



An
Bord
Pleanála

Inspector's Report

ABP-319501-24

Development

The construction of 2 no. 3-bed 2-storey semidetached houses to the rear of the existing stone cottage, together with all associated drainage, services, boundary wall treatment, site works, landscaping, and driveway access

Location

The Stone Cottage, Dublin Road,
Dunshaughlin, Co. Meath

Planning Authority

Meath County Council

Planning Authority Reg. Ref.

231016

Applicant(s)

Colum Peters

Type of Application

Permission

Planning Authority Decision

Grant permission

Type of Appeal

Third Party

Appellant(s)

Graham Donnelly
Jackie & Alan Cummins

Observer(s)

None

Date of Site Inspection

21st June 2024

Inspector

Emma Nevin

1.0 Site Location and Description

- 1.1. The appeal site is located along Main Street Dunshaughlin to the south side, of the town. The site comprises part of the rear garden area of The Stone Cottage, a single storey detached cottage that fronts directly onto Dublin Road (R147) to the west. The site is rectangular in shape, relatively flat, with a slight incline to the east (rear). It is bounded to the north, south and east by existing residential dwellings. The site boundaries comprise of a block wall and mature hedging. The site has a stated area of 0.074ha.
- 1.2. The appeal site is accessed directly via a gated entrance off Dublin Road and a separate pedestrian entrance both to the west.

2.0 Proposed Development

- 2.1. The proposed development encompasses the construction of 2no. dwelling units comprising 2 no. detached semi-detached two-storey houses (Units 2 and 3) and the retention of the existing dwelling (Unit 1).
- 2.2. The units will comprise 2no. three bed units, with a stated gross floor area of 229sqm. Each unit is to be served by an area of private open space in the form rear gardens with a size of 72 sq. m.

Following further information request, the proposed roof profiles were amended from an originally proposed gable end roof to a hipped roof profile, with overall height of 8.79 metres.

- 2.3. Following further information request, the existing entrance to the site is to be closed off with a new site entrance proposed to the southern end of the existing cottage in lieu of an existing timber pedestrian entrance gate. The proposed shared entrance will have an overall width of 5 metres and will access the Dublin Road to the west.
- 2.4. A total of 6 no. car parking spaces are proposed within the shared surface area.
- 2.5. Table 1 below provides a schedule of the key figures associated with the proposed development:

Table 1 - Site / Development Details

Site Area	0.074 ha
Gross Floor Area	229 sq. m.
No. of proposed units	2
Car Parking	6 spaces – 4 no. to serve the proposed dwellings and 2 no. to serve the existing cottage
Public Open Space	0 sq. m.

2.7. Table 2 below provides a breakdown of the residential unit types proposed:

Table 2 – Residential Unit Type			
House No.	House Type	Unit Size	Private Amenity Space
Dwelling 2	3 bed – semi-detached	114.4 sq. m.	72 sq. m.
Dwelling 3	3 bed – semi-detached	114.4 sq. m.	72 sq. m.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The Planning Authority granted permission, following significant further information request, on 19th March 2024, subject to 8 conditions, which included the following:

- Condition 2 related to finishes.
- Condition 3 relates to the existing planting on site.
- Condition 4 requires that 2 no. car parking spaces shall be provided per dwelling and the dimensions of the proposed parking spaces.
- Conditions 6, 7 and 8 relate to financial contributions.

3.2. Planning Authority Reports

- 3.2.1. Planning Reports dated 19th December 2023 and 19th March 2024 have been provided.
- 3.2.2. This planning application was assessed under the Meath County Development Plan, 2021 – 2027, as amended by Variation no. 1 and 2 to the Meath County Development Plan – adopted on the 13th of May 2024
- 3.2.3. The original planning report considered it necessary to seek further information on the following items:
- To submit a revised site layout demonstrating an entrance of at least 5 metres to facilitate two-way traffic and to provide 2 no. car parking spaces within the curtilage for each dwelling.
 - To provide a greater area of amenity space to serve the existing dwelling, The Stone Cottage.
 - The applicant was requested to submit a daylight/sunlight shadow analysis report on the impact of the proposed development on the neighbouring property to the north of the site.
 - To address the comments raised in the third-party submissions.
- 3.2.4. It was considered that the further information was deemed to be a significant alteration to the original proposal, and as such, revised newspaper and site notices were required in this instance.
- 3.2.5. The second planning report considered the further information response to be acceptable and addressed any outstanding concerns raised.
- 3.2.6. The planners report concluded that the development is in accordance with the Meath County Development Plan 2021 – 2027, subject to 8 no. conditions.
- 3.2.7. Other Technical Reports:
- The planning report indicates that the following were consulted during the assessment of the planning application:

