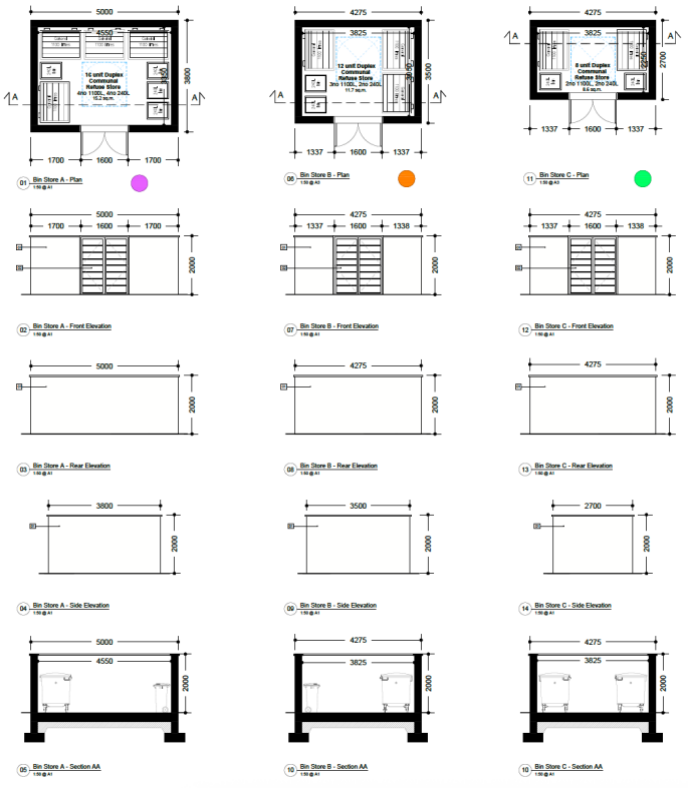


Figure 10 – Duplex Units Bin and Bicycle Store

The apartment building is served by communal bicycle and refuse stores located at ground floor level. The design of all storage facilities ensures they are secure, robust and appropriately integrated into the overall development.

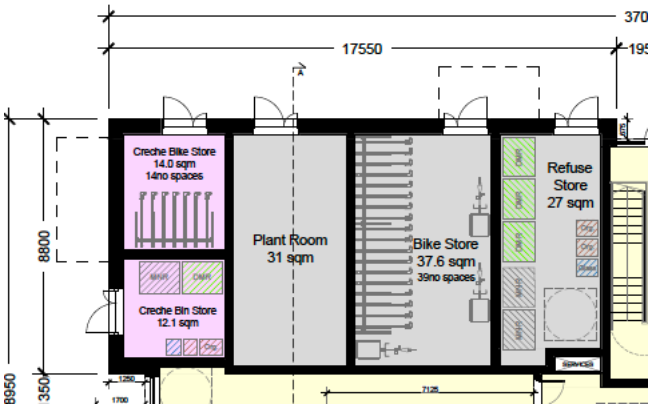


Figure 11 – Apartment Units Bin and Bicycle Store

(h) Separation Distances – The applicant is advised to consider the separation distances within the 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.

Applicant Response:

In response to LRD Opinion Item 1.2 (h), we confirm a minimum separation distance of 16 metres is maintained between facing first-floor habitable room windows across the development, in accordance with SPPR 1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

This considerable buffer not only preserves the privacy of current residents but also provides future occupants with a spacious and open environment and the arrangement of dwellings has been carefully considered to minimise overlooking and protect residential privacy. The separation ensures that there will be minimal overlooking or overshadowing between properties, thereby maintaining the amenity and quality of life for all parties.

We note that the proposed design has avoided as much as possible exclusion of bathrooms / ensuites at first floor level in front elevations, however, in some instances this was not possible and opaque glazing is proposed. We note that this has been designed as to not detract from the overall design of units and the overall design of the development.



Figure 10 - Proposed Site Layout Plan

(i) 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.
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.

Applicant Response:

In response to LRD Opinion Item 1.2 (i), we refer the Planning Authority to the landscape drawing pack prepared by Áit Urbanism and Landscape as part of this Planning Application. We can confirm that the proposed boundary treatments have been designed in accordance with the requirements set out in Chapter 11 of the Meath County Development Plan 2021 – 2027.

Front boundaries of dwellings at corners and adjoining public open spaces are defined with steel railings and hedging. Boundaries between rear gardens and public realm are defined with masonry walls. Boundaries between private rear gardens will be concrete post and plinth with a hit and miss panel of pressure treated timber. The timber panel is a hit and miss board panel that allows the wind to percolate through mitigating the risk of being blown off in high wind. The timber will be pressure treated using the Tanalith E system This treatment will give the timber panel a typical life span of 20-25 years. The timber panel is a more sustainable option than concrete or masonry alternatives as it is Carbon positive and will be made of Irish Grown timber; supporting local growers, sawmills and manufacturers. The detail proposed has been widely employed by established and reputable house builders, government

agencies and approved housing bodies. This detail has been accepted across the neighbouring local authorities of South Dublin, Fingal, Dublin City Council, Wicklow and Dun Laoghaire Rathdown.

Measures to enhance biodiversity withing the scheme include:

- Native tree planting.
- Swift Boxes
- Native woodland planting.
- Meadow grassland.
- Pollinator friendly planting; groundcover, shrubs and hedging.

(j) Building Height – Please address all SPPR requirements of the Building Heights Guidelines. It is advised that the height of the structures at the end of some of the housing blocks could be raised to frame the cell and create greater visual interest in the scheme.

Applicant Response:

In response to LRD Opinion Item 1.2 (j), we refer the Planning Authority to Section 8.3 of the Planning Report and Statement of consistency that assess the proposed development against all SPPRs set out in the Urban Development and Building Height Guidelines for Planning Authorities, 2018.

We note that additional building height by way of the proposed apartment block (4 storeys) and duplexes (3 storeys) has been incorporated at the principal site entrance, internal junctions and around public open spaces throughout the development. These elements assist in defining important locations within the scheme, framing views and creating visual interest. The varied building heights contribute to a clear hierarchy of spaces and help establish a distinctive sense of place across the development.

The proposal delivers height of 3-4 storey bookends of the development creating focal points marking both, existing entrance to Dunboyne on R157/ Summerhill Road junction and in the future R157/ Business Park Link junction. These create strong urban edges. Furthermore, 3 storey duplexes with active frontages overlook public open space and provide visual interest. 2 storey houses which address prevailing surrounding context are provided.

Overall, the proposed height, scale, and massing are carefully considered to align with the surrounding environment. The proposed development is located on a greenfield site offering an opportunity to integrate contemporary urban living while respecting the surrounding built environment.

(k) 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.

Applicant Response:

In response to LRD Opinion Item 1.2 (k), we refer the Planning Authority to the Daylight & Sunlight Performance/ Impact Report prepared by GIA in accordance with BRE 209 (2022). The assessment considers both the impact on neighbouring proper ties and the daylight and sunlight performance of the proposed development and concludes that the scheme achieves a high level of compliance with the relevant BRE criteria, thereby demonstrating an acceptable level of residential amenity. We note the following conclusions of the Daylight & Sunlight Performance/ Impact Report:

Daylight

"For daylight, the representative selection of units has been assessed for Median Daylight Illuminance (MDI) according to the targets set out in the UKNA of BS EN 17037:2018 and the BRE Guidelines, which sets illuminance targets (measured in lux) to be achieved for over 50% of the space for more than a half of the daylight hours of the year.

Overall, the results given on pages 18-27 show that 96% (85/89) of the habitable rooms assessed within the Proposed Development will see levels of MDI that either meet or exceed the BRE/BS EN 17037 UKNA recommendations, which is considered excellent."

Sunlight

"For sunlight, all rooms within the selection of units tested have been assessed for orientation and sun exposure. The BRE Guidelines recommend at least one main window per-unit should be facing within 90° of due south, and at least 1.5 hours of sunlight should be achieved on 21st March for at least one room in each unit. Overall, 78% (23/26) of the proposed units assessed will have at least one south-facing window and all 26 (100%) would achieve at least 1.5 hours of sunlight on the equinox within at least one habitable room. Therefore, all units within the Proposed Development will be well sunlit and the scheme overall is considered to be acceptable in term of sunlight amenity."

Overshadowing

"Overshadowing assessments have been undertaken for the areas of public (POS) and communal (COS) open space provided within the Proposed Development. The results from these assessments are shown on pages 28-30 of this report. Five communal open spaces are proposed within the site, all of which far exceed the BRE recommendation of 50% of their areas seeing two or more hours of direct sunlight on 21st March and so offer very well sunlit open space throughout the year for the enjoyment of future residents.

In addition, the four areas of public open spaces proposed within the site also far exceed the BRE recommendation of 50% of their areas seeing two or more hours of direct sunlight on 21st March and so offer additional very well sunlit open space throughout the year for the enjoyment of future residents. As such it is considered that all future occupants will be able to access multiple well sunlit open spaces throughout the year."

(l) ***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.***

Applicant Response:

In response to LRD Opinion Item 1.2 (k), we refer the Planning Authority to a series of contiguous elevations along the northern and western boundary of the site prepared by John Fleming Architects on drawing no's SMR-00-XX-DR-JFA-AR-P5201 and SMR-00-XX-DR-JFA-AR-P5202.

Further, we refer the Planning Authority to a suite of verified views and CGI imagery prepared by Modelworks which has been provided to illustrate the proposed development from surrounding viewpoints and to assess its visual relationship with the existing and emerging context. Together, these materials provide a comprehensive assessment of the visual impact of the proposed development.

The verified views were undertaken during the winter period, when existing vegetation is at its least effective in terms of screening, thereby providing a suitably robust assessment of the visual impact of the proposed development. The views demonstrate that, while the development will result in an inevitable degree of urbanisation of the site, this change is proportionate and appropriate having regard to the site's context and does not result in any undue or out-of-character visual impacts. Rather, the proposed development establishes a coherent and well-defined urban edge and provides an

attractive and welcoming approach to Dunboyne, with the proposed built form and landscaping contributing positively to the evolving character of the area.

(m) 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 and Compact Settlement Guidelines, MCDP, etc. have been achieved.

Applicant Response:

In response to LRD Opinion Item 1.2 (m), we refer the Planning Authority to the Housing Quality Assessment prepared by John Fleming Architects that accompanies this Planning Application. The Housing Quality Assessment Quality Assessment provides a detailed assessment of all residential units, demonstrating compliance with the relevant residential design standards and planning policy requirements including the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024), Planning Design Standards for Apartments: Guidelines for Planning Authorities (2025) and Meath County Development Plan 2021 – 2027.

(n) 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.

Applicant Response:

In response to LRD Opinion Item 1.2 (n), we refer the Planning Authority to the Design Statement prepared in line with DM OBJ 13 prepared by John Fleming Architects. The design statement highlights that the proposed unit mix will be appropriate to the site and will provide an appropriate mix of unit types as follows:

- Total 1 Bed units: 13 no (5.2%)
- Total 2 Bed units: 66 no (26.6%)
- Total 4 Bed units: 150 no (60.5%)
- Total 4 Bed units: 19 no (7.7%)

The proposed unit mix is in line with the standards set out in the Meath County Development Plan providing an extensive mix of unit types in proximity to Dunboyne Rail Station and in walking distance to Dunboyne Town Centre. The proposed unit mix will consider the tenure needs of the surrounding area providing adequate levels of housing provision for the area.

The proposed unit mix is considered wholly appropriate to the needs of the surrounding area as supported by CSO data for the Dunboyne Area.

Household Size

CSO Data from 2022 confirms that there is a total of 3,434 households within Dunboyne. Calculating the average household size in the Study Area equates to 3.12.

The figures above show that the predominant household size in the Study Area is 2-person households. This equates to 25% or 872 out of 3,434 households.

Whilst we acknowledge the above figures show that roughly 25% of households in the Study Area are 2 or less persons, we note that the average number of people per household in the Study Area is **3.12.** The breakdown of households by size in the Study Area reinforces the importance of providing suitable accommodation for 3-person households, as they account for a large proportion of the overall households.

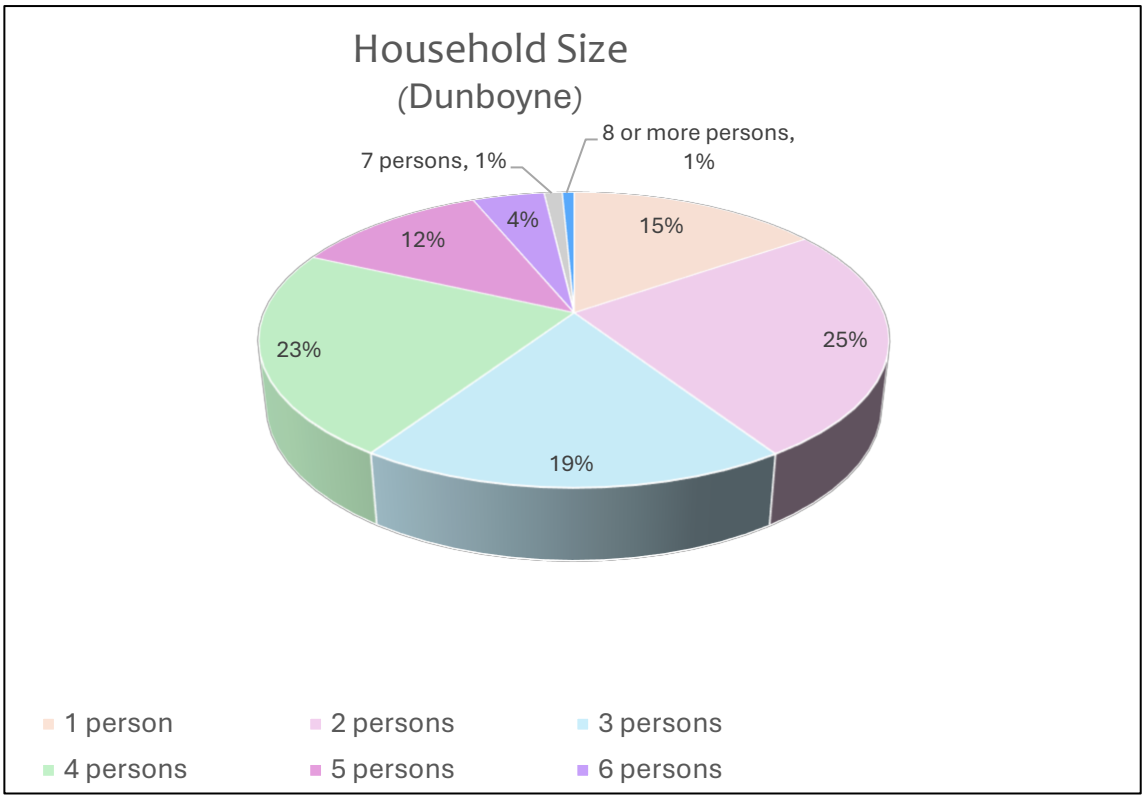


Figure 12 – Household Size of Study Area (Source: CSO, 2022)

The proposed development offers an appropriate mix of units to accommodate, 1-7 person households by providing the following:

- 13 x 1-bed (2-person household) units = 5.2%
- 66 x 2-bed (4-person household) units = 26.6%
- 150 x 3-bed (5-person and 6-person household) units = 60.5%
- 4 x 3-bed (6-person and 7-person household) units = 7.7%

Size of Household	Study Area	% Total
1 person	528	15.4%
2 persons	872	25.4%
3 persons	638	18.6%
4 persons	773	22.5%
5 persons	409	11.9%
6 persons	151	4.4%
7 persons	38	0.6%
8+ persons	25	1.1%
Total Households	**3,434**	**100%**

Table 3 – Household Size of Dunboyne (Source: CSO, 2022)

The table above demonstrates that 1-4 person private households made up a substantial number of households in Dunboyne (81.9%) in 2022. This highlights the demand for suitable accommodation to cater to these household sizes in this location.

It is respectfully submitted to the Planning Authority that the proposed unit mix and unit typology of the proposed development is entirely consistent with planning policy, demographic trends and established household formations to offer a much wider choice of smaller units.

Housing Typology

The GeoDirectory's data for Q4 2024 notes that out of the total housing stock in the State of 2,132,977, detached dwellings (30.7%) continued to make up the largest share of this total, followed by terraced (28.5%) and semi-detached dwellings (24.7%). The number of apartments, which are defined as a dwelling which exists in a building of 5 or more dwellings, amounted to 233,183 units (10.7% of the total residential stock).

Figure 8 below provides a breakdown by type of accommodation available in Dunboyne. Within, Dunboyne, the House/Bungalow typology is dominant at 82.6% and the Flat/ Apartment typology is at 17.3%.

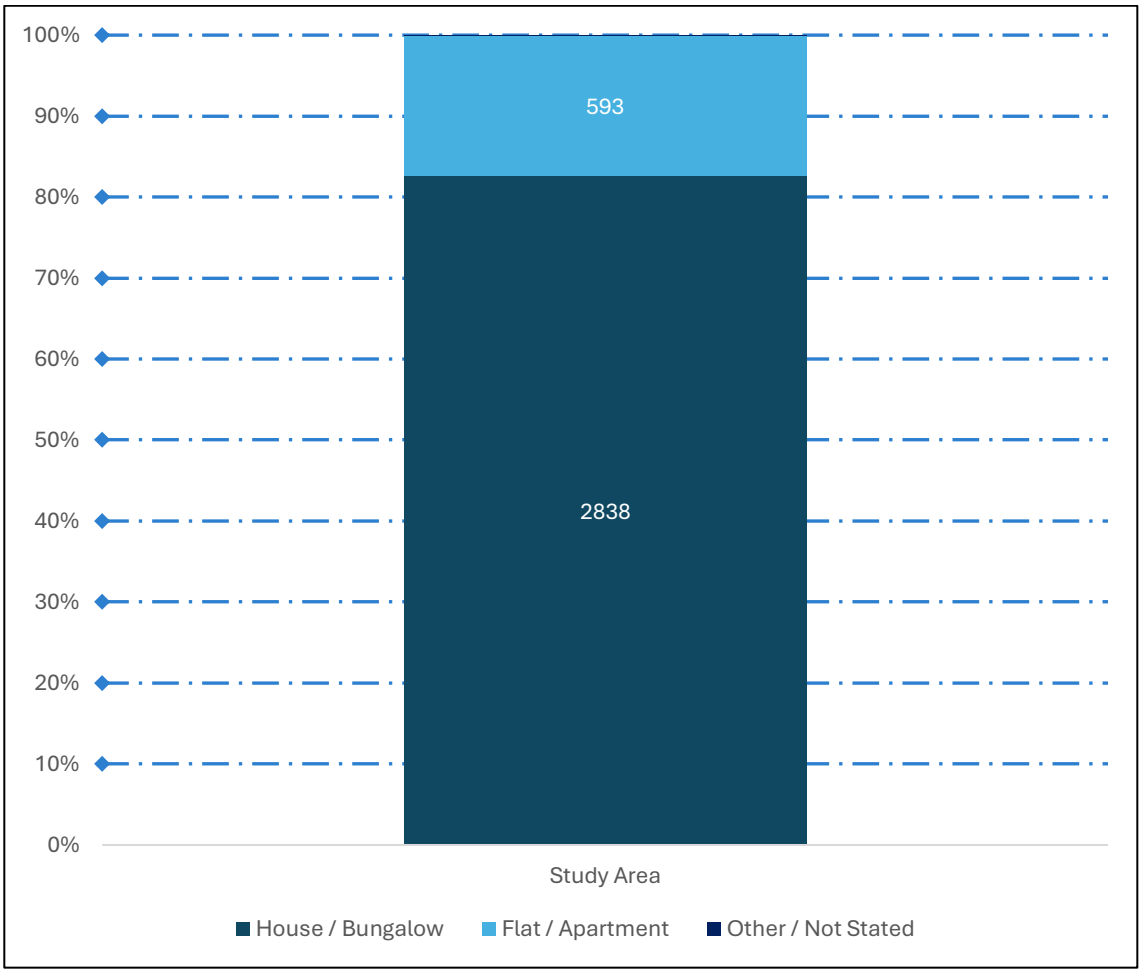


Figure 13 – Private Households by Type of Accomodation (CSO, 2022)

The above points towards the clear higher demand House/Bungalow within Dunboyne with a smaller demand for flat/ apartments. The provision of a housing and apartment development at this site is strongly justified given the current demand for both houses and apartments within Dunboyne.

