



An
Coimisiún
Pleanála

Inspector's Report PL-500715-WH-26

Development	Construction of 21 two storey dwellings contained in six terraced blocks.
Location	Athboy Road, Castletowndelvin, Delvin Co. Westmeath
Planning Authority	Westmeath County Council
Planning Authority Reg. Ref.	2560071
Applicant(s)	Melvin Properties Limited
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Anthony Kelly
Observer(s)	None
Date of Site Inspection	27 th May 2026
Inspector	David Freeland

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1.0 Site Location and Description

The appeal site (c. 0.742ha) is located within the settlement boundary of Delvin, Co. Westmeath on the northern side of the N51 National Secondary Road (Athboy Road), approximately 230 metres east of the village centre. Delvin is situated within the north-eastern part of County Westmeath at the junction of the N51 and N52 national routes and is located approximately 20km north-east of Mullingar, 22km south-west of Kells and c. 31km west of Navan. The settlement has a largely linear structure focused along the N52 (Main Street) and contains a mix of traditional two-storey terraced buildings within the historic village core together with ribbon style development and more recent suburban style residential estates extending along the approach roads to the settlement.

The immediate context of the site is characterised by a transitional edge-of-settlement environment consisting of a mix of one-off detached dwellings, ribbon style residential development and more recent housing estates. This includes the Cois Caislean residential development located immediately east of the subject site and Castletown Green located opposite the site on the southern side of the N51, both of which comprise modern residential developments characterised by semi-detached and terraced dwellings. There are also a number of detached dwellings positioned along the N51 in the vicinity of the site, including a Protected Structure (RPS No. 014-003) located opposite the site frontage.

The subject site fronts onto the N51 and forms part of a wider agricultural landholding. The site comprises an undeveloped greenfield parcel of land which is generally rectangular in shape although narrowing toward the eastern boundary. The lands are generally flat in nature with some undulation and a gradual rise in levels toward the north-western section of the site and rear northern boundary.

The site is set back from the N51 by a grass verge and an established and mature hedgerow along the southern boundary. Mature trees also located to the eastern and western boundaries of the wider landholding fronting the roadway.

There is an agricultural laneway providing access to a farmyard located immediately west of the site with a dwelling located beyond. The application site forms part of a larger field fronting onto the N51 which adjoins a property containing a detached

rural dwelling to the east. The application site is set-back by c. 80-98m to the boundary of this neighbouring site.

The N51 at this location comprises a relatively straight section of National Secondary Road and is subject to both 50km/hr and 60km/hr speed limits in the vicinity of the site. In this regard, the proposed site access is located within the 60km/hr zone. The south side of the N51 has an existing pedestrian footpath providing access to Delvin village.

The wider field within which the application site is located contains existing field drains and drainage ditches. In particular, a drainage ditch is located in proximity to the south-eastern corner of the site which crosses beneath the N51 and connects to a wider drainage network to the south. The drainage network ultimately connects to the Stonyford River approximately 2km to the east which forms part of the the River Boyne and River Blackwater SAC.

2.0 Proposed Development

The proposed development is for the construction of 21no. dwellings within six terraced blocks. The terraces consist of the following:

- Block A consisting of 1no. 4-bedroom & 2no. 3-bedroom houses;
- Block B consisting of 3no.3-bedroom houses;
- Block C consisting of 1no. 4-bedroom house and 2no. 3-bedroom houses;
- Block D consisting of 1no., 4-bedroom house and 3no. 3-bedroom houses;
- Block E consisting of 4no. 3-bedroom houses; and
- Block F consisting of 4no. 3-bedroom houses.

Total: 3no. 4-bedroom houses and 18no. 3-bedroom houses.

Permission is also sought for new site entrance, onsite car parking and all associated site works

Key Development Statistics are set out as follows:

	Proposed Development
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Site Area (Red line boundary)	0.742ha
No. of Dwellings	21no. 2-storey dwellings
Unit Mix	18no. 3-bedroom terraced houses (86%) 3no. 4-bedroom terraced houses (14%)
Density	28.3 units per hectare
Public Open Space	1770.8 sq.m (23% of site)
Car Parking	35no. car parking spaces

Following a request for further information the scheme was amended to as follows:

- 19no. dwellings comprising:
 - 2 no. 2-bedroom units,
 - 15 no. 3-bedroom units and
 - 2 no. 4-bedroom units
arranged in a mix of detached, semi-detached and terraced housing.
- Density: 25.6 units per hectare
- Public Open Space: 1563.3sq.m (21%).
- Car Parking: 46no. car parking spaces.

3.0 Planning Authority Decision

3.1. Decision

Following receipt of Further Information, Westmeath County Council decided to grant planning permission for the development subject to 22no. conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

3.2.2. There are two planning reports on file which are summarised as follows:

3.2.3. The first planning report dated 22/04/2025 is summarised as follows:

- **Principle of Development:** The Planning Authority (PA) was satisfied that the proposed development was acceptable in principle, the site being zoned 'Proposed Residential' under the Westmeath County Development Plan 2021-2027 (WCDP) with CPO 15.2 applying.
- **Density and Unit Mix:** The planning authority had concerns regarding the proposed density and unit mix. The PA referred to the Tier 5 – Towns and Villages Settlement and the Compact Settlement Guidelines which indicated such settlements were not identified for significant growth, are classified as peripheral and the density should respond to its established context. The PA considered the density of 28 should be reduced to reflect the character of the settlement.
- The unit mix of predominantly 3-bedroom terraced dwellings was considered not to offer an adequate mix of house types or tenure for all members of the community and failed to take cognisance of the settlement strategy for Delvin. The planning authority concluded that a significantly lower density with a more varied housing typology, offering larger residential units, would be more appropriate at this location.
- **Design and Layout:** The PA identified a range of concerns with the design and layout of the scheme. including a high void over solid ratio on front façades; a large palette of materials; numerous window types and dimensions promoting a complex appearance; house types leading directly from the front door into the living room with no hallways; ground floor front elevations with the appearance of French doors leading from the living room directly onto footpaths; several end units designed as dual frontage with restricted side access and a direct outlook onto an open border timber fence and agricultural lands; lack of definitive front garden boundaries and defensible spaces; and an absence of any climate action features. The planning authority further identified a serious lack of internal storage provision, which did not meet the requirements of Table 5.1 of the Quality Housing for Sustainable Communities Guidelines. The layout was also found to lack turning areas at the end of each

cul-de-sac for emergency vehicles and refuse lorries, which was not acceptable.

