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Proposed Housing, Pitcher Lane, Kells, Co. Meath (in  
the townlands of Townparks and Archdeaconry Glebe)  
**Planning & Architectural Design Statement**

September 2022



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## 1.0 Introduction

### 1.1 Project Overview

Craftstudio Architecture have been commissioned by Meath County Council to design 5no. housing units at Pitcher Lane, Kells, Co. Meath (in the townlands of Townparks and Archdeaconary Glebe). The site consists of a derelict detached two-storey dwelling with private open space, which has been subject to vandalism, and is to be demolished as part of the development works. The proposal will regenerate a derelict site in the town centre and address the current housing need in the area.

The proposed development consists of the following:

- Demolition of existing unoccupied 2-storey property;
- Construction of a residential development comprising of 2no. 2-bed 2-storey units and 2no. 1-bed apartments arranged in a terraced block and 1no. 1-bed single storey detached unit
- Connection to public foul sewer and public mains water supply;
- All ancillary site works necessary to facilitate the development.

This report should be read in conjunction with the architectural drawings (prepared by Craftstudio Architecture), *Housing Quality Assessment & Schedule of Accommodation* (prepared by Craftstudio Architecture), engineering particulars (prepared by Alan Traynor Consulting Engineers) and all other planning documentation (forms, notices etc.).

Pre-planning consultations took place in February, July and August 2022 in which the development proposals have been agreed in principle.



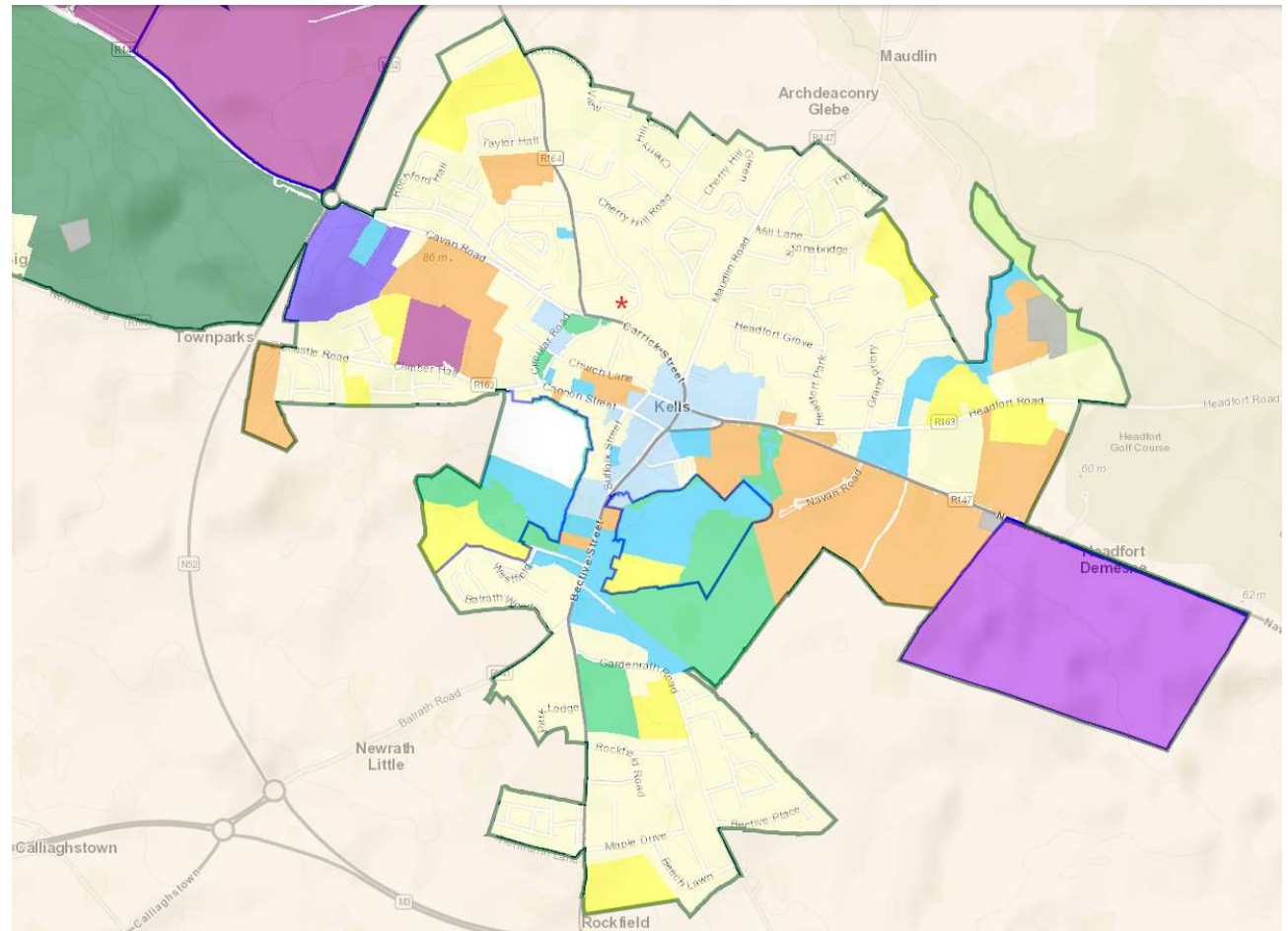
Aerial Photograph of Pitcher Lane with site outlined in red