Dwelling Size

The CSO provides data relating to the number of rooms occupied by a private household. According to the CSO, the number of rooms per dwelling is the total number used by the household including kitchens, living rooms, bedrooms, conservatories that can be sat in and studies, excluding bathrooms, toilets, kitchenettes, utility rooms, consulting rooms, offices, shops, halls, landings and rooms that can only be used for storage such as cupboards.

Assuming that a typical dwelling has a kitchen and living/dining room in addition to a number of bedrooms, it would appear that the supply of 5- to 6-bedroom dwellings (3-8+ rooms) is the highest proportion within Dunboyne.

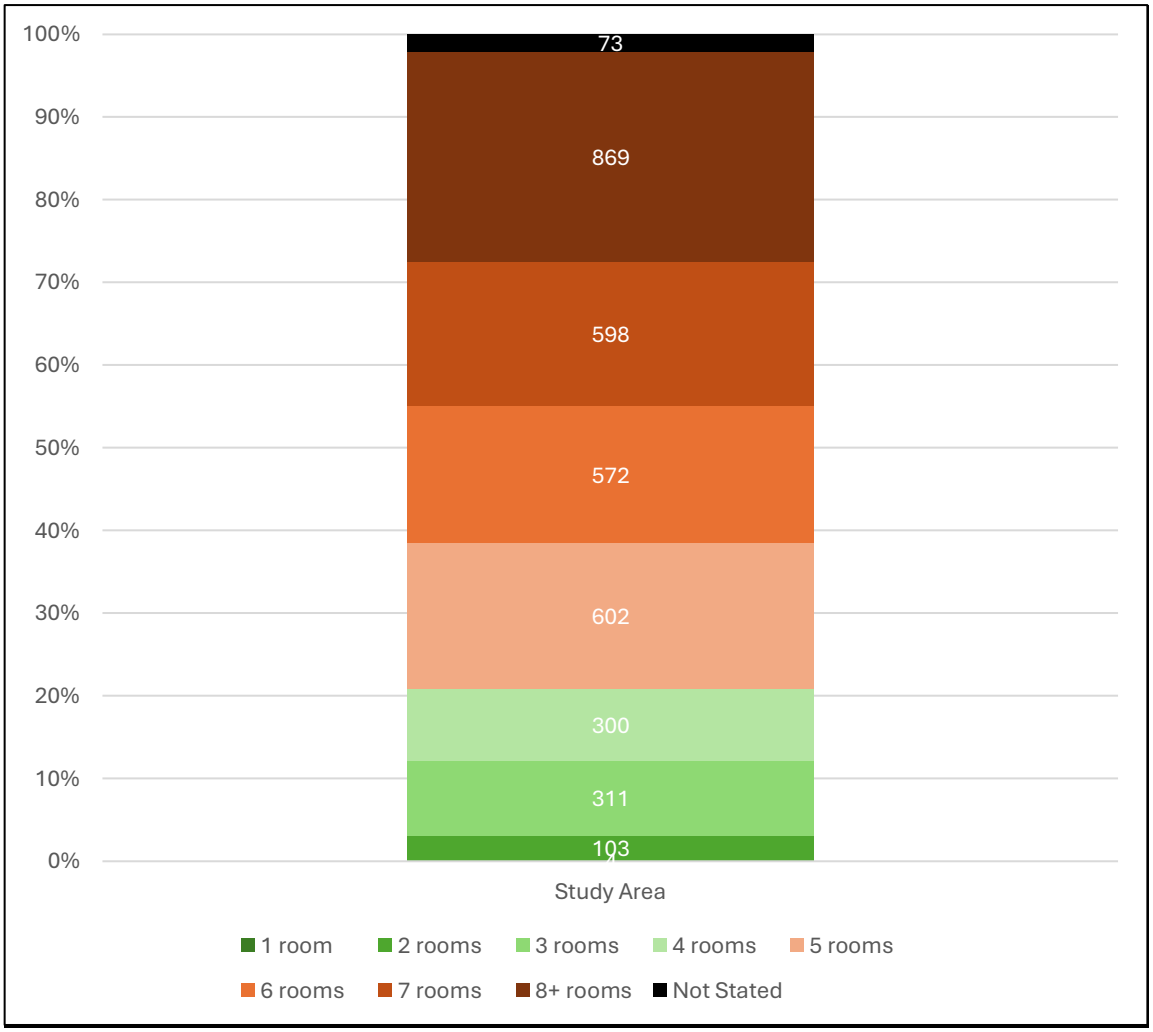


Figure 14 – Number of Rooms per Dwelling – Dunboyne (Source: CSO, 2022)

The housing strategy recognises that choice in the type of units is required in order to meet the needs of its existing and future population. The subject proposal will help to provide a choice of unit types and sizes by providing the following breakdown: 5.2% of 1-bedroom units, 26.6% 2-bedroom units, 60.5% 2-bedroom units and 7.7% 3-bedroom units.

(o) 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 should engage with Meath Childcare Committee in this regard.

Applicant Response:

In response to LRD Opinion Item 1.2 (o), we refer the Planning Authority to Section 9.4 of the Planning Report and Statement of Consistency which outlines that the proposed childcare facility of approx. 285.7 sqm is in line with the policies and objectives and the development management standards set out in the Meath County Development Plan 2021 – 2027.

A childcare facility of approx. 285.7 sqm is proposed at ground floor level of the proposed Apartment Block A accommodating 61 no. childcare spaces. The proposed creche will comprise 4 no. classrooms with associates WC facilities, a staff room, office, kitchen, accessible WC, lobby and storage. The facility will be supported by a dedicated, secure outdoor play area of approx. 176 sqm directly accessible from the childcare unit and designed in accordance with best practice standards. The proposed creche bin store of approx. 12.1 sqm is located at ground floor level of Apartment Block A.

The location within Apartment Block A ensures ease of access and visibility for vehicles, cyclists and pedestrians, while benefiting from close proximity to public transport links and pedestrian routes. A total of 13 no. car parking spaces and 18 no. visitor spaces are proposed for the childcare facility along with 14 no. long stay bicycle spaces and 8 no. short spaces. To further support the functionality of the facility, 4 no. dedicated drop-off / loading bays are proposed on the east of Apartment Block A, adjacent to the childcare unit. These spaces are intended to accommodate short-term drop-offs and collections. The location of the drop-off area has been carefully selected to ensure safe, direct, and convenient pedestrian access to the childcare entrance, minimising disruption to traffic flow and ensuring the safety of children and carers.

We note that a survey of existing childcare facilities in Dunboyne as part of the accompanying Social Infrastructure Audit shows an insufficient capacity of the existing and permitted childcare facilities in Dunboyne to absorb childcare demand of the subject development. As such, the proposed development will be self-sufficient in terms of addressing childcare demand arising from future residents. We refer the Planning Authority to the Social Infrastructure Audit submitted as part of this planning application that includes a Childcare Need Assessment for the wider Dunboyne area.

(p) Site Coverage/ Plot Ratio – Site Coverage and Site Ratio details to be provided.

Applicant Response:

In response to LRD Opinion Item 1.2 (p), we note that the proposed plot ratio is 0.43 and the proposed site coverage is 22.4% for the proposed development. We confirm that the proposed plot ratio is in line with Objective DM OBJ 15 (max. 1.0) and the proposed site coverage is in line with Objective DM OBJ 16 (not exceed 80%) of the Meath County Development Plan 2021 – 2027.

(q) 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 units is requested to assist with the identification of house elevation drawings. Contiguous elevations should be provided.

The applicant is advised that it is insufficient to place 'hatch lines' on single elevation drawings to represent other types of similar units.

Applicant Response:

In response to LRD Opinion Item 1.2 (p), we refer the Planning Authority to the architectural drawing pack and drawing issue sheet prepared by John Fleming Architects that comprises a full set of plans and elevations for all residential unit types including handed variants. A colour-coded Key Plan and unit numbering system has been prepared as part of this Planning Application to assist with unit identification. We note contiguous elevations are also included within the architectural drawing pack.

3.2 Item 2 – Landscaping

(a) ***Please provide a detailed, site-specific Landscaping Report and Landscape Management Plan as part of the planning application.***

Applicant Response:

In response to LRD Opinion Item 2 (a), we refer the Planning Authority to the Landscaping Report including a Landscape Management Plan prepared by Áit Urbanism and Landscape.

(b) ***Site-specific design proposals are required for each area of public open space (P.O.S), communal spaces, semi-private spaces, etc. and the applicant must demonstrate the benefit, use and function of each area.***

Applicant Response:

In response to LRD Opinion Item 1.2 (b), The design proposals for each public open space are set out in detail in the accompanying landscape plans and supplemented by the Landscape Design Report prepared by Áit Urbanism and Landscape. Each separate area of public open space and communal open spaces are subject to site-specific landscape design.

There are 4 no. areas of Public Space incorporated into the proposed development. POS A is situated at the main arrival area in the southern part of the site (Southern Open Space), establishing the primary entry and orientation point for the development. POS B is located along the western boundary of the proposed development. POS C is the largest proposed open space and is located approximately two-thirds along the site. POS B and C combined extend from east to west and forms the main spatial and social core of the landscape framework. POS D is located at the northern end of the site and is referred to as the Northern Open Space. It provides a more intimate and localized gathering area while completing the sequence of public spaces along the site. The public open space design aims to evoke a sense of movement and flow through a dynamic interplay of hard and soft landscape materials.

The proposed development delivers quality designed landscaped open spaces distributed throughout the site. The landscaped open space areas and elements are divided between several locations throughout the site which gives residents a variety of open space areas to avail of.

The proposed development provides approx. 198.4 sqm of outdoor communal open space.

There are 5 no. areas of communal open space incorporated into the proposed development. COS 1 is located to the south of Apartment Block A. COS 2 is located on the south of Duplex Block A. COS 3 is located to the north of Duplex Block B. COS 4 is located south of Duplex Block C. COS 5 is located north of Duplex Block D.

The communal open space areas benefit from passive surveillance from the proposed apartments and duplexes increasing the safety of the communal amenity open space area.

The proposed communal outdoor area will be subject to high-quality landscaping. This was carefully considered to best serve the needs of residents. We refer the Planning Authority to the Landscape Masterplan prepared by Áit Urbanism and Landscape for further details.

(c) ***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.***

Applicant Response:

In response to LRD Opinion Item 1.2 (c), The accompanying landscape design proposals prepared by Áit Urbanism and Landscape demonstrate a high quality of design for public open space with multiple uses for all age groups; incorporating formal and (informal) nature play areas. Each public open space provides for active and passive recreation, through walking routes, seating and equipment. We refer the Planning Authority to the accompanying Landscape Design Report for further information in this regard.

(d) ***Boundary treatments shall be provided in accordance with the MCDP Chapter 11 requirements. Particularly important are the areas along main streets within the development.***

Applicant Response:

In response to LRD Opinion Item 1.2 (d), we refer the Planning Authority to the landscape drawing pack prepared by Áit Urbanism and Landscape Design Statement as part of this Planning Application. In developing the proposed boundary treatments regard has been had to the requirements set out in Chapter 11 of the Meath County Development Plan 2021 – 2027. Front boundaries of dwellings at corners and adjoining public open spaces are defined with steel railings and hedging. Boundaries between rear gardens and public realm are defined with masonry walls.

(e) ***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.***

Applicant Response:

In response to LRD Opinion Item 1.2 (e), we confirm that the approach to the design of open spaces in general has been to employ robust planting typologies that once established (seasons 1-2) will not require onerous management. We refer the Planning Authority to the accompanying Landscape Design Report which sets out a landscape management plan.

(f) ***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.***

Applicant Response:

In response to LRD Opinion Item 1.2 (f), we note that the management of existing trees and hedgerows is addressed in detail in the accompanying arborist's drawings and associated report prepared by CM Arbor Ltd.

We confirm that invasive species have not been recorded on the site.

Where required, children's play areas proximal to roads are enclosed with steel bow top railings.

In terms of management of the development, we refer the Planning Authority to the accompanying Building Lifecycle Report an Operational Management Plan for further information in this regard.

(g) ***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.***

Applicant Response:

In response to LRD Opinion Item 1.2 (g), a Hedgerow Survey, an Arboricultural Assessment, Tree Constraint Plan and Tree Protection drawing have been prepared by CM Arbor Ltd.

(h) ***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.***

Applicant Response:

In response to LRD Opinion Item 1.2 (h), it is noted that the planting strategy emphasises native tree planting and pollinator friendly planting. The proposed species are detailed in the accompanying Landscape Design Report and tree species are identified on the landscape masterplan.

(i) ***Tree planting should not interfere with public lighting scheme or affect passive supervision and public lighting should not interfere with bats.***

Applicant Response:

In response to LRD Opinion Item 1.2 (i), we confirm that the locations of public lighting columns and trees have been coordinated between the design team. Public Lighting column locations are indicated on the accompanying landscape plans and there are no interferences.

(j) ***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).***

Applicant Response:

In response to LRD Opinion Item 2 (j), we confirm that the proposed development significantly exceeds the minimum private open space standards set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), as outlined below.

Unit Type	Min. Private Open Space Req.	Proposed
2-bed Mid-Terrace	30 sqm	31 – 43 sqm per unit
3-bed End of Terrace	40 sqm	43 – 96 sqm per unit
3-bed Semi-Detached	40 sqm	55 – 73 sqm per unit

3-bed Semi-Detached / End of Terrace	40 sqm	40 – 224 sqm per unit
3-bed Mid-Terrace	40 sqm	41 – 71 sqm per unit
4-bed Semi-Detached	50 sqm	50 – 128 sqm per unit
4-bed Detached	50 sqm	132 sqm per unit

Table 4 – Private Open Space Delivered for Houses

We note that a minimum of 7,292 sq.m of private open space is required for the proposed development. The proposed scheme provides a total of 10,552 sq.m, representing approximately 45% more private open space than the minimum standard and supporting the objectives of Section 11.5.12 of the Meath County Development Plan.

3.3 Item 3 – Social Infrastructure Assessment (SIA)

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 Dunboyne. The same facilities cannot be used to address the needs of an ever-increasing number of new residents within the settlement.

The applicant is advised to address the following:

(a) A robust assessment of school capacity in the area.

Applicant Response:

In response to LRD Opinion Item 3 (a), we refer the Planning Authority to the Social Infrastructure Assessment prepared as part of this planning application.

The SIA outlines the potential childcare uptake of the development proposal is likely to be 60 no. places. It is submitted that childcare facility of approx. 285.7 sqm in size (with capacity for 61 no. children) will accommodate the childcare uptake of the proposed development.

The SIA outlines a total of 88 no. primary school spaces will arise from the proposed development with a total of 4 no. primary school facilities located within the settlement of Dunboyne. An overall decrease in enrolment of 110 no. students in primary schools was identified highlighting sufficient capacity for the 88 no. primary school spaces generated by the proposed development.

The SIA outlines a total of 73 no. secondary school spaces will arise from the proposed development with a total of 1 no. secondary school facilities located within the settlement of Dunboyne.

An overall decrease in enrolment of 21 no. students in secondary schools was identified. We also note that there is more flexibility when getting older children to school in terms of transport options and it is also considered that parents may chose schools based on personal preference as opposed to location or convenience and therefore secondary schools outside of the Dunboyne settlement can be availed of by future residents.

The SIA also reviews a range of social and community infrastructure within the Dunboyne Settlement outlining that there is an appropriate provision within the wider surrounding area to serve the development now proposed. The following facilities were identified:

Facility Type	No. within Dunboyne Settlement
Colleges / Adult Education	1
Community Facilities	3
Sports Clubs/Leisure Centres/Hobbies	10
Public Parks	5 (noting 4 no. areas of Public Open Space are proposed as part of the development)
Healthcare	18
Religious Facilities	2
Supermarkets and Convenience Retail	9
Other Retail and Services	23
Cafes/ Resturants/ Takeaway	28
Vet	1

Table 5 – Dunboyne Community and Social Infrastructure

The SIA concludes that there is an appropriate provision for education, community and social infrastructure within the Dunboyne Settlement to serve the proposed 248 no. units and that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

(b) ***Childcare demand in the area to be quantified and assessed. The applicant must ensure there is adequate childcare provision on the site as a whole. The applicant must demonstrate that the proposals are in accordance with Childcare Guidelines, Regulations and the MCDP with a detailed breakdown provided. Under provision of such facilities will not be acceptable. Consultation with Meath Childcare Committee should be carried out.***

Applicant Response:

In response to LRD Opinion Item 3 (b), we refer the Planning Authority to Section 6 of the Social Infrastructure Assessment that outlines a Childcare Facilities Audit for the Dunboyne Settlement. The SIA establishes that a total of 60 no. spaces are required to address the requirements of the proposed development. We confirm that the proposed childcare facility as part of the development will provide 61 no. childcare spaces and will have sufficient capacity to cater for the estimated demand arising from the proposed development.

We confirm that engagement occurred with Meath Childcare Committee prior to the lodgement of the LRD application prior to lodgement.