- Transportation Department – General: Following the submission of the further information report received indicating no objection subject to conditions.
- Environmental Department - General: Report received indicating no objection subject to conditions.
- Environmental Department – Flooding: Report received indicating no objection subject to conditions.
- Housing Department: Report received indicating no objection.
- Chief Fire Officer: No report received.

3.3. **Prescribed Bodies**

3.3.1. The Planning Authority report indicated that the following prescribed bodies were consulted.

- Uisce Eireann: No report received.

3.4. **Third Party Observations**

3.4.1. Two third party submissions were received, the issues raised within which can be summarised as follows:

- Excessive height of the dwellings.
- Potential hedgerow removal.
- Access to the site during and after construction.
- Impact on the character of The Stone Cottage.
- Loss of light.
- Loss of privacy.
- Boundary wall retention.

3.4.2. Following the submission of further information, two further third-party observations were received, the issues raised within which can be summarised as follows:

- Excessive height of the dwellings.
- Discrepancies of ground level measurements.
- Overlooking.
- Loss of sunlight at various times of the day.
- Sunlight analysis does not go far enough in the analysis.
- Loss of privacy.
- Issues relating to ownership of boundary walls.
- Issues relating to retention of hedgerows and unnecessary maintenance.
- Concerns with access arrangements.
- Concerns with parking of work vehicles during construction.
- Issues relating to foul water connection.
- Impact on the character of The Stone Cottage.

4.0 Planning History

No planning history on site.

5.0 Policy Context

5.1. Meath County Development Plan 2021 – 2027 (adopted 22nd of September 2021), as amended by Variation no. 1 and 2 to the Meath County Development Plan – adopted on the 13th of May 2024.

5.1.1. Under the Meath County Development Plan 2021 – 2027, (including variations) the site is zoned “A1 Existing Residential”, with a stated objective “*to protect and enhance the amenity and character of existing residential communities*”.

5.1.2. “Lands identified as ‘Existing Residential’ are established residential areas. Development proposals on these lands primarily consist of infill developments and the extension and refurbishment of existing properties. The principle of such proposals is normally acceptable subject to the amenities of surrounding properties

being protected and the use, scale, character and design of any development respecting the character of the area”.

5.1.3. Relevant Sections/Policy and Objectives:

Chapter 2 – 2.2 Core Strategy Vision.

Chapter 3 – Settlement Strategy Policies

- SH OBJ 4 “To prepare new local area plans for the following settlements within the lifetime of this Plan: Navan, Dunboyne/Dunboyne North/Clonee, Ashbourne, Kells, Trim, Dunshaughlin, Ratoath, Enfield, Bettystown-Laytown-Mornington East-Donacarney-Mornington (East Meath), Oldcastle, Athboy, Duleek, and Stamullen. As part of the preparation of these Plans, a detailed infrastructure assessment, consistent with the methodology for a Tiered Approach to Zoning under Appendix 3 of the NPF will be undertaken for each settlement”.