## 2.0 Site Overview & Analysis

### 2.1 Site Overview

The site is located to the north of the town centre of Kells on Pitcher Lane, which is in the townlands of Townparks and Archdeaonry Glebe. Kells is located to the north of Co. Meath, off the M3 motorway, 16km from Navan and 65km from Dublin. Pitcher Lane which is accessible off the R164 which extends onto the Kells/ Carlanstown road (N52)

The site is currently zoned as A1 (existing residential) within the current Meath County Development Plan 2021 – 2027 and is situated within the Kells Settlement Boundary. It is an objective of this zone within the plan *‘to protect and enhance the amenity and character of existing residential communities.’*



Extract from Kells Land Use Zoning Objectives

(Note: the site is denoted with a red asterisk)



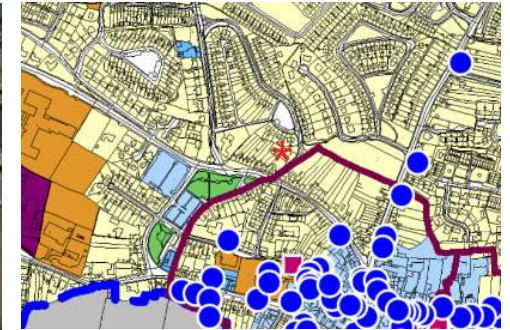
## 2.2 Site Analysis

The site comprises 0.097 ha of land and contains a derelict two-storey dwelling which has been subject to vandalism. The remainder of the site is private open space which has been left unkept for some time.

It is surrounded on all sides by residential housing (mainly semi detached one or two-storey houses). The site on the opposite side of Pitcher Lane is currently under construction with a three storey multi-unit residential development. The site is located within the 50km speed limit for the town and is adjacent to the MCC Architectural Conservation Area but not within its boundary.

## 2.3 Site Opportunities

The site benefits from its' location close to Kells town centre which is within walking distance (within 500m, approx. 5 min walk). Kells offers a wide range of services and facilities that contribute to a sustainable local community. The site is within an existing residential area.



**Above left:** Aerial view of the site

**Above right:** Extract from Kells Cultural and Natural Heritage Map – the site is denoted with a red asterisk; the purple line shows the boundary of the MCC Architectural Conservation Area.

**Below left:** OS map showing site

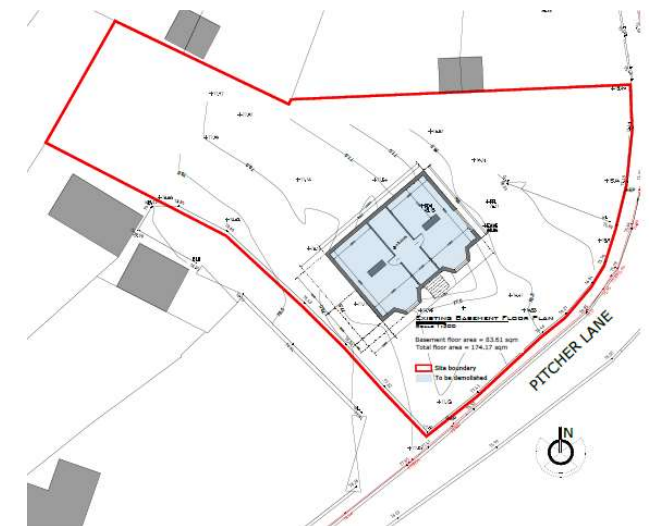




Above - existing site photo: Front of existing dwelling



Above - existing site photo: Rear of site looking north



Above: Existing topographical survey

Left – 2no. existing site photos: front wall bounding the site on Pitcher Lane

## 2.4 Previous Planning Applications

There are no previous planning applications related to this site listed on the Meath County Council planning portal.