(c) ***Consider datasets such as:***

- ***Economic and Social Research Institute (ESRI) January 2023 report titled 'Early childhood education and care in Ireland and Northern Ireland' provides more up to date data on childcare uptake in Ireland.***
- ***Department of Education and Skills prepared a report titled 'Projections of Full-time Enrolment Primary and Second Level, 2017-2035' on the projections of full-time enrolment in schools across Ireland.***

Applicant Response:

In response to LRD Opinion Item 3 (c), we refer the Planning Authority to Section 6 of the Social Infrastructure Assessment that outlines the study of childcare type for children aged 0-4 years not at school 2019 – 2021 included in the Economic and Social Research Institute (ESRI) January 2023 report titled 'Early childhood education and care in Ireland and Northern Ireland'.

In addition, we refer the Planning Authority to Section 7 of the Social Infrastructure Assessment that outlines the projected enrolment levels as included in the Department of Education and Skills January 2023 report titled 'National Projections of Full-Time Enrolment: Primary and Post-Primary Level 2025/26 – 2044/45' which supersedes the 'Projections of Full-time Enrolment Primary and Second Level, 2017-2035'.

3.4 Item 4 – Environmental Assessment

(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.***

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.

Other surveys and assessments should inform the AA/ EIAR, etc. Where relevant, riparian strips should be retained/ provided.

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.

Applicant Response:

In response to LRD Opinion Item 4 (a), that a comprehensive suite of environmental surveys and assessments has been undertaken by appropriately qualified and experienced specialists and has informed the design and layout of the proposed development.

The environmental assessment documentation submitted with the application includes an Appropriate Assessment (AA) Screening informed by the ecological characteristics of the site and its potential connectivity with European sites. The assessment is supported, where relevant, by field surveys and by wintering bird surveys undertaken at the appropriate seasonal period; an Ecological Impact Assessment (EcIA) prepared by Altemar, informed by detailed ecological survey work, including bat surveys; an Environmental Impact Assessment (EIA) Screening Report prepared by AWN Consulting, which considers the characteristics, scale and location of the proposed development and the potential for significant effects on the environment; an Arboricultural Report and associated tree and hedgerow survey/drawings, prepared by CM Arborists, which identify the existing arboricultural and hedgerow resources within and adjoining the site and assess the implications of the proposed development for these features.

The respective assessments have been prepared having regard to their separate legislative and methodological requirements; however, the findings of the various environmental disciplines have been coordinated to ensure consistency across the application documentation and, importantly, have informed the evolution of the proposed development. The ecological, arboricultural and environmental constraints identified through the survey and assessment process have been considered in determining the siting, layout, landscaping and mitigation measures associated with the development.

The EcIA prepared by Altemar provides a detailed assessment of the existing ecological environment and the potential effects of the proposed development on habitats and fauna. The assessment is informed by the necessary ecological survey work, including bat surveys, and identifies appropriate avoidance, mitigation and enhancement measures. The AA Screening has similarly been informed by the relevant ecological information and survey findings, including the wintering bird survey work undertaken during the appropriate survey period.

The Applicant and design team have sought to retain existing trees and hedgerows wherever practicable, having regard to the relevant objectives of the Meath County Development Plan 2021–2027. The Arboricultural Report and associated drawings prepared by CM Arborists provide a detailed assessment of the existing tree and hedgerow resource and have informed the proposed layout and landscape strategy. The treatment of existing hedgerows has also been considered having regard to the Hedgerow Appraisal System – Best Practice Guidance on Hedgerow Survey, Data Collection and Appraisal (Foulkes et al., 2013), together with Article 10 of the Habitats Directive and HER OBJ 60 of the Meath County Development Plan 2021–2027.

The landscape and ecological approach seeks not only to retain existing features of ecological value where feasible, but also to strengthen biodiversity through the proposed planting and landscape strategy. This includes measures which support habitat connectivity and opportunities for pollinators, having regard to the objectives and principles of the All-Ireland Pollinator Plan.

Accordingly, it is considered that the application is supported by a coordinated and proportionate suite of environmental assessments and surveys, undertaken by appropriately qualified specialists and at the appropriate survey periods. The findings and recommendations of these assessments have informed the design of the proposed development and the associated avoidance, mitigation, landscape and biodiversity enhancement measures.

(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.***

Applicant Response:

In response to LRD Opinion Item 4 (b), we refer the Planning Authority to the Tree Protection Plan and Method Statement prepared by CM Arbor Limited. This statement provides appropriate mitigation and management proposed for management of the trees and hedgerows and have been included as part of the Outline CEMP prepared by CS Consulting Engineers.

(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.***

Applicant Response:

In response to LRD Opinion Item 4 (c), we refer the Planning Authority to the Public Lighting Report prepared by Fallon Design which outlines that the design concept for public lighting included

consideration of ecological constraints, including minimisation of impact on bat habitats where applicable.

3.5 Item 5 – Flooding Risk Management

(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 management. The proposed housing development is classified as a 'highly vulnerable development'.

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. Meath County Council's Environment (Flooding & Surface Water) Department notes that a number of instances of flooding occur adjacent to the site.

With this in mind, the Applicant is requested to provide the following:

(b) A Site-Specific Flood Risk Assessment. The extents of the hydraulic modelling to be used shall be agreed with Meath County Council's Environment (Flooding/Surface Water) Department.

Applicant Response:

In response to LRD Opinion Item 5 (b), The potential for flooding on site has been examined by TetraTech, and while we acknowledge that the Variation No. 5 to the MCC Development Plan 2021 – 2027 outlines the potential for the site to lie within Flood Zone A and B, the Site Specific Flood Risk Assessment prepared by TetraTech which carried out stage 1, 2 and 3 (hydraulic modelling and testing) assessments concluded the subject site is located in Flood Zone C:

> *"Overall, the assessment concludes that the site is in Flood Zone C with a low risk of flooding. Potential for pluvial flooding, residual flood risks and consideration of climate change are effectively managed through setting of appropriate finished floor levels and a robust and sustainable site drainage design including SuDS. As such, the development complies with the relevant policies and guidelines and is therefore appropriate for development from a flood risk perspective."*

(c) The applicant shall submit a detailed assessment of all the existing drainage ditches and watercourses that surround the subject site and the surrounding zoned 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.

Applicant Response:

In response to LRD Opinion Item 5 (d), we refer the Planning Authority to the detailed Site-Specific Flood Risk Assessment (SSFRA) prepared by TetraTech which provides detailed assessment of all the existing drainage ditches and watercourses in close proximity of the development site. We note the extents of the ditches and watercourses to be modelled has been agreed with Meath County Council.

Further, we refer the Planning Authority to drawing no. *D144-CSC-XX-XX-DR-C-0001_Site Location and Topographical Survey* prepared by CS Consulting Engineers for detailed topographical information regarding the existing ditches and watercourses.

(d) Meeting held on 20/03/2026 with CS Consulting but no correspondence since – the Applicant shall liaise with MCC's Environment (Flooding/Surface Water) Department on an ongoing basis.

Applicant Response:

In response to LRD Opinion Item 5 (d), we note there have been ongoing talks with Damien O'Brien and David Keyes in MCC Drainage Department at Planning Stage 1 and Stage 2 regarding the proposed surface water drainage design. Mr. O'Brien agreed in principle with the proposed design. Additionally, following the Opinion Meeting Mr. O'Brien was engaged regarding the Flooding Assessment on site, to which it was agreed that a Site-Specific Flood Risk Assessment was to be carried out by specialist consultants Tetra Tech.

(e) ***Recent MCC Part 8 Application to be reviewed to see if there is any areas of concern.***

Applicant Response:

In response to LRD Opinion Item 5 (e), the proposed development has been designed to be fully self-sufficient, with appropriate vehicular access from Summerhill Road. Notwithstanding this, the design has taken full cognisance of the recent MCC Part 8 application for the Dunboyne Link Road and incorporates appropriate provision for its future integration.

The design team has consulted with Paul Phelan of Meath County Council regarding the progress of the Part 8 scheme, particularly to ensure that the treatment of the northern site boundary can accommodate connections with the new road as its detailed design advances. The proposed site levels and drainage infrastructure have also been designed to accommodate the future road, and the applicant will continue to liaise with the Planning Authority to ensure the appropriate coordination and alignment of levels, services and associated infrastructure between the two schemes.



Figure 15 - Proposed Tie-in with Permitted Part 8 Road

As illustrated above, integration with the Part 8 road scheme is facilitated through a potential vehicular connection and a series of pedestrian links, thereby ensuring a high degree of permeability and

connectivity. The layout and architectural response along the northern boundary have also been carefully considered in this context. A three-storey duplex block defines the junction with the Dunboyne Bypass, while a terrace of houses provides an active frontage along the future Part 8 road. The architectural language and residential typologies will appropriately address the new road while maintaining privacy and providing an effective noise buffer for future residents. A landscaped buffer is also incorporated between the road and the proposed residential development to protect and enhance residential amenity.

Having reviewed the Part 8 application, no areas of concern have been identified. The applicant remains committed to ongoing engagement with Meath County Council as the detailed design of the Part 8 scheme progresses, to ensure the continued coordination and alignment of the two developments.

(f) ***Riparian strips/access for maintenance along existing drainage channels to be agreed.***

Applicant Response:

In response to LRD Opinion Item 5 (f), we note riparian strips adjacent to existing drainage channels have been made clear of any development. Only the necessary stormwater pipes cross into the buffer zones of the riparian strips in order to discharge stormwater from site to the existing drainage channels.

(g) ***Site Investigation report to be submitted to MCC for review.***

Applicant Response:

In response to LRD Opinion Item 5 (g), we refer the Planning Authority to the Site Investigation Report prepared by Causeway Geotech as part of this Planning Application.

(h) ***Existing surface water outfall to South has not been confirmed; needs to be located and surveyed and diversion route agreed with Area Engineer.***

Applicant Response:

In response to LRD Opinion Item 5 (h), we note a survey of the existing open channel and culvert has been carried out as part of an SSFRA by Tetra Tech. We refer the Planning Authority to the SSFRA prepared by Tetra Tech for the confirmed survey levels. These levels have been incorporated into our stormwater drainage design.

(i) ***Proposed Surface Water system design to be agreed with MCC: Attenuation details to be confirmed; Petrol interceptor locations to be agreed; sections of pipeline with reduced cover to be reviewed; functionality of green areas not to be impacted by proposed basin; more SUDs features required to be submitted.***

Applicant Response:

In response to LRD Opinion Item 5 (i), we note the proposed surface water systems including attenuation tanks, detention basins and stormwater pipe network have been agreed in principle with MCC. The proposed basins have been designed to have a maximum water depth of 300mm and minimum side gradients of 1:4 as per MCC Drainage Department guidelines, so as not to impact the functionality of green areas. Tree Pit systems have been incorporated into the SuDS design.

(j) ***Coordination with landscape architect required on proposed SuDS features; assist in developing any green areas as much as possible with regards Nature based solutions, SuDS, Biodiversity.***

Applicant Response:

In response to LRD Opinion Item 5 (j), we confirm all proposed SuDS features on site have been coordinated with landscape architect.

(k) ***Proposed Foul pumping station - access required for maintenance vehicles – May need to relocate same.***

Applicant Response:

In response to LRD Opinion Item 5 (k), we confirm that a grasscrete area has been provided in front of the proposed pumping area to allow access for maintenance vehicles.

(l) ***All work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.***

Applicant Response:

In response to LRD Opinion Item 5 (l), we confirm all of the proposed surface water drainage has been designed in accordance with the Greater Dublin Strategic Drainage Study (GDSDS).

(m) ***All work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.***

Applicant Response:

In response to LRD Opinion Item 5 (m), we confirm that all the proposed surface water drainage has been designed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works.

Prior to submission of the LRD application, please contact Damien O'Brien, Executive Engineer, Environment Flooding-Surface Water Section, Meath County Council for all queries in relation to this request.

Applicant Response:

In response to LRD Opinion Item 5, we note there have been ongoing talks with Mr. Damien O'Brien in MCC Drainage Department at Planning Stage 1 and Stage 2 regarding and following the Opinion Meeting Mr. O'Brien was engaged regarding the Flooding Assessment on site.

3.6 Item 6 – Archaeology

The Archaeological referral returned to the Planning Authority sought the following:

(A) ***An archaeological strategy to be prepared.***

Applicant Response:

We refer the Planning Authority to the accompanying Archaeological Assessment Report prepared by IAC Archaeology for further information in this regard.

(B) ***The Applicant will need to engage a fully qualified archaeologist; and it is recommended that an archaeological geophysical survey of the entire site lands is completed as part of the Planning Application.***

Applicant Response:

The accompanying Archaeological Assessment Report has been prepared by IAC Archaeology and contains an archaeological geophysical survey of the entire site.

3.7 Item 7 – Broadband

(a) ***Telecommunications Services should be installed concurrently with all other services (water & electricity) for the development.***

Applicant Response:

In response to LRD Opinion Item 7 (a), it is confirmed that all telecommunication services will be installed concurrently with other services.

(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.***

Applicant Response:

In response to LRD Opinion Item 7 (b), it is confirmed that the PAS 2026:2010 Next Generation Access for new homes Guide will be used for guidance on delivering open access ducting for all units in the development.

(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 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.***

Please contact the Broadband Officer to clarify the requirements.

Applicant Response:

In response to LRD Opinion Item 7 (c), it is confirmed that all ducting and communication network providers will be contacted and consulted at construction stage for installation drawings to confirm all ducts and chambers are installed for delivery of their respective service to all homes. As-built drawings will be issued by the main contractor upon completion.

3.8 Item 8 – Housing – Part V, Universal Design, Design

(a) ***The Part V liability of 10% or 20% must first be established. Written verification from legal representatives of the owners setting the date of land purchase will be required. 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.***

Part of the evaluation process will include the Part V property type and location within the development, which compliments the housing needs of Meath County Council. This can only be agreed once the actual Part V requirement is finalised.

The applicant is advised that alternative Part V proposals with a better mix and spread of units within the scheme, is required and the applicant should engage with the Housing Department.

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.

- ***a copy of the House plans, sections, elevations for the proposed Part V house(s)***
- ***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.***
- ***Letter from your solicitor confirming the date the lands were acquired.***
- ***To calculate the Net Monetary Value of the site, the Developer is required to submit a Certificate from an Estate Agent or Valuer confirming Development value and Existing Use value of this portion of the site on the date of Grant of Planning Permission***
- ***Outline specification regarding building materials, finishes and fittings to be supplied.***
- ***Complete the cost template in the format as set out below in Table A.***

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**

Applicant Response:

In response to LRD Opinion Item 8 (a), we confirm that the applicant is committed to the delivery of their Part V obligations and we refer the Planning Authority to the Part V Allocation pack prepared by JFA Architecture which proposed 50 no. (20%) Part V Units as follows:

- Houses – 8 no. units (6 no. 2 beds and 2 no. 3 beds)
- Apartments Block A – 26 no. units (13 no. 1 beds, 13 no. 2 beds)
- Duplexes – 16 no. units (8 no. 2 beds, 8 no. 3 beds)

Unit mix of Part V units:

- 13 no. 1 beds (26%)
- 27 no. 2 beds (54%)
- 10 no. 3 beds (20%)

A total of 50 no. units (20%) of the proposed 248 no. new units will be provided as Part V units. It is noted that this Part V proposal meets the social housing requirements of Meath County Council.

We refer the Planning Authority to the accompanying Part V Layout Plans and Part V Validation letter for further information in this regard.

(b) ***Universal Design – SH OBJ 22 The Planning Authority will require the provision of between 15-30% of dwellings and apartments in new residential developments of ten units or more to be Age Friendly Lifetime Adaptable Homes, suitable to accommodate or adaptable to provide accommodation for people with disabilities and older people in accordance with the requirements of the 'Housing Options for Our Ageing Population Policy Statement' (2019), published by the Department of Housing, Planning and Local Government and the Department of Health and 'Building for Everyone: A Universal Design', 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority) and section 11.5.29 of this Plan. Planning applications will be required to demonstrate compliance with this objective, and to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be considered relative to the units which are accessible. A universal design statement shall be provided as part of all new planning applications to demonstrate this requirement.***

Applicant Response:

In response to LRD Opinion Item 8 (b), we confirm that a total of 39 no. units (15.7%) are designed as age friendly adaptable homes taking into consideration the principles set out in the universal design guidelines. The age friendly adaptable homes are provided in the form of ground floor duplex units type D2.1, D2.2, D2.3 and apartment type 1A. We refer the Planning Authority to Section 7.3 of the Design Statement prepared by John Fleming Architects.

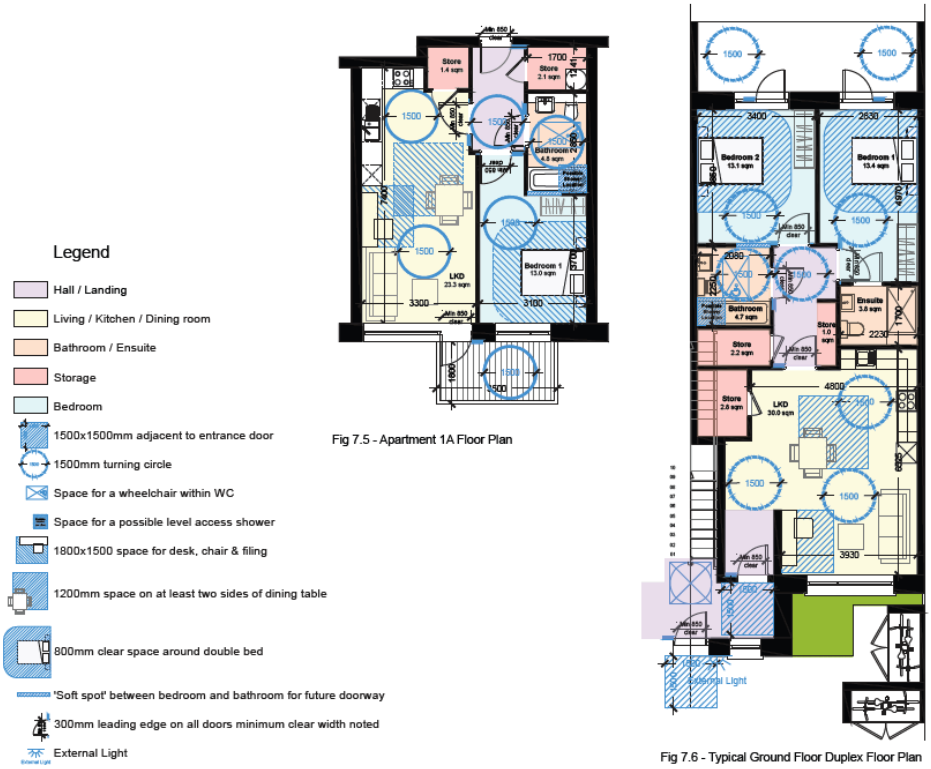


Figure 16 – Universal Design Floor Plans

(C) ***The applicant is also invited to consider the principles for improving security in estate design (see Secured By Design - 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.***

Applicant Response:

In response to LRD Opinion Item 8 (c), we refer the Planning Authority to the Architectural Design Statement prepared by John Fleming Architects that sets out how the proposed development has incorporated the principles of Secured by Design to promote a safe and secure residential environment. Consideration has been given to matters including site layout, passive surveillance, the design of streets and public spaces, boundary treatments, landscaping and the relationship between buildings and the public realm. The design seeks to create a safe, legible and inclusive neighbourhood for all residents.