Chapter 11 – Development Management Standards and Land Use Zoning

Objectives:

- 11.1.3 Environmental Impact Assessment
- 11.1.4 Appropriate Assessment
- 11.4.4 Trees and Hedgerows
- Section 5 – Residential Development Standards
- 11.5.6 Building Line
- 11.5.7 Separation Distances
- 11.5.8 Dwelling Design, Size & Mix
- 11.5.12 Private Open Space
- 11.5.13 Boundary Treatments
- 11.5.16 Light and Overshadowing “Daylight and sunlight levels should, generally, be in accordance with the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2011), and any updates thereof”.
- 11.5.19 a) Infill Sites in Urban Areas

- “DM OBJ 42: Infill development shall take account of the character of the area and where possible retain existing features such as building line, height, railings, trees, gateways etc.”.
- 11.5.20 b) Backland Sites in Urban Areas
- “DM OBJ 43: Backland development proposals shall avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development”.
- 11.9.1 Parking Standards
- “DM OBJ 89: Car parking shall be provided in accordance with Table 11.2 and associated guidance notes”.
- Table 11.2 Car Parking
- Section 11 – Development Contributions

5.2. National Planning Framework (NPF)

5.2.1. The National Planning Framework issued by the Department of Housing, Planning and Local Government in February 2018 supports compact growth, and seeks to make better use of existing underutilised, serviced lands within built-up areas. The framework targets 30% of new housing to be delivered on infill/brownfield lands within the existing built up footprint.

5.2.2. Specific reference is had to National Policy Objective 35, which states that:

“Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights”.

5.3. Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region

5.3.1. The RSES sets out the strategic framework for the economic and spatial development of the Eastern and Midland Region up to 2031. The primary objective of the RSES is to support more sustainable settlement patterns that focus on compact growth, makes the most efficient use of land and infrastructure, and takes

an integrated approach to development that provides employment opportunities and improvements to services alongside population and residential growth.

- 5.3.2. There will be a greater focus on sustainable growth in these settlements including infill and brownfield development in addition to support for an improvement in the provision of amenities and services.

5.4. **Section 28 Ministerial Guidelines**

- 5.4.1. Having considered the nature of the proposal and the documentation on file, I am of the opinion that the directly relevant S28 Ministerial Guidelines and other related guidance are:

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).
 - Appendix B: Measuring Residential Density.
 - Appendix D: Design Checklist Key Indicators of Quality Urban Design and Placemaking.
- Development Management Guidelines (2007),
- Housing for All – A New Housing Plan for Ireland to 2030 (2021); and
- BRE Guidance ‘Site Layout Planning for Daylight and Sunlight’: A Guide to Good Practice (2022).

5.5. **Other relevant Guidance:**

- Design Manual for Urban Roads and Streets (2013).

5.6. **Natural Heritage Designations**

- 5.6.1. The subject site is not located within a designated European Site. However, the closest such sites within 15 km (approx..) of the subject site are:

- River Boyne and River Blackwater SAC (Site code 002299).
- River Boyne and River Blackwater SPA (Site code 004232).

- Rye Water Valley/Carlton SAC (Site Code IE0001398).

5.7. EIA Screening

- 5.7.1. I refer the Board to Appendix 1 – Form 1 EIA Pre-Screening and Form 2 EIA Preliminary Examination of this report.
- 5.7.2. Having regard to the nature and scale of the proposed development comprising a backland/infill residential development of only 2no. units and the location of the site outside of any protected site, the nature of the receiving environment, the availability of public services, and the separation distance from the nearest sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

- 6.1.1. Two third party appeals have been received, from Mr. Graham Donnelly, 'Seachnall Mews', property located to the east of the site, and Mr & Mrs. Jackie and Alan Cummins, "St. Brigids" property located to the north of the site. The grounds of both appeals are summarised below:
- Inadequate overshadowing analysis – the height of the proposed development and the impact on the natural light to "St. Brigids". The applicant only provided a single shadow analysis at 2pm on March 21st, which appears to be an inadequate shadow analysis.
 - Diminution of visual amenity – the appellants property and neighbouring properties have benefitted from low density, limited height, and profile of surrounding properties. The proposal is out of keeping with the environs and fails to integrate with the character of surrounding built context.
 - If permitted the dwellings would injure visual amenity, depreciate the value of property and would be contrary to the proper planning and sustainable

development of the area, and to permit would contravene the zoning objective.