## 3.0 Planning Policy & Assessment

### 3.1 Core Strategy & Relevant Planning Policy

Kells is classified as a Key Town in the Settlement Hierarchy for Meath in the *Development Plan*. The *Development Plan* outlines key aims of the settlement hierarchy, planning policies and broad objectives of relevance to this planning application. These are as follows:

*\*SH POL 4 To promote social integration and the provision of a range of dwelling types in residential developments that would encourage a mix of tenure, particularly in any State funded house building programmes.*

*\*CS POL 1 To promote and facilitate the development of sustainable communities in the County by managing the level of growth in each settlement to ensure future growth is in accordance with the Core Strategy and County Settlement Hierarchy in order to deliver compact urban areas and sustainable rural communities.*

*\*CS OBJ 4 To achieve more compact growth by promoting the development of infill and brownfield/regeneration sites and the redevelopment of underutilised land within and close to the existing built-up footprint of existing settlements in preference to edge of centre locations.*

*\*CS OBJ 5 To deliver at least 30% of all new homes in urban areas within the existing built-up footprint of settlements.*

*\*SH POL 8 To support the creation of attractive residential developments with a range of housing options and appropriate provision of functional public and private open space that is consistent with the standards and principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the associated*

*Urban Design Manual – A Best Practice Guide, DEHLG (2009) and any subsequent Guidelines.*

*\*DM POL 4: To require that all proposals for residential development demonstrate compliance with the Sustainable Residential Development in Urban Areas - Cities, Towns & Villages (2009) and the Urban Design Manual-A Best Practice Guide, 2009 or any updates thereof.*

*\*DM OBJ 12: To encourage and facilitate innovative design solutions for medium to high density residential schemes where substantial compliance with normal development management considerations can be demonstrated.*

*\*DM OBJ 27: Standalone residential developments comprising of 9 residential units or less shall be exempt from the requirement to provide 15% open space. In all such cases the private amenity space serving each dwelling shall exceed the minimum requirement.*

*\*DM POL 7: Residential development shall provide private open space Apartment schemes shall in*



*accordance with the requirements set out in Table 11.1. Each residential development proposal shall be accompanied by a statement setting out how the scheme complies with the requirements set out in Table 11.1.*

*\*DM OBJ 42: Infill development shall take account of the character of the area and where possible retain existing features such as building line, height, railings, trees, gateways etc.*

*\*DM OBJ 89: Car parking shall be provided in accordance with Table 11.2 and associated guidance notes.*

The aforementioned information sets out a clear pathway for housing development in defined urban areas within the county. Of specific relevance is housing objective CS OBJ 4 which promotes the development of infill and brownfield/ regeneration sites and the redevelopment of underutilised land within and close to the existing built-up footprint of existing settlements.

The proposed planning application represents the replacement of a derelict dwelling on a large urban site. The Proposed residential scheme is designed to meet the criteria outlined by Meath County Council.

### 3.2 Regional and National Planning Policy

This planning application has been considered in relation to national and regional planning policy and guidance documents.

The **National Planning Framework** sets out the strategic objectives of development with urban areas, such as Navan. It highlights the importance of strengthening Ireland's urban fabric and supporting urban based communities. The proposed development complies with the broad objectives of the National Planning Framework. Of specific relevance to this planning application is Objective 3A, which pledges to '*deliver at least 40% of all new homes nationally within the built-up envelope of existing urban settlements*'.

**Rebuilding Ireland** was initiated in 2016 as an action plan for housing and homelessness with the objective to double house construction annually and deliver 47,000 social and affordable housing units in the period up to 2021. Part V of the Planning and Development Act 2000 requires similar multi-unit housing developments to contribute to the social housing stock in every county. As such, the proposed development at Navan is consistent with pillars 1-4

of the action plan {Pillar 1 - Address Homelessness, Pillar 2 - Accelerate Social Housing, Pillar 3 – Build More Houses & Pillar 4 Improve the Rental Sector}.