- **Car Parking:** The PA considered the car parking provision inadequate for a peripheral location in a rural town and considered 2no. spaces are warranted at this location. The PA also noted limited defensible space to the front of units.
- **Refuse Storage and Boundary Treatment:** The planning authority had concerns regarding the grouped bin storage areas proposed to the rear of and between units, citing potential impacts on public health, anti-social behaviour and lack of security and surveillance and relating to boundary treatments, considered a capped and rendered wall to the north/east/west boundaries was necessary.
- **Road and Traffic Safety:** The proposed new vehicular access was identified as being located within a 60 km/h Transitional Zone under Section 2.5 of the Spatial Planning and National Roads Guidelines for Planning Authorities 2012. The planning authority noted TII's requirement for compliance with their design standards and the submission of a Design Report where relevant, to be conditioned in the event of a grant of permission. The planning authority considered that further information was required on a range of road and traffic matters, including revised sightlines, Road Safety Audit, Traffic and Transport Assessment, footpath connection to the existing network, pedestrian crossing on the N51, turning bays, swept path analysis, EV charging, and a DMURS compliance statement.
- **Site Services:** The planning authority noted that water supply was feasible without infrastructure upgrades per the Uisce Éireann letter of Confirmation of Feasibility, but that wastewater connection required infrastructure upgrades. A concern was raised regarding the proposed sewer wayleave traversing through the site. The proposed detention basin was considered unsuitable by the District Engineer and its replacement with an underground attenuation tank was required.

- **Decision – FI Request:** The planning authority concluded that it had concerns regarding the overall design, layout and density of the proposed development and recommended that a further information request issue.

Other Technical Reports:

- District Engineer: Report dated 07/04/2025 – Request FI.
- Fire Officer: Report dates 05/03/2025 - No objection subject to conditions.

3.2.4. Further Information was requested on 22/04/2025 relating to (i) Design & Layout (ii) Roads & Traffic Safety (iii) Car Parking (iv) Services .

3.2.5. Further Information was received on 02/12/2025. The Planning Authority did not deem the Further Information as Significant under Article 35 of the Planning and Development Regulations 2001, as amended.

3.2.6. The revised scheme reduced the number of units from 21 to 19, with a corresponding reduction in density from 28 dph to 25.6 dph.

3.2.7. The second planning report on file is dated 07/01/2026 is summarised as follows:

Design and Layout: The planning authority considered that the reduction to 19 no. units enabled a more appropriate revised site layout offering a more varied mix of house types. The revised design, which incorporated 2 no. in-curtilage car spaces per dwelling, individual bin storage to the rear of each unit, solar PV panels, improved solid-to-void ratio, simplified elevations, hallways to each dwelling, omission of French doors on front elevations, defined front boundaries and front gardens, was considered acceptable.

Road and Traffic Safety: The planning authority noted the provision of a footpath extended westwards to link with the existing network, the omission of ransom strips enabling future connectivity to adjacent lands, and the proposal to condition EV charging. The details were reviewed by the District Engineer, who found the plans and particulars acceptable subject to conditions. The unsolicited further information submitted on 23rd December 2025 relating to the vertical and horizontal road visibility splay was noted and considered acceptable.

Car Parking: The revised site layout plan indicating 2 no. in-curtilage spaces per dwelling unit and 8 no. additional visitor spaces providing a total of 46 no. spaces was noted and considered acceptable.

Services: The revised drainage details, including the attenuation tank and revised micro drainage calculations, were considered acceptable. The modified foul drainage layout indicating a separation distance of 3.9m between the nearest point of dwelling no. 18 and the centreline of the existing foul sewer, in excess of the requirements of Section 3.5.9 of the Uisce Éireann Code of Practice for Wastewater Infrastructure, was noted and considered acceptable, with conditions to be attached.

Decision – Grant Permission: Having regard to the plans and particulars submitted with the application and inspection of the site, the Executive Planner recommended that permission be granted.

3.2.8. Other Technical Reports:

- District Engineer: Report dated 22/12/2025 – No further concerns subject to conditions.

3.3. Prescribed Bodies

Uisce Eireann: Report received 01/04/2025 -No objection subject to conditions,

Transport Infrastructure Ireland: Report received 15/04/2025 - No objection subject to conditions.

3.4. Third Party Observations

Four third party observations were received by Westmeath County Council which included two submissions from adjoining landowners and two elected members.

A summary of the observations are as follows:

Support for the Development:

- Two of the submissions express full support for the proposed housing development in Delvin, citing a chronic shortage of housing in rural towns and villages for people from the area who wish to settle locally in affordable homes.

- It is noted that the village of Delvin is served by a public transport route and that the site is in close proximity to village amenities.
- It is submitted that the development aligns with the objectives of the County Development Plan and that it will benefit Delvin significantly, including by maintaining healthy class sizes in local schools and supporting local sports clubs.
- The planned footpath along the road is identified as a positive feature, with potential to connect with the looped walks project for which Westmeath County Council is seeking funding, thereby enhancing access to outdoor spaces.
- It is further submitted that adequate housing supply is essential to sustain new and existing businesses in the town, support local employment and contribute to the overall economic vitality of Delvin.
- Reference is made to the impact of the housing shortage on young families in Delvin and surrounding communities, many of whom feel compelled to emigrate.