- Revised site layout plan not available to third party appellants – there are some irregularities in the applicant's response to item 2. The applicant refers to the revised drawing P110. However, landscape drawings which were initially submitted showing an aerial view of the proposed development do not appear to be re-submitted along with the further information.
- The recommendations on property type are inconsistent within the immediate area as the proposed dwellings are significantly taller than the surrounding properties.
- The development of 2 no. two storey dwellings will result in overlooking and will block light to the adjoining dwelling, which was designed to capitalise on sun by having extensive glazing to ensure light and heat gain.
- Concern regarding how the development would be carried out due to the access, position of the existing cottage on site and construction traffic.
- Concerned the appellants driveway could be used as parking or stopping for construction vehicles.
- A plan for traffic management was not discussed in any detail in the further information documentation.
- The appellant was made aware of the application when the notice was attached to the pillar at the cottage entrance. The application could not be easily located, and the plans were not all uploaded at the same time resulting in a week to submit the observation.
- No issue with modifications to the cottage but the development is oversized and poorly located on this site.

6.2. Applicant Response

- 6.2.1. A first party response to the appeal was received dated 24th April 2024. The submission responds to the issues raised within the third party appeals as follows: -

- Height and location of proposed dwellings – the proposal has been carefully considered to harmonise with both the local scale and existing line of development in the immediate vicinity. The proposal is not out of scale or character with the area.
- Privacy and overlooking – the proposal is achieving 25.77metres with the adjoining Seachnall Mews, which does not have opposing first floor windows. The proposed dwellings are 8.88 metres from the site boundary. The proposal achieves and surpasses the requirements in the interest of residential amenity and privacy.
- Light and Heat Loss – the shadow study and position of the proposed development indicates that there would be minimal loss of light or heat to Seachnall Mews and there would be no adverse effects to the property.
- Traffic Management at Construction Stage – this is a small-scale development and simplistic in nature. The complexities of the of the proposed site have been respectfully analysed and the concerns raised have been noted.
- Inadequate Shadow Study – A full shadow study was provided as part of the further information. The proposed roof was revised to reduce shadow casting. The proposal satisfied the Councils request and the BRE guidelines.
- Diminution of Visual Amenity – noting the local built environment, it is considered that the proposal is not out of character with the area. The concerns raised in relation to the visual impact of the proposed dwellings on the existing stone cottage have been addressed in the additional information response. There are no proposed changes to the existing stone cottage and the front boundary wall is largely to be retained. The proposed dwellings will use brick detailing to harmonise with the existing cottage.
- Contravention to the “A1 – Existing Residential” zoning objective – the zoning and land objective specifically states that land is for residential use and specifically notes infill development. It has been demonstrated that the proposed development has considered and respected the inherited conditions of the site.

- Missing drawings and information – all drawings and information requested for additional information have been provided to Meath County Council. No documents have been omitted and all are viewable to all parties.

6.3. Planning Authority Response

- 6.3.1. A response was received from the planning authority dated 23rd April 2024.
- 6.3.2. The planning authority has reviewed the issues raised by the third parties as outlined in their respective appeal submissions and is satisfied that these issues have been substantively addressed in the planning reports.
- 6.3.3. The planning authority conclude that An Bord Pleanála are requested to uphold the decision of the Planning Authority to grant planning permission.

6.4. Observations

None received.

6.5. Further Responses

None received.

7.0 Assessment

- 7.1. Having inspected the site and considered the contents of the appeal, I consider the main issues which arise in relation to this appeal are as follows:

- I. Compliance with Development Plan
- II. Overdevelopment and Layout
- III. Impact on Residential Amenity
- IV. Impact on Visual Amenity
- V. Procedural Issues
- VI. Construction Impacts – Traffic
- VII. Devaluation of Property, and
- VIII. Appropriate Assessment.