3.9 Item 9 – Transportation

(a) ***Road layout to be reduced from 6m to 5.5m.***

Applicant Response:

In response to LRD Opinion Item 9 (a), we confirm that all roads within the proposed development have been designed with 5.5 metre carriageway widths, in accordance with the recommendation set out in the LRD Opinion. The exception to this is the proposed shared surface/home zone areas, which comprise a 4.8 metre carriageway together with an adjacent 1.2 metre refuge zone, reflecting their low-speed and pedestrian-priority function within the development.

(b) ***In curtilage parking to be provided at North of site in accordance with CDP.***

Applicant Response:

In response to LRD Opinion Item 9 (b), we note that DM OBJ 93 states that vehicular parking for detached and semi-detached houses should be provided within the curtilage of the dwelling. The proposed development complies with this requirement, with all proposed semi-detached and detached dwellings within the site provided with in -curtilage parking and off-curtilage parking provided only for the duplex and apartment units and some of the terrace units.

(c) ***Signage to inform drivers they are entering shared space.***

Applicant Response:

In response to LRD Opinion Item 9 (c), we confirm that signage (RUS 070) has been provided to inform drivers they are entering a shared space.

(d) ***Parking to be numbered – Dimensions of spaces to be amended in accordance with CDP.***

Applicant Response:

In response to LRD Opinion Item 9 (d), we note that all car parking dimensions are in accordance with Table 11.3 of the Meath County Development Plan 2021-2027, with 5.0m x 2.5m perpendicular spaces and 6.0m x 2.5m parallel spaces proposed.

We refer the Planning Authority to the accompanying Car Parking Strategy Drawing contained within the Architectural Design Statement which sets out the breakdown and assigned spaces i.e. in-curtilage, on-street, visitor, childcare facility spaces, drop-off spaces, accessible and EV spaces.

Dedicated provisions will be included in the relevant sales or letting agreements clearly setting out each dwelling's entitlement to car and bicycle parking. Where a car parking space forms part of the entitlement, the agreement will identify the specific space or spaces and will include an accompanying plan showing their locations.

(e) ***Parking ratios to be addressed – should accord with MCDP 2021-2027 minimum requirements.***

Applicant Response:

In response to LRD Opinion Item 9 (e), we note that the applicable car parking standards are set out in Chapter 11, Section 9 and Table 11.2 of the Meath County Development Plan 2021–2027 (as varied). For residential development in an accessible location, as defined in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), car parking is subject to a maximum standard of 1.5 spaces per dwelling. For childcare facilities, the Development Plan requires one space per employee, together with one space per four children and a dedicated set-down area.

The proposed development comprises 248 No. residential units, consisting of 170 no. houses, 52 no. duplex units and 26 no. apartments with a total of 375 no. residential car parking spaces are proposed, which will serve the 248 no. residential units, equating to a ratio of exactly 1.5 spaces per unit. We note 13 no. spaces will serve the crèche, resulting in an overall provision of 388 no. spaces across the development.

A total of 282 no. car parking spaces will serve the 170 no. houses. Of these, 108 no. houses will each be provided with two in-curtilage spaces (216 no.), while 56 no. houses will each be provided with one in-curtilage space (56 no.). A further 10 no. on-street spaces will serve the remaining mid-terrace houses. This equates to an average provision of approximately 1.66 spaces per house.

Each of the 52 no. duplex units will be allocated one car parking space, representing a ratio of 1.0 space per unit. A total of 23 no. spaces will serve the 26 no. apartments, representing a ratio of approximately 0.88 spaces per apartment. In addition, 18 no. unallocated visitor spaces will be provided throughout the development.

Overall, 375 no. car parking spaces will serve the 248 no. residential units, equating to a ratio of exactly 1.5 spaces per unit. The proposed provision therefore accords with the maximum residential parking standard applicable to accessible locations under the Development Plan.

(f) ***How is creche serviced re drop off and delivery, refuse collection, deliveries etc.***
Applicant Response:

In response to LRD Opinion Item 9 (f), we note that the proposed crèche will be served by 13 No. car parking spaces, including 9no. spaces for staff and 4no. for set-down / deliveries activity.

The proposed dedicated drop-off and service area located adjacent to the site entrance, allowing safe and convenient access for parents, staff and service vehicles.

We refer the Planning Authority to the Traffic and Transport Assessment prepared by NRB Consulting Engineers that includes a TRICS assessment which showed a max. total of 15/16 vehicle trips an hour. Based on a projected demand of 16 vehicle arrivals per hour, and assuming a conservative scenario whereby all arrivals occur within a 30-minute period, this equates to an arrival rate of 0.5 vehicles per minute. Applying an average dwell time of 5 minutes results in a peak accumulation of 2.5 vehicles (0.5

x 5), which equates to a requirement for approximately 3 parking spaces. This demonstrates that the level of short-stay parking required to accommodate set-down activity is modest.

Provision has been made for deliveries and refuse collection as part of the overall site layout. Bin staging areas serving the childcare facility, apartment building and duplex units are clearly identified on the site layout drawings.

This provision is considered appropriate having regard to the crèche's location within the residential development and the potential for a significant proportion of trips to be undertaken internally on foot or by bicycle.

(g) ***Footpaths to be 2m in width and allowance for an additional 300mm verge where there is perpendicular parking.***

Applicant Response:

In response to LRD Opinion Item 9 (g), we note that **t**he proposed footpaths have been designed with a minimum width of 2.0m, together with an additional 0.3m verge where perpendicular parking adjoins the footpath. Perpendicular parking spaces are designed with an overall depth of 6.0 metres and of this, 5.5 metres accommodates vehicle manoeuvring from the adjacent 5.5 metre carriageway, while a 0.5 metre buffer zone is provided to the rear of each parking space. This area accommodates EV charging infrastructure and associated ducting and also serves as a verge, preventing vehicle overhang onto adjacent footpaths and maintaining pedestrian accessibility.

(h) ***SPA – No turning for refuse trucks indicated – To be shown on app docs.***

Applicant Response:

In response to LRD Opinion Item 9 (g), we refer the Planning Authority to the Autotracking for Refuse Vehicles prepared by NRB Consulting Engineers appended to the Traffic & Transport Assessment Report.

(i) ***Permeability links to be shown between pedestrian and cycle paths for new link road and Plunkett Hall.***

Applicant Response:

In response to LRD Opinion Item 9 (i), we confirm the proposed development incorporates permeability links to the adjoining Plunkett Hall Estate at The Park in the southern part of the site and at The Avenue, which connects directly to the central public open space. The layout also facilitates future pedestrian and cycle connections to the permitted Part 8 road scheme. As noted elsewhere throughout this response, the applicant is committed to working with Meath County Council at the detailed design stages of the Part 8 scheme to ensure alignment between both developments.

We refer the Planning Authority to the Traffic and Transport Assessment prepared by NRB Consulting Engineers and the Site Layout Plan prepared by John Fleming Architects for more information in this regard.

(j) ***Summerhill Rd boundary to be agreed prior to commencement.***

Applicant Response:

In response to LRD Opinion Item 9 (j), we confirm that the applicant will agree the proposed boundary treatment along Summerhill Road with the Planning Authority prior to commencement of development by way of compliance and we invite the Planning Authority to attach an appropriately worded condition

to a grant. As part of the application, a post and rail fence (approx. 1.2 m in height) is proposed along the frontage with Summerhill Road.

This treatment will support the existing hedgerows and provide security.

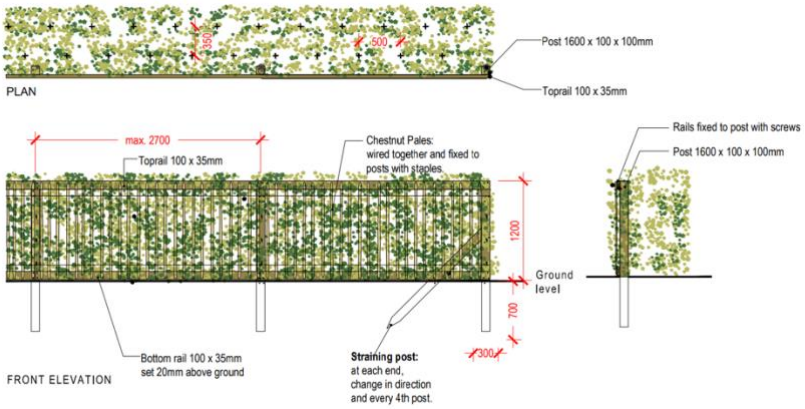


Figure 17 - Boundary 1 Hedge Support Fence

(k) ***Bicycle storage to be of block/brick construction within the footprint of the building and capable of accommodating larger bikes i.e. cargo bikes.***

Applicant Response:

In response to LRD Opinion Item 9 (k), we confirm that the communal bicycle store proposed to serve Apartment Block A is located within the building at ground floor level for the apartment units as well as the dedicated bicycle store for the childcare facility is also provided at ground floor level within the apartment block building. Duplex units and mid-terrace houses are served by private bicycle stores of durable construction, located adjacent to the entrance of each unit. The layout of the proposed bicycle stores will also accommodate larger bicycles, including cargo bikes.

In addition, for further details on bicycle storage and materiality, we refer the Planning Authority to the response to LRD Opinion Item 1.2 (g) set out above.

(l) ***19 x EV spaces to be provided with ducting for same.***

Applicant Response:

In response to LRD Opinion Item 9 (l), we confirm that the number of EV charging spaces proposed has been increased since the S32B meeting to 24 no. spaces, representing 20.7% of the total on-street parking provision. Ducting infrastructure will be provided for the remainder of units in accordance with the proposed EV parking strategy to support current and future electric vehicle charging requirements.

(m) ***Road Safety Audit & DMURS Audit to be submitted.***

Applicant Response:

In response to LRD Opinion Item 9 (m), we refer the Planning Authority to Appendices H and I of the Traffic and Transport Assessment prepared by NRB Consulting Engineers which contain the DMURS Statement of Compliance and the Road Safety Audit / Quality Audit.

(n) ***Horizontal road curvature as per DMURS and road widths should be uniform.***

Applicant Response:

In response to LRD Opinion Item 9 (n), we confirm the proposed horizontal road curvature has been designed in accordance with DMURS, and uniform carriageway widths have been provided throughout the scheme. We refer the Planning Authority to the accompanying Traffic and Transport Assessment prepared by NRB Consulting Engineers which contains the DMURS Statement of Compliance.

3.10 Item 10 – Waste & Wastewater

(a) ***The existence of a CoF for the developments connection to services from Uisce Éireann is noted.***

Applicant Response:

In response to LRD Opinion Item 10 (a), we refer the Planning Authority to the Appendix F of the Engineering Services Report prepared by CS Consulting Engineers that includes a Confirmation of Feasibility from Uisce Éireann.

(b) ***A Statement of Design Acceptance shall be obtained from Uisce Éireann and included with full LRD application.***

Applicant Response:

In response to LRD Opinion Item 10 (b), we refer the Planning Authority to the Appendix G of the Engineering Services Report prepared by CS Consulting Engineers that includes a Statement of Design Acceptance from Uisce Éireann.

3.11 Item 11 – Public Lighting

(a) ***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.***

Applicant Response:

In response to LRD Opinion Item 11, we refer the Planning Authority to the Public Lighting Report and Public Lighting Drawings prepared by Fallon Design. The Public Lighting Report confirms that public lighting will be designed and constructed in accordance with the Meath County Council Public Lighting Technical Specification.

(b) ***The applicant is advised to ensure that proposals are consistent with any mitigation requirements for bat activity.***

Applicant Response:

The accompanying Public Lighting Report prepared by Fallon Design confirms that the design concept has considered ecological constraints including minimisation of impact on bats, where applicable.

3.12 Item 12 – Noise

(a) ***Noise mitigation should be incorporated into building design and layout of the scheme, as necessary. Sensitive noise receptors, including the childcare facility, should be considered in the EIAR.***

Applicant Response:

In response to LRD Opinion Item 12, we refer the Planning Authority to the Acoustic Design Statement prepared by Wave Dynamics which considers inward noise impacts, external amenity noise, construction noise and vibration, and operational noise associated with the proposed development, as follows:

"Inward Noise

The inward noise impact assessment has considered the potential impact of external environmental noise sources on future occupants of the proposed development, including road traffic noise, aircraft noise and other relevant surrounding noise sources. The assessment has identified that mitigation is required through the specification of the building envelope.

The principal inward noise mitigation measure is the provision of suitable façade sound insulation performance, including appropriate glazing specifications. The glazing performance requirements have been developed to ensure that internal noise levels within habitable rooms achieve the relevant internal noise criteria during daytime and nighttime periods. This approach ensures that future occupants wil be afforded an appropriate internal acoustic environment, with the building envelope designed to control external noise ingress.

External Amenity

The assessment of external amenity areas has considered private gardens and the communal open spaces across the proposed development. The rear gardens are predicted to achieve the relevant external amenity noise criteria, based on the inclusion of boundary walls to a typical height of 1.8m. These boundary treatments provide acoustic screening from surrounding road traffic noise sources and assist in achieving compliant noise levels within the garden areas.

The main open amenity space to the northwest is predicted to exceed the desirable external amenity noise levels due to its proximity to surrounding road noise sources. However, the assessment has demonstrated that adequate external amenity is provided elsewhere across the development in the form of rear gardens and open space located to the east of the site that meet compliance with external amenity noise levels of 50 – 55 dB $L_{Aeq,}$ which is in line with ProPG guidance.

Construction Noise Mitigation

The construction noise assessment has identified the potential for construction activities to generate elevated noise levels at nearby noise sensitive receptors, particularly during noisier phases of the works. Mitigation measures have therefore been recommended to control construction noise emissions and manage potential impacts during the construction phase.

The recommended construction noise mitigation measures include the use of site hoarding, the selection and use of low-noise plant and equipment, appropriate maintenance of construction plant, and the implementation of good site management practices. In addition, public liaison procedures should be put in place to provide a clear mechanism for communication with nearby residents and for the management of any noise-related complaints. Noise and vibration monitoring is also recommended at the closest sensitive receptors during relevant construction activities, where required, to verify compliance with the adopted construction noise and vibration criteria and to allow corrective actions to be implemented if necessary.

Operational Noise Mitigation

The operational noise assessment has considered noise associated with the completed and occupied development, including typical residential operational activities and relevant plant and equipment where applicable. The predicted operational noise levels are significantly below the existing residual and background sound levels at the nearest noise sensitive receptors.

On this basis, no specific operational noise mitigation measures are considered necessary. The assessment concludes that operational noise from the proposed development is not expected to result in adverse noise impacts at nearby noise sensitive receptors. Where any future mechanical plant selections are developed in more detail, these should be reviewed to ensure that they remain consistent with the operational noise criteria set out in this report.

Summary

In summary, the report has identified appropriate mitigation measures for the key noise considerations associated with the proposed development. Inward noise impacts will be controlled through the specification of suitable building envelope and glazing performance. External amenity noise has been addressed through boundary screening and the provision of compliant alternative amenity areas across the development. Construction noise will be managed through standard best-practice mitigation measures, public liaison and monitoring where required. Operational noise is predicted to be sufficiently low such that no specific mitigation measures are required.

Collectively, these measures demonstrate that the proposed development has incorporate appropriate acoustic design and mitigation to protect residential amenity and minimise potential noise impacts during both the construction and operational phases."

3.13 Item 13 – CEMP/ Waste Management

(a) ***The Applicant should submit a Construction Environmental Management Plan (CEMP) and Waste Management Plan. This will need to take account of any mitigation proposed in the EIAR, AA, EcIA, Arboricultural Assessment, or other environmental assessments, etc.***

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.

The applicant is also referred to EPA (2021) Best Practice Guidelines for the preparation of Resource & Waste Management Plans for Construction & Demolition Projects (see Section 3.1 on pages 9 and 10 of the document and Text box 2 and 3₃).

Applicant Response:

In response to LRD Opinion Item 13, we refer the Planning Authority to the Construction Environmental Management Plan prepared by CS Consulting Engineers submitted as part of this Planning Application. We confirm that all environmental and ecological mitigation measures outlines in item 13 have been stated and considered within the CEMP.

3.14 Item 14 – Taking In Charge (TIC)/ Management Company

Details regarding TIC and a management company will be required for the proposed development. Apartment blocks must be managed by a specific management company. TIC proposals must be in accordance with MCC's TIC requirements.

Applicant Response:

In response to LRD Opinion Item 14, we refer the Planning Authority to the Building Lifecycle Report and Operational Management Plan submitted as part of this Planning Application which outlines the proposed Operational Management of the proposed apartment block by a property management

company. We confirm that there no aspect of the proposed development will be taken in charge by Meath County Council.

3.15 Item 15 – Fire Safety

(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.***

Applicant Response:

In response to LRD Opinion Item 15 (a), it is noted to the Planning Authority that the proposed development has been designed in conjunction with chartered fire engineers and event safety consultants EOBA who have confirmed that the development should be capable supporting successful Fire Safety Certificate applications at detailed design stage, following receipt of a grant of permission.

(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.***

Applicant Response:

In response to LRD Opinion Item 15 (b), it is confirmed that where applicable, individual housing units have been developed having regard to the relevant provisions of Technical Guidance Document B, 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).***

Applicant Response:

In response to LRD Opinion Item 15 (c), we refer the Planning Authority to the accompanying Traffic & Transport Assessment Appendix A prepared by NRB which indicates appropriate swept path analyses for fire brigade vehicles throughout the proposed development which has been reviewed by EOBA and coordinated having regard to Technical Guidance Document B, Fire Safety, 2024 edition / 2026 reprint.

(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).***

Applicant Response:

In response to LRD Opinion Item 15 (d), EOBA confirm that at planning stage, they are of the professional opinion that fire safety matters raised are capable of being addressed through the detailed design process and subsequent Fire Safety Certificate applications. The design will continue to be reviewed and coordinated having regard to Technical Guidance Document B, Fire Safety, 2024 edition / 2026 reprint, together with the relevant provisions for fire brigade vehicle access and water supplies for firefighting, including hydrant provision.

3.16 Item 16 – Energy Efficiency

The applicant should be 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.

Applicant Response:

In response to LRD Opinion 16, we refer the Planning Authority to the accompanying Climate Action and Energy Statement prepared by Fallon Design in response to the requirements of the Meath County Development Plan 2021-2027 (as varied) and the Sustainable Residential Development and Compact Settlements Guidelines, 2024.

3.17 Item 17 – Public Artwork

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.