Density and Development Plan Compliance:

- It is submitted that the proposed development of 21 units with a density of 28 units per hectare is excessively high for a Tier 5 settlement.
- It is posited that this proposal does not comply with CPO 16.24 of the Westmeath County Development Plan 2021–2027, which provides that high densities in centres outside Mullingar and Athlone are only appropriate in exceptional circumstances, which it is argued this site does not meet.
- Reference is made to Paragraph 16.3.2 of the Plan, which states that the number of residential units to be delivered on a site should be determined in relation to the hierarchical status of the settlement within the Council's Settlement Hierarchy, its capacity for growth and its access to public transport and social infrastructure.

Housing Mix and Typology:

- It is submitted that the proposed scheme of 6 high-density terraced blocks is out of character with the existing housing typology of the village, which is characterised by established 19th and early 20th century townhouses, detached single storey and dormer dwellings on large plots, and small housing estates primarily comprising two-storey detached, semi-detached and dormer dwellings.
- Specific reference is made to CPO 8.227, which requires an appropriate mix of house types, tenure, density and size in all new residential areas to meet the needs of the population of Delvin.
- It is further submitted that the proposal is not directed towards the Development Plan strategy for the town under Paragraph 8.5.2.5 (Sustainable Communities), which supports new housing which provides a viable alternative to rural one-off housing.
- A deficit of housing suitable for older persons and downsizers is identified in Delvin and it is submitted that the proposed typology demonstrably fails to meet this need.

Impact on Residential Amenities – Overlooking and Overbearing:

- It is contended that the erection of a 2-storey Block F, comprising 4 No. 3-bedroom terraced dwellings would have a significant negative impact on the neighbouring dwelling to the east by way of overlooking and overbearing.
- It is submitted that this impact depreciate the property value of the neighbouring dwelling.
- A request is made for the removal of Block F from the scheme entirely, with those lands reverting to designated open space.

Green Infrastructure and Open Space

- CPO 8.240 of the Development Plan is cited as requiring that proposals for development demonstrate how they integrate with and respond to Green Infrastructure and contribute to the protection of overall Green Infrastructure Assets.

- The location of the primary public open space adjacent to a busy public road is identified as potentially sub-optimal with regard to the safety of future residents.

Boundary Treatment – Northern Boundary

- It is submitted that the proposed concrete post and timber panel fence along the 125-metre northern boundary of the site is wholly unsuitable as a boundary treatment between the residential gardens, the development's open space, and actively farmed agricultural land. A request is made that, in the event of a grant of permission, a condition be imposed requiring the construction of a blockwork boundary wall along the northern boundary of the site

4.0 Planning History

No planning history relating to subject site.

5.0 Policy Context

5.1. National Policy

Project Ireland 2040 – National Planning Framework First Revision (April 2025)

The National Planning Framework First Revision (NPF) was approved by Government in April 2025 and constitutes the overarching spatial planning strategy for the State. The NPF projects population growth requiring an average of 50,000 new homes per year to 2040. A central pillar of the NPF is the promotion of compact growth and the consolidation of development within the existing built-up footprints of settlements.

The National Planning Framework places a major focus on rural areas in relation to strengthening Ireland's rural fabric and supporting the communities who live there; and planning for the future growth and development of rural areas, including addressing decline, with a special focus on activating the potential for the renewal and development of smaller towns and villages. Specifically:

- NPO 26 supports the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal.
- NPO 27 continues to support programmes for new homes in small towns and villages to provide serviced sites and attract people to build their own homes and live in small towns and villages.

The NPF is explicit, that housing in rural towns must be 'tailored to the scale, form and character of the settlement' and that 'the design should respond in a positive way to established context to ensure that a suburban or high-density urban approach is not applied within a rural setting'.

The NPF also identifies the following National Policy Objectives of broader relevance:

- NPO 7 seeks to deliver at least 40% of all new homes nationally within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth.
- NPO 9 seeks to deliver at least 30% of all new homes in settlements other than the five cities within their existing built-up footprints. While the subject site does not contribute to this target, the objective reinforces the policy primacy of consolidation and sequential development.
- NPO 13 provides that planning and related standards, including building height and car parking, shall be based on performance criteria that seek to achieve well-designed, high-quality outcomes.
- NPO 24 supports the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline, while managing the growth of areas under strong urban influence.
- NPO 28 requires, in providing for rural housing, that a distinction be made between areas under urban influence and areas elsewhere, with a more flexible approach applying in less accessible rural areas having regard to the viability of smaller towns and rural settlements

5.2. Regional Policy

The Regional Spatial and Economic Strategy (RSES) 2019-2031 for the Eastern and Midland Region provides the statutory regional framework within which the WCDP operates. The RSES is structured around three pillars: Healthy Placemaking, Economic Opportunity and Climate Action.

In relation to the Settlement Hierarchy, the RSES is explicit that higher residential densities are appropriate to higher order settlements — Dublin City, Regional Growth Centres and Key Towns — and that there should be a graded reduction in residential densities for Self-Sustaining Growth Towns, Self-Sustaining Towns, Towns and Villages that are commensurate to the existing built environment.

In relation to rural places specifically, Section 4.8 of the RSES states that facilitating housing is paramount to ensuring the sustainability, vitality and viability of rural places, and that support for housing and population growth within rural towns and villages will help to act as a viable alternative to rural one-off housing. However, the RSES is equally clear that the development strategy for rural places is to be set out in the core strategies of county development plans, and that development must proceed sustainably and at an appropriate scale, level and pace. Relevant Regional Policy Objectives include:

- RPO 4.77 requires local authorities to prioritise the regeneration of rural towns and villages through identification of significant regeneration projects.
- RPO 4.78 supports the development of new homes in small towns and villages within the existing footprint of rural settlements through the provision of serviced sites.
- RPO 4.83 supports the consolidation of the town and village network to ensure that development proceeds sustainably and at an appropriate scale, level and pace in line with the core strategies of county development plans.
- RPO 3.2 requires local authorities to set out measures in their core strategies to achieve compact urban development targets of at least 30% of all new homes in other urban areas within or contiguous to the built-up area.

