



An  
Bord  
Pleanála

# S. 4(1) of Planning and Development (Housing) and Residential Tenancies Act 2016

## Inspector's Addendum Report ABP-306021-19

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<b>Strategic Housing Development</b>	544 no. dwellings, 2 no crèches, open space and associated works.
<b>Location</b>	Lands at Belmont, Academy Street, Navan, Co Meath
<b>Planning Authority</b>	Meath County Council
<b>Applicant</b>	Coindale Ltd.
<b>Prescribed Bodies</b>	Irish Water Transport Infrastructure Ireland Department of Culture, Heritage and the Gaeltacht.
<b>Observer(s)</b>	Alice Clynch,

Des Lane,  
Geraldine & William Murphy & Others,  
Jill Murray,  
Limekiln Hall Residents Association,  
Royal County Agri Service.

**Date of Site Inspection**

07<sup>th</sup> of February 2020

**Date of Oral Hearing**

17<sup>th</sup> of June 2020

**Inspector**

Karen Hamilton

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## 1.0 Introduction

- 1.1. This is an addendum report and should be read in conjunction with the previous Inspector's report prepared in respect of the proposed strategic housing development ABP-306021-19 and submitted to the Board.
- 1.2. Pursuant to Board Direction BD-005420-20, an Oral Hearing was held in respect of Flood Risk Assessment. A limited agenda was issued to all parties and the main items to be addressed at the Oral Hearing were as follows:
  1. Further clarification regarding site specific information in relation to proposals within Flood Zone A and B including topographical surveys, plans and particulars detailing all works necessary to allow for safe access for emergency tender into the site.
  2. Further clarification regarding the Site Specific Flood Risk Assessment including compliance with Appendix A and B (Technical Appendices) of The Planning System and Flood Risk Management Guidelines for Planning Authorities. Specific regard shall be given to the likely impact of any displaced flood water on third parties caused by alterations to ground levels and/or any works necessary to comply with the Justification Test.

## 2.0 Oral Hearing Report

### 2.1 Introduction

- 2.1.1. An Oral Hearing was held in the Offices of An Bord Pleanala, on 17<sup>th</sup> of June 2020 commencing at 10.00am and finishing at 13.00 pm approximately. The Board retained the services of Artane Audio which forms the official record of the proceedings. Due to Covid-19 the hearing was undertaken in part via Microsoft Teams.
- 2.1.2. The hearing, in the main, comprised of a verbal presentation on behalf of the applicant presented by Mr Owen Sullivan, Engineer (CS Consulting), Mr John Spain and Mr Rory Kunz (John Spain and Associates).
- 2.1.3. Meath County Council was represented by Mr Bill Joe Padden, Acting Senior Executive Planner, who responded to various queries throughout the Hearing as

they arose. Also present for Meath County Council were Mr Philip Maguire, Mr David Keyes, Mr Joe Mc Garvey, Mr Paul Aspell and Mr Alan Rogers.

2.1.4. Submissions from observers were made on behalf of Limekiln Residents Association.

**2.2. Submission by Mr John Spain & Mr Rory Kunz ( John Spain and Associates) on behalf of the Applicant**

2.2.1. Mr John Spain and Mr Rory Kunz gave an overview of their submission to the Oral Hearing, summarised under, and provided an overview of the alterations to the proposed development and the amended documentation submitted.

2.2.2. In response to the Board's limited agenda for this Oral Hearing, the applicant amended the proposed scheme by removing 2 no. 4 storey detached dwellings (dwellings no 385 and no 386) along the south of the site, adjacent to a proposed pedestrian pathway which connects the residential development to the R147/ Dublin Road. The removal of the two dwellings allows for the inclusion of a new emergency access for fire tenders during a 1 in 1,000 flood event. The new access, Access 4 (Route A-B), as detailed on DRWG D061-075-Rev C, removes the necessity for fire tender to cross over lands designated as Flood Zone A & B, at the junction between Academy Street and the junction of R147/ Dublin Road. In addition to Access 4, a new internal access road (Route X-Y), as detailed on DRWG D061-075-Rev C, is included to allow emergency access from the new access, Access 4, to the 3 no apartment blocks which face onto Academy Street.

2.2.3. Amended plans and particulars have been prepared to reflect the alterations to the proposed development, as revised below:

John Spain Associates

- Addendum to EIAR

CS Consulting Engineers Reports & Drawings

- Updated Flood Risk Assessment
- Site Layout Indicating Emergency Access A-B & B-Y
- Proposed Emergency Access Route A-B & Swept Path Analysis
- Proposed Emergency Access Route X-Y & Swept Path Analysis

- Site Layout Access Roads off Academy Street and Comparison to Flood Level 0.1% AEP
- Surface Water Gully Connections Below the 34m Contour Flood Line

#### CSR Reports & Drawings

- Tree Survey Updated
- Landscape Architects Addendum
- Tree Protection and Removal
- Overall Landscape Masterplan
- Landscape Master plan Area 1 & Area 2
- Public Open Space Provision
- Boundary Treatment
- LMP & Services
- Landscape Masterplan Academy Street/ South Park & South Emergency Access

#### Pinnacle Consulting Engineers

- Outline Emergency Access Plan

#### CCK Architects

- Site Layout Plan
- Public Open Space Calculations
- Taking in Charge and Management Company
- Emergency Access Road A-B (Cross Section)

#### Open Field

- Natura Impact Statement & AA Screening Update

#### 3D Design Bureau

- Updated Views.