Applicant Response:

In response to LRD Opinion Item 17, we confirm that an indicative location for the public artwork piece is proposed within the central public open space area. We note that the final location and details of the artwork piece will be commissioned post planning and we invite the Planning Authority to attach a suitably worded condition in this regard.

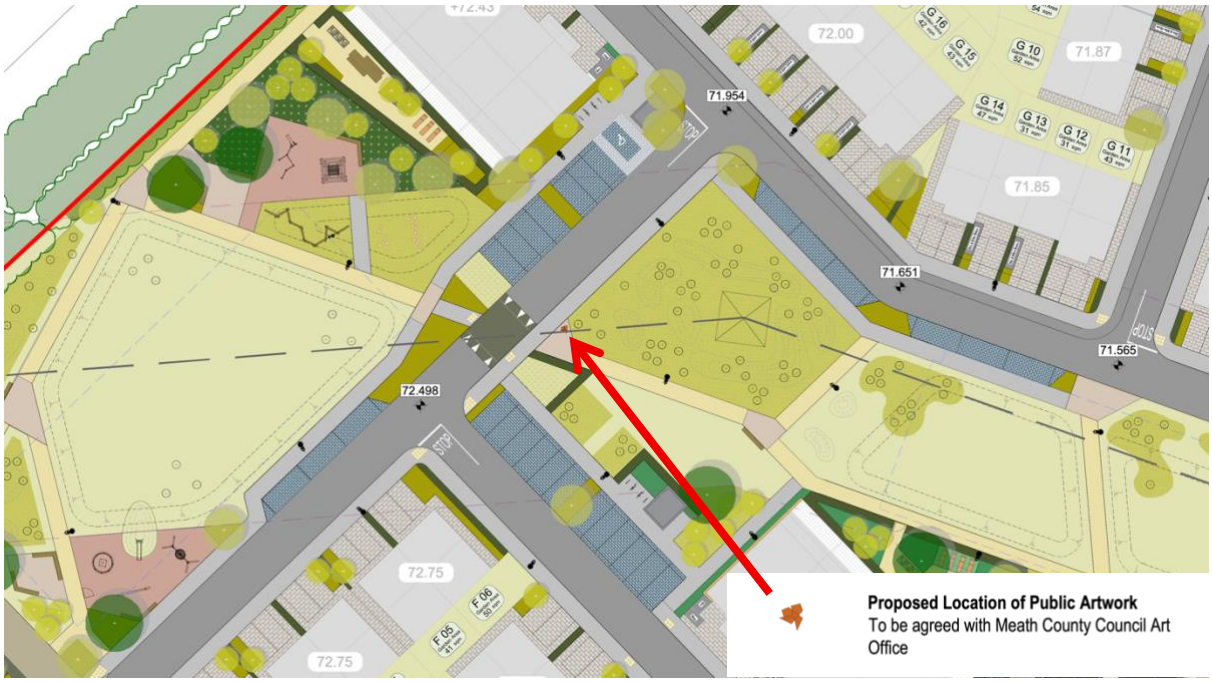


Figure 18 - Proposed Public Artwork Location

3.18 Item 18 – Estate Name

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.

Applicant Response:

We confirm that the proposed naming of the residential development and streets will be agreed with the Planning Authority following a grant of permission. Any proposed naming will have due regard to local placenames, the historical context and the significance of the area. In this regard, we invite the Planning Authority to attach an appropriately worded condition requiring agreement of the development name prior to commencement of development.

3.19 Item 19 – Electrical Infrastructure/ Telcom Services

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.

Applicant Response:

In response to LRD Opinion Item 19, we can confirm that the design team has engaged directly with ESB Networks during the design development process. The proposed layout has been prepared having regard to the existing electrical infrastructure within and adjacent to the site, and all required separation distances agreed with ESB Networks have been incorporated into the design.

3.20 Item 20 – General

(a) ***All documents must be updated to reflect final design proposals.***

Applicant Response:

In response to LRD Opinion Item 20 (a), we confirm that the final site layout and design proposals have been fully coordinated between the various members of the design team. All application documents, drawings and supporting reports have been updated to reflect the final proposed development.

(b) ***Any mitigation associated with environmental impacts or best practice must be incorporated into the design of the development.***

Applicant Response:

In response to LRD Opinion Item 20 (b), we confirm that the proposed development has been designed to avoid and minimise environmental impacts wherever possible. Existing green infrastructure has been retained where feasible, with development areas carefully arranged to avoid root protection areas and riparian corridors. In addition, the scheme incorporates a range of biodiversity enhancement measures, including swift boxes on Apartment Block A and extensive new tree planting. We refer the Planning Authority to the Landscape Report and drawings prepared by Áit Urbanism and Landscape for further details in this regard.

(c) ***Site boundary delineation must be consistent across all drawings and documents associated with any future planning application lodged to the Planning Authority.***

Applicant Response:

In response to LRD Opinion Item 20 (c), we confirm that the site boundary delineation is consistent across all drawings and documents. Where an indicative red line is outlined in any planning application documentation it is clearly noted as same.

(d) ***A clear drawing schedule is to be provided. Floor plans, elevations and sections must be specific to each unit/ block with clear numbering provided.***

Applicant Response:

In response to LRD Opinion Item 20 (i), the project architects, John Fleming Architects have confirmed that the architectural drawing pack has been revised to include a comprehensive set of drawings for all proposed building types and unit typologies. Floor plans, elevations and sections are provided for each unit and block type, with clear references and numbering to facilitate identification and review. A drawing issue sheet has been provided with the architectural drawing pack.

(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.***

Applicant Response:

In response to LRD Opinion Item 20 (e), we confirm that the application has been prepared having regard to the matters raised during the Section 247 and LRD consultation process. We refer the Planning Authority to all planning application documentation submitted which reflects the feedback received at S247 and S32B meetings.

(f) ***Public Notices should appropriately reference all relevant planning applications within the proposed red line boundary or encroached by same.***

Applicant Response:

In response to LRD Opinion Item 20 (f), we refer the Planning Authority to the site notice and newspaper notice submitted as part of this planning application that appropriately references all relevant planning applications within the proposed red line boundary and encroached by same.

(g) ***The applicant is requested to provide 2 no. printed copies of all documents as part of the planning application.***

Applicant Response:

In response to LRD Opinion Item 20 (g), we confirm that 2 no. printed copies of all documents have been submitted to Meath County Council as part of this Planning Application.

(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.).***

Applicant Response:

In response to LRD Opinion Item 20 (h), we confirm that the architectural drawing pack has been revised to include a comprehensive set of drawings for all proposed residential building and dwelling types, including handed variants where applicable. Floor plans, elevations and sections are provided for each unit and block type, together with clear references and numbering to assist in the identification and review of the various residential components of the development.

(i) ***A Key Plan is requested to assist with the identification of house elevation drawings.***

Applicant Response:

In response to LRD Opinion Item 20 (i), we refer the Planning Authority to the architectural drawing pack prepared by John Fleming Architects in which Key Plans have been included to identify the location of each proposed unit type throughout the development and to assist in the interpretation of the associated house type drawings and elevations.

4 Conclusion

This report, read in conjunction with the Design Team's accompanying reports and drawings addresses, in full the issues raised by the Planning Authority in the LRD Opinion dated 04 June 2026.

It is submitted that the proposed development is in accordance with the proper planning and sustainable development of this area, and we trust that the above report and enclosed documentation fully addresses the issues raised in MCC's LRD Opinion.

All relevant details are further addressed in the revised design, now proposed and we ask the Planning Authority to refer to the complete application package for full details of the proposal now put forward.

Appendix I – MCC LRD Opinion

comhairle chontae na mí
meath county council

Large-scale Residential Development (LRD)

Reference Number:

LRD0051

Notice of LRD Opinion

Planning and Development Act 2000-2023

Planning and Development Regulations 2001-2026

Proposed Development:

The development will consist of:

Proposed Large-Scale Residential Development for Construction of 249 no. residential units, ancillary childcare facility, open space provision and associated works on a site of c. 6.76 ha (gross site area) at lands bounded by Summerhill Road (L2228), R157, Plunkett Hall Estate and Dunboyne Business Park, Dunboyne, Co. Meath.

The Planning Authority refers to your LRD meeting request pursuant to section 32B of the Planning and Development Act 2000-2023 and subsequent meeting held in accordance with section 32C of said Act on 23/04/2026. Section 32D (1) of the Act provides that the Planning Authority shall provide an Opinion as to whether or not the documents submitted for the purposes of the Meeting constitute a reasonable basis on which to make an application for permission for the proposed LRD.

Following consideration of the issues raised during the consultation process, the Planning Authority is of the opinion that the documentation submitted requires further consideration and/or amendment to constitute a reasonable basis for an application for permission for the proposed LRD under section 34 of the Act.

In the opinion of the Planning Authority, the following issues need to be addressed in the documents submitted to which section 32B of the Act relates that could result in them constituting a reasonable basis for an application for large-scale residential development:

1.0 Introduction

Having regard to the LRD meeting that was held (23/04/2026) in relation to the proposed development, the purpose of this report is to consider whether or not the documents submitted for the purposes of the meeting constitute a reasonable basis on which to make an LRD

planning application. The report concludes with the recommended content of an LRD Opinion to be issued to the applicant.

The report may also specify (a) the areas, or the issues, in respect of which the documents submitted do not constitute a reasonable basis on which to make the application, and (b) any issues that, if addressed by the relevant documents, could result in the documents constituting a reasonable basis on which to make the application.

2.0 Site Location & Description

The application site comprises lands of 6.76Ha in the townlands of Dunboyne, at the western extent of the Dunboyne settlement. The proposal relates to a Large-scale Residential Development (LRD) of 249no. residential units, creche, associated communal open space, public open space, car and bicycle parking.

The subject site is bounded by the Thorntons recycling centre to the north with agricultural lands beyond, the Luttrell Hall housing development to the east with the Dunboyne Business Park further north east, to the south by the L-2228 'Summerhill Road' with further existing dwellings beyond that and to the west by the R-157 regional road and extensive agricultural lands also. The subject site is, as per Meath County Council zoning maps, is in the main zoned as 'A2 – New Residential', but is however burdened at present by the 'Post 2027' stipulation. It should be noted that at present, the Chief Executives report on Variation 5 to the Meath County Development Plan 2021-2027 is under consideration by elected members and, should the variation pass and be adopted, the subject landholding will have its 'Post 2027' stipulation lifted and be available for development.

The site slopes slightly from south to north. Site levels provided by the Applicant (Site Survey dwg. no. D144-CSC-XX-XX-DR-C-0001) indicate 72.4mOD at the southwest of the site to 71.1mOD along the northwest of the site. The proposed development is accessed from the combined vehicular, cyclist and pedestrian access at the south of the site off the L-2228 Summerhill Road.

The site does not feature any National Monuments or protected structures and is not within, adjacent to or proximate to an ACA.

The site is not located in or proximate to any European Site, the nearest being the Rye Water Valley/Carton SAC (Site Code 001398) located some 5Kms southwest.

The site is in the 'South East Lowlands' as identified in the Landscape Character Assessment for County Meath, which has a lowland landscape, a *very high* value and *moderate* sensitivity.

The Application site is located within the Dublin Airport Noise Zone C.



Figure 1: Site Location (Source: Brock McClure)

3.0 Proposed (Large-scale Residential) Development

Section 6 of the LRD Meeting Request Form (No. 18) describes the proposed LRD. Please refer to page 1 and 'Development Description' for same. The documents submitted refer to *Large-scale Residential Development of 249 residential units and a childcare facility.*

In the current proposal, the applicant proposes to construct a mixture of 169no. houses and 80no. apartment/duplex units comprising the following:

- 169no. houses as follows:
    - 28no. 2-bed units,
    - 122no. 3-bed units,
    - 19no. 4-bed units,
- 80no. apartment/duplexes as follows:
    - 21no. 1-bed units,
    - 33no. 2-bed units,
    - 26no. 3-bed units.

The residential unit mix proposed is as follows: -

Table 1: Proposed Residential Unit Mix

House Types	Number	Percentage
1 Bed Apartment	17	6.8%
1 Bed Duplex	4	1.6%
Total 1 beds	**21**	**8.4%**
2 Bed Apartment	9	3.6%
2 Bed Duplex	24	9.6%
2 Bed Mid Terrace	28	11.2%
Total 2 beds	**61**	**24.5%**
3 Bed Duplex	26	10.4%
3 Bed Mid Terrace	24	9.6%
3 Bed End Terrace/Semi	98	39.4%
Total 3 beds	**148**	**59.4%**
4 Bed Semi Detached	18	7.2%
4 Bed Detached	1	0.4%
Total 4 beds	**19**	**7.6%**
Total	249	100.0%

Figure 2: Unit Mix breakdown (Source: Brock McClure)

The proposal also includes:

- The proposed development also includes a proposed creche facility (327.5sq.m.).
- Provision of 372no. car parking spaces across the development site and 405no. bicycle parking spaces for residents and visitors of the scheme provided throughout the development site.
- Public open space (1.12 ha total),
- 5no. communal open spaces associated with the proposed apartments and duplexes in the form of landscaped areas located in the vicinity of these units (1,608sq.m.),
- Vehicular access to the proposed development via priority junction on Summerhill Road (L2228),
- All associated site development 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 Industrial Road junction, diversion of an existing 375mm diameter storm pipe and proposed storm drain outfall to the R157/Summerhill Road roundabout, internal access roads, homezones and cycle and pedestrian infrastructure, provision of 2no. ESB substations, bin stores, public lighting, landscaping, and boundary treatment works.

The site area is 6.76Ha and and the proposed development density is stated as 39units/Ha.

4.0 Planning History

A review of Meath County Council's records indicates no planning history on the subject site.

5.0 Planning Policy

5.1 National, Regional & Local Policy

Project Ireland 2040, The National Planning Framework (NPF) was adopted on 29/05/2018 (Circular FPS06/2018) and sets the national policy context.

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region came into force on 28/06/2019 and sets the regional policy context. The site is located within an urban area governed by the policies and objectives of the Meath County Development Plan (MCDP) 2021-2027.

5.2 Other Relevant Considerations

The following outlines some of the relevant legislation and policies, etc.:

- Planning and Development Act 2000-2023
- Planning and Development Regulations 2001-2025
- Sustainable and Compact Settlements Guidelines for Planning Authorities (2024)
- Planning Design Standards for New Apartments (2025)
- Housing for All (2021)
- Rebuilding Ireland: Action Plan for Housing & Homelessness (2016)
- Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Water Sensitive Urban Design Best Practice (DHLGH Interim Guidance Document).
- Design Manual for Quality Housing (2021)
- Circular Letter: NRUP 02/2021 (Residential Densities in Towns and Villages)
- Housing Circular 28/2021 (Affordable Housing Act 2021 – Amendments to Part V)
- Design Manual for Urban Roads & Streets (2013, updated 2019)
- Urban Development and Building Heights Guidelines - Guidelines for Planning Authorities (Dec. 2018)
- Guidelines for Planning Authorities & An Bord Pleanála on carrying out Environ. Impact Assessment (2018)
- Development Contributions Guidelines (2013)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) Best Practice Urban Design Manual
- The Planning System and Flood Risk Management Guidelines (2009)
- Appropriate Assessment Guidelines (2009)
- Development Management Guidelines (2007)
- Quality Housing for Sustainable Communities – Guidelines for Planning Authorities (2007)

All other relevant Section 28 Planning Guidelines have been considered in the assessment of this proposal.

6.0 Internal & External Consultation

In accordance with Section 32B(4) of the Planning and Development Act 2000-2023, comments on the documentation submitted by the applicant were sought from the internal departments of Meath County Council and Uisce Éireann, as follows:

Referral Department	**Returned Date**	**Recommendation**
Transportation (General)	Returned 25/05/2026	Further consideration required – The comments made and points of note discussed further in this report.
Transportation (Public Lighting)	No report received.	Further consideration required – no public lighting design provided, therefore recommended that it is designed in accordance with MCC's Technical Spec.
Housing Department	No report received.	
Environment (Flooding/ Surface Water Drainage)	Returned 25/05/2026	Further consideration required – The comments made and points of note discussed further in this report.
Broadband Officer	Returned 14/04/2026	Recommends ducting be installed in line with the provisions of the Meath County Development Plan 2021-2027.
Archaeology	Returned 08/04/2026	Further consideration required – recommendations made in relation to the Applicant providing an archaeological strategy. Report further noted that an archaeological geophysical survey of the entire site lands is completed as part of any LRD application by a fully qualified archaeologist.
Chief Fire Officer	No report returned.	
Heritage Officer	No report returned.	
Architectural Conservation Officer	No report returned.	
Age-Friendly Ireland	Returned 13/04/2026	Further consideration required – recommends the Applicant reviews their designs for all homes intended to be Age Friendly Lifetime Adaptable Homes and provide

		design typologies which comply with the requirements of the Meath County Development Plan objectives.
Uisce Éireann	Returned 17/04/2026	PCE lodged for 361no. units. CoF issued on 01/09/2025 stating both water and wastewater connections were feasible subject to upgrades being required. A Statement of Design Acceptance (SODA) is required for the LRD Application.

*** Refer to LRD Meeting Minutes for comments made during the meeting.*

7.0 Pre-Application Consultation

A Section 247 (Planning and Development Act 2000-2023) pre-application consultation meeting was held with the Planning Authority on 14/10/2025 as required under Section 32B (1) of the aforementioned Act. The request for the Section 247 consultation was received by the Planning Authority on 25/09/2025. This meeting examined the details submitted for 249no. residential units.

8.0 Forming of the Opinion (Planning Assessment)

The main planning considerations (Section 8.3 below) in forming of the Opinion are:

- Core Strategy
- Zoning
- Density
- Phasing
- Design, Layout, Residential Unit Mix, Building Height, Development Management Standards, Childcare Facilities, etc.
- Landscaping & Open Space
- Social Infrastructure Assessment
- Water & Wastewater Infrastructure
- Surface Water Drainage Flood Risk Assessment & Management
- Traffic & Transport, Public Lighting
- Part V, LDA (Part 9) & Universal Design
- Environmental Assessments – EIA, AA, etc.
- Other Issue

8.1 Documentation Submitted for the LRD Meeting

The prospective applicant submitted a range of documents, including drawings of the proposed development and various reports, which are listed in Appendix 1.

8.2 Statement of Consistency

A '*Pre-Planning Report*' was submitted as part of the LRD Meeting documentation and it explores national planning policy, regional planning policy, some relevant guidelines issued under Section 28 of the Planning and Development Act 2000-2023 and local planning policy including Project Ireland 2040: National Planning Framework, 2025, Housing for All – A New Housing plan for Ireland, Sustainable and Compact Settlements Guidelines for Planning Authorities, 2024, Urban Design Manual – A Best Practice Guide, 2009, Design Manual for Urban Roads and Streets, 2013, Design Standards for Apartments, 2025, Urban Development and Building Heights Guidelines for Planning Authorities, 2018, Childcare Facilities Guidelines, 2001, The Planning System and Flood Risk Management, 2009, Regional Spatial

and Economic Strategy – Eastern and Midland Regional Assembly and the Meath County Development Plan 2021-2027

The Applicant should be advised to consider the inclusion of 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), Design Standards for Apartments (2025 update), etc. It is generally considered that the Pre-Planning Report is comprehensive; however, it may need to be updated prior to lodging the application.