7.2. Compliance with Development Plan

- 7.2.1. The appellant submits that the proposed development is contrary to the zoning objective for the site. The applicable Development Plan for development in the area is the Meath County Development Plan, 2021 – 2027, including variations 1 and 2. Under the Development Plan, the site is zoned existing residential, with a vision to develop these established residential areas with infill developments and the extension and refurbishment of existing properties, subject to the protection of surrounding amenities.
- 7.2.2. In relation to the proposal, I reference Section 11.5.19 “a) Infill Sites in Urban Areas” of the Development Plan, which highlights that the Council will support infill development on appropriate sites that make the most sustainable use of serviced land and existing urban infrastructure. I also reference Section 11.5.20 “b) Backland Sites in Urban Areas” and note Objective DM OBJ 43 of the Development Plan, which states that backland development proposals shall avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development, which will be discussed further in this assessment.
- 7.2.3. Accordingly, residential development is permitted in principle under this zoning objective and noting the aforementioned guidance and objectives within the Development Plan, I therefore consider the principle of the proposed development to be acceptable.

7.3. Overdevelopment and Layout

- 7.3.1. The appellant expresses concern regarding the oversized and poorly located development and states that there would be no objection to an extension to the existing cottage.
- 7.3.2. In terms of the scale of development proposed the development has a total floor area of 229 sq. m., which comprises two relatively modest three-bedroom dwellings, each with adequate private amenity space and associated parking. Additionally, adequate private amenity space and parking will be retained to serve the existing cottage on site. I consider that the density of development proposed is acceptable, in this instance, having regard to the small scale and infill nature of the subject site and

the prevailing pattern and density of development in the area which comprises mainly low-to medium density conventional housing. Overall, I am satisfied that the proposed development would not represent overdevelopment and would be an acceptable use of zoned and serviced backlands, and, as such is consistent with the Development Plan.

7.3.3. The proposed dwellings are to be sited to the rear of the existing cottage, which addresses Dublin Road. There is an existing dwelling to the rear of the site, therefore I consider that the proposal be better described as an infill development. Adequate separation distances are proposed, which are in line with Development Plan requirements and the proposed dwellings mirror the established building line of the existing dwellings to the north and south of the site. Similarly, the existing hedgerow planting and boundary wall to the site will be retained, thereby the proposal retains the physical character of the area.

7.3.4. To conclude, I consider that the layout, the mix of units, and the residential density as proposed would be acceptable in this regard.

7.4. Impact on Residential Amenity

7.4.1. The appellants express several concerns regarding overshadowing, overlooking, loss of privacy, and loss of light/heat gain on adjoining sites and dwellings.

7.4.2. In terms of overshadowing, the applicant was requested to submit a daylight/sunlight analysis by way of further information, which indicated a full shadow analysis of the proposal. I also note that as part of the further information the roof profile of the proposed dwellings was amended to further reduce any overshadowing impact on the adjoining site, in particular to the north. Having carried out a site visit, reviewed the planning application drawings and documentation and noting the scale, height, and location of the proposed development, I do not consider that the proposed development would contribute to significant overshadowing of the adjoining properties to the north, south and east of the site.

7.4.3. In terms of overlooking, I note the location and separation distance of the proposed development from the adjoining dwelling to the rear (east) of the site. A separation distance of some 25.7 metres is proposed from the rear elevation of the proposed dwellings and as such I consider that the proposal is at a significant separation distance with adjoining residential dwelling to not result in undue overlooking. To the

northern and southern side elevations, the proposed first floor windows are indicated to contain opaque glazing, thus preventing any overlooking issues.

- 7.4.4. In relation to the issues raised pertaining to light and heat loss, I note the aforementioned separation distances from the proposed dwellings to the adjoining site, in particular to the east, however, I do not consider that the Board is in a position to draw any conclusions in relation to the matters raised.