### 2.3. Submission by Owen Sullivan, CS Consulting, on behalf of the Applicant

2.3.1. Mr Sullivan gave an overview of a submission at the Oral Hearing, which is summarised hereunder.

2.3.2. In relation to the first point on the limited agenda, there are no topographical surveys, plans or particulars submitted for works within Flood Zone A or B as the new access 4 has been included, located in Flood Zone C, and therefore the topographical levels in Flood Zone A & B are broadly in line with those on the ground at present. The relevant points from the hearing are summarised as follows:

- There is a small section of the site along Academy Street located within the 1% and the 0.1% AEP although no residential developments are proposed within Flood Zone A & B.
- Access 4 will allow emergency access in infrequent and extreme flood events.
- The works will not increase the ground levels within any flood area and the mean average level of which is 32.6m OD along Academy Street.
- All finished floor levels are above 35.2m OD which exceeds the FFL for 0.1% AEP of 34.04 (greater by 1.16m) and also includes an allowance for climate change.
- The Appropriate Assessment, Fig 4.1, has been amended to include the location of Access 4 outside Flood Zones.
- Emergency vehicles will have unhindered access throughout the site, via Access 4, at all times during any flood event.
- The Management Company will be required to manage the access and control the emergency access plan and an Outline Emergency Access Plan is submitted.

2.3.3. In relation to the second point on the limited agenda and the displacement of any water, an amended Site Specific Flood Risk Assessment has been submitted. The relevant points from the hearing are summarised as follows:

- The submitted SSFRA includes an updated Justification Test to conclude that the proposed development is justified.

#### Appendix A of the Planning Guidelines

- The SSFRA complies with Appendix A of the Technical Appendix (Section 1.6) of The Planning System and Flood Risk Management Guidelines.
- Section 1.5 (Source-pathway-receptor) - Stage 3 of the assessment uses the modelling from the CFRAM study.
- There will be no loss of floodplain as part of the development and a series of underground attenuation tanks are included in the overall design and SuDS where possible.
- The SSFRA has been amended in line with the requirements of Appendix A.

#### Appendix B of the Planning Guidelines

- The site is zoned as residential and is located away from the vulnerable flood risk area.
- Section 3 (Design Considerations) - The amended design has considered any flood zones on the site.
- Section 3.3.1 (Flood Compensation) - This is no longer an issue as the amended design is no longer in Flood Zone A or B and therefore there are no topographical alterations.
- Section 4 - Designing for residual risk- It is confirmed that the site is not reliant on any flood defence.
- The foul network in Flood Zones A & B will include a sealed system with no petrol interceptors.
- The development has been redesigned to include a separate storm water management system which will not allow floodwaters to enter into the attenuation systems.
- The development has been redesigned to include separate connection for the surface waters to the public mains.

#### Access 4

- In the event of flooding on the R147, there will be no traffic on the road and therefore free movement for the fire tender.



- In terms of the safety of the access, the use will only be a 1 in 100 event and in general there is free movement throughout the site.

#### 2.3.4. Inspector Questions on amended information

The Inspector clarified with the applicant, the designation of the open space area adjoining Access 4, and the detail of the designation and use of these lands. The applicant clarified that the area will be used as communal public open space.

The Inspector clarified with the applicant, the detail and design of the duplex units. The applicant clarified that there will be bollards at the top of the access beside the duplex apartments and the design will remain the same. The applicant confirmed the addition of a gabion wall and the rearrangement of some surface parking to accommodate Access 4.

#### 2.4. **Comments from Meath County Council (MCC)**

##### 2.4.1. Billy Joe Padden, Acting Senior Executive Planner:

MCC notes the information submitted at the hearing and confirm that they have held detailed discussions with the applicant and are satisfied that the emergency access is outside Flood Zone A & B.

In relation to point 2 of the agenda, the updated SSFRA clarifies there are no raising of lands and no displacement of waters onto third party lands and in this regard the Justification Test can be passed.

In relation to the engineering drawings, should the Board be minded to grant permission, MCC would invite a condition to be imposed for an agreement prior to commencement of construction for the submission of a flood emergency plan and detail of flood emergency access of point A. In terms of its delivery and design detail reference is drawn to the original CE Report requiring the submission of a CEMP, construction stage draft management plan and the phasing of different element.

In relation to the Surface water alterations, as per the original CE Report the final details should be agreed in advance of commencement of construction.

In relation to the landscaping and addendum to the EIAR and NIS, MCC are satisfied with the content of those documents.

In relation to boundary treatment, MCC confirmed that a condition requiring the submission of these details is considered acceptable.

#### 2.4.2. Inspector Questions to the PA

The Inspector further clarified with the PA, if there were any specific comments on the surface water treatment, in particular those amendments relating to Access 4. MCC confirmed that those comments in the original CE Report, requiring the confirmation of details remained applicable to the amended information submitted.

The Inspector further clarified with MCC, if there were any specific comments on the boundary treatment along the emergency access. MCC proposed that specific details for the boundary treatment is agreed prior to any commencement. Further detail relating to the set back of the new entrance could also be conditioned.

The PA made reference to the recommended conditions from the original CE report which would allow for additional details, of the overall scheme, to be agreed prior to commencement of any development on the site.

#### 2.5. **Submission by Mr Patrick Hughes, on behalf of Limekiln Hall Residents Association.**

2.5.1. Three photographs were submitted by the observer, and placed on file. These photographs were taken from the rear of No 11 Limekiln Hall. The first showed water lying in the rear garden of No 11 Limekiln Hall, during the heavy rain in February. The observer indicated this was due to increased surface water run-off from Limekiln Hill. The photograph also illustrated flooding on the applicant's lands in the field behind the observer's site. This was held by the observer that the increased run-off was from the applicant's land which includes Limekiln Hill.

2.5.2. The second picture shows the comparison taken on the 11<sup>th</sup> of June with no flooding. The third picture shows a picture of a tractor at a raised elevation behind the sites from No 5- 11 Limekiln Hall. The observer held that high levels of the hill are causing the water to flow down into the rear properties, No 5- 11 Limekiln Hall.