The details above are considered in the following sections of the LRD Opinion.

8.3 Core Strategy

As per the Meath County Development Plan (MCDP) 2021-2027, Dunboyne is a Self-Sustaining Growth Town, is located close to the border with Fingal, and is the only entire town in the county located in the Metropolitan Area of Dublin. The settlement benefits from a multi-modal transport system consisting of excellent road and rail links, whilst the telecommunications and energy infrastructure available also make the town an attractive location for investment.

Both CS OBJ 1 and SH OBJ 1 (MCDP) seek to secure the implementation of the Core Strategy and Settlement Strategy, in so far as practicable, by directing growth towards designated settlements, subject to the availability of infrastructure and services.

Table 2.12 of the MCDP Core Strategy sets the following targets for Dunboyne over the Plan period:

- Population Target to 2027 (+3,300 to 10,572)
- Household Allocation of 2,002no. residential units.

At this time (June 2026), there is capacity within the household allocation and therefore, the current proposal can be accommodated and will contribute to achieving the population target for Dunboyne over the MCDP Plan period.

8.4 Zoning - MCDP 2021-2027 – Dunboyne Written Statement

The site is zoned A2- New Residential but remains ‘Post-2027’ lands until Variation 5 of the CDP is adopted by Elected Members. This is due before June full Council meeting. Once adopted the premise of residential development on the subject site is acceptable.

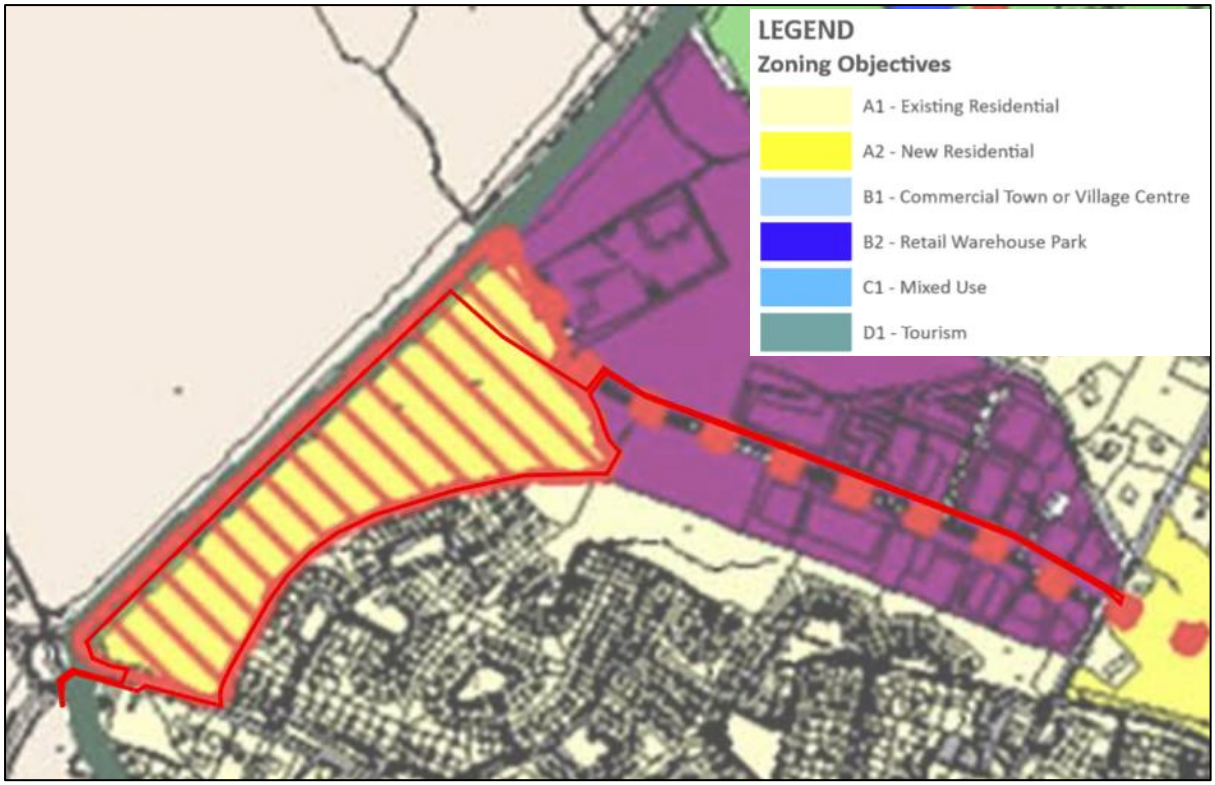


Figure 3: Extract from Dunboyne zoning map (MCDP 2021-2027).

8.5 Density

Section 11.5.3 of the MCDP 2021-2027 identifies the need to create compact, high-quality developments, and higher residential densities will be encouraged within walking distance of town centres and public transport infrastructure.

The current proposal has a stated density of 39units/ha based on a net developable area of 6.49ha. Higher density in this instance is being achieved via the proposed duplex units. There is scope for an increased density of up to 50uph exists on site, however, the density proposed is acceptable.

8.6 Phasing

DM OBJ 23 requires all applications for residential development to be accompanied by a detailed phasing plan which demonstrates the early delivery of key infrastructure associated with that scheme.

The proposed development, as per the planning report submitted, is to be delivered in one phase. A phasing plan was not submitted with the request for the LRD Opinion meeting. The Applicant shall provide a phasing plan for any forthcoming LRD application with the creche to be delivered in phase 1 of same prior to the occupation of any dwelling unit on site.

8.7 Design, Layout, including Residential Unit Mix

Some of the key considerations of the MCDP 2021-2027 and the Section 28 Guidelines in this section include:

Development Management Standards - The Applicant will be required to demonstrate compliance with Chapter 11 Development Management standards of the MCDP 2021-2027. All standards must be clearly set out in the documentation submitted.

Connectivity – The application site is located to the south of the R-157 and Dunboyne business park, and to the west of the Plunkett Hall housing development, which is accessed off the L-2228 'Summerhill Road' to the site, as the subject development will be. Pedestrian connectivity is proposed between the two housing developments.

The proposed development should be well served by the internal vehicular, pedestrian and cycle networks. The proposed road widths should be reduced from 6m to 5.5m, footpaths to be 2m in width and allowance for an additional 300mm verge where there is perpendicular parking, permeability links to be shown between pedestrian and cycle paths for new link road and Plunkett Hall and the Summerhill Road boundary shall be agreed post-consent and prior to development.

Design Statement - A 'Design Statement' formed part of the LRD Meeting documentation and should be updated to accompany any forthcoming LRD application.

Residential Design Proposal – The Applicant must provide visual interest within the site, with 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. Residential developments must deliver a good mix of tenures. Open space must be usable and not limited to pocket parks. Areas of public open space should be designed/positioned to benefit the greatest number of residential units. The proposed unit mix and the typologies of the proposed dwellings have been discussed previously within this report.

Building Height – The Urban Development and Building Heights - Guidelines for Planning Authorities (2018) advocate increased height in particular circumstances. Proposals seek to provide units ranging in height from 2-4-storeys throughout the development.

Site Strategy & Site Layout – The site adapts to a number of linear and pocket parks throughout the development, with the largest portions of open space located towards the northern end of the site beneath electricity pylons.



Figure 4: LRD Meeting - Proposed Site Layout (Source: JFA Architects).

Plans & Particulars - 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.).

Housing Quality Assessment (HQA) – 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, Compact Settlement Guidelines 2024 and MCDP have been achieved. Details provided in the HQA for the LRD Meeting are acknowledged.

Daylight/ Sunlight Analysis – The Building Height Guidelines refer to approaches set out in the BRE Guidance and BS Code of Practice. A development must be designed to optimise natural daylight, ventilation and views and minimise overshadowing and loss of light; and in instances where that cannot be achieved, a rationale for any alternative or compensatory design solutions to be included.

Childcare Provision – The relevant Section 28 Guidelines are the Childcare Guidelines (2001) and the provisions of the Child Care Act 1991 (Early Years Services) Regulations 2016 - S.I. No. 221 of 2016 which sets out the Minimum clear floorspace requirements including minimum sqm per classroom required.

The proposed childcare facility (327.5sq.m.) is noted. This facility will provide for 61no. childcare spaces.

Site Coverage & Site Ratio - Site coverage standards seek to avoid adverse effects of over-development particularly in urban areas thereby safeguarding sunlight and daylight within or adjoining a proposed layout of buildings. DM OBJ 16: Site coverage shall generally not exceed

80%. Plot ratio seeks to control the mass and bulk of buildings to prevent the adverse effect of over-development whilst ensuring the efficient and sustainable use of serviced land.

DM OBJ 15: As a general rule, the indicative maximum plot ratio standard shall be 1.0 for housing at edge of town locations with an indicative maximum plot ratio of 2.0 in town centre/core locations.

The applicant has proposed a plot ratio of 0.43 and site coverage is identified as 22% both which are within range as set out in the MCDP.

8.8 Landscaping & Open Space

Landscape & Landscaping Scheme – The Applicant provided a Landscape Plan (Áit Urbanism and Landscape) which includes details of the landscape and open space proposals.

The Landscape Design Statement discusses the public realm, and the layout set around a network of high-quality streets, pathways and open spaces which provide an attractive public realm for both future residents and visitors to the site, the location of residential clusters near open spaces, increasing the likelihood of their use. It refers to passive supervision and sense of community ownership of streets and spaces, passive supervision of play spaces, yet minimisation of noise disturbance to nearby units. Definition is maintained between public, semi-private and private space. Privacy and amenity within the dwellings were addressed by carefully locating, orientating and positioning each dwelling. Overlooking is avoided; gardens meet minimum requirements and are orientated to maximise solar exposure and adequate storage has been provided at all homes.

Approximately 1.12Ha. of public open space is provided, 17.2% of the subject site. This is provided in defined areas of public open space dotted throughout the development, some including play equipment. Communal open space (1,608sq.m) is proposed for apartment and duplex units.

Passive Supervision - The applicant must ensure there is sufficient passive supervision of public open spaces, but generally seeks to address this in the proposal. Areas of hedgerows and trees should not affect passive supervision, so appropriate management details will need to be set out.

Private Amenity - Section 11.5.12 of the MCDP sets out the standards with respect to private open space. One-bed houses require 20sq.m., two-bedroom houses require 30sq.m., three-bed houses require 40sq.m., and four (+) bedrooms require 50sq.m. (Compact Settement Guidelines minimum requirements).

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).

Boundary Treatment - Boundary treatment must be in accordance with the MCDP – Chapter 11 DM Standards. Front boundaries shall be defined by walls or fences at least 0.5m 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 1.8m high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency.

8.9 Social Infrastructure Assessment

The applicant submits that a Social Infrastructure Audit, including a Childcare Need Assessment, will be submitted with the full application and will assess the childcare provision in the area.

SH OBJ 24 requires that all new residential development applications of 50no. units or more are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents in accordance with the requirements of policy SOC POL 6 in the 'Community Building Strategy' (Chapter 7). 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.

8.10 Water & Wastewater Infrastructure

Details submitted by CS Consulting confirm that water supply and wastewater networks (including treatment works) can service new development. A COF correspondence letter highlights that both wastewater and water supply connections are feasible for the proposed development, and the applicant states that a COF has been granted.

Uisce Eireann returned the following comments:

> *'In relation to Water, the COF states a connection is feasible subject to upgrades. It states, in order to accommodate the proposed connection at the premises, upgrade works are required to increase the capacity of the existing water network.*
>
> *…*
>
> *In relation to Wastewater, the COF states a connection is feasible without infrastructure upgrade by UÉ.'*

8.11 Surface Water Drainage & Flood Risk Assessment & Management

Flood Risk Assessment & Management – The Meath County Development Plan 2021-2027 states that planning applications will be assessed in accordance with '*The Planning System and Flood Risk Management Guidelines for Planning Authorities*'. INF POL 18, 19 and 20 (Chapter 6, MCDP 2021-2027) are relevant in this regard.

Meath County Council's Environment (Flooding & Surface Water) Department made the following comments:

> *'Draft SSFRA required and extents of hydraulic modelling to be agreed.*
>
> *…*
>
> *Existing surface water outfall to South has not been confirmed; needs to be located and surveyed and diversion route agreed with Area Engineer*
>
> *…*
>
> *Proposed Surface Water system design to be agreed with MCC: Attenuation details to be confirmed; Petrol interceptor locations to be agreed; sections of pipeline with reduced cover to be reviewed; functionality of green areas not to be impacted by proposed basin; more SUDs features required to be submitted.'*

8.12 Traffic & Transport, Public Lighting, etc.

Traffic & Transport – The proposed development shall be accessed off the Summerhill Road to the south of the site. A priority junction is to be constructed.

A Traffic and Transport Assessment, prepared by NRB, was submitted for the LRD Meeting. This assessment concluded that:

> *'This report demonstrates that the proposed development will have a negligible impact upon the established local traffic conditions and can easily be accommodated on the existing and approved roads network without any capacity concerns arising.'*

Public Lighting – Public lighting details were not provided for the LRD Meeting and the applicant proposes to provide a public lighting scheme with an LRD application. The Public Lighting Department of Meath County Council has stated that the 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. The applicant should submit a public lighting design in accordance with above specification.

8.13 Part V & Universal Design

Part V – The Applicant proposes 20% Part V – 52no. units on site.

- Houses – 2no. 2-beds,
- Apartments Block A – 26no. units (17no. 1-beds, 9no. 2-beds),
- Duplex Block D – 22no. units (4no. 1-beds, 8no. 2-beds, 10no. 3-beds).

Unit mix of Part V units:

- 21no. 1-beds (42%),
- 19no. 2-beds (38%),
- 10no. 3-beds (20%).

In a planning context, it is generally recommended that proposal comprises 'pepper-potting', rather than in blocks. The applicant should be advised to consult with Housing Department directly regarding proposals.

Universal Design - SH OBJ 22 (MCDP – Chapter 3) refers to universal design:

SH OBJ 22 The Planning Authority will require the provision of between 15-30% of dwellings and apartments in new residential developments of ten units or more to be Age Friendly Lifetime Adaptable Homes, suitable to accommodate or adaptable to provide accommodation for people with disabilities and older people in accordance with the requirements of the 'Housing Options for Our Ageing Population Policy Statement' (2019), published by the Department of Housing, Planning and Local Government and the Department of Health and 'Building for Everyone: A Universal Design', 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority) and section 11.5.29 of this Plan. Planning applications will be required to demonstrate compliance with this objective, and to show an accessible route to the residential units from the boundary of the

property. Proximity and access to local services must also be considered relative to the units which are accessible. A universal design statement shall be provided as part of all new planning applications to demonstrate this requirement.

The Applicant provided a Design Statement for the LRD Meeting, not a Universal Design Statement.

Comments received from MCC's Age-Friendly Ireland coordinator are as follows:

> *'On detailed review of the design of the apartments types (1A & 2A) and ground floor duplexes (D1.1, D1.2, D2.1, D2.2) – Dwg No's: SMR-DA-ZZ-DR-JFA-AR-P2101, SMR-DA-ZZ-DR-JFA-AR-P2103, SMR-DA-ZZ-DR-JFA-AR-P2105, SMR-DA-ZZ-DR-JFA-AR-P2107, SMR-ABC-ZZ-DR-JFA-AR-P2200 & SMR-AA-ZZ-DR-JFA-AR-P2201refers. The floor layout of these typologies does not comply with the guidelines set out in the 2015 publication 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority) i.e. width of internal space behind entrance door, leading edge to all internal doorways, size of ensuite, level access throughout, etc.*
>
> *…*
>
> *I recommend that the Application reviews their designs for all homes intended to be Age Friendly Lifetime Adaptable Homes and provide design typologies which comply with the requirements of the Meath County Development Plan objectives.*

The Applicant shall supply a Universal Design Statement with any forthcoming LRD application and shall further address the above comments received.

8.14 Environmental Assessments – EIA, AA, EcIA, etc.

These reports 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.

The lands are currently in agricultural use. The applicant should be advised to ensure the environmental assessments inform the planning application preparation process. MCC, as Competent Authority for AA and EIAR must be provided with sufficient information to carry out its assessment.

AA – The applicant states that an AA Screening Report and NIS (if required) for the proposed development will be prepared for the subject development by Altemar and will be submitted in support of the LRD application.

EIAR – The applicant states that an EIA Screening Report will be prepared in respect of the proposed development and will accompany the future application. The Applicant should be advised that there are a number of significant developments currently being undertaken in Dunboyne currently and a number of others yet to commence. EIA Screening needs to be robust with EIAR not to be ruled (cumulative in the Dunboyne area).

8.15 Other Issues

Archaeology & Cultural Heritage – Chapter 8 - Cultural & Natural Heritage Strategy (MCDP 2021-2027) has specific policies relevant to archaeology (particularly HER POL 2 - 5).

MCC's Archaeologist reviewed the information submitted for the LRD Meeting, making 2no. recommendations. It is recommended that the Archaeologist's reports for the Section 247 and LRD Meeting are provided to the applicant with the LRD Opinion.

Noise & Vibration – An Acoustic Design Statement was submitted with the LRD Opinion documents. The applicant should be advised to consult with the Environment Section of MCC and consider the Co. Meath Noise Action Plan 2019 and incorporate typical noise mitigation. The Applicant should further note that the application site is within the Dublin Airport Noise Zone C and should address same.

Environmental Management - The applicant has stated a Construction Environmental Management Plan (CEMP) and Waste Management Plan with a planning application. The applicant has obligations under the Waste Management Act 1996 as amended with details to be included in the CEMP.

The applicant must address 'Refuse Storage' at Section 4.8 of Apartment Guidelines and at the proposed duplex units and refuse storage at the proposed terraced houses. Waste storage for apartments should be located 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.

Taking in Charge (TIC)/ Management Company – Details regarding TIC and a management company will be required for the proposed development and the applicant has not provided proposals in this regard. Apartment blocks must be managed by a specific management company. TIC proposals must be in accordance with MCC's TIC requirements.

Fire & Public Safety - As per the Urban Development and Building Heights (2018) Guidelines, Fire and Public Safety are other key considerations for such a large-scale development. Compliance with fire safety requirements is a separate, parallel, regulatory requirement. To avoid unnecessary delay, developers need to engage with the Chief Fire Officer/ fire services authority in relation to the proposed development, particularly the apartment blocks and crèche facility and should be reflected in the design approach proposed. There are fire safety requirements for the proposed apartments and housing units, etc. and the comments of the Fire Officer should be provided to the applicant.

