

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 25/60882

Appeal by Pdraig and Ann-Marie Farrell and Ann Gilsenan and by Karl Cleary against the decision made on the 8th day of April, 2026 by Meath County Council to grant, subject to conditions a permission, to Greenwalk Homes Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of: (A) the construction of 85 number residential dwellings comprising: 73 number houses (six number two bedroom dwellings, 64 number three bedroom dwellings and three number four bedroom houses [all two-storey]) and 12 number apartments/duplex apartments in one number three storey building (comprising six number ground floor one-bedroom apartments and six number three-bedroom duplex units above - all apartments/duplex units to include terrace/private amenity space); (B) vehicular/pedestrian access from the Athboy Road (R154) via internal roads within 'The Belfry' to include associated works, along with temporary construction access from the adjoining agricultural lands to the west from the Athboy Road; (C) the provision of 161 number surface resident car parking spaces (including visitor/EV) as well as bicycle storage for apartments (24 number in two

number single storey structures) and terraced houses in secure shelters to their front curtilage (totalling 90 number spaces); internal road and shared surface networks including pedestrian paths; (D) provision of circa 0.491 hectares of public open space centrally within the site to integrate with the existing open space to the north (to include associated works) within the Belfry as well as the provision of an outdoor play area and landscaped planting; (E) provision of foul and surface water drainage (attenuation areas) as well as bin stores; public lighting and all associated landscaping and boundary treatment works, site development and infrastructural works, ESB substations, and all ancillary works necessary to facilitate the development, all at a site of circa 2.65 hectares bounded by 'The Belfry' to the north, the rear of dwellings on the Kildalkey Road to the south Talbot Court/Butterstream Gardens to the east and agricultural lands to the west at Athboy Road, Trim, County Meath, as amended by the revised public notice received by the planning authority on the 12th day of February, 2026, which reduced the number of dwellings to 82 number.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, to the A1 Existing Residential zoning objective for the subject site and its location within the settlement boundary of Trim, a self-sustaining growth town as set out in the Meath County Development Plan 2021-2027, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience and would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

In accordance with Section 177U of the Planning and Development Act 2000, as amended, and on the basis of the information considered in this appropriate assessment screening, the Commission concluded that the proposed development either individually or in combination with other plans or projects, has the potential to have significant effects on the River Boyne and River Blackwater Special Area of Conservation (site code: 002299) and the River Boyne and River Blackwater Special Protection Area (site code: 004232) in view of the sites conservation objectives. An Appropriate Assessment Stage 2 is, therefore, required.

Appropriate Assessment

Following an examination, analysis and evaluation of the Natura Impact Statement (NIS), all associated material submitted including the Natura Impact Statement (updated) submitted as significant further information (SFI), and taking into account the observation of Uisce Éireann, it is considered that adverse effects on site integrity of the River Boyne and River Blackwater Special Area of Conservation (site code: 002299) and the River Boyne and River Blackwater Special Protection Area (site code: 004232) can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects.

The conclusion is based on the following:

- (a) detailed assessment of construction and operational impacts,
- (b) Natura Impact Statement [updated] received by the planning authority as significant further information,
- (c) effectiveness of mitigation measures proposed in the updated significant further information Natura Impact Statement and Outline Construction and Environmental Management Plan (CEMP), and,
- (d) application of planning conditions to ensure application of these measures.

The proposed development will not affect the attainment of conservation objectives for the River Boyne and River Blackwater Special Area of Conservation (site code: 002299) and the River Boyne and River Blackwater Special Protection Area (site code: 004232).

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 4th day of February, 2026, 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. The development hereby permitted shall comprise:
 - (a) 82 number residential units, consisting of 72 number houses and 10 number apartments, and
 - (b) one number childcare facility.

Reason: In the interest of clarity.

3. The mitigation measures contained in the Natura Impact Statement (NIS), submitted as significant further information on the 4th day of February 2026, shall be implemented.

Reason: To protect the integrity of European Sites.

4. (a) The development shall be carried out on a phased basis, in accordance with a phasing scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any development.
- (b) The childcare facility shall be provided in phase one of the scheme.

Reason: To ensure the timely provision of services, for the benefit of the occupants of the proposed dwellings.

5. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of any of the proposed dwellinghouses without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of private open space is provided for the benefit of the occupants of the proposed dwellings.

6. (a) The applicant shall engage the services of a suitably qualified archaeologist to coordinate the mitigation proposals contained in the Archaeological Impact Assessment Report to include the excavation of the remains of a burnt spread (previously identified in testing) and the Archaeological Monitoring (under licence) of ground disturbance at construction stages across the development site.
- (b) The archaeologist will assist in the integration of the archaeological mitigation into the final Construction and Environmental Management Plan (CEMP).
- (c) Should previously unidentified archaeological material be found during monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.
- (d) The planning authority and the Department of Housing, Local Government and Heritage shall be furnished with a report describing the results of the monitoring.

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

7. Notwithstanding the provisions of Article 10(4) of the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, no room in the proposed houses shall be used for the purpose of providing overnight paying guest accommodation without a prior grant of planning permission.

Reason: In order to prevent overdevelopment of the site in the interest of residential amenity.

8. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the current Development Plan for the area.

9. Prior to the occupation of the development, a Mobility Management Plan (MMP) shall be submitted to, and agreed in writing with, the planning authority. This shall provide for incentives to encourage the use of public transport, cycling and walking by residents/occupants/staff employed in the development. The MMP shall include public transport information, where relevant.

Reason: In the interest of encouraging the use of sustainable modes of transport.

10. (a) Prior to commencement of development, a revised landscaping scheme shall be submitted to, and agreed in writing with, the planning authority. This landscape scheme shall indicate proposed access and maintenance proposals for the hedgerow along the western site boundary.
- (b) The landscaping scheme shall be carried out within the first planting season following substantial completion of external construction works.
- (c) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

- (d) Final details of all boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Boundary treatments to be agreed shall include any boundaries to
- (i) Whitehall Stream and,
 - (ii) To the townland boundary ditch which traverses the approximate centre of the site, running from north-west to south-east.
- (e) The plans and particulars to be submitted shall demonstrate how the hedgerow along the western site boundary is intended to be protected during construction and maintained thereafter and shall clarify if this area is intended to be taken in charge or maintained by a management company.
- (f) Prior to commencement of development, a written and photographic record of the townland boundary to be impacted, shall be submitted for the written agreement of the planning authority.
- (g) Prior to commencement of development, details of a public art feature to be incorporated into the overall scheme or a financial contribution to facilitate the Council to provide a piece of public art to enhance the amenities of the local environment shall be submitted for the written agreement of the planning authority.

Reason: In the interests of residential and visual amenity.

11. (a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each residential unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.
- (b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified housing unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.
- (c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

12. Proposals for an estate/street name, house/apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house/apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

13. 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 the Design Manual for Urban Roads and Streets (DMURS).

Reason: In the interests of amenity and traffic safety.

14. (a) Prior to the commencement of development, the developer shall enter into a Connection Agreement(s) with Uisce Éireann (Irish Water) to provide for service connection(s) to the public water supply and wastewater collection network.
- (b) Where the applicant proposes to build over or divert existing water or wastewater services, the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

15. (a) Prior to the commencement of any of the proposed development, the applicant shall redesign the surface water system in accordance with the written agreement of the planning authority. The applicant shall agree the design of all SuDS features and the proposed two attenuation systems to ensure the functionality of any green open space is not impacted.
- (b) Prior to commencement of the proposed development, the applicant shall agree in writing the proposed attenuation system types with specific reference to future maintenance requirements.
- (c) Prior to commencement of any of the proposed development, the applicant shall submit a services coordination plan showing all proposed services and demonstrating acceptable separation distances can be achieved. The applicant shall include detailed cross sections at locations where there are multiple services, most notably the proposed 600 millimetres culvert diversion.

- (d) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
- (e) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

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

- 16. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours 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.

- 17. Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a Construction Traffic Management Plan (CTMP) for the construction phase of the development for the written agreement of the planning authority. The CTMP shall incorporate details of the road network to be used by construction traffic including oversized loads, detailed proposals for the protection of bridges, culverts and other structures to be traversed, as may be required. The agreed CTMP shall be implemented in full during the course of construction of the development.