#### 2.5.3. Mr Sullivan response, on behalf of the applicant, to Mr Patrick Hughes submission.

Upon review of the photographs submitted, the existing topography levels on the site are the same as those of the back gardens and the proposed development replicates

the greenfield run-off post development, therefore any surface water runoff has to be taken into a sealed system and discharged to the public water

Post construction c. 70% of the site will be hard standing which will have the rainfall directed to a storm water system, via an attenuation system and connected to the main storm sewer system along Academy Street. This will direct the surface water away from No 5-11 Limekiln Road and post development will lead to a betterment to the observer's current situation.

## 2.6. **Submission from Transport Infrastructure Ireland (TII)**

- 2.6.1. TII confirm receipt of the limited agenda for the Oral Hearing and refer the Board back to the initial submission dated 18<sup>th</sup> of December, 2019, which remain the main concerns of the Authority.

## 3.0 **Assessment**

- 3.1. This report should be read in conjunction with the previous Inspector's report prepared in respect of the proposed strategic housing development ABP-306021-19, dated the 04<sup>th</sup> of March 2020. Following the holding of an Oral Hearing on 17<sup>th</sup> of June 2020 with a limited agenda relating to Flood Risk Assessment, I have assessed and reviewed the information presented at the Oral Hearing relating to flood risk assessment having regard also to the original submission, the EIAR and the NIS.
- 3.2. In relation to the first point on the limited agenda, the applicant was requested to clarify any site specific information for proposals in Flood Zone A and B and any works to allow the safe access for emergency tender into the site. In response, the applicant submitted an amended design and accompanying plans and particulars which includes the removal of 2 no detached dwellings to the south east of the site and the alteration of a previously proposed pedestrian access, to include access for emergency fire tender, Access 4 (Route A-B). An additional internal access is proposed to allow fire tender access to the apartments along Academy Street during an extreme flood event. This new Access 4 (Route A-B), DRWG D061-075-Rev C, will accommodate emergency tenders to access the entire site during an extreme flood event, including an allowance for climate change.

- 3.3. The introduction of Access 4 requires the removal of 2 no. detached dwellings from the overall scheme and plans and particulars have been submitted to reflect this alteration, as listed in the applicant's submission to the Oral Hearing (Section 2.2.3 above). The emergency access will be hard cored, the surrounding area landscaped and new boundary treatment along the front of the site adjoining the R147 will be provided in the form of a 1.8m high wall, dismountable gate for pedestrian access and a farm gate for the emergency fire tender access,.
- 3.4. A discussion arose during the Oral Hearing in relation to the area of landscaping and any potential alterations to the duplex units adjoining the proposed emergency access. The applicant confirmed that aside from a gabion wall, bollards to prevent vehicular access onto Access 4 and landscaping, no further alterations were proposed.
- 3.5. The amended site layout plan illustrates part of the area adjoining Access 4 as communal open space for use by the duplex units. The management of both the communal area and the new accesses, Route A-B & X-Y, will be a matter for a management company. An Outline Emergency Access Plan accompanied the information submitted, which I have accessed and consider acceptable. The submission of a final agreed plan can be reasonably conditioned as part of any grant of permission. The orientation of the duplex units in Block 1 are such that they will provide passive surveillance for both the communal open space and Access 4. Landscaping details for the amended scheme include the removal of one category B tree and additional planting is integrated into the amended landscaping plan, which I consider reasonable. Route X-Y will be finished with grasscrete providing integration into the landscaping and facilitating access for emergency tenders.
- 3.6. The PA confirmed no objection to the design or use of Access 4 and are satisfied with the overall proposal to accommodate access for emergency tenders to the site in the event of an extreme flood event. The PA noted that should the Board be of a mind to grant permission, details relating to the design, phasing and delivery of the access and associated works should be conditioned prior to the occupation of any unit. I consider the applicant has provided sufficient detail in the amended scheme to assess the impact of both Access 4 and the internal route to the apartments. I do not consider the use of a farm gate along the R147/ Dublin Road appropriate for a

residential scheme and an alternative treatment should be included, which I consider can be reasonably conditioned.

- 3.7. This amended proposal removes the need to increase the gradient at Access 3 and therefore no topographical surveys, plans or particulars were submitted. Having regard to the applicant's amended design, the inclusion of Access 4 (Route A-B) and internal access (Route X-Y), I consider the applicant has adequately addressed the first request for specific information.
- 3.8. With regard to the second request, an amended Site Specific Flood Risk Assessment (SSFRA) accompanied the documentation. Topographical drawings illustrating the proposed lowering of Access 1, 2 & 3 and the potential flood levels in a 0.1% AEP event, which indicate no displacement of waters from works required for the proposed development. Access 4 is included in the amended SSFRA as an appropriate location for fire tenders to access the entire site in an extreme flood event, having regard to the location in Flood Zone C.
- 3.9. The storm water design and attenuation systems has been updated to accommodate 10% for climate change. The amended design includes a sealed system for manholes in Flood Zone A & B, a separate surface water system in the flood zones discharging to a new connection and the applicant confirmed during the Oral Hearing that no petrol interceptors would be located within any Flood Zones. I am satisfied that the amended information submitted at the Oral Hearing, including the provision of two new access points, is sufficient to address the specific information required in point 2, relating to the displacement of any flood water. I consider the proposed development would not cause any negative impact of third party lands by way of displacement of flood waters along Academy Street.
- 3.10. An observer raised concerns in relation to increase in surface water onto the rear of properties No 5-11 Limekiln Hall. A response from the applicant noted the proposal to treat surface water in the overall scheme, including lands adjoining the observer's lands and considered the design of the surface water system will prevent any run-off onto lands in the vicinity and improve the current situation on the observer's lands. I consider the surface water strategy submitted for the entire site reasonable to address the concerns of the observer.