Energy conservation/ efficiency & use of renewable energy sources – INF POL 38 of the MCDP seeks to encourage new development proposals to "*maximise energy efficiency through siting, layout, design and incorporate best practice in energy technologies, conservation and smart technology*". The Compact Settlement Guidelines (2024) Appendix refers to a requirement to prepare a 'Climate Action and Energy Statement for 30+ units'. The applicant should be advised of this.

Public Art-Work – A Public Artwork is required for this development. Section 11.7.4 of the MCDP – DM OBJ 38 applies in the case of 75+ units. The applicant proposes to place a piece of art in the public open space, with details to be provided at planning application stage. The applicant should be advised to consult with Geradette Bailey (Arts Officer) regarding a proposal.

Broadband – No details were provided for the LRD Meeting. The Broadband Officer has requested the applicant to provide specific information in relation to ducting and associated plans and how the proposal will link with services installed outside the development. Advice regarding appropriate guidance that should be followed, is also detailed.

Electrical Infrastructure/ Telecoms/ Rail Infrastructure - The proposed development should not interfere with electricity infrastructure including overhead cables across/ through the site, and it is advised that the applicant consult directly with ESB Networks. All separation distances/ public health setbacks for the purposes of electrical safety or relevant standards should be outlined in the proposal, where they affect the application site/ associated layout. Consideration should be given to public open spaces and any play equipment/ areas in the vicinity of electrical infrastructure.

Estate Name – It is proposed Application states that Draft names will be provided with the application. The name proposed will be in English accompanied by an Irish translation. Name plates will be fixed to walls and buildings where they can be clearly seen. Bilingual (Irish & English) street name plates will be erected on all estate roads at a location that is clearly visible.

General - All documents must be updated to reflect final design proposals. Any mitigation associated with environmental impacts or best practice must be incorporated into the design of the development. Public Notices must reference other applications which are overlapped by the application boundary, concurrent applications, etc.

Site boundary delineation must be consistent across all drawings and documents associated with any future planning application lodged to the Planning Authority.

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.

9.0 Internal Referral Reports

The key internal comments are set out/ summarised below:

The Transportation (General) Department contains a series of recommendations, as further consideration is required for the current proposal. The Department has requested further details on a number of issues, including; road widths, parking provision and compliance of proposals with DMURS.

The Transportation (Public Lighting) Department has advised that a public lighting proposal design needs to be designed as per *"Meath County Councils; Public Lighting Technical Specification & Requirements"* document.

The Housing Department has not provided a report but indicates they are in direct contact with the Applicant regarding Part V provision.

The Broadband Officer made recommendations regarding the installation of telecoms services concurrently with other services (water, electricity, etc.), guidance document, contacting telecoms suppliers in the vicinity, drawings, layouts and specs required by MCC.

Meath County Council's Archaeologist provided a report with recommendations included. A geophysical survey should be completed

The Environment (Flooding & Surface Water) Department is seeking to ensure that flood risk is not increased elsewhere. SSFRA to be prepared and submitted with an application with the extents of hydraulic modelling to be agreed. Details of riparian strips/access for maintenance along existing drainage channels to be agreed. The existing surface water outfall to the south has not been confirmed - this needs to be located and surveyed and diversion route agreed with MCC's Area Engineer. The proposed Surface Water system design is to be agreed with MCC. Attenuation details to be confirmed; petrol interceptor locations to be agreed; sections of pipline with reduced cover to be reviewed; functionality of green areas not to be impacted by proposed basin; more SUDs features required to be submitted.

Uisce Éireann comments noted that there is a COF in place with works feasible subject to upgrades. A Statement of Design Acceptance (SODA) is required for the LRD Application. There is also reference to potential impact of the development on groundwater abstraction to be addressed.

10.0 LRD Consultation Meeting

A section 32C LRD Meeting took place at the offices of the Planning Authority and online on 23/04/2026 between representatives of the Planning Authority and the prospective LRD Applicant about the proposed development. The agenda items discussed at the meeting are set out below and the key issues are listed under each heading. Minutes of the meeting were recorded and are available for viewing, please refer to same for detail of discussion at LRD meeting. Details contained in this report are a summary only.

Introduction

- Nature and type of meeting.
- Reference to applications on adjoining lands.
- Reference to Variations 1, 2, 3 and 5 to the MCDP.

Agenda Item 1 - Zoning, Phasing, Core Strategy and Density provisions of the MCDP

- 249no. additional units can be accommodated within the Core Strategy figures for Dunboyne.
- Density at 39uph is noted; scope for an increase in density given the range is 35-50uph.
- Site coverage at 22.4% is noted and acceptable also.
- Site is zoned A2- New Residential but remains 'Post-2027' lands until Variation 5 of the CDP is adopted by Elected Members. Due before July full Council meeting.
- No phasing plan submitted – this must form part of any forthcoming LRD application with the creche and all other key infrastructure to form part of Phase 1.
- Application cannot be lodged until the lands are available i.e. 'Post-2027' designation is removed.

Agenda Item 2: Design, Unit Mix, Res. Amenity, Compliance with standards, Childcare, etc.

- Design of units and scheme is generally acceptable.
- Double frontages to be used on all corner units, especially those at public open spaces and cul-de-sacs to improve passive surveillance.
- Separation distances to be an absolute minimum of 16m throughout the scheme.
- Apartment Block A is to be of a high standard of design and finish, given it will act as a landmark building of sorts at a busy roundabout and main entrance to the scheme. Durable finished preferred.
- Unit mix is good – good provision of 3-bed at 59.4% of total.
- Public open space is noted at 17.2% of net developable area – these areas should be usable 'kickabout' spaces where possible to encourage informal play.
- Boundary treatments to be high quality and any landscape plans accompanied by a boundary treatment plan which demonstrates compliance with Section 11.5.13 of the CDP. All rear boundaries are to be brick or block capped walls of 1.8-2m in height – alternatives will not be accepted.
- Bike/Bin stores to be provided to the front of all terraced dwellings. Dedicated secure storage spaces for each in duplex and apartment blocks.
- Universal design statement to be provided demonstrating the provision of a minimum of 15% Age-Friendly units – liaise with MCC and AFI's Declan Gaffney re. design of units.
- Universal design units and Part V units to be dispersed throughout the development – no clustering.
- Applicant to liaise with Meath County Childcare Committee re. creche on site. Phasing plan to be submitted with creche to be completed in phase 1 prior to the occupation of any dwelling.
- Active street frontages in building design for passive supervision to be utilised as much as possible, robust materials, boundary treatments.
- Housing Quality Assessment (HQA) submitted with any advice to be provided in the LRD Opinion.
- Any application must address all the requirements of the Compact Settlement Guidelines 2024, the MCDP 2021-2027 Chapter 11 Dev. Management standards, etc.

Agenda Item 3: Traffic and Transport, DMURS, Public lighting, etc.

- Need to include all infrastructure works within the red line application boundary.
- Road layout to be reduced from 6m to 5.5m.
- In curtilage parking to be provided at North of site in accordance with CDP.

- Signage to inform drivers they are entering shared space.
- Parking to be numbered – Dimensions of spaces to be amended in accordance with CDP.
- Parking ratios to be addressed – should comply with minimum standards as outlined in MCDP 2021-2027.
- How is creche serviced re drop off and delivery, refuse collection, deliveries etc.
- Footpaths to be 2m in width and allowance for an additional 300mm verge where there is perpendicular parking.
- SPA – No turning for refuse trucks indicated – To be shown on application documents.
- Permeability links to be shown between pedestrian and cycle paths for new link road and Plunkett Hall.
- Summerhill Rd boundary to be agreed prior to commencement.
- Bicycle storage to be of block/brick construction within the footprint of the building and capable of accommodating larger bikes i.e. cargo bikes.
- 19 x EV spaces to be provided with ducting for same.
- Road Safety Audit & DMURS Audit to be submitted.
- Horizontal road curvature as per DMURS and road widths should be uniform.
- Identify the hierarchy of streets in the layout drawings.
- Show sightlines and ensure they comply with DMURS.
- Bicycle storage for duplex units to be in compliance with Design Standards for Apartments.

Agenda Item 4: Flood Risk Assessment and Management and Surface Water Drainage

- SSFRA to be submitted prior to the LRD application for review and feedback.
- Meeting held on 20/03/2026 with CS Consulting but no correspondence since.
- Recent MCC Part 8 Application to be reviewed to see if there are any areas of concern.
- Riparian strips/access for maintenance along existing drainage channels to be agreed.
- Site Investigation report to be submitted to MCC for review.
- Existing surface water outfall to South has not been confirmed; needs to be located and surveyed and diversion route agreed with Area Engineer.
- Proposed Surface Water system design to be agreed with MCC: Attenuation details to be confirmed; Petrol interceptor locations to be agreed; sections of pipeline with reduced

cover to be reviewed; functionality of green areas not to be impacted by proposed basin; more SUDs features required to be submitted.

- Coordination with landscape architect required on proposed SuDS features; assist in developing any green areas as much as possible with regards Nature based solutions, SuDS, Biodiversity.
- Proposed Foul pumping station - access required for maintenance vehicles - May need to relocate same.

Agenda Item 5: Water and Wastewater Issues

- CoF noted – works feasible subject to upgrade works.
- As with all LRD's, the CoF and SODA should accompany any application.

Agenda Item 6: EIA, AA and other Environmental Assessments

- Applicant advised that there are a number of significant developments currently being undertaken in Dunboyne currently and a number of others yet to commence. EIA Screening needs to be robust with EIAR not to be ruled (cumulative in the Dunboyne area).
- Natura Impact Statement to be provided.

Agenda Item 7: Landscape Strategy & Management, Amenity Space, etc.

- Landscape Design Statement provided for the proposed development.
- Planning Authority generally satisfied with landscape proposals, open space provision, play areas, boundary treatments, etc.
- Art feature to be included in the main area of open space within the site.

Agenda Item 9: Part V, LDA (Part 9), Universal Design

- Part V proposal (50no. units) is acceptable.
- Part V units to be dispersed throughout the development – no clustering.

Agenda Item 10: Social Infrastructure Assessment (SIA)

- A SIA is required and needs to form part of the LRD Application.

Agenda Item 11: Any Other Issues

- *Archaeology:* The proposed development requires an archaeological strategy. The Applicant will need to engage a fully qualified archaeologist; and it is recommended that an archaeological geophysical survey of the entire site lands is completed as part of the Planning Application.

- *Environment:* Segregation of waste, particularly organic waste, must be provided for within the development. A CEMP, Waste Management Plan and refuse storage details are to be provided. A Resource & Waste Management Plans for C&D projects and the requirements for LRDs

- *Energy Efficiency:* Climate Action and Energy Statement is required for 30+ units as per the Compact Settlement Guidelines 2024. This should be submitted as part of the applicant's Energy Efficiency and Sustainability Report.

- *Taking in Charge/ Management Company:* Details to be provided.

- *Artwork:* Applicant advised that this should be detailed in the public open space.

- *Broadband:* Details to be provided.

- *Public Lighting:* Applicant advised of the public lighting design details required.

- *Estate Name:* To be proposed within the application.

- *Consultation:* Consultation with Uisce Éireann, MCC, ESB Networks, etc. advised.

11.0 Recommendation

11.1 Introduction

The proposed development falls within the definition Large-scale Residential Development, as set out in Section 2 of the Planning and Development Act 2000-2023.

The Planning Authority has examined the information and submissions including the documentation submitted by the prospective applicant, internal and external consultations and the discussions which took place at the LRD meeting and regard has been given to national policy including the NPF, RSES, Section 28 Ministerial Guidelines and the MCDP 2021-2027.

Having regard to the details set out above, it is recommended that further consideration and/or amendment of the documents submitted is required at application stage in respect of the elements that are set out in the Recommended Opinion below. It is recommended that the Planning Authority serves notice on the prospective applicant, pursuant to section 32D (1) of the Planning and Development Act 2000-2023, stating that it is of the opinion that the documentation submitted with the consultation request under section 32B of the Act:

- **Requires further consideration and amendment to constitute a reasonable basis for an application under section 34 of the Planning and Development Act 2000-2023.**

It is also recommended that the prospective applicant be notified, pursuant to article 16A (7) of the Planning and Development Regulations 2001-2026, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. The specified information will assist the Planning Authority at the application stage in its decision-making process.

11.2 Recommended Opinion

The Planning Authority refers to your LRD meeting request pursuant to section 32B of the Planning and Development Act 2000-2023 and subsequent meeting held in accordance with section 32C of said Act. Section 32D (1) of the Act provides that the Planning Authority shall provide an opinion as to whether or not the documents submitted for the purposes of the

meeting constitute a reasonable basis on which to make an application for permission for the proposed LRD.

Following consideration of the issues raised during the consultation process, the Planning Authority is of the opinion that the documentation submitted requires further consideration and/or amendment to constitute a reasonable basis for an application for permission for the proposed LRD under section 34 of the Act.

In the opinion of the Planning Authority, the following issues need to be addressed in the documents submitted to which section 32B of the Act relates, that could result in them constituting a reasonable basis for an application for large-scale residential development:

1. The applicant is required to prepare a Screening for Appropriate Assessment (AA), and where relevant, a Natura Impact Statement (NIS) for the proposed development.

An NIS is likely to be required due to the potential hydrological links with the Tolka River and the designated sites (South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA, North-West Irish Sea cSPA, among others.). Other surveys and assessments should inform the AA Screening and NIS.

2. The applicant is required to provide an Environmental Impact Assessment Report (EIAR).

Having regard to the above, the application documentation shall address any aspect of the proposed development likely to have significant effects on the environment or on a 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)', 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out EIA (2018)', or other guidelines as appropriate.

Furthermore, pursuant to article 16A (7) of the Planning and Development Regulations 2001-2025, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 20A, 22 and 23, the following specific information should be submitted with any application for permission:

1. Planning

1.1 Zoning/ Density/ Phasing -

(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), Planning Design Standards for Apartments (2025), etc.

(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.

(c) *Zoning* - Prior to lodging an application, the applicant is invited to submit a site layout so that it can be checked against MCDP zoning to highlight any zoning objective

inconsistencies where relevant (i.e. residential development being proposed on residential zoned parts of the site, etc.). The A2 New Residential zoning is dependent on adoption by the elected members of Variation No. 5 to the Meath County Development Plan.

(d) *Density* - Density must be clarified in the LRD application along with gross site area and net developable site area.

(e) *Phasing* - The applicant must present a phasing programme which takes account of the site and proposed development. The applicant must demonstrate that all necessary infrastructure can be delivered as part of this application. This includes roads, water and wastewater, etc. The proposed childcare facility shall be delivered in phase 1 of development and shall be operational prior to the occupation of any dwelling unit on site.

1.2 Design, Layout including Residential Unit Mix

(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 (live application). 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.

(b) *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.

(c) *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 designs. High-quality designs with a mix of high-quality finishes are required within the proposal. Open space must be usable and not limited to pocket parks and located where the maximum number of residents can benefit from it.

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).

(d) 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.

(e) Entrances to the site/boulevard routes should not feature a range of blank walls associated with private rear gardens.

(f) Throughout the scheme, active frontage must be enhanced, i.e. not windows/ additional bricks, there should be visible protrusion and G.F./ F.F. level and the ability for passive supervision of pathways at F.F. level, etc. Dual frontage design must be addressed.

(g) *Bin/ Cycle Storage* – Dedicated, safe and secure bin and bicycle storage to be provided for all units. Storage units to be provided to the front of dwellings where rear access is not available.

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).

(h) *Separation Distances* - The applicant is advised to consider the separation distances within the 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.

(i) *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.

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.

(j) *Building Height* - Please address <u>all</u> SPPR requirements of the Building Heights Guidelines. It is advised that the height of the structures at the end of some of the housing blocks could be raised to frame the cell and create greater visual interest in the scheme.

(k) *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.

(l) *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.

(m) 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 and Compact Settlement Guidelines, MCDP, etc. have been achieved.

(n) *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.

(o) *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 should enagage with Meath Childcare Committee in this regard.

(p) *Site Coverage/ Plot Ratio* - Site Coverage and Site Ratio details to be provided.

(q) *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 units is requested to assist with the identification of house elevation drawings. Contiguous elevations should be provided.

The applicant is advised that it is insufficient to place 'hatch lines' on single elevation drawings to represent other types of similar units.

2. Landscaping

(a) Please provide a detailed, site-specific Landscaping Report and Landscape Management Plan as part of the planning application.

(b) Site-specific design proposals are required for each area of public open space (P.O.S), communal spaces, semi-private spaces, etc. and the applicant must demonstrate the benefit, use and function of each area.

(c) 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.

(d) Boundary treatments shall be provided in accordance with the MCDP Chapter 11 requirements. Particularly important are the areas along main streets within the development.

(e) 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.

(f) 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.

(g) 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.

(h) 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.

(i) Tree planting should not interfere with public lighting scheme or affect passive supervision and public lighting should not interfere with bats.

(j) 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).

3. Social Infrastructure Assessment (SIA)

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 Dunboyne. The same facilities cannot be used to address the needs of an ever-increasing number of new residents within the settlement.

The applicant is advised to address the following:

(a) A robust assessment of school capacity in the area.

(b) Childcare demand in the area to be quantified and assessed. The applicant must ensure there is adequate childcare provision on the site as a whole. The applicant must demonstrate that the proposals are in accordance with Childcare Guidelines, Regulations and the MCDP with a detailed breakdown provided. Under provision of such facilities will not be acceptable. Consultation with Meath Childcare Committee should be carried out.

(c) Consider datasets such as:

- Economic and Social Research Institute (ESRI) January 2023 report titled 'Early childhood education and care in Ireland and Northern Ireland' provides more up to date data on childcare uptake in Ireland.

- Department of Education and Skills prepared a report titled 'Projections of Full-time Enrolment Primary and Second Level, 2017-2035' on the projections of full-time enrolment in schools across Ireland.

4. Environmental Assessment

(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.

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.

Other surveys and assessments should inform the AA/ EIAR, etc. Where relevant, riparian strips should be retained/ provided.

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.

(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.

(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.

5. Flooding Risk Management

(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 management. The proposed housing development is classified as a 'highly vulnerable development'.

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. Meath County Council's Environment (Flooding & Surface Water) Department notes that a number of instances of flooding occur adjacent to the site.

With this in mind, the Applicant is requested to provide the following:

(b) A Site-Specific Flood Risk Assessment. The extents of the hydraulic modelling to be used shall be agreed with Meath County Council's Environment (Flooding/Surface Water) Department.

(c) The applicant shall submit a detailed assessment of all the existing drainage ditches and watercourses that surround the subject site and the surrounding zoned 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.