5.3. Development Plan

Westmeath County Development Plan 2021–2027 (WCDP 2021 – 2027)

The statutory development plan for the area is the Westmeath County Development Plan 2021-2027 (WCDP). The subject site is zoned 'Proposed Residential' under the WCDP, with the associated zoning objective set out at CPO 15.2 — to provide for high quality residential development and associated services in line with the provision of the necessary social and physical infrastructure.

Chapter 2 – Core Strategy

The Core Strategy of the WCDP establishes the settlement hierarchy for County Westmeath. Table 2.4 designates Delvin as a Tier 5 'Towns and Villages' settlement. At this tier, the WCDP states that support for housing and population growth will help to act as a viable alternative to rural one-off housing, contributing to the principle of compact growth. The Council's population target for Delvin over the plan period is to grow from 740 (2016) to 845, representing a modest increase of 105 persons.

Relevant policy objectives include:

- **CPO 2.9** promotes consolidation coupled with targeted rural housing and investment policies in Towns and Villages where required to improve local employment, services and sustainable transport options and to become more self-sustaining.
- **CPO 2.15** requires account to be taken of transport corridors, environmental carrying capacity, water and wastewater services capacity, WFD objectives and European site integrity in the assessment of development proposals.
- **CPO 2.16** promotes the integration of land use and transportation policies and the prioritisation of cycling and walking travel modes.
- **CPO 2.17** supports the delivery of zoned and serviced lands to facilitate population growth and achieve compact growth targets of 30% of all new housing within the existing urban footprint of targeted settlements.

Chapter 3 – Housing Strategy

Chapter 3 of the WCDP directly addresses residential density and states 'it is important that the density of new development in towns and villages is reflective of the existing character and that growth is linked to infrastructural capacity' and that 'there will be a graded reduction in residential density for Self-Sustaining Growth

Towns, Self-Sustaining Towns, towns and villages that are commensurate to the existing built environment'. The following policy objectives are of particular relevance:

- **CPO 3.2** requires that settlements grow in a manner that is self-sustaining with sufficient social and economic infrastructure, and to a scale which aligns with the Settlement Hierarchy.
- **CPO 3.5** requires that a suitable variety and mix of dwelling types and sizes is provided in developments to meet different needs, having regard to demographic and social changes.
- **CPO 3.8** requires the application of graded densities in towns and villages having regard to their role in the Settlement Hierarchy and that are commensurate to the existing built environment. This is the operative density policy for Delvin as a Tier 5 settlement.
- **CPO 3.14** provides that in developments of 20 units or above, a minimum of 5% of units should be designed and built to facilitate occupation by persons with a disability.

Chapter 8 – Settlement Plan: Delvin (Section 8.5.2)

Section 8.5.2 of the WCDP sets out the Settlement Plan for Delvin specifically.

Delvin is a Tier 5 settlement located at the intersection of the N52 and N51. It has a compact linear village character built around the Main Street, with the ruins of Delvin Castle and St. Mary's Church forming a prominent gateway from the south, and the Church of the Assumption on the northern end of the settlement. The existing typology of the town is characterised by detached bungalows and dormer dwellings on larger plots, with earlier smaller developments of townhouses and semi-detached units, and some 20th century residential estates on the Mullingar and Collinstown Roads.

The vision for Delvin as set out at Section 8.5.2.4 is to enhance the level of jobs, services and residential development in the town through consolidated growth within the existing urban footprint, supporting regeneration of existing vacant buildings and under-utilised sites.

The development strategy for Delvin, at Section 8.5.2.5, is to support new housing and population growth thus providing a viable alternative to rural one-off housing

within the surrounding hinterland and contributing to the principle of compact urban growth.

Relevant policy objectives for Delvin include:

- **CPO 8.234** promotes residential growth, local employment, services and sustainable transport options in Delvin to enable the town to become more self-sustaining.
- **CPO 8.237** provides for new residential development in accordance with the requirements of the Housing and Core Strategy.
- **CPO 8.238** requires that an appropriate mix of housing type, tenure, density and size is provided in all new residential areas and in appropriate brownfield/infill areas to meet the needs of the population of Delvin. This is the key operative mixing requirement for Delvin, and must be read in the context of the town's demographic profile and established character.
- **CPO 8.239** encourages the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area. This prioritises the consolidation of the existing core over edge-of-settlement greenfield development.
- **CPO 8.242** supports cycling and walking within the community through improved walking/cycling infrastructure within the town, its hinterlands and at areas of interest and attractions.
- **CPO 8.244** requires that development proposals on identified lands be accompanied by a site-specific Flood Risk Assessment.

Chapter 10 – Transport, Infrastructure and National Roads

The following objectives are relevant:

- **CPO 10.45** seeks to maintain and protect the safety, capacity and efficiency of National roads in accordance with the Spatial Planning and National Roads Guidelines (2012) and TEN-T Regulations.
- **CPO 10.46** protects national roads from inappropriate access in order to protect the national road network and preserve carrying capacity and safety.

- **CPO 10.49** requires significant development proposals to be accompanied by a Traffic and Transport Assessment (TTA) and Road Safety Audit (RSA) carried out by suitably competent persons.
- **CPO 10.82** requires connection to the existing public water mains where available.

Chapter 16 – Development Management Standards

Chapter 16 sets out the development management standards applicable to residential development. The following are of specific relevance to this appeal:

- **CPO 16.10 and 16.11** require that residential schemes provide a range of dwelling sizes and typologies and that planning proposals for housing schemes present a considered design response that responds to the individual character of the town or village.
- **CPO 16.12 and 16.13** require that new housing layouts provide for a suitable mix and typology of residential unit types reflecting specific physical, social and environmental criteria, and integrate with the existing environment in terms of boundary treatments, landscaping and connectivity.
- **CPO 16.14** requires a separation distance of generally 22m between opposing rear first-floor windows.
- **CPO 16.18, 16.20 and 16.21** set out requirements in relation to boundary treatment, private open space and public open space respectively.
- **CPO 16.22** addresses refuse storage requirements.
- **CPO 16.24** addresses increased residential density and is specifically directed at Athlone Regional Centre and Mullingar Key Town only.
- **CPO 16.25** requires that new development proposals be fully permeable for walking and cycling.
- **CPO 16.26** allows for a relaxation in residential density in areas identified for serviced sites in rural towns and villages, reinforcing the appropriateness of lower-density, larger-plot provision at this type of location.

