

**Comhairle Chontae na Mí**

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**PLANNING AND DEVELOPMENT ACT, 2000 – 2022**

**Chief Executive Order No:** 1182/23  
**Reference Number:** 23/625

Date: 10 August 2023

Cairn Homes Properties Limited

c/o Declan Brassil & Co. Ltd.,  
Lincoln House,  
Phoenix Street,  
Smithfield,  
Dublin 7 D07 Y75P

**FURTHER  
INFORMATION**

**Nature of Application:** PERMISSION for the proposed residential development will consist of the construction of 97 no. dwellings, comprising 53 no. houses (47 x 3 bed and 6 x 4 bed houses) and 44 no. Duplex units (22 x 2 bed and 22 x 3 bed units). The formation of two new road junctions onto Commons Road (to the west) of which the southern junction will extend eastwards along the Southern site boundary to deliver a c. 210m long western section (first phase) of LDR2(a) link road that will ultimately connect to Trim Road to the west. The northern junction will be formed by an internal distributor road that will extend southwards to form a junction onto the proposed LDR2(a) link road. Associated road infrastructure works include the delivery of access roads, pedestrian footpaths and cycle tracks, green verges and street lighting. Other associated infrastructure works include foul and surface water drainage, water supply, attenuation areas, temporary foul pumping station; ESB sub-station; bin stores; bicycle stores and a landscaped public open space (4,800 sq.m); boundary walls and fences, site landscaping; 163 no. car parking spaces and 154 no. bicycle parking spaces together with all other associated site development works

**Location of Development:** East Of The Commons Road Of Balreask Old, Duffslane & Commons, Navan, Co. Meath

Dear Sir/Madam,

In considering this application, it has been found necessary to request further information. This information is essential for a full and proper evaluation of the application and is set out on the attached form.

Meanwhile consideration of the application has been suspended pending submission of this information.

**The Planning Authority wish to point out that if the information requested is not submitted within six months of the date of this letter, the application shall be deemed to be withdrawn.**

Yours Faithfully,

*S. Sum.*

On behalf of Meath County Council.

**Request for Further Information:**

**Planning**

1. The applicant has failed to address the remaining Masterplan lands and no Masterplan has been agreed/approved with the Planning Authority. The applicant is requested to submit a Masterplan for the entire lands within the Masterplan 13 area.

The Masterplan proposal shall address:

- Masterplan lands including description, landowners, natural features, existing uses etc
- Policy and objective of the Masterplan
- Nature and Extent of Development including movement links, protected views, protected structures, open space
- Overall Design – Architectural Design, block layouts, employments zones, open area, parking
- Flood Assessment
- AA/NIS Assessment
- EIA Assessment
- Phasing and Implementation

2. The applicant is requested to increase the overall site density to a minimum of 35 units per hectare in accordance with DM OBJ 14 of the Meath County Development Plan 2021-2027.

Note: If the proposal is increased to over 100 units, a Large-Scale Residential Development application is required.

You are advised to contact the case planner Jennifer McQuaid in this regard.

3. The applicant is requested to amend the layout of units 21 & 22 and units 52 & 53 in order to provide parking within the curtilage of the dwelling.
4. (a) The public open space provided is located to the south east of the subject site. The majority of dwellings do not overlook this open space. The applicant is requested to provide a more central open space that is usable by the majority of residents in the proposed development.
- (b) The public open space is below the recommended 15% open space requirement, the applicant is requested to increase the open space to a minimum of 15%. The open space should be usable and overlooked. The applicant shall not consider marginal boundary spaces as usable public open space.
- (c) The applicant is requested to provide communal open space for blocks A, B and C including apartments and duplexes in accordance with Sustainable Urban Housing: Design Standards for New Apartments 2020.

5. A creche shall form part of this current planning application in accordance with the Childcare Guidelines. The applicant is requested to submit a revised site layout including the creche in this current proposal. Given the size of the site and the overall Masterplan area, a creche shall be delivered as part of Phase 1 of any proposal.

#### **Public Lighting**

6. The applicant is requested to submit a revised layout drawing required for the approved public lighting design. The layout drawing shall include ducting, circuits, micropillars, chambers etc. and shall be constructed as per "Meath County Councils; Public Lighting Technical Specification & Requirements" document.