The **Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)** encourage Planning Authorities to promote high quality design in their policy documents and in their development management process. The proposed housing development at Swan Lane is designed and located to '*assist in generating / reinforcing the genius loci of the area*' and 'facilitate the operational viability of the centre'.

### 3.3 Local Demographics

Demand for housing in Kells and Meath generally remains consistently high, particularly social housing.



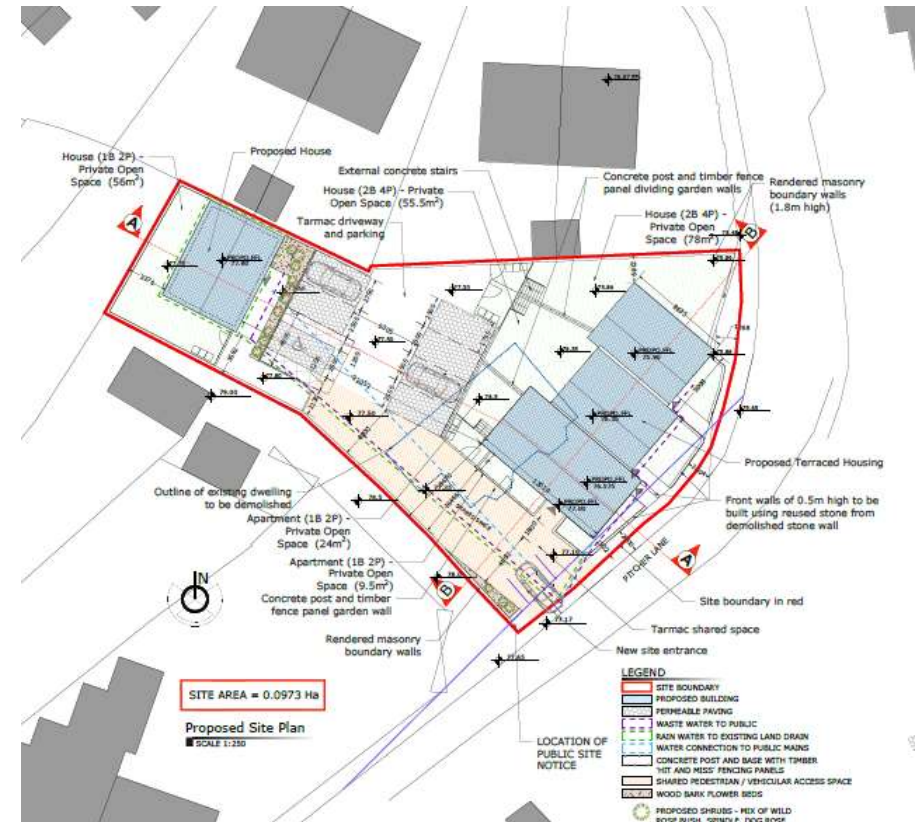
## 4.0 Design Statement

### 4.1 Design Principles

This planning application has been designed in accordance with relevant national and local policies and guidelines. Planning permission is sought to provide 5no. housing units (2no. 2bed 4person 2storey dwellings and 2no. 1-bed 2person apartments arranged in a terraced block and 1no. 1-bed single storey detached unit) and all associated site works to include the provision of car parking spaces. The terraced block fronts the road allowing the resident's private amenity space to be to the rear and sides of the block. The single storey detached house to the rear reduces scale in response to the neighbouring dwellings on Willie Black Crescent (to the north). The apartments (positioned to the south-east of the front terraced block) provide active frontage to this gable elevation next to the access way. The ground floor apartment has a front door facing Pitcher Lane and is also accessible through their rear garden. The first floor apartment has their front door on the south-west gable elevation with private stair behind. The first floor apartment has private amenity space at ground floor to this gable next to their entrance door. This apartment configuration allows the scheme to appear as a row of houses but also enlivening the gable elevation next to the access way.

Proposed layout of Pitcher Lane

The proposed gable fronted front elevation follows the gable fronted nature of the neighbours' dwellings to the north of the site along Archdeaconary Glebe and thus provides a positive addition to the identity of the locality. Parking is provided on the site with each resident having access to their dwelling from the car park (through their garden where relevant).