5.4. Relevant Guidelines

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

The Compact Settlement Guidelines (2024) contain Strategic Planning Policy Requirements (SPPRs) that are mandatory under Section 28 of the Planning and Development Act 2000, as amended, and take precedence over any inconsistent development plan objectives.

Section 3.3.5 of the Guidelines addresses Rural Towns and Villages, defined as settlements with a population of 1,500 persons or less. Delvin, with a 2016 population of 740, falls within this category. The Guidelines state:

"Rural towns and villages with a population of 1,500 persons or less offer services to a wide rural hinterland. These settlements are not identified for significant population growth under the NPF and should grow at a limited pace that is appropriate to the service and employment function of the settlement, and the availability and capacity of infrastructure to support further development."

The key priorities for compact growth in Rural Towns and Villages, in order of priority, are:

- (a) strengthen the existing urban core through the adaptation, re-use and intensification of existing building stock;
- (b) realise opportunities for infill and backland development; and
- (c) provide for sequential and sustainable housing development at the edge of the settlement at suitable locations that are closest to the urban core and are integrated into, or can be integrated into, the existing built-up footprint of the settlement and can be serviced by necessary supporting infrastructure.

Table 3.7 of the Guidelines addresses density ranges for Rural Towns and Villages. It provides that lands zoned for housing at the edge of rural towns and villages at locations that can be integrated into the settlement and are connected to existing walking and cycling networks can offer an effective alternative to the provision of single houses in the countryside. It states that 'the density of development at such locations should respond in a positive way to the established context'. No numerical density range is prescribed for Rural Towns and Villages in Table 3.7 — instead, the density must be context-led.

Section 3.4 of the Guidelines provides the methodology for refining density having regard to accessibility and character. The subject site's accessibility is determined by Table 3.8, which defines three categories:

- Accessible Location: lands within 500 metres of existing or planned high-frequency (10-minute peak hour) urban bus services.
- Intermediate Location: lands within 500-1,000 metres of high-frequency urban bus services, or within 500 metres of a reasonably frequent (15-minute peak hour) urban bus service.
- Peripheral: 'Lands that do not meet the proximity or accessibility criteria detailed above. This includes all lands in Small and Medium Sized Towns and in Rural Towns and Villages.'

The Guidelines state that all lands in Rural Towns and Villages including the subject site are classified as Peripheral under Table 3.8. At Peripheral locations, the Guidelines indicate that density should be below the mid-density range.

Figure 3.1 of the Guidelines sets out typical density ranges for various typologies. Detached/semi-detached housing is shown at c.15-30 dph and semi-detached/terraced housing at c.25-40 dph.

The Guidelines include the following mandatory Strategic Planning Policy Requirements (SPPRs):

- SPPR 1 – Separation Distances: a minimum separation distance of at least 16 metres shall be maintained between opposing windows serving habitable rooms at the rear or side of houses above ground floor level. Distances below 16 metres may be acceptable where there are no opposing habitable room windows and where suitable privacy measures have been designed into the scheme.
- SPPR 2 – Minimum Private Open Space Standards for Houses: minimum standards of 20 sq.m (1-bed), 30 sq.m (2-bed), 40 sq.m (3-bed) and 50 sq.m (4-bed+). These are mandatory minimum standards.
- SPPR 3 – Car Parking: in Peripheral locations (which includes all lands in Rural Towns and Villages per Table 3.8), the maximum rate of car parking provision for residential development, where justified, shall be 2 spaces per

dwelling. This is a maximum standard, not a target. Applicants are required to provide a rationale and justification for the number of car parking spaces proposed, particularly when close to the maximum provision.

- SPPR 4 – Cycle Parking and Storage: all new housing schemes must include safe and secure cycle storage facilities to meet the needs of residents and visitors.

Design Manual for Urban Roads and Streets (DMURS) (2013, updated 2019)

DMURS provides national guidance on the design and layout of urban roads and streets to support sustainable mobility and reduce car dependency. Its requirements apply to the proposed internal road layout and the interface with the N51, and a DMURS compliance statement has been submitted as part of the further information response.

Quality Housing for Sustainable Communities (2007)

The Quality Housing for Sustainable Communities Best Practice Guidelines (2007) apply to residential development and set qualitative and quantitative standards, including in relation to internal storage. Table 5.1 requires storage provision of 5 sq.m and 6 sq.m per unit depending on unit size, over and above wardrobes and hotpress. This standard was raised as a concern in the first Planning Report and has been addressed in the further information response. The assessment will consider compliance with these standards.

Other relevant Guidelines include:

- Quality Housing for Sustainable Communities (2007)
- Housing for All – A New Housing Plan for Ireland (2021)
- Climate Action Plan (2025) & Climate Action and Low Carbon Development (Amendment) Act 2021
- Ireland's 4th National Biodiversity Action Plan 2023–2030

5.5. Natural Heritage Designations

The appeal site is not located within or adjacent to any designated European site (SAC or SPA) or Natural Heritage Area (NHA or pNHA).

The closest natural heritage designations to the subject site include; Lough Shesk pNHA (Site Code: 000556) – 3.7km to north-east.

The closest European site to the subject site includes; River Boyne and River Blackwater SAC (Site Code: 002299) – 1.5km to east and River Boyne and River Blackwater SPA (Site Code: 004232) – 3.5km to south-east.