(d) Meeting held on 20/03/2026 with CS Consulting but no correspondence since – the Applicant shall liaise with MCC's Environment (Flooding/Surface Water) Department on an ongoing basis.

(e) Recent MCC Part 8 Application to be reviewed to see if there is any areas of concern.

(f) Riparian strips/access for maintenance along existing drainage channels to be agreed.

(g) Site Investigation report to be submitted to MCC for review.

(h) Existing surface water outfall to South has not been confirmed; needs to be located and surveyed and diversion route agreed with Area Engineer.

(i) Proposed Surface Water system design to be agreed with MCC: Attenuation details to be confirmed; Petrol interceptor locations to be agreed; sections of pipeline with reduced cover to be reviewed; functionality of green areas not to be impacted by proposed basin; more SUDs features required to be submitted.

(j) Coordination with landscape architect required on proposed SuDS features; assist in developing any green areas as much as possible with regards Nature based solutions, SuDS, Biodiversity.

(k) Proposed Foul pumping station - access required for maintenance vehicles - May need to relocate same.

(l) All work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.

(m) All work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Prior to submission of the LRD application, please contact Damien O'Brien, Executive Engineer, Environment Flooding-Surface Water Section, Meath County Council for all queries in relation to this request.

6. Archaeology

The Archaeological referral returned to the Planning Authority sought the following:

(a) An archaeological strategy to be prepared.

(b) The Applicant will need to engage a fully qualified archaeologist; and it is recommended that an archaeological geophysical survey of the entire site lands is completed as part of the Planning Application.

7. Broadband

(a) Telecommunications Services should be installed concurrently with all other services (water & electricity) for the development.

(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.

(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 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.

Please contact the Broadband Officer to clarify the requirements.

8. Housing – Part V, Universal Design, Design

(a) The Part V liability of 10% or 20% must first be established. Written verification from legal representatives of the owners setting the date of land purchase will be required. 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.

Part of the evaluation process will include the Part V property type and location within the development, which compliments the housing needs of Meath County Council. This can only be agreed once the actual Part V requirement is finalised.

The applicant is advised that alternative Part V proposals with a better mix and spread of units within the scheme, is required and the applicant should engage with the Housing Department.

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.

- a copy of the House plans, sections, elevations for the proposed Part V house(s)
- 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.
- Letter from your solicitor confirming the date the lands were acquired.
- To calculate the Net Monetary Value of the site, the Developer is required to submit a Certificate from an Estate Agent or Valuer confirming Development value and Existing Use value of this portion of the site on the date of Grant of Planning Permission
- Outline specification regarding building materials, finishes and fittings to be supplied.

- Complete the cost template in the format as set out below in Table A.

Table A below is a sample of the calculation of compensation payable by the local authority to the developer for a housing unit.

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**

Notes:

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.

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%.

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.

For further general information on Part V please go to https://www.housingagency.ie/news-events/part-v-information-and-resources.

Any queries/submissions/proposals on Part V please contact via email partv@meathcoco.ie

(b) *Universal Design* - SH OBJ 22 The Planning Authority will require the provision of between 15-30% of dwellings and apartments in new residential developments of ten

units or more to be Age Friendly Lifetime Adaptable Homes, suitable to accommodate or adaptable to provide accommodation for people with disabilities and older people in accordance with the requirements of the 'Housing Options for Our Ageing Population Policy Statement' (2019), published by the Department of Housing, Planning and Local Government and the Department of Health and 'Building for Everyone: A Universal Design', 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority) and section 11.5.29 of this Plan. Planning applications will be required to demonstrate compliance with this objective, and to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be considered relative to the units which are accessible. A universal design statement shall be provided as part of all new planning applications to demonstrate this requirement.

(c) The applicant is also invited to consider the principles for improving security in estate design (see *Secured By Design*[1] - 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*[2] for older persons are also available.

9. Transportation

(a) Road layout to be reduced from 6m to 5.5m.

(b) In curtilage parking to be provided at North of site in accordance with CDP.

(c) Signage to inform drivers they are entering shared space.

(d) Parking to be numbered – Dimensions of spaces to be amended in accordance with CDP.

(e) Parking ratios to be addressed – should accord with MCDP 2021-2027 minimum requirements.

(f) How is creche serviced re drop off and delivery, refuse collection, deliveries etc.

(g) Footpaths to be 2m in width and allowance for an additional 300mm verge where there is perpendicular parking.

(h) SPA – No turning for refuse trucks indicated – To be shown on app docs.

(i) Permeability links to be shown between pedestrian and cycle paths for new link road and Plunkett Hall.

(j) Summerhill Rd boundary to be agreed prior to commencement.

(k) Bicycle storage to be of block/brick construction within the footprint of the building and capable of accommodating larger bikes i.e. cargo bikes.

(l) 19 x EV spaces to be provided with ducting for same.

[1] https://www.securedbydesign.com/guidance/design-guides
[2] https://agefriendlyhomes.ie/resource-topics/

(m) Road Safety Audit & DMURS Audit to be submitted.

(n) Horizontal road curvature as per DMURS and road widths should be uniform.

10. Water & Wastewater

(a) The existence of a CoF for the developments connection to services from Uisce Éireann is noted.

(b) A Statement of Design Acceptance shall be obtained from Uisce Éireann and included with full LRD application.

11. Public Lighting

(a) 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.

(b) The applicant is advised to ensure that proposals are consistent with any mitigation requirements for bat activity.

12. Noise

(a) Noise mitigation should be incorporated into building design and layout of the scheme, as necessary. Sensitive noise receptors, including the childcare facility, should be considered in the EIAR.

13. CEMP/ Waste Management

(a) The Applicant should submit a Construction Environmental Management Plan (CEMP) and Waste Management Plan. This will need to take account of any mitigation proposed in the EIAR, AA, EcIA, Arboricultural Assessment, or other environmental assessments, etc.

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.

The applicant is also referred to EPA (2021) Best Practice Guidelines for the preparation of Resource & Waste Management Plans for Construction & Demolition Projects (see Section 3.1 on pages 9 and 10 of the document and Text box 2 and 3[3]).

14. Taking In Charge (TIC)/ Management Company

Details regarding TIC and a management company will be required for the proposed development. Apartment blocks must be managed by a specific management company. TIC proposals must be in accordance with MCC's TIC requirements.

15. Fire Safety

(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,

[3] https://www.epa.ie/publications/circular-economy/resources/CDWasteGuidelines.pdf

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.

(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).
(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).

16. Energy Efficiency

The applicant should be 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.

17. Public Artwork

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

18. Estate Name

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.

19. Electrical Infrastructure/ Telcom Services

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.

20. General

(a) All documents must be updated to reflect final design proposals.

(b) Any mitigation associated with environmental impacts or best practice must be incorporated into the design of the development.

(c) Site boundary delineation must be consistent across all drawings and documents associated with any future planning application lodged to the Planning Authority.

(d) A clear drawing schedule is to be provided. Floor plans, elevations and sections must be specific to each unit/ block with clear numbering provided.

(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.

(f) Public Notices should appropriately reference all relevant planning applications within the proposed red line boundary or encroached by same.

(g) The applicant is requested to provide 2 no. printed copies of all documents as part of the planning application.

(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.).

(i) A Key Plan is requested to assist with the identification of house elevation drawings.

PLEASE NOTE:
Under sections 32E and 247(3) of the Planning and Development Act 2000-2023, neither the carrying out of pre-application consultations nor the taking place of an LRD meeting and the provision of an LRD opinion (where applicable) shall prejudice the performance by the Planning Authority of its functions under this Act or any Regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Comhairle Chontae na Mí
Roinn Pleanáil,
Teach Buvinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mí, C15 Y291
Fón: 046 – 9097500/Fax: 046 – 9097001
R-phost: planning@meathcoco.ie
Web: www.meath.ie

Meath County Council
Planning Department
Buvinda House, Dublin Road,
Navan, Co. Meath, C15 Y291
Tel: 046 – 9097500/Fax: 046 – 9097001
E-mail: planning@meathcoco.ie
Web: www.meath.ie

MINUTES OF SECTION 32(b) – PRE-PLANNING CONSULTATION

Pre-Application Reference Number	**LRD0051**		
Meeting Type	Section 32(b) Meeting		
Date	23rd April, 2026	Start Time	11:05 a.m.
Location	Plunkett Meeting Room (In Person & MS Teams)	End Time	12:05 p.m.
Chairperson	Gerard Kellett		

Prospective Applicant	Solkerry Ventures Ltd
Proposed Development Address	Summerhill Road, Dunboyne, Co. Meath
Proposed Development Description	Proposed Large-Scale Residential Development for Construction of 249 no. residential units, ancillary childcare facility, open space provision and associated works on a site of c. 6.76 ha (gross site area) at lands bounded by Summerhill Road (L2228), R157, Plunkett Hall Estate and Dunboyne Business Park, Dunboyne, Co. Meath
Zoning	A2 - New Residential
Interest in land	Owner

Attendees:
Applicant (Online): Amy Lee (AL), Andrew Monhan (AM), Barry Wilson, (BW), Laura Brock (LB), Katarina Kanevova (KK), John Fleming (JF), Robin Jardine (RJ), Daibhi Mac Domhnaill (DM), Magda Frankowska (MF), Paul Bourke (PB), Owen Sullivan (OS), Linganand Jewargi (LJ), Catherine Coogan (CC)

Meath County Council (In Person): Gerard Kellett (GK), John McGearty (JM)

Meath County Council (Online): Brian Murphy (BM), Matthew Tully (MT), Joe Whyte (JW), Damien O'Brien (DOB), Barry Kelly (BK) – Apologies: Duncan Byrne (DB), Ger Soady (GS), Helen Smith (HS), Decan Gaffney (DG)

Abbreviations:
An Coimisiún Pleanála (ACP)
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 2021.

1. Introduction

GK Opened the meeting by welcoming attendees and introduced MCC Staff.

LB Introduced those representing the applicants, Solkerry Ventures Ltd.

LB Welcomed proposed variation no. 5 to County Development Plan, provided background to the scheme and stated confidence in responding to all previous issues raised at previous meeting.

Total units have reduced to 249 from 267 originally proposed. Environmental reports to follow when application is being lodged.

2. Zoning, Phasing, Core Strategy, Density provisions of the MCDP

MT made the following comments: -

- 249no. additional units can be accommodated within the Core Strategy figures for Dunboyne.
- Density at 39uph is noted; scope for an increase in density given the range is 35-50uph.
- Site coverage at 22.4% is noted and acceptable also.
- Site is zoned A2- New Residential but remains 'Post-2027' lands until Variation 5 of the CDP is adopted by Elected Members. Due before July full Council meeting.
- No phasing plan submitted – this must form part of any forthcoming LRD application with the creche and all other key infrastructure to form part of Phase 1.
- Application cannot be lodged until the lands are available i.e. 'Post-2027' designation is removed.

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

MT made the following comments: -

- Design of units and scheme is generally acceptable.
- Double frontages to be used on all corner units, especially those at public open spaces and cul-de-sacs to improve passive surveillance.
- Separation distances to be an absolute minimum of 16m throughout the scheme.
- Apartment Block A is to be of a high standard of design and finish, given it will act as a landmark building of sorts at a busy roundabout and main entrance to the scheme. Durable finished preferred.
- Unit mix is good – good provision of 3-bed at 59.4% of total.
- Public open space is noted at 17.2% of net developable area – these areas should be usable 'kickabout' spaces where possible to encourage informal play.
- Boundary treatments to be high quality and any landscape plans accompanied by a boundary treatment plan which demonstrates compliance with Section 11.5.13 of the CDP. All rear boundaries are to be brick or block capped walls of 1.8-2m in height – alternatives will not be accepted.
- Bike/Bin stores to be provided to the front of all terraced dwellings. Dedicated secure storage spaces for each in duplex and apartment blocks.
- Universal design statement to be provided demonstrating the provision of a minimum of 15% Age-Friendly units – liaise with MCC and AFI's Declan Gaffney re. design of units.
- Universal design units and Part V units to be dispersed throughout the development – no clustering.
- Applicant to liaise with Meath County Childcare Committee re. creche on site. Phasing plan to be submitted with creche to be completed in phase 1 prior to the occupation of any dwelling.
- Ensure compliance with all relevant standards and policies; County Development Plan, Compact Settlement Guidelines, Apartment Guidelines and Sustainable Development Guidelines.

RJ made the following comments: -

- Previous comments received helped analyse entry zone to site and exclusion zone.
- Site will be further accessible via new bus route planned
- Part 8 application recently passed – Want to respond positively to same but site for this proposal can function well independently.
- Requirement for height on corners noted as well as positioning of creche within site
- Traffic calming to be provided
- Junctions have been auto-tracked

AL made the following comments: -

- Contrast of site informed the design.
- More liaising to take place with ESB
- Unit mix to tie in character of existing site
- Unit mix is good – good provision of 3-bed at 59.4% of total.
- FRA to be carried out

4. Traffic and Transport, DMURS, Public Lighting, etc.

GK invited JW to make comments

JW made the following comments: -

- Road layout to be reduced from 6m to 5.5m
- In curtilage parking to be provided at North of site in accordance with CDP
- Signage to inform drivers –they are entering shared space
- Parking to be numbered – Dimensions of spaces to be amended in accordance with CDP
- Parking ratios to be addressed – JW to provide figures
- How is creche serviced re drop off and delivery, refuse collection, deliveries etc.
- Footpaths to be 2m in width and allowance for an additional 300mm verge where there is perpendicular parking
- SPA – No turning for refuse trucks indicated – To be shown on app docs
- Permeability links to be shown between pedestrian and cycle paths for new link road and Plunkett Hall
- Summerhill Rd boundary to be agreed prior to commencement
- Bicycle storage to be of block/brick construction within the footprint of the building and capable of accommodating larger bikes i.e. cargo bikes
- 19 x EV spaces to be provided with ducting for same
- Road Safety Audit & DMURS Audit to be submitted
- Horizontal road curvature as per DMURS and road widths should be uniform.

RJ - Queried parking

JW - Semi-Detached or Detached units should have in curtilage parking provided

RJ - Confirmed narrowing of road to 5.5m as requested

JW - Agreed – swept path analysis required for Cul de Sacs

AL - Highlighted issue with parking ratios

JW - Under-provision will cause issue – Referred to CDP policy

BM - Workshops have taken place – under-provision a key factor and based on guidelines – Would be frowned upon

AL - Clarified across whole – Could be 30 x houses effected – All info taken on board

GK - Public lighting comments will be forwarded

5. Flood Risk Assessment & Management & Surface Water Drainage

GK invited DOB to make comments

DOB made the following comments: -

- SSFRA – Agent appointed and will arrange meeting re issues at roundabout; Draft SSFRA required and extents of hydraulic modelling to be agreed.
- Meeting held on 20/03/2026 with CS Consulting but no correspondence since
- Recent MCC Part 8 Application to be reviewed to see if there is any areas of concern
- Riparian strips/access for maintenance along existing drainage channells to be agreed
- Site Investigation report to be submitted to MCC for review
- Existing surface water outfall to South has not been confirmed; needs to be located and surveyed and diversion route agreed with Area Engineer
- Proposed Surface Water system design to be agreed with MCC: Attenuation details to be confirmed; Petrol interceptor locations to be agreed; sections of pipline with reduced cover to be reviewed; functionality of green areas not to be impacted by proposed basin; more SUDs features required to be submitted
- Coodination with landscape architect required on proposed SuDS features; assist in developing any green areas as much as possible with regards Nature based solutions, SuDS, Biodiversity
- Proposed Foul pumping station - access required for maintenance vehicles - May need to relocate same

AL - Can forward details if required

DM - SUDs not a problem – Can share details

OS - Pumping station located where requested
- SI report almost done – Wil provide asap
- Will connect to new watermain

6. Water Supply and Wastewater Treatment

GK invited BK to make comments

BK made the following comments: -

- Feasibility obtained in late 2025
- Uisce Eireann upgrade works – Timeframe remains
- Confirmed no EIAr required

7. EIA, AA & other Environmental Assessments

- Sunlight and Daylight Assessment required.
- Applicant advised that there are a number of significant developments currently being undertaken in Dunboyne currently and a number of others yet to commence. EIA Screening needs to be robust with EIAR not to be ruled (cumulative in the Dunboyne area).
- Natura Impact Statement to be provided.
- Acoustic assessments to be provided given the sites location within Dublin Airport Noise Zones

8. Housing Part V/ LDA (Part 9)

The applicant was requested to liaise with Housing Dept- contact Mr. Gerard Soady in relation to confirming what MCC's demand is and what for the type of units were required. Contact Details: Gerard.soady@meathcoco.ie

Part V design- locations and revisions may be required.

9. Social Infrastructure Assessment

GK - Social infrastructure assessment required

CC - Creche amenity welcome – Local providers details can be made available if desired

AL - Can liaise re the above

10. Any Other Issues

GK - Remaining items planning related
- Zoning going through variation no.5 – Hopeful of going to June/July meeting

BM - Above consultation closed 1st May, aiming for June with Cllrs having 6 weeks to consider
- Hopeful of adoption at July meeting

LB - Queried is above realistic timeframe wise

BM - Workshops have taken place so hopeful – Highlighted risk of JR being taken

LB - Queried if a material alteration was not expected?

BM - No – OPR and Dept. have seen draft and no issues highlighted
- Pressure from Govt. to adopt variations

GK - Statement of consistency to be provided
- Compliance with all guidelines
- Childcare facilities to be constructed in Phase 1
- Durable materials to be used
- Duplex Block B – Pitched roof and flat roof could be changed?
- Tree removal at NE corner of site?

RJ - Confirmed no removal of trees as referred to above

AL - Site used for tillage at present – No trees required to be removed
GK - Usable amenity space is required
- What environmental reports will be submitted?

LB - Confirmed screening report will be provided

GK - Ecological assessment and bird and bat survey required
- Further information can be requested in relation to environmental issues
- Social infrastructure assessment required
- Part V units to be dispersed throughout site (Clearly identify locations)

AL - Can houses also be universally designed as well as duplex units

GK - Confirmed the above is permissible – Extra 10% floor area and level access requirements

BM - Universally designed units future proof units and avoid necessity to retrofit

RJ - Apartments are designed to be 10% larger than minimum standard (20.9% of all units on site)
- Will elaborate on the above in application documentation

BM - MCC are lead authority on Age Friendly & so must insist on above re LRD applications
- Show engagement with childcare providers

AL - Meetings already held with providers
- Query on roadside boundary of Summerhill Rd

JW - No detailed design done yet – Active travel to be consulted – Something will be requested
- Cannot prejudice future development
- Traffic & transport assessment – Entrance must be 50m from roundabout

GK - Public lighting comments will be forwarded

GK - All items of agenda covered

Meeting concluded at 12:05p.m.

Alan Russell
Alan Russell
Senior Planner

John McGearty
Staff Officer