Principles dictating the layout and quality of the design are based on delivering a well-integrated housing development respectful of the town's existing characteristics. All residential units are dual or triple aspect.

## 4.2 Design Concept

The proposed housing scheme will be developed in a manner which employs best practice in urban design with specific regard the creation of a distinctive residential neighbourhood integrated into the existing fabric of the town. In addition to the national and regional planning policy and guidance documents previously mentioned, the design is based on recommendations for 'place making' in the following publications:

1. Meath County Development Plan 2021-2027
2. Design Manual for Quality Housing (2022)
3. Best Practice Guidelines - Quality Housing for Sustainable Communities
4. Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities
5. Sustainable Residential Development in Urban Areas (2009)
6. Design Manual for Urban Roads and Streets (2019)
7. Urban Design Manual, A best practice guide (2009)

## 7. Creating Places -Achieving Quality in Residential Developments

## 8. Making places – A Design Guide for Residential Estate Developments

## 9. Best Practice Guidelines for Delivering Sustainable Communities

This planning application seeks to create a distinctive residential scheme to regenerate a derelict site in the town centre.



Perspective View of Pitcher Lane proposed housing

#### 4.3 Context

The site is located north-west of the town centre on Pitcher Lane which is accessible off the R164 (Oliver Plunkett Road) or R147 (Carrick Street). The R147 continues south east to connect to Navan town. The R164 connects to the south to the M3 motorway.

The site is currently zoned as A1 (existing residential) within the current Meath County Development Plan 2021 – 2027 and is situated within the Kells Settlement Boundary. The site comprises 0.097 ha of land and contains a derelict two-storey dwelling which has been subject to vandalism. The remainder of the site is private open space which has been left unkept for some time. There is existing unkept shrubery on the site.

It is surrounded on all sides by residential housing (mainly semi detached one or two-storey houses). The site on the opposite side of Pitcher Lane is currently under construction with a three storey multi-unit residential development. The site is located within the 50km speed limit for the town.

The proposed housing increases density on the site. There is no defined building line along this site and so the terrace fronts Pitcher Lane as the 2storey houses do further north on Archdeaconary Glebe road. The apartments (positioned to the south-west of the front terraced block) provide active frontage to this gable elevation next to the access way. The

ground floor apartment has a front door facing Pitcher Lane and is also accessible through their rear garden. The first floor apartment has their front door on the south-east gable elevation with private stair behind. The first floor apartment has private amenity space at ground floor to this gable next to their entrance door. This apartment configuration allows the scheme to appear as a row of houses but also enlivening the gable elevation next to the access way. The single storey house to the rear reduces the scale in response to the neighbouring dwellings on Willie Black Crescent (to the north).

Private amenity space is provided to the rear or side of each dwelling. Parking is provided on the site with each resident having access to their dwelling from the car park (through their garden where relevant). The proposed parking bays are to be finished with permeable paving. The single unit to the rear has planting proposed in front of it to screen the dwelling from the parking area. Each of the dwellings have a view towards the parking to provide passive surveillance. The existing front boundary wall on site is to be salvaged and used to build the low level front boundary walls. These front boundary walls will be set back to provide a minimum of 2m wide pedestrian pavement (therefore increasing the width of the current footpath there which ranges from 0.9 to 1.5m wide).

The Kells Playground (public playground) and Fair Green (public green space) is within 5 mins walk of the site for residents to avail of these.



Above: Aerial Photograph of existing site



Above: Aerial Photograph of existing site (showing some local amenities)



#### 4.3 Connections

The location of the development on Pitcher Lane within Kells will provide residents with excellent connections to a wide range of local facilities. The entrance to the proposed development (repositioned from the previous entrance way) has been designed in accordance with DMURS requirements and is a shared surface access. Sufficient sightlines provide a compliant vision splay along Pitcher Lane. Given the nature of the development, it is not expected to contribute any traffic issues locally.

The proposed site is within a 5minute walking distance of Kells' town centre with existing pedestrian footpaths in place. The proposed front boundary walls will be set back to provide a minimum of 2m wide pedestrian pavement (therefore increasing the width of the current footpath there which ranges from 0.9 to 1.5m wide). This will facilitate and encourage walking of the proposed residents as well as residents of existing adjacent dwellings.

Each of the residents have private amenity space with direct rear access to allow for their safe storage of their bicycles. This will encourage residents to cycle and thus reduce the impact of vehicular traffic on local roads in the area.