5.6. EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). The proposed development is of a CLASS specified in Part 2, Schedule 5 of the Planning and Development Regulations 2001 (as amended) but is sub-threshold being a Class 10(b)(i) 'Construction of more than 500 dwelling units'. Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

5.7. Water Framework Directive

An assessment of the proposed development has been undertaken in accordance with Article 4 of the EU Water Framework Directive (2000/60/EC), as transposed by the European Communities (Water Policy) Regulations 2003, as amended, and with regard to the Eastern/South Eastern River Basin Management Plan 2022–2027.

The receiving water environment has been identified and assessed, see Appendix 4 attached. Having regard to the nature, scale, and location of the proposed development, and the mitigation measures incorporated into the design, proposed or conditioned, it is concluded that the proposed development will not:

- Result in deterioration of the ecological, chemical, or quantitative status of any relevant surface water or groundwater body;
- Increase pollutant loading or alter the hydrological regime of any receiving watercourse;
- Prevent or impede achievement of environmental objectives under the applicable River Basin Management Plan.

Any residual risks are capable of being addressed through the proposed mitigation measures and implementation of a Construction Environmental Management Plan (CEMP).

The proposed development is considered to be in compliance with the requirements of Article 4 of the Water Framework Directive.

6.0 The Appeal

6.1. Grounds of Appeal

A Third Party Appeal was submitted by the property owner of the site located to the immediate east of the application site which contains a detached rural dwelling. The appeal submission is summarised as follows:

- **Zoning and Principle of Development:** The Appellant accepts the principle of residential development on these residentially zoned lands and is not seeking refusal. The appellant is requesting An Coimisiún Pleanála to make additional modifications to the scheme to protect the existing residential amenities of the appellant's property.

- **Residential Amenity – Overlooking and Overbearing Impact**

The Appellant contends that the permitted development will negatively impact upon their residential amenity by reason of overlooking and overbearing impact.

The de novo introduction of a large 2-storey detached dwelling on Site No. 19 previously designated as Public Open Space in the original application and located within the direct views of their home is considered totally unacceptable and will significantly diminish his family's residential amenities.

The appellants refers to photomontages demonstrating the negative visual impact which are included as Appendix 5 of the Appeal.

The Appellant further contends that the development will result in depreciation of the value of his property.

- **Density, Design and Housing Mix**

The Appellant refers to the Tier 5 Town and Village Settlement designation of Delvin and contends that the permitted density of 26 dph remains too high for a settlement of this scale, character and peripheral location and is more suited to larger settlements at higher levels of the urban hierarchy.

The appellant refers to 2022 Census which indicates that 15.4% of Delvin's population are over 65 years of age and contends this cohort is not provided for in the revised unit mix and that up to 3 no. single-storey 'Age Friendly' units should be incorporated, as required by CPO 8.238 of the Westmeath County Development Plan 2021–2027 and Section 28 Planning Guidance.

The Appellant challenges the interpretation of 2022 Census data introduced at Further Information stage to justify the revised unit mix, arguing it is selective and fails to address non-inclusion of all relevant age cohorts.

- **Public Open Space – Location and Safety**

The Appellant is strongly opposed to the reduction from two Open Space areas to a single Open Space area in the revised scheme.

Both Open Space areas in the revised layout are located immediately proximate to and flanking the heavily trafficked N51 National Secondary Route, which is considered a sub-optimal and unsafe location, particularly for younger children.

The removal of the smaller Open Space on the eastern boundary and its replacement with a 2-storey detached dwelling on Site No. 19 is identified as a particularly negative outcome and a central concern of this Appeal.

- **Procedural Fairness – Failure to Publish Additional Public Notice:** The Appellant contends that the Further Information as submitted demonstrably altered the original proposal in a manner that triggered the express requirement to submit a revised newspaper notice and site notice under Section 35(1)A and B of the Planning and Development Regulations 2001, as amended.

The Appellant contends that by not requiring a new public notice, the Planning Authority failed to follow the fair procedures expressly set out in its own Further Information Request, thereby denying him the opportunity to make a

further submission to the Planning Authority on matters that will have a significant and lasting impact on his family home.

- **Appellant's Recommendation**

The Appellant requests that An Coimisiún Pleanála address the matter of the non-publication of additional Public Notices and that House no.'s 7 & 8

That Houses No. 7 and 8 be removed and the original minor Open Space be relocated to this north-western area of the site, providing a safer, more easily supervised facility for younger children away from the N51.

That the detached 2-storey dwelling on Site No. 19 be replaced by 2 no. single-storey 'Age Friendly' dwellings (1-bedroom and 2-bedroom) to address the needs of the 65+ age cohort and comply with CPO 8.238 of the WCDP 2021–2027. This would reduce the overall quantum by one unit to 18 no. dwellings.

6.2. **Planning Authority Response**

No response received.

6.3. **Observations**

None

7.0 **Assessment**

7.1.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Zoning and Principle of Development
- Density and Housing Mix
- Design, Layout and Visual Amenities of the Area

- Impact on the Residential Amenities of the Area
- Development Standards
- Road and Traffic Safety
- Site Services
- Procedural Matters

Having regard to the revisions undertaken at further information stages and the Planning Authority's subsequent assessment, the focus of this assessment relates to the revised proposed for 19no. dwellings as permitted.

7.2. Zoning and Principle of Development

- 7.2.1. The subject site is zoned 'Proposed Residential' under the Westmeath County Development Plan 2021–2027 (WCDP), with the associated zoning objective under Policy CPO 15.2 to '*provide for high quality residential development and associated services in line with the provision of the necessary social and physical infrastructure*'. Residential development is therefore acceptable in principle subject to compliance with all relevant development management standards and environmental considerations. I note that the appellant accepts the principle of residential development at this location and is not seeking refusal of permission.
- 7.2.2. Delvin is identified as a Tier 5 'Towns and Villages' settlement under Table 2.4 of the WCDP Settlement Hierarchy. Section 8.5.2.5 of the Development Plan states that the development strategy for the town is to support new housing and population growth, thus providing a viable alternative to rural one-off housing within the surrounding hinterland and contributing to the principle of compact growth. Policies CPO 8.234 and CPO 8.237 support residential growth and development to enable Delvin to become more self-sustaining.
- 7.2.3. I note that the population of Delvin reduced from 740 persons under the 2016 Census to 714 persons under the 2022 Census, representing a reduction of approximately 3.4%. The Core Strategy nevertheless provides for population growth to 845 persons over the plan period. In this regard, I am satisfied that there remains capacity within the settlement for additional residential development on appropriately zoned and serviced lands.