- 3.11. The PA note no objection to the proposed development and recommend conditions from the original CE report on surface water should be included in any grant of permission. I note the previous CE report required the submission of detailed design for attenuation tanks, maintenance of the existing surface water disposal system to the north of the site, an independent surface water outfall for the proposed development and individual surface water connections for each dwellings. I consider that the information submitted at the Hearing sufficiently demonstrates that the surface water design will have no flood risk impact. I consider it reasonable that a condition on any grant of permission can be included to ensure compliance with PA requirements for surface water on the overall site.
- 3.12. Section 5 of the Planning System and Flood Risk Management Guidelines for Planning Authorities requires the justification of development in areas defined as Flood Zone A & B with a requirement for compliance of the Justification test (Box 5.1). Section 6 of the amended SSFRA includes a list of compliance with the Justification Test Criteria as summarised below:
1. The lands are zoned as “New Residential”.
  2. (i) The attenuation system has been designed for 1 in 100 year storm, increases by 10% (for predicted effects of climate change) with storm water discharge rates restricted during extreme storm events.  
  
(ii) FFL level, topography of the site and key emergency transport routes for pedestrian and vehicular traffic remain free from flood risk  
  
(iii) Emergency access and egress routes have been provided and located outside the 1% and 0.1% AEP flood events.  
  
(iv) The proposal can achieve compliance with wider planning objectives and the majority of the residential development is located in Flood Zone C.
- 3.13. I consider the information submitted at the Oral Hearing satisfies all the criteria in Box 5.1 of the flood guidance the national guidance, and therefore the Justification Test can be fully complied. I consider the proposed development is justified at this location.
- 3.14. Overall, having considered all the information before me and the submissions by the applicant, Meath County Council, and the observers, I am satisfied that the proposal

will allow safe access and egress of emergency tender in extreme flood events and the proposal will not cause any displacement of water or have an impact on adjoining lands or lands in the vicinity of the site.

### Conclusion

- 3.15. The applicant, in my view, has responded satisfactorily to the main outstanding issues raised in relation to Flood Risk in the previous Inspector's Report dated 04<sup>th</sup> of March 2020. In this regard, I am of the opinion that a recommendation for grant of permission for flood risk impact is now fully warranted. All other matters in relation to this application were assessed by me under the previous Inspector's Report dated 04<sup>th</sup> of March 2020.
- 3.16. Environmental Impact Assessment**
- 3.16.1. I have assessed the information submitted by the applicant, the planning authority, and observers at the Oral Hearing, in addition to the information contained in the original application relating to EIA and the submitted Addendum to the EIAR.
- 3.16.2. The implementation of the new Access 4, for emergency access during extreme flood events, will not significantly alter the overall proposed development and therefore I consider the findings as detailed in the Inspectors Report dated 04<sup>th</sup> of March 2020 relating to the EIAR remain relevant in my assessment. This assessment relates to those alterations submitted at the Oral Hearing.
- 3.16.3. The conclusions from the SSFRA has been integrated into Chapter 6 of the Addendum EIAR. The sealed surface water system with non-return valve, increased attenuation capacity and restricted storm flows will ensure no significant adverse impacts from the proposed development during either normal operational phase or extreme flood events. As per my assessment above, I consider the alterations to the scheme are acceptable and having regard to the amendments I do not consider the proposal will have any negative impact on the flood risk impact. Other specific alterations to the overall scheme, with regard surface water discharge, landscaping and visual effects of the new boundary treatment are included in the Addendum EIAR, which I have assessed and I consider they will have a long term positive effect.
- 3.16.4. Having regard to the EIAR, as considered in the previous Inspector's report dated 04<sup>th</sup> of March 2020, the Addendum EIAR and all submissions made at the Oral

Hearing on the 17<sup>th</sup> of June 2020, it is my view that the environmental effects arising as a consequence of the proposed development have been satisfactorily identified, described and assessed, as per my reasoned conclusion below. I consider that the EIAR is compliant with Article 94 of the Planning and Development Regulations, 2001, as amended.

#### 3.16.5. Reasoned conclusion

- A positive impact with regard to population and material assets due to the increase in the housing stock that would be available in the area.
- Biodiversity impacts, which will be mitigated by construction management measures, the significant provision of active and passive open space, protection of a stand of trees to be retained, landscaping, invasive species management and measures to avoid disturbance to bats.
- Land and soils impacts, will be mitigated by appropriate excavation on the site, re-use of soil and sub-soil in the development, measures to control sediment in surface runoff, and construction management measures.
- Ground and Surface Water impacts, will be mitigated by the use of design, specialised construction management measures and the storage of waste fuels. There are no flood risk impacts or any potential displacement of water and through surface water design and mitigation measures there will be a positive impact on the adjoining lands.
- Impacts on air quality and climate during construction which will be mitigated by a construction management, air quality monitoring and the provision of highly efficient buildings.
- Noise and vibration impacts during construction will be short term and will be mitigated by environmental management measures including management of vehicles and plant; sound reduction measures and monitoring of typical noise levels.
- Landscape and visual impacts will be medium to high in the short term during construction and neutral for the long term. Adverse impacts will be mitigated by the use of the landscape features, the protection of Stand of Trees, control



of excavation, the design height of the dwellings, in particular the apartments along the lower section of the site adjoining Academy Street.

- Traffic and transportation impacts, which will be mitigated by the phasing of the development, the delivery of an upgrade junction onto the R1476, Dublin Road and associated connectivity package of local road improvement measures.
- Built Heritage Impact, which will be mitigated by design and landscaping, pre-construction surveys and site investigations, and monitoring of ground works.