The site is within 200m or 600m (approx 3 or 7mins walking distance) of the local bus stops (at the Cavan Road and Town Hall) which provides access to the Bus Eireann services 107, 108, 109, 187, 704 and 769 connecting Kells to Dublin, Cavan and surrounding Meath towns. Dublin and Cavan also both provide plentiful connections onwards. This proximity encourages the residents to avail of this public bus services and thus reduce the impact of vehicular traffic on local roads in the area.

Pitcher Lane and Kells itself has excellent road connections to other towns in the region and further afield to major urban centres including to Dublin (along the M3) or Cavan along the N3.

#### 4.4 Inclusivity

The proposed dwellings are a mix of 1no. bed apartments, 1no. bed standalone house and 2no. bed houses to meet the aspirations of a range of people and households.

The scheme has been developed with due regard to the principles of universal design to achieve a layout enabling easy access by all. All dwellings have level access and any changes in level have been designed in accordance to the recommendations of TGD Part M. The design and layout of all public areas is Part M compliant and easily negotiated internally on foot or by bicycle so that the scheme is accessible and open

to all. There is a clear definition between amenity spaces, footpaths and roads to provide good separation of pedestrian and vehicular traffic. The access route to the rear house, parking and rear of the private amenity space is shared surface. As this access route is a private access the volume of traffic proposed is low and limited.

1no. car parking space is to be designated for accessible users in line with Part M's requirement for at least 5% of the total number of spaces (7no. total spaces proposed) to be designated, with a minimum provision of at least one such space (refer also to 4.12 *Parking* below for more detailed information).

No public open space is proposed on the site in line with DM OBJ 27 of the Meath CDP 2021-2027 (see extract below), however there is public amenity space within a 5min walk of the site - Kells Playground (public playground) and Fair Green (public green space) – these public amenities are accessible and open to all members of the public and will help to promote social interaction.

DM OBJ 27 of the Meath CDP 2021-2027:

*'Stand alone residential developemtns comprising of 9 residential units or less shall be exempt from the requirement to provide 15% open space. In such cases the private amenity space serving each dwelling shall exceed the minimum requirements'*

The general layout of the housing has been considered so that dwellings are orientated to provide passive surveillance over the parking spaces, access road and footpaths and to the public open space within the development. Good passive surveillance is proven to negate anti-social behaviour. New buildings present a positive aspect to passers-by, with no unnecessary physical and visual barriers.



Perspective views of proposed parking area

#### 4.5 Variety

There are 2 proposed house types within the one building mass – 2no. 2bed 4person 2storey dwellings are located to the north of the terrace block with 2no. 1bed 2person 1storey apartments to the south-west gable of the terrace, the apartments are stacked to maintain the 2 storey height. The single storey detached house to the rear reduces scale in response to the neighbouring dwellings on Willie Black Crescent (to the north). Mixed communities can be created by provided a range of unit types as the proposed units will be suitable for both young and old tenants.

The apartments (positioned to the south-east of the front terraced block) provide active frontage to this gable elevation next to the shared surface access way. The ground floor apartment has a front door facing Pitcher Lane and is also accessible through their rear garden. The first floor apartment has their front door on the south-west gable elevation with private stair behind. The first floor apartment has private amenity space at ground floor to this gable next to their entrance door. This apartment configuration allows the scheme to appear as a row of houses whilst also enlivening the gable elevation next to the access way.

The gable fronted terraced block responds to the gable fronted dwellings further along Archdeaconary Glebe to the north of the site, whilst also responding to the roofscape of the houses on Willie Black Crescent.

Soft landscaping will incorporate a range of planting of herbaceous plants, shrubs, lawn and wood bark flower beds. This aims to promote biodiversity value and visual amenity and variety all year round.

#### 4.6 Efficiency

The land of the proposed site (comprising 0.097 ha) is brownfield in nature and zoned for existing residential use. The existing derelict two-storey dwelling which has been subject to vandalism. Access to the interior is not possible owing to the risk of collapse of elements of the structure. The remainder of the site is private open space which has been left unkept for some time. Due to the dangerous condition of the existing dwelling it is proposed to demolish it and to construct 5no. housing units (2no. 2bed 4person 2storey dwellings and 2no. 1-bed 2person apartments arranged in a terraced block and 1no. 1-bed single storey detached unit). This adds density to the site and

optimises the use thereof whilst still providing ample private amenity space, access and parking spaces. This constitutes an efficient use of the available land on the site. The proposal will regenerate a derelict site in the town centre (the scheme will bring the land back into use) and address the current housing need in the area.

