

An  
Coimisiún  
Pleanála

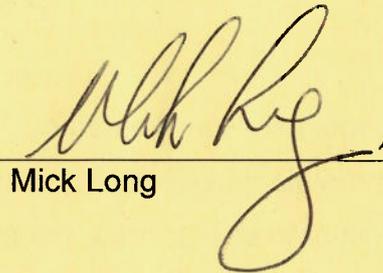
**Direction**  
**CD-021443-25**  
**ACP-323207-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 02/12/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

  
Mick Long

**Date:** 02/12/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

It is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of the requirements of the Meath County Development Plan 2021-2027. The proposed development will provide for two new schools in Navan, where there is an identified need on lands zoned G1 – Community Infrastructure which is a suitable zoning for such an educational development. The proposed development provide for significantly improved educational facilities for Navan and would therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours, and textures of all the external finishes to the proposed buildings shall be as submitted with the application as revised, unless otherwise agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme unless agreed with the planning authority prior to commencement of development. This scheme shall include the following: -

(a) details of all proposed hard surface and/or permeable surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development,

(b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings, and

(c) details of proposed boundary treatments for the entire perimeter of the site, including heights, materials and finishes.

Reason: In the interest of visual amenity.

4. The following shall be complied with in full:

(a) The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths, and kerbs shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS).

(b) All footpaths and cycleways shown to adjoining lands on the Site Plan numbered PP/21-42/PP 0003 shall be constructed up to the boundaries to provide access to adjoining lands with no obstruction including the erection of any structure which would otherwise constitute exempted development under the Planning and Development Regulations 2001, as amended. The design, provision and future hours and operation of such access on lands not within the control of the applicant shall be a matter for the planning authority.

(c) Footpaths shall be dished at the road junction in accordance with the requirements of the planning authority.

(d) prior to commencement of development details shall be submitted to, and agreed in writing with, the planning authority of the road junction with the Baker Hall access road.

(e) prior to commencement of development the applicant shall submit a Car Park Management Plan and details of car parking design, layout and management. The number of car parking spaces shall not exceed the provision in Table 11.2 of the Development Management Standards in the Meath County Development Plan 2021-2027.

Reason: In the interests of permeability, amenity, traffic and pedestrian safety sustainable transport and proper planning and sustainable development.

5. The development shall be carried out and operated in accordance with the provisions of the Mobility and Management Plan (MMP), dated 29th of April 2025, submitted to the planning authority on the 16th day of May 2025. The specific measures detailed in Section 6 'Implementation of the Mobility Management Plan' to

achieve the objectives and modal split targets for the development shall be implemented in full. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority and shall submit the results to the planning authority for consideration and placement on the public file.

Reason: To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.

6. Prior to the occupation of the proposed development, the applicant shall submit for the written agreement of the planning authority, full details of how the intended and frequency of use of the school facilities for the benefit of the local community in accordance with Policy SOC POL 19 of the Meath County Development Plan 2021 – 2027.

Reason: In the interest of the proper planning and sustainable development of the area.

7. Drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interests of public health and surface water management.

8. The developer shall enter into water and wastewater connection agreement(s) with Uisce Éireann, prior to commencement of development.

Reason: In the interest of public health.

9. All service cables associated with the proposed development, such as electrical, telecommunications and communal television, shall be located underground.

Reason: In the interests of visual and residential amenity.

10. The developer shall engage a suitably qualified (licensed eligible) archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation.

The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation either in situ or by record of places, caves, sites, features or other objects of archaeological interest.

11. Site development and building works shall be carried out between the hours of 0700-1900 Mondays to Fridays inclusive, between 0800-1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

12. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

- (a) location of the site and materials compound(s) including area(s) identified for the storage of construction refuse,
- (b) location of areas for construction site offices and staff facilities,
- (c) details of site security fencing and hoardings,
- (d) details of on-site car parking facilities for site workers during the course of construction,

- (e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site,
- (f) measures to obviate queuing of construction traffic on the adjoining road network,
- (g) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network,
- (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works,
- (i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels. The following noise limits shall apply to construction activities: 70 dB(A) (LAeq 1 hour) between the hours of 0800 and 1900 Monday to Friday inclusive (excluding bank holidays) and between 0900 and 1400 on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time following completion of the site development works,
- (j) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater,
- (k) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil, and
- (l) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

^ record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.  
Reason: In the interests of amenities, public health and safety.