### **3.17. Appropriate Assessment:**

- 3.17.1. I have assessed the information submitted by the applicant, the planning authority, and observers at the Oral Hearing, in addition to the information contained in the original application relating to appropriate assessment and an updated Appropriate Assessment Screening and Natura Impact Statement (June 2020) submitted at the Orla Hearing.
- 3.17.2. The implementation of the new Access 4, for emergency access during extreme flood events, will not significantly alter the overall proposed development and therefore I consider the findings as detailed in the Inspectors Report dated 04th of March 2020 relating to the AA remain relevant in my assessment. This assessment relates to those alterations submitted at the Oral Hearing.
- 3.17.3. During the operational phase of development, surface water runoff will be managed and controlled prior to discharge into the River Boyne through a stormwater drainage system. The NIS submitted at the Hearing refers to the use of SuDS/the surface-water drainage system are specific to the site to ensure greenfield run-off rates are retained and refers to the detailed construction method statement which incorporates pollution prevention measures, as per Inland Fisheries Ireland Guidance, preventing any adverse impact on the River Boyne. The amended scheme includes the relocation of all petrol interceptors outside any Flood Zones. I am satisfied that the information submitted at the Oral Hearing further elaborates on the site specific measures to be applied to the application site and that stormwater management measures proposed will serve to prevent any potential construction and operational phase runoff impacts the River Boyne.

3.17.4. I consider it reasonable to conclude on the basis of the information on the file and as submitted at the Oral Hearing on 17<sup>th</sup> of June 2020, which I consider adequate in order to carry out a Stage 2 Appropriate Assessment, that the proposed development, individually or in combination with other plans or projects would not adversely affect the integrity of the European sites No. 002299 River Boyne and River Blackwater SAC and No. 04232 River Boyne and River Black Water SPA, or any other European site, in view of the site's Conservation Objectives.

## 4.0 Conclusion

4.1. Having regard to the amended documentation and information submitted during the Oral Hearing process, I consider my issues relating to Flood Risk Impact have been adequately addressed during the Oral Hearing, therefore I recommend a **grant** of permission subject to compliance with the conditions listed below in the Recommended Board Order.

## 5.0 Recommended Board Order

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 27<sup>th</sup> of November 2019 by Coindale Ltd.

### **Proposed Development:**

The development will consist of the construction of a residential development of 542 dwellings on a site of c. 15.1 ha summarised follows:

- a) 258 no. houses (18 no. 2 bed, 207 no. 3 bed & 33 no. 4 bed),
- b) 198 no. apartments (46 no. 1 bed, 152 no 2 bed),
- c) 30 no. duplex apartments (15 no. 2 bed & 15 no. 3 bed),
- d) 56 no. dwellings in corner blocks (16 no. 1 bed, 24 no. 2 bed & 16 no. 3 bed),
- e) 2 no. crèches (ground floor of apartment building (c. 195 m<sup>2</sup>) and a two storey crèche in housing area (c. 443m<sup>2</sup>)).
- f) Open Space of c. 2.63 hectares including playground areas;

- g) all ancillary landscape works with public lighting, planting and boundary treatments including regrading/re-profiling of site where required as well as provision of cycle paths;
- h) Provision of vehicular and pedestrian looped access through the site from 3 no. junctions located on Academy Street as well as pedestrian connection and emergency fire tender access in south east of site to Dublin Road and upgrade works to junction onto the Dublin Road;
- i) 875 no. car parking spaces (including 4 no. car sharing spaces) and 581 cycle spaces;
- j) Surface water attenuation measures and underground attenuation systems as well as all ancillary site development works (reprofiling of site as required) as well as connection to existing public water supply and drainage services;
- k) All site development and landscape works.

### **Reasons and Considerations**

Having regard to the following:

- a) the location of the site on lands with a zoning objective for residential development in the Meath County Development Plan 2013-2019 and the Navan Development Plan 2015-2019,
- b) the nature, scale and design of the proposed development and those issues relating to the contravention of objectives of the Navan Development Plan 2015-2019,
- c) National Planning Framework, Project 2040,
- d) Eastern & Midland Regional Assembly RSES 2019-2031;
- e) Architectural Heritage Protection, Guidelines for Planning Authorities, 2011
- f) Design Manual for Urban Roads and Streets (DMURS), 2019
- g) Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009
- h) Planning System and Flood Risk Management (including the associated Technical Appendices), 2009

- i) Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments, 2018
- j) Spatial Planning and National Roads Guidelines (DoECLG), 2012
- k) the nature, scale and design of the proposed development,
- l) the availability in the area of a wide range of social, community and transport infrastructure,
- m) the pattern of existing and permitted development in the area,
- n) the report of the Chief Executive of Meath County Council,
- o) the submissions and observations received,
- p) the information gathered and submissions and observations received at the Oral Hearing, and
- q) the report of the Inspector.

It is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable residential density at this location, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, height and quantum of development, would be acceptable in terms of stormwater management, flood risk assessment, and traffic and pedestrian safety and convenience and would not have a negative impact on the character and setting of any protected structure in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Appropriate Assessment**

### **Stage 1: Screening for Appropriate Assessment**

In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment and conclusion carried out in the Inspector's Report dated 04<sup>th</sup> of March 2020 in respect of the identification of the European sites which could potentially be affected, and the identification and assessment of the potential likely significant effects of the proposed development, either individually or in combination with other plans or projects, on these European sites in view of the

site's Conservation Objectives. The Board was satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on any other European site's, in view of the site's Conservation Objectives other than the site River Boyne and River Blackwater SAC (002299) and the River Boyne and River Blackwater SPA (004232), which are the European sites for which there is a likelihood of significant effects.