The proposed density within the scheme takes into account proximity to the town centre as well as the objectives of good design. We feel that this level of density is appropriate for this site so as not to detract from the quality of living of the residents and protect the established character and amenities of adjacent residential area.

All units within the scheme are designed with efficient use of plot area and in respect of building regulations so that they meet the highest design standards. Gardens have been positioned to the rear of the site to provide maximum privacy for the tenants. Landscaped areas to the front of the dwellings are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems. The gardens are positioned to face north-west mainly to avail of the evening sun from the west.

Each of the proposed dwellings have private amenity space sufficient to store their minimum of 3no. bins. All private amenity spaces have rear direct access so bins do not have to be brought through their dwellings for collection. This will encourage residents to sort and store recycling correctly prior to collection and in turn maximise recycling.

All residential units are dual or triple aspect.

#### 4.7 Distinctiveness

The scheme makes the most of the existing landform to create a distinctive layout that establishes a strong identity for the area and is a positive addition to the locality. A variety of house and apartment types within the proposed buildings ensures that residents can form an emotional attachment to their own home and the wider built environment. Each apartment has their own front door (ground floor apartment has their front doors located on the front elevation with access possible through rear elevation also, whilst the first floor apartment has their door on the gable elevation with private stair behind) and thus no communal internal circulation is proposed. This allows the residents to take ownership of their entrance and the surrounding accessway.

The proposed gable fronted front elevation follows the gable fronted nature of the neighbours' dwellings to the north of the site along Archdeaconary Glebe and thus provides a positive addition to the identity of the locality.

At present the application site contains a derelict dwelling with unkept public space surrounding it. When completed it is anticipated that the scheme will become a distinct residential community with a prominent sense of place on Pitcher Lane.

#### 4.8 Layout

The Layout has been directly informed by planning policy and guidelines in relation to creating vibrant community neighbourhoods. Integration into the wider urban context is achieved through a considered design response to the existing adjacent neighbouring dwellings and site specific conditions such as views, topography and all other influencing factors.

The layout of the scheme focuses activity on the proposed access route by creating active frontages with front doors directly serving the parking area and shared surface access route. Generous footpaths are proposed to the front of the terraced



block so that residents have places to stop and talk to neighbours and not just roads for cars.

The vehicular access is relatively short in length (26m approximately from the road to the proposed parking) so will discourage high traffic speeds after turning 90degrees off Pitcher Lane.

All residential units are dual or triple aspect.

#### 4.9 Public Realm

The built environment has been designed to be attractive and safe for residents. High quality materials are chosen to define the interfaces between public and private areas to enhance the overall perception of public realm.

All publicly accessible areas are overlooked by other residents (natural surveillance from windows in the front gable or rear elevation) who would be able to intervene to prevent crime and maintain public safety.

The shared surface access road and parking areas are considered as an integral landscaped element in the design of the public realm.

No public open space is proposed on the site in line with DM OBJ 27 of the Meath CDP 2021-2027, however there is public amenity space within a 5min

walk of the site - Kells Playground (public playground) and Fair Green (public green space) – these public amenities are accessible and open to all members of the public and will help to promote social interaction.

#### 4.10 Adaptability

All dwellings within the scheme are designed with regard to minimum space requirements set out in the *Design Manual for Quality Housing (2022)*, *Best Practice Guidelines - Quality Housing for Sustainable Communities*, *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities* and other relevant guidance documents. The homes are energy-efficient and equipped for challenges anticipated from a changing climate and suitable for adaption in the future without substantially altering their character or the character of the development. Different unit types provided allow for lifetime living whereby people can trade up or down within the scheme should the need arise. The units are also designed so that they can be easily adapted as the needs of the users change over time.