7.5. Impact on Visual Amenity

- 7.5.1. With respect to visual impact, concerns have been raised in the appeal in relation to the height of the proposal which is considered to be out of keeping with the environs and does not integrate with the character of the surrounding built context.
- 7.5.2. The proposed development will be located to the rear of the existing single storey cottage and had a similar building line of the adjoining dwellings directly to the north and south of the site. The proposed dwellings will have a height of 8.7 metres, and while this is higher than the existing cottage on site, the height is considered to be consistent with the height of the adjoining dwellings, in particular to the north of the site. I also consider that the proposed dwellings have a simple contemporary design, with high quality materials and finishes and will assimilate successfully into the streetscape at this location and will not detract from the character of the existing cottage..
- 7.5.3. While the proposed dwellings will be visible from the adjoining sites, I do not consider that the development would result in a visually overbearing form of development given the proposed form and layout and would be an attractive infill development to the rear of this site.
- 7.5.4. Therefore, I am satisfied that the proposed development will improve the public realm by allowing the creation of an attractive high-quality infill scheme built upon an underutilised infill/backland site, thus improving the amenity of the adjoining area.

7.6. Procedural Issues

- 7.6.1. In terms of procedural matters and the alleged irregularities in terms of the timing of the plans being made available to the public, the ease to locate the planning application, and the availability of the revised plans (at further information stage) to third party appeals including the lack of a revised landscaping plan, I note that all

matters were considered acceptable by the planning authority. It is clear that local residents were aware of the application and engaged in the process by making their views known through written submissions to the Planning Authority in the first instance and to An Bord Pleanála at this appeal stage. The above assessment represents my de novo consideration of all planning issues material to the proposed development.

7.7. Construction Impacts – Traffic

- 7.7.1. The appeals highlight concerns regarding the manner in which the development would be carried out due to the access, position of the existing cottage on site and the impacts of construction traffic, including the lack of consultation in relation to a plan for traffic management for the site.
- 7.7.2. Given the nature, scale, and location of the proposed development, I am satisfied that matters pertaining to construction management can be appropriately dealt with prior to construction by way of condition should the Board be inclined to grant planning permission in this instance and requesting the Applicant to prepare/submit a Construction Management Plan for this site.

7.8. Devaluation of Property

I note the concerns raised in the grounds of appeal in respect of the devaluation of neighbouring property. However, having regard to the assessment and conclusions set out above, I am satisfied that the proposed development would not seriously injure the amenities of the area to such an extent that would adversely affect the value of property in the vicinity.

7.9. Appropriate Assessment

- 7.9.1. I have considered the application for the construction of 2 no. 3-bed 2-storey semi-detached houses to the rear of the existing stone cottage, together with all associated drainage, services, boundary wall treatment, site works, landscaping, and driveway access in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 7.9.2. The subject site is located an approximate distance from the following Natura 2000 Sites:
- River Boyne and River Blackwater SAC (Site code 002299).

- River Boyne and River Blackwater SPA (Site code 004232).
- Rye Water Valley/Carlton SAC (Site Code IE0001398).

7.9.3. As noted in the forgoing, the proposed development comprises the construction of 2 no. 3-bed 2-storey semidetached houses to the rear of the existing stone cottage, together with all associated site works, including a new site entrance.

7.9.4. No nature conservation concerns were raised in the planning appeal.

7.9.5. Having considered the nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows:

- Nature of works comprising an extension and alterations to an existing school site at this location.
- The location and distance from nearest European site and the lack of any hydrological connectivity between the application site and the SAC/SPA.
- Taking into account screening report/determination by Planning Authority.

7.9.6. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

7.9.7. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

8.0 Recommendation

8.1. I recommend that planning permission be granted, subject to conditions as set out below, for the following reasons and considerations.

9.0 Reasons and Considerations

Having regard to the residential zoning which applies to the site under the Meath County Development Plan 2021 – 2027 (as varied by Variation no. 1 and 2 – adopted on the 13th of May 2024), under which residential development is stated to

be generally acceptable in principle, subject to the conditions set out below the proposed development would be an appropriate form of infill development in terms of scale, form and layout, would not seriously injure the residential and visual amenities of the adjoining properties by reasons of scale and design, overshadowing, overlooking or overbearing and would be acceptable in terms of parking provision, traffic movements and pedestrian safety. The proposed development complies with the Development Plan and accords with the proper planning and sustainable development of the area.