### Stage 2: Appropriate Assessment

The Board agreed with the screening assessment and conclusion carried out in the Inspector's report that the site's River Boyne and River Blackwater SAC (002299) and the River Boyne and River Blackwater SPA (004232), are the European sites for which there is a likelihood of significant effects.

The Board considered the Natura Impact Statement (dated both November 2019 and June 2020) and all other relevant submissions and carried out an Appropriate Assessment of the implications of the proposed development for nearby European Sites in view of the site's Conservation Objectives of the site's River Boyne and River Blackwater SAC (002299) and the River Boyne and River Blackwater SPA (004232). The Board considered that the information before it was adequate to allow the carrying out of an Appropriate Assessment.

In completing the assessment, the Board considered, in particular, the

- i) likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,
- ii) mitigation measures which are included as part of the current proposal,
- iii) Conservation Objectives for these European Sites,

In completing the Appropriate Assessment, the Board accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the aforementioned European Site's, having regard to the site's Conservation Objectives.

In the overall conclusion, the Board was satisfied that the proposed development would not adversely affect the integrity of European sites in view of the site's conservation objectives.

## **Environmental Impact Assessment**

The Board completed an Environmental Impact Assessment of the proposed development, taking into account:

- (a) The nature, scale and extent of the proposed development.
- (b) The Environmental Impact Assessment Report and associated documentation submitted in support of the application.
- (c) The Environmental Impact Assessment Report Addendum Report,
- (d) The submissions from the Planning Authority, the observers and prescribed bodies in the course of the application and during the oral hearing,
- (e) The Planning Inspectors reports.

The Board considered that the environmental impact assessment report and Environmental Impact Assessment Addendum Report, supported by the documentation submitted by the applicant provided information which was reasonable and sufficient to allow the Board to carry out an environmental impact assessment and to reach a reasoned conclusion on the significant effects of the project on the environment. The Board is satisfied that the information and data available and the reasoned conclusion is up to date at the time of taking the decision.

The Board agreed with the summary of the results of the consultations and information gathered in the course of the EIA, set out in the Inspectors report. The Board is satisfied the Inspector's report sets out how these various environmental issues were addressed in the examination and recommendation and are incorporated into the Board's decision

### Reasoned Conclusions on the Significant Effects:

Having regard to the examination of environmental information in both the environmental impact assessment report and Environmental Impact Assessment Addendum Report, the information submitted at the oral Hearing, and other information in the plans and particulars and the submissions from the planning authority, prescribed bodies and observers in the course of the application, it is considered that the main significant direct and indirect effects of the proposed development on the environment are as follows:

- A positive impact with regard to population and material assets due to the increase in the housing stock that would be available in the area.
- Biodiversity impacts, which will be mitigated by construction management measures, the significant provision of active and passive open space, protection of a stand of trees to be retained, landscaping, invasive species management and measures to avoid disturbance to bats.
- Land and soils impacts, will be mitigated by appropriate excavation on the site, re-use of soil and sub-soil in the development, measures to control sediment in surface runoff, and construction management measures.
- Ground and Surface Water impacts, will be mitigated by the use of design, specialised construction management measures and the storage of waste fuels. There are no flood risk impacts or any potential displacement of water and through surface water design and mitigation measures there will be a positive impact on the adjoining lands.
- Impacts on air quality and climate during construction which will be mitigated by a construction management, air quality monitoring and the provision of highly efficient buildings.
- Noise and vibration impacts during construction will be short term and will be mitigated by environmental management measures including management of vehicles and plant; sound reduction measures and monitoring of typical noise levels.
- Landscape and visual impacts will be medium to high in the short term during construction and neutral for the long term. Adverse impacts will be mitigated by the use of the landscape features, the protection of Stand of Trees, control of excavation, the design height of the dwellings, in particular the apartments along the lower section of the site adjoining Academy Street.
- Traffic and transportation impacts, which will be mitigated by the phasing of the development, the delivery of an upgrade junction onto the R1476, Dublin Road and associated connectivity package of local road improvement measures.

- Built Heritage Impact, which will be mitigated by design and landscaping, pre-construction surveys and site investigations, and monitoring of ground works.

The likely environmental effects arising as a consequence of the proposed development have been satisfactorily identified, described and assessed. The environmental impacts identified are not significant and would not require or justify refusing permission for the proposed development or require substantial amendments.

### **Conclusions on Proper Planning and Sustainable Development**

The Board considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable residential density at this location, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, height and quantum of development, would be acceptable in terms of stormwater management, flood risk impact, and traffic and pedestrian safety and convenience and would not have a negative impact on the character and setting of any protected structure in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considered that, while a grant of permission for the proposed Strategic Housing Development would not materially contravene a zoning objective, a grant of permission could materially contravene the Order of Priority as detailed in Strategic Policy SP1 of the Navan Development Plan 2015-2019 for a section of the lands to the south of the site. The Board considers that, having regard to the provisions of section 37(2)(b)(i) and (iii) of the Planning and Development Act 2000, as amended, the grant of permission in material contravention of the Local Area Plan would be justified for the following reasons and consideration:

In relation to section 37(2)(b)(i) and (iii) of the Planning and Development Act 2000 (as amended):

The proposed development is considered to be of strategic and national importance having regard to: the definition of 'strategic housing development' pursuant to section 3 of the *Planning and Development (Housing) and Residential Tenancies Act 2016* (as amended); support for the National Policy Objectives in the National Planning Framework, in particular Objective 11, its location within Navan identified as a Key



Town in the Eastern & Midland Regional Assembly RSES 2019-2031 and a Growth Town in the Meath County Development Plan 2013- 2019; and its potential to contribute to the achievement of the Government’s policy to increase delivery of housing from its current under supply set out in Rebuilding Ireland – Action Plan for Housing and Homelessness issued in July 2016.

### Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars received by An Bord Pleanala on the 17<sup>th</sup> day of June 2020, 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. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanala for determination.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Mitigation and monitoring measures outlined in the plans and particulars, including the Environmental Impact Assessment Report and the Addendum Report submitted with this application as set out in Chapter 16 of the EIAR ‘Summary of Mitigation Measures’, shall be carried out in full, except where otherwise required by conditions attached to this permission.</p> <p><b>Reason:</b> In the interest of protecting the environment and in the interest of public health.</p>
3.	<p>The proposed development shall be amended as follows:</p> <p>(a) Replace the proposed post and wire fence along the south and east boundary, as per DWG 18221-2-105, to include 1800mm high concrete post and plinthe fencing with vertical timber panels.</p>

	<p>(b) Replace to the temporary palisade fencing along the northern boundary, as per DWG 18221-2-105, to include anti climb fencing.</p> <p>(c) Replace the farm gate at the entrance to Access 4 from the R147 with a decorative iron gate on DWG 18221-2-105</p> <p>(d) All screen walls shall be 2m metres in height above ground level, constructed and finished to match external finish of dwellings/building unless otherwise agreed in writing with, the planning authority prior to commencement of development).</p> <p>(e) All rear garden walls shall be 1.8 metres in height above ground level, and shall be concrete block or concrete post and panel unless otherwise agreed in writing with, the planning authority prior to commencement of development.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanala for determination.</p> <p><b>Reason:</b> In order to provide a satisfactory standard of residential accommodation.</p>
4.	<p>The carrying out of the development shall be phased as per DRWG 1828-P110 and, before any part of the development commences, (or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing), a development programme, including inter alia a detailed comprehensive site layout, showing all proposed phases, shall be submitted to and agreed in writing with the Planning Authority. The childcare facility permitted herein shall be constructed and made available for occupation and active use prior to the occupation of the 75th no. residential unit permitted herein. Details ensuring compliance with this aspect of this condition shall be incorporated into the phasing programme.</p>

	<p>Full details to ensure compliance with the requirements of the proposed phasing programme shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development.</p> <p><b>Reason:</b> In the interests of orderly development and the proper planning and sustainable development of the area.</p>
5.	<p>Full details including samples of the materials, colours and finishes of the authorised buildings, the treatment of surfaces, including pavement finishes, and boundaries within the development shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.</p> <p><b>Reason:</b> In the interests of visual and residential amenity.</p>
6.	<p>No additional development shall take place above roof parapet level of the apartment buildings, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.</p> <p><b>Reason:</b> To protect the residential amenities of property in the vicinity and the visual amenities of the area, and to allow the planning authority to assess the impact of any such development through the planning process.</p>
7.	<p>The following requirements in terms of traffic, transportation and mobility shall be incorporated and where required, revised drawings/reports showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development:</p> <p>(a) The submission of a design layout of the proposed junction at Academy Street/ R147 Dublin Road, and that traffic signal junction with particular consideration towards reducing turning radii,</p>

narrowing of the approach carriageways and reducing pedestrian crossing distances. The applicant shall complete the agreed junction layout prior to occupation of the Proposed Phase 2 of the development, as per DWG 1828 P110.

- (b) The submission of final details of the proposed bund, as revised by DWG D061-082, and the treatment of the gradient difference between the Road Access 3 and the apartment Blocks A, B & C.
- (c) The boundary along Academy Street shall be set back to accommodate a bus priority route as identified in the Navan 2030 Public Realm and Movement Plan and to facilitate a cycle feeder route as identified in the Navan Cycle Network Plan. The boundary treatment along Academy Street shall similar to the existing boundary treatment proposed as per DWG 18221-2-105, with the setback agreed with the Planning Authority.
- (d) The submission of a Final Emergency Access Plan.
- (e) The completion and delivery of Access 4 within Phase 1 of the scheme as per DRWG D061-075-Rev C,
- (f) Submission of all details of the works to the rear drive of Belmont House.
- (g) Submission of a detailed design of the gabion wall adjoining Access 4 and to the east of the duplex unit.
- (h) Submission of detailed design of a proposed gate for the pedestrian access points to replace the retention of the existing hedge as per DWG 18221-2-105.
- (i) The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths, cycle paths, kerbs, pedestrian crossings and sight lines shall comply with the requirements of the Design Manual for Roads and Streets and with any requirements of the planning authority for such road works.

	<p>(j) A Mobility Management Plan shall be submitted to and agreed in writing with the planning authority and shall include committed mobility management measures, with defined targets and milestones and shall be monitored by a designated Mobility Manager. The revised plan shall be reviewed with the planning authority with revised targets agreed at yearly intervals.</p> <p>(k) Plans and particulars of all bike sheds and stands and provision of Sheffield stands for visitors.</p> <p><b>Reason:</b> In the interest of traffic, cyclist and pedestrian safety.</p>
8.	<p>The following provisions in relation to the location and management of car parking spaces for the apartments and duplex units shall be incorporated within the development and details shall be submitted to and agreed in writing with the planning authority with prior to commencement of development:</p> <p>(a) The provision of details regarding the management of both short term and long term car parking spaces.</p> <p>(b) A minimum of 10% of all communal car parking spaces should be provided with functioning EV charging stations/points, and ducting shall be provided for all remaining car parking spaces, including in-curtilage spaces, facilitating the installation of EV charging points/stations at a later date. Where proposals relating to the installation of EV ducting and charging stations/points has not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with the Planning Authority prior to the occupation of the development</p> <p><b>Reason:</b> To ensure adequate and secure parking provision is available to serve the proposed development and to cater for more sustainable energy use in line with national policies for the development of electric vehicles.</p>

9. The landscaping and earth works scheme shown on the landscape master plan drawings, as submitted to An Bord Pleanála as part of this application and amended by the Oral Hearing Submission on the 17<sup>th</sup> of June 2020, shall be carried out within the first planting season following substantial completion of external construction works on each phase.