- 7.2.4. The subject site comprises a sequential greenfield site located on the edge of the settlement approximately 230–250 metres east of the town centre. The site adjoins existing residential development and is capable of integration into the existing built-up footprint of Delvin. The site also benefits from existing and proposed pedestrian connections to the town centre.
- 7.2.5. Having regard to the zoning of the lands, the settlement strategy for Delvin and the policy support at national, regional and local level for compact and sequential growth within rural towns and villages, I am satisfied that the proposed development is acceptable in principle at this location subject to compliance with the relevant qualitative and quantitative development standards and other normal planning considerations.

7.3. **Density and Housing Mix**

7.3.1. Density

- 7.3.2. The revised scheme as permitted provides for 19 no. dwellings on a site area of approximately 0.742 hectares, equating to a density of approximately 25.6 dwellings per hectare. The original proposal comprised 21 no. dwellings at approximately 28 dwellings per hectare. The first Planning Authority report considered that the original density and layout did not adequately respond to the character of Delvin as a Tier 5 settlement and requested further information in this regard. Following revisions to the scheme, including a reduction in unit numbers, revised housing typologies and a more spacious layout, the Planning Authority concluded that the revised proposal was acceptable.
- 7.3.3. The appellant contends that the permitted density remains excessive for a settlement of this scale and peripheral location and that the proposal is more reflective of development appropriate to larger settlements higher in the settlement hierarchy. It is submitted that the proposal does not adequately reflect the established pattern of development in Delvin or the intent of the Compact Settlement Guidelines and the WCDP, which require development within rural towns and villages to respond positively to the established character and scale of the settlement.
- 7.3.4. The applicant contended as part of their FI submission that the site represents one of a limited number of residentially zoned and serviced sites within Delvin and is located within walking distance of the town centre and local services. The applicant

further submitted that the revised scheme reflects the policy support under the Development Plan and Compact Settlement Guidelines for compact and sequential growth within rural towns and villages and that the revised layout and housing typologies provide a more context-sensitive form of development.

- 7.3.5. The Development Plan does not prescribe a numerical density range for Tier 5 settlements. Policy CPO 3.8 instead requires graded densities in towns and villages having regard to their role within the Settlement Hierarchy and the existing built environment. Similarly, the Compact Settlement Guidelines do not prescribe a specific density range for Rural Towns and Villages, instead requiring that development respond positively to the established context.
- 7.3.6. The subject site comprises a sequentially located residentially zoned site on the edge of Delvin approximately 250 metres from the town core. The site is capable of integration into the existing built-up footprint of the settlement and is connected to the existing pedestrian network. While classified as 'Peripheral' under Table 3.8 of the Compact Settlement Guidelines, I note that Delvin is served by existing bus services which includes connections to Dublin City and Mullingar and that the site lies within walking distance of local retail and community facilities.
- 7.3.7. I also note that the established pattern of development within Delvin is not solely characterised by detached dwellings and ribbon development. There are a number of more modern residential developments within and adjoining the settlement comprising semi-detached and terraced housing at densities and scales comparable to the proposed development, including Castletown Green and Cois Caislean in proximity to the subject site.
- 7.3.8. I accept that the original proposal, consisting predominantly of terraced housing at a density of approximately 28 dwellings per hectare was of a unit mix and layout which did not adequately reflect the peripheral nature of the site. However, I consider that the revised scheme represents a significant improvement in this regard. The reduction in density, increased provision of semi-detached dwellings, incorporation of in-curtilage parking and more spacious layout has resulted in a form of development which more appropriately responds to the settlement context.
- 7.3.9. I do not consider that the Compact Settlement Guidelines or Development Plan support a rigid numerical approach to density in rural towns and villages. The

indicated approach is whether the development responds positively to the established context and achieves an appropriate balance between efficient use of serviced land and the character of the settlement.

- 7.3.10. Having regard to the sequential and serviced nature of the site, its proximity to the town core, the existing built context of Delvin and the revised design and layout of the scheme, I consider the proposed density to be acceptable in principle subject to the development satisfactorily addressing all relevant qualitative and quantitative standards and other normal planning considerations.
- 7.3.11. Housing Mix and Typology
- 7.3.12. The revised scheme provides for 19 no. dwellings comprising 2 no. 2-bedroom units, 15 no. 3-bedroom units and 2 no. 4-bedroom units arranged in a mix of detached, semi-detached and terraced housing.
- 7.3.13. The appellant contends that the revised scheme fails to adequately provide for older persons and the 65+ age cohort within Delvin and that the proposed detached dwelling on Site No. 19 should instead be replaced with single-storey age-friendly accommodation. Reference is made to various Development Plan policies relating to age-friendly housing, lifetime adaptable homes and housing mix together with Census data indicating that approximately 15.4% of the population of Delvin is over 65 years of age.
- 7.3.14. The first Planning Authority report similarly raised concerns that the original proposal did not provide an adequate mix of house types or sufficiently respond to the settlement strategy for Delvin. In response, the applicant revised the scheme to provide a broader range of unit types and submitted demographic analysis based on the 2022 Census. The applicant submitted that the predominance of 3-bedroom dwellings reflected the prevalence of 3–4 person households within Delvin, while the inclusion of 2-bedroom units responded to smaller household compositions.
- 7.3.15. I acknowledge that there is policy support within the Development Plan for age-friendly accommodation and adaptable housing. I further acknowledge that the appellant's argument regarding the potential benefit of single-storey accommodation within the scheme is reasonable in planning terms.