10.0 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 additional information submitted on 14th February 2024 (including revised notices 22nd February 2022), 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The layout, dimensions and markings of the proposed car parking spaces shall be subject to the written agreement of the planning authority.</p> <p>Reason: In the interest of sustainable transportation.</p>
3.	<p>Details of the materials, colours, and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: To ensure that satisfactory parking provision is available.</p>
4.	<p>(a) Existing trees and hedgerows surrounding the site shall be preserved and maintained, except where required to be removed to accommodate the</p>

	<p>proposed vehicular entrance and/or unless otherwise agreed in writing with the planning authority.</p> <p>(b) Any plants which die, are removed or become seriously damaged or diseased, within a period of five (5) 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.</p> <p>Reason: In the interest of visual amenity and biodiversity.</p>
5.	<p>That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.</p> <p>Reason: To protect the amenities of the area.</p>
6.	<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 in accordance with the requirements of the planning authority shall be provided to facilitate the provision of broadband infrastructure within the proposed development.</p> <p>Reason: In the interests of orderly development and the visual amenities of the area.</p>
7.	<p>Proposals for a naming and numbering scheme for the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority.</p> <p>Reason: In the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas.</p>
8.	<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.</p>

	<p>Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
9.	<p>The developer shall enter into water and wastewater connection agreements with Uisce Eireann, prior to commencement of this development.</p> <p>Reason: In the interest of public health and orderly development.</p>
10.	<p>Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.</p> <p>Reason: In the interest of proper site drainage.</p>
11.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, including a Construction Traffic 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 access/parking, hours of working, noise management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
12.	<p>(a) The landscaping shall be carried out as submitted to the planning authority by way of additional information on 14th February 2024.</p> <p>(b) 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 three years from the completion of the development [or until the development is taken in charge by the local authority, whichever is the sooner], shall be replaced within the next</p>

	<p>planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of residential and visual amenity.</p>
13.	<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 housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) 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.</p> <p>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 development plan of the area.</p>
14.	<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>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.</p>

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.



Emma Nevin
Planning Inspector

27th June 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	319501-24		
Proposed Development Summary	Construction of 2 no. 3-bed 2-storey semidetached houses to the rear of the existing stone cottage, together with all associated drainage, services, boundary wall treatment, site works, landscaping, and driveway access.		
Development Address	The Stone Cottage, Dublin Road, Dunshaughlin, Co. Meath		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) or does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes	X	Urban Development	EIA Mandatory EIAR required
No			
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
No		N/A	No EIAR or Preliminary Examination required
Yes	X	Urban Development	

4. Has Schedule 7A information been submitted?

No	X	Preliminary Examination required
Yes		Screening Determination required

Appendix 1 - Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	319501-24	
Proposed Development Summary	Construction of 2 no. 3-bed 2-storey semidetached houses to the rear of the existing stone cottage, together with all associated drainage, services, boundary wall treatment, site works, landscaping, and driveway access.	
Development Address	The Stone Cottage, Dublin Road, Dunshaughlin, Co. Meath	
The Board carries out a preliminary examination [Ref. Art. 109(2)(a), Planning and Development Regulations 2001 (as amended)] of, at least, the nature, size or location of the proposed development having regard to the criteria set out in Schedule 7 of the Regulations.		
	Examination	Yes/No/ Uncertain
<p>Nature of the Development</p> <p>Is the nature of the proposed development exceptional in the context of the existing environment?</p> <p>Will the development result in the production of any significant waste, emissions or pollutants?</p>	<p>Proposal for 2 no residential units on residential zoned land located in an urban area. However, the proposal is not considered exceptional in the context of the existing urban environment.</p> <p>No, the proposal will be connected to the existing water supply and will be connected to the existing public sewer. Surface water will also be connected to the public sewer.</p>	No
<p>Size of the Development</p> <p>Is the size of the proposed development exceptional in the context of the existing environment?</p> <p>Are there significant cumulative considerations having regard to other existing and/or permitted projects?</p>	<p>Site measuring 0.074 ha. with a proposed floor area of 229 sq. m. (total for 2 no. dwelling units). However, this is not considered exceptional in the context of the existing urban environment.</p> <p>There are no other developments under construction in the proximity of the site.</p>	No
Location of the		No