#### **Transportation**

7. The applicant is requested to undertake a detailed traffic and transportation assessment of the MP13 masterplan lands.
8. The applicant is requested to undertake a detailed capacity assessment of the Commons Road / St Patrick's Park / Claremont Avenue junction to account for the proposed development traffic generation with revised apartment / duplex trip rates, and consideration of partial or full build out of MP13 lands, to be agreed with Meath County Council, and determine the necessary upgrades required for this junction.
9. The Applicant is requested to submit a design solution for the upgrade of the Commons Road / St Patrick's Park / Claremont Avenue signalised junction to facilitate the additional traffic generated by the proposed development.
10. The Applicant is requested to recalculate the trip generation rates for the Duplex units considered a large range in its sample.
11. The Applicant is requested to submit a DMURS Street Design Audit and ensure that all recommendations are addressed prior to submitting the further information response.
12. The Applicant is requested to address the following items concerned with the Internal Layout:
  - o The engineer's drawing package is to include a drawing that illustrates clearly the proposed road marking and signage, swept path analysis for all junctions and turning heads, visibility spays at all internal junctions and bends.
  - o The Applicant is requested to ensure that the external junction provides 65m minimum sightlines with 2.4m set back in line with DMURS requirements.
  - o The Applicant is requested to ensure that the materials specified are in accordance with MCC Taking in Charge Policy document.

- The Applicant is requested to submit a site layout that clearly accommodates all desire lines with the provision of appropriate crossing facilities particularly in the vicinity of the playground and associated open space, and at all arms of junctions where footpaths are provided.
- The engineers drawing package shall include a revised drawing clearly indicating the afforded priority for pedestrians and cyclists at the site access junctions. In addition, the proposed one-way cycle facilities along the Commons Road shall be increased in width to accommodate two-way cycling (minimum 2.5m) and provide greater detail for the transition of the proposed pedestrian and cycle facility to existing facilities further north along the Commons Road.
- The Applicant should review the layout of the proposed development to eliminate the occurrence of perpendicular parking next to junctions, crossings, and bends, in order to ensure that a consistent approach is applied along these streets.
- The Applicant shall include the local laneway bounding the north eastern perimeter of the proposed development site and include details on the treatment of this laneway and any crossings to be incorporated for connection to future adjacent lands.

13. The applicant is requested to submit a timeframe for the development of the LDR2, the full extents of the section of LDR2 proposed shall be completed prior to 50% occupation of the proposed development.

#### **Water Services**

14. The applicant is requested to submit details addressing the following:

- (a) Discharge rate from the subject site shall be restricted to equal to 1-year greenfield site peak runoff rate or 2l/s/ha, whichever is the greater.
- (b) The allowable greenfield discharge rate shall be achieved using a flow control device with a minimum orifice of 100mm. The applicant is requested to supply a specification for the proposed flow control device which clearly demonstrates the orifice size and discharge rate.
- (c) The applicant is requested to provide details of the winter ground water level on the subject site. Where infiltration systems are to be used, they shall be a minimum depth of 1 metre above the winter water table level. The applicant shall design the attenuation system suitable for the ground conditions and acceptable to MCC Environment Flooding-Surface Water Engineers. The applicant shall maximise the opportunity for onsite infiltration where possible.
- (d) The applicant shall apply permeable paving to all private driveways. The applicant shall provide a piped link through the permeable paving infiltration blanket from the roof water discharge to the main drainage

network. This pipe shall be perforated to encourage infiltration of roof water through the sub-base of the permeable paving area.

- (e) All road gullies shall discharge to infiltration trenches where applicable. The infiltration trenches shall be located alongside green verges or green areas.
- (f) The applicant is requested to clearly demonstrate that the finished floor levels are at least 500mm above the maximum adjacent river level and top water level in the onsite drainage system.
- (g) The applicant is requested to provide details for the flow control device and associated chamber. All flow control devices should be fitted to a minimum 225mm outlet pipe and shall be fitted with a pull cord bypass. In order to isolate and carry out maintenance of the flow control device a penstock valve (or similar approved) shall be installed within the flow control chamber, on the upstream end of the manhole.

### **Flooding**

15. Having regard to Meath County Development Plan in which it is a policy to consider the DOEHLG / OPW publication 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities' and 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 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.