- 7.3.16. However, I do not consider that either the Development Plan or the Compact Settlement Guidelines prescribe a specific housing mix or require the mandatory inclusion of single-storey age-friendly housing within a development of this scale.
- 7.3.17. The revised scheme provides for a range of dwelling sizes and typologies and I consider that the applicant's analysis of household composition within Delvin is reasonable. I also note that the application documentation includes a Universal Design Statement indicating that the dwellings have been designed having regard to Part M of the Building Regulations and universal access principles.
- 7.3.18. As part of the original application, the applicant submitted a site layout plan indicating provision of 4no. 3-bedroom units to meet Part V obligations. There is no report from the Housing Department to confirm the Council's preference in this regard. Table 5 of the Westmeath Housing Delivery Action Plan 2022-2026 indicates a Housing Need of 3no. 1-bed, 16no. 2-bed and 3no. 3-bed units. For the purposes of Part V, I am of the view, the proposed scheme has potential to contribute towards meeting the specific social housing needs of Delvin.
- 7.3.19. While there may be merit in the inclusion of additional age-friendly housing within Delvin generally, I do not consider the absence of single-storey accommodation within this particular scheme to warrant refusal of permission or substantial modification of the permitted development.
- 7.3.20. I am therefore satisfied that the revised unit mix and housing typologies are acceptable having regard to the scale and location of the development, the demographic profile of the settlement and the provisions of the Development Plan.

7.4. Design, Layout and Visual Amenities of the Area

- 7.4.1. The third-party appellant raises concerns regarding the design, layout and integration of the proposed development within Delvin. It is contended that the revised scheme remains more reflective of development appropriate to a larger settlement and that the density and layout remain excessive having regard to the character of Delvin as a Tier 5 settlement.
- 7.4.2. The Planning Authority similarly raised significant concerns regarding the original proposal. The initial scheme comprised 21 no. dwellings arranged predominantly in six terraced blocks and was considered not to adequately respond to the established

character of Delvin or the peripheral nature of the site. Concerns were also raised regarding the lack of defensible space, absence of in-curtilage parking, complexity of the house designs and materials palette, lack of clear front boundaries and deficiencies in the overall layout.

- 7.4.3. Following the submission of further information, the proposal was revised to provide for 19 no. dwellings comprising a mix of detached, semi-detached and terraced housing together with a more spacious layout, in-curtilage parking, additional landscaping and revised boundary treatment. The Planning Authority subsequently considered that the revised scheme satisfactorily addressed the concerns previously identified.
- 7.4.4. The subject site is a greenfield site located on the eastern edge of Delvin fronting the N51. The site is generally flat in nature with a slight rise towards the north-west and rear boundary. The retained roadside hedgerow and mature trees and vegetation along the eastern and western boundaries will assist in softening the visual impact of the development.
- 7.4.5. The appellant submitted photomontages demonstrating visibility of the development from the adjoining property to the east. Given the elevated position of that dwelling relative to the subject site, some degree of visibility is inevitable. Similarly, the development will likely be visible on approach from the east. However, I do not consider that the development is likely to give rise to significant adverse impacts on the wider landscape character of the area.
- 7.4.6. I generally agree with the Planning Authority's assessment of the original proposal. The initial scheme, consisting predominantly of terraced housing with limited defensible space and absence of in-curtilage parking, resulted in a somewhat congested layout that did not adequately reflect the established character of Delvin or the peripheral nature of the site.
- 7.4.7. In my opinion, the scale of the concerns identified by the Planning Authority was such that a reduction in unit numbers and a reconfiguration of the overall layout was required.
- 7.4.8. The revised scheme represents a significant improvement in this regard. The reduction from 21 no. dwellings to 19 no. dwellings has enabled a more coherent and spacious layout with improved separation between units, increased provision of

semi-detached housing, in-curtilage parking, additional landscaping and improved boundary treatment.

- 7.4.9. The revised layout provides for a logical arrangement of dwellings having regard to the shape and characteristics of the site. Dwellings generally address the internal road network and proposed open spaces while the additional street planting and landscaping will improve the overall quality of the development and assist in integrating the scheme with the surrounding area over time.
- 7.4.10. In relation to the location of the proposed public open space adjoining the N51, I acknowledge the appellant's concerns relating to its location in the context of younger children. However, I note that the open space area is separated from the roadway by the retained hedgerow and benefits from passive surveillance from the proposed dwellings. On balance, I do not consider that the location of the open space gives rise to a significant concern in this instance.
- 7.4.11. The appellant also raises concerns regarding the detached two-storey dwelling proposed to the eastern side of the site and its relationship with the appellant's property. While I acknowledge that the dwelling will be visible from the appellant's property and will alter the existing outlook, I note that the Planning Authority was satisfied that adequate separation distances are achieved and that unacceptable overlooking or overbearing impacts would not arise.
- 7.4.12. Delvin comprises a mix of traditional two-storey terraces within the town core, detached and semi-detached dwellings, ribbon development along approach roads and a number of more modern residential estates consisting predominantly of semi-detached and terraced housing. Of particular relevance are the nearby residential developments at Castletown Green and Cois Caislean which comprise residential typologies and densities broadly comparable to the proposed development.
- 7.4.13. Having regard to the revised layout, landscaping proposals, house typologies and the immediate surrounding context together with the policy support for compact and sequential residential development within towns and villages, I am satisfied that the revised scheme integrates satisfactorily with the surrounding area and would not adversely affect the character or visual amenities of Delvin.

7.5. **Impact upon Residential Amenities of the Area**

- 7.5.1. The appellant contends that the proposed development will adversely impact the residential amenity of their property by way of overlooking, visual impact and overbearing effect. The appellant's dwelling is located to the east of the application site and comprises a detached