Reason: In the interests of traffic safety and convenience.

18. The construction of the development shall be managed in accordance with a final Construction and Environmental 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,
- (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,
- (l) reinstatement of the land, over which the proposed access road will be constructed on lands to the west, and disposal of materials following completion of the construction phase,
- (m) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains, and
- (n) a record of daily checks that the works are being undertaken in accordance with the Construction and Environmental Management Plan shall be available for inspection by the planning authority.

The final CEMP to be submitted shall take account of any archaeological requirements of condition number 6 of this permission. The final CEMP shall be consistent with the Natura Impact Statement, submitted as significant further information on the 4th day of February, 2026, which states that silt fences will be installed along the length of both banks of Whitehall Stream and excavated material will be stored a minimum of 20 metres from the bank of any watercourse.

Reason: In the interests of amenities, public health and safety and environmental protection.

19. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

20. (a) The communal open spaces, including hard and soft landscaping, car parking areas and access ways, communal refuse/bin storage and all areas not intended to be taken in charge by the local authority, shall be maintained by a legally constituted management company.
- (b) Details of the management company contract, and drawings/particulars describing the parts of the development for which the company would have responsibility, shall be submitted to, and agreed in writing with, the planning authority before any of the residential units are made available for occupation.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

21. The development hereby permitted shall be carried out and completed at least to the construction standards as set out in the planning authority's Taking in Charge Standards. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.

Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.

22. (a) Prior to commencement of development, revised plans and particulars shall be submitted to, and agreed in writing with, the planning authority which shall show:
- (i) the location of hedgehog gates to be installed between gardens, and 10 number swift bricks or swift boxes on site, and
 - (ii) the intended use, and any proposed future use, of the small land parcel coloured in white, shown on the landscaping plans within the redline at the south-eastern edge of the site.
- (b) Any trees with potential as bat roosts to be felled shall be felled outside the period of 31st August to 1st November.

Reason: To protect biodiversity.

23. All the communal parking areas serving the residential units shall be provided with functional electric vehicle charging points, and all of the in-curtilage car parking spaces serving residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transportation.

24. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be re-located underground as part of the site development works.

Reason: In the interests of visual and residential amenity.

25. (a) The applicant shall implement all recommendations and actions stated in the Trim Flood Risk Assessment, submitted as significant further information on the 4th day of February, 2026.
- (b) The applicant shall ensure a 10-metre riparian strip is provided along Whitehall Stream (OPW channel) within the subject site for future maintenance purposes.

- (c) Prior to the commencement of development, the applicant shall agree in writing with the planning authority, details of required maintenance and access for potential maintenance.

Reason: In the interest of flood risk management.

26. (a) A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.
- (b) This plan shall provide for screened communal bin stores, the locations and designs of which shall be included in the details to be submitted.
- (c) The plan shall include both the residential development and the childcare facility hereby permitted.

Reason: To provide for the appropriate management of waste, and in particular recyclable materials, in the interest of protecting the environment.

27. Prior to commencement of development, the applicant shall submit a revised site layout plan, to an appropriate scale, which shall show the provision of cycle parking to serve the proposed creche, in accordance with the cycle parking standards set out in the Meath County Development Plan 2021-2027. The cycle parking area to be provided shall be sheltered.

Reason: In the interest of sustainable transportation.

28. Prior to the commencement of development, the developer shall submit details of the proposed management arrangements, and the proposed hours of operation for the creche, for the written agreement of the planning authority.

Reason: To ensure the timely provision of community facilities for the benefit of the occupants of the residential units.

29. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available by the developer for occupation of any house/apartment.

Reason: In the interests of amenity and public safety.

30. No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

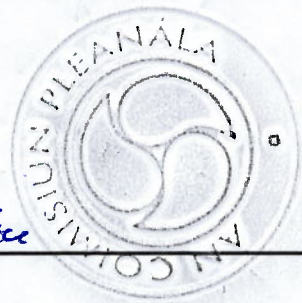
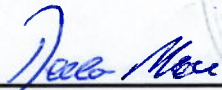
Reason: In the interest of visual amenity.

31. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

32. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Declan Moore

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 25th day of September 2026.