The proposed development site is located within a larger landholding inside the blue line boundary and also within MP13 which is partially situated in Flood Zone A where the probability of flooding is greater than 1% from fluvial flooding; i.e. it is at high risk of flooding and Flood Zone B where the probability of flooding is between 0.1% and 1% from fluvial flooding; i.e. it is at medium risk of flooding. In the interests of proper planning in this area the overall landholding and the MP13 area should be assessed from a Flood risk perspective. In accordance with the aforementioned guidelines the applicant is requested to revise the SSFRA to take account of the full MP13 area and apply the 'development management Justification Test' to the lands identified within this area as set out in Chapter 5 of the same guidelines to rigorously assess the appropriateness of the proposed development within the MP13 area and shall submit all matters relating to this Justification test and all matters relevant to flood risk relating to the proposed development site. The applicant is requested to submit the following:

- (a) Site Specific Flood Risk Assessment for the lands identified within MP13 to be submitted for review unless otherwise agreed
- (b) Overland flow plan is issued as draft and has flow direction arrows pointing uphill. The applicant is requested to re-submit a revised overland flow plan.
- (c) The applicant is requested to demonstrate and confirm that any overland flow will not increase flood risk within the site or to the surrounding areas



- (d) The applicant shall thoroughly assess and confirm that the proposed development does not comprise the swan river flood defence scheme that is partially located within MP13

### **Appropriate Assessment**

16. In accordance with Article 6 of the Habitats Directive which is implemented in Ireland through the Planning & Development Act 2000 (as amended) and European Communities (Natural Habitats) Regulations (2011), the applicant is advised to provide information to the Planning Authority to enable us to identify if the development is likely to have direct, indirect or 'in combination' impacts on the habitats and/or species for which the River Boyne and River Blackwater SAC and SPA (Site Codes: IE0002299 and IE0004232) Natura 2000 sites are designated. This information should be provided in the form of a Habitats Directive Screening Statement which shall contain sufficient information to allow the Planning Authority to screen the application and to fully assess the potential impacts of the proposal on the designated site(s).

The assessment should include the entire Masterplan 13 area.

The applicants are advised that the Habitats Directive Screening Statement should be prepared by a suitably qualified ecologist(s) and where appropriate hydrologists and/or other experts. Such statements should follow the DoEHLG guidance 'Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009' and be in accordance with the templates provided in the EU Guidance document 'Assessment of plans and projects significantly affecting Natura 2000 sites - Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC'. A Screening Statement should include the following:

- details relating to the size, scale and location of the proposed development to include information relating to proposed construction methods and timescales and the treatment of any wastes arising;
- map identifying the proposed site and location of relevant Natura 2000 sites (information available to download at [www.npws.ie](http://www.npws.ie))
- full list of plans or projects considered in relation to 'in combination' impacts;
- information relating to the ecology of the Natura 2000 site(s) within the identified impact zone to include reference to the habitats and species for which the site(s) is/are designated; the relevant conservation objectives; detailed description of the area of the Natura 2000 site likely to be impacted to include information on the presence of key habitats or species; and description of the key structural and functional relationships that maintain the sites integrity;

- assessment of the likely effects of the proposed project on Natura 2000 sites within the impact zone, including an assessment of any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site, and an evaluation of the significance of these using the indicators set out in the EU Guidance document referenced above;
- the cumulative impact of the proposed development in combination with the recent adjoining developments to the southwest should be fully assessed;
- avoidance of any likely significant effects through relocation, redesign or other avoidance measures which would avoid negative effects;
- full list of organisations consulted and a copy or summary of the consultation responses;
- any potential impact on the Natura 2000 site as a result of 'cumulative impacts' of individual treatment plants adjoining the proposed development.

**Please Note:** The relevant qualifications and experience of the persons preparing these should be cited within these reports. Field surveys of habitats and species may be required to complete these reports. These should be carried out in accordance with recognised standard best practise methodologies and at the appropriate time of year.

### **Third Party Submission**

17. A third-party submission has been received in relation to this application. You are requested to address the issues raised.

### **Significant Further Information**

18. If any submission resulting from the above requires the submission of additional data which alters your original proposal and the Planning Authority on receipt of the submission consider it to be significant, you may be required to publish a notice in an approved newspaper in accordance with S.34(8) of the Planning and Development Act 2000-2022. **You should not publish any notices unless and until such time as the Planning Authority issues you with a notification to do so.**

**NOTE: Please submit 2 Hard Copies & 1 Soft Copy on USB  
(Personal Data should not be recorded on the soft copy).**