In addition to the proposals in the submitted scheme, the following shall be carried out:

- a) The location of the formal play area at “Belmount Woodland Gardens” shall be relocated to the south to allow of additional semi-mature planting along the southern boundary of Belmont House.

The site shall be landscaped, using only indigenous deciduous trees and hedging species, and shall include:

- a) Submission of a tree planting scheme, for the entire site which shall integrate the information in the tree protection plan, landscaping plan and include the planting of trees at a ratio of 1:2 for trees for those to be removed and proposed planting at 2 metre intervals with semi-mature tree planting.
- b) The integration of all ecological protection measures as set out in the EIAR, including those relating to the protection of woodland, treelines, hedgerows and watercourses on the site, and shall include a map identifying the buffer zones/ tree protection zones to be established around these receptors prior to the commencement of works and areas to be used for stockpiling of excavated topsoils.
- c) Inclusion of mitigation measures from the Bat Survey as integrated into Section 4.5.2 of the EIAR, including appropriate lighting, buffer zones integrated into planning scheme and ecological corridor planting and the integration of bat boxes within the landscaping scheme.

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

	<p>development or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p><b>Reason:</b> In the interest of residential and visual amenity.</p>
10.	<p>Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of amenity and public safety.</p>
11.	<p>Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services. The applicant shall submit the following for the written agreement of the planning authority:</p> <ul style="list-style-type: none"> <li>(a) A Stage 2 Detailed Design Stage Stormwater Audit, the findings of which shall be incorporated into the development, where required, at the developer's expense.</li> <li>(b) A Stage 3 Completion Stage Stormwater Audit within six months of substantial completion of the development, the findings of which shall be incorporated into the development, where required, at the developer's expense.</li> </ul> <p><b>Reason:</b> In the interest of public health.</p>
12.	<p>The applicant or developer shall enter into water and wastewater connection agreements with Irish Water prior to the commencement of this development.</p>

	<p><b>Reason:</b> In the interest of public health.</p>
13.	<p>Proposals for an estate/street name, house 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 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).</p> <p><b>Reason:</b> In the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas</p>
14.	<p>All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.</p> <p><b>Reason:</b> In the interest of orderly development and the visual amenities of the area.</p>
15.	<p>The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -</p> <p>(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,</p>



	<p>(b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and</p> <p>(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.</p> <p>In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.</p> <p><b>Reason:</b> In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.</p>
16.	<p>The developer shall submit to the Planning Authority a drawing (hardcopy and electronically) showing the areas that would be proposed for —Taking In Charge, prior to commencement of development. This drawing shall also show the public facilities typically considered by the Planning Authority for —Taking In Charge such as: public lighting, roads, footpaths, open spaces, retaining walls, surface water systems. The area on the drawing that would be considered for —Taking In Charge shall be finalised to the satisfaction of the Planning Authority.</p> <p><b>Reason:</b> In the interest of orderly development.</p>
17.	<p>The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. 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. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to occupation of the development.</p>

	<p><b>Reason:</b> To provide for the satisfactory future maintenance of this development in the interest of residential amenity.</p>
18.	<p>Prior to commencement of development, the developer 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 social and affordable housing in accordance with the requirements of section 96 of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter (other than a matter to which section 97(7) applies) may be referred by the planning authority or any other prospective party to the agreement to the Board for determination.</p> <p><b>Reason:</b> To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.</p>
19.	<p>Prior to the commencement of development the developer shall submit a Construction and Environmental Management Plan to the planning authority for written agreement and shall include, inter alia, the following:</p> <ul style="list-style-type: none"> <li>a) Location of the site and materials compounds including areas identified for the storage of construction refuse; areas for construction site offices and staff facilities; site security fencing and hoardings; and on-site car parking facilities for site workers during the course of construction and the prohibition of parking on neighbouring residential streets;</li> <li>b) The timing and routing of construction traffic to and from the construction site and associated directional signage, to include</li> </ul>

proposals to facilitate the delivery of abnormal loads to the site; measures to obviate queuing of construction traffic on the adjoining road network; and measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;

- c) Details of the implementation of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- d) 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;
- e) The CEMP shall make provision for supervision of the works by an Ecological Clerk of Works, who shall be required to be responsible for the implementation of all ecological mitigation measures, and to be present on site during tree felling, major ground clearance works and during the period when instream works are proposed.
- f) The CEMP shall include for refuelling to be undertaken at least 30m from watercourses.
- g) The CEMP shall include compliance with the relevant mitigation measures in the Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters (IFI, 2016).

A 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. The developer shall provide contact details for the public to make complaints during construction and provide a record of any such complaints and its response to them, which may also be inspected by the planning authority.

**Reason:** To safeguard the heritage and biodiversity of the area and in the interest of amenities, public health and safety.

20.	<p>Site development and building works shall be carried out only between the hours of 0800 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 will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
21.	<p>Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.</p> <p><b>Reason:</b> In the interest of sustainable waste management.</p>
22.	<p>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.</p> <p><b>Reason:</b> To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.</p>
23.	<p>Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or</p>

	<p>other security to secure the provision and satisfactory completion and maintenance until taken in charge by the planning authority of roads, footpaths, public open space and other services required in connection with the development, coupled with an agreement empowering the planning 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 the Board for determination.</p> <p><b>Reason:</b> To ensure the satisfactory completion of the development.</p>
24.	<p>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 Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> 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.</p>

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Karen Hamilton  
Senior Planning Inspector  
25<sup>th</sup> of June 2020