#### 4.11 Privacy and Amenity

Every home within the scheme has access to an area of useable, private amenity space to the rear (or gable) and parking within the site. The boundary wall of the site is 1.8m high concrete walls for privacy. The walls separating the gardens are 1.8m high concrete post and timber fence panels. Each garden to the houses provides in excess of 55 m<sup>2</sup> of private open space for the houses (55.5m<sup>2</sup>, 56m<sup>2</sup> and 78m<sup>2</sup> proposed) and in excess of 5m<sup>2</sup> for the apartments (9.5m<sup>2</sup> and 24m<sup>2</sup> proposed). The useable private outdoor space is directly accessible via each resident's kitchen, living and dining space – with the exception of the first floor apartment which has their amenity space at ground floor level positioned next to their main entrance door. The private amenity space to the front of the terraced housing is in addition to the private areas given above and help to create a buffer zone to the front of the housing from the public road.

The prospect of overlooking into adjacent homes and private gardens is significantly diminished by employing best practice guidelines and minimum separation distances, specifically 22 metres between opposing first floor windows. Sufficiently wide pavement access and garden spaces with low level walling provides a buffer zone to the front of the

dwellings along Pitcher Lane. Planting is utilised in front of the rear single storey unit to afford sufficient privacy from the parking and access. The proposed dwellings will be constructed to accommodate excellent levels of sound insulation, thermal performance, bin storage (separate from the dwelling) and all conveniences for day to day living.

All residential units are dual or triple aspect providing residents with a great level of amenity within their home. By ensuring that at least part of the unit receives direct sunshine for part of the day, this typology reduces the need to make use of artificial illumination – thus improving the standard of living inside and using less energy.

Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout. The homes are designed to provide adequate storage including space within the home for sorting and storage of recyclables (generally accessible from the kitchen space).

#### 4.12 Parking

Car parking is proposed to be to the centre of the site. Parked cars are overlooked by each of the

housing units which all have a view towards the public areas of the site. The standalone unit to the rear has direct access to their front door from the parking spaces. The residents within the terraced block have access through their rear gardens into their dwellings for ease of access whilst also have front doors facing the street. Materials used for parking areas are of similar quality to the rest of the development – permeable paving is proposed to the parking spaces to assist with surface water drainage.

In total there are 7 dedicated car parking spaces (including 1no. disabled). This is in line with the Meath CDP 2021-2027 (\*refer to note below) and Sustainable Urban Housing: Design Standards for New Apartments and is broken down as follows:

Car Parking:				
Unit type	No. of units	Spaces per unit (CDP rates)	Spaces	
			Required under CDP	Proposed
House (2B 4P)	2	2	4	4
House (1B 2P)	1	2	2	1 *
Apartment (1B 2P)	2	1	2	2
Visitor parking		1 (per 4no. apartments)	0	0
TOTAL SPACES			8	7 *

Of the 7no. spaces proposed note also:

- 1no. space will be accessible in accordance with Part M
- 2no. spaces will have the necessary wiring and ducting to be capable of accommodating future electric vehicle charging points (at a rate of 20% of the total spaces provided as per the CDP)

**\* Note:** Whilst the proposed parking represents a shortfall of 1no. space, the provision of the disabled parking space was considered more beneficial to the scheme than providing an additional car parking space here in its' place. It is noted within the guidance notes accompanying *Table 11.2 Car Parking* of the *Meath CDP 2021-2027* that '*Residential car parking can be reduced at the discretion of the Council, where development is proposed in areas with good access to services and strong public transport links*' and therefore we would appeal to the Council to relax the standards for this site given the infill nature of the development and town centre location of the site.

Parked cars are overlooked by the housing to maximise natural surveillance for improved security.

Car parking bay sizes are in line with *Table 11.3* of the *Meath CDP 2021-2027*.

For bicycle storage all residents have private gardens for safe storage of these (note- the design does not require bicycle access via a living area as all gardens have direct access from the public areas), this includes for apartment visitor spaces which are required at 1no. visitor bicycle space per two housing units.



Perspective View of proposed Pitcher Lane

#### 4.13 Detailed Design

The proposed terraced housing is two storey in height. The detached house to the rear of the site is single storey in height. Both blocks are constructed using traditional building methods. The use of high quality materials, including painted render and fibre cement roof tiles, and external design make a positive contribution to the locality, facilitate easy and regular maintenance and reflect the local character of the area. Care has been taken over the siting of flues and vents.

Soft landscaping will incorporate a range of planting of herbaceous plants, shrubs, lawn and wood bark flower beds. This aims to promote biodiversity value and visual amenity and variety all year round.



## 5.0 Photo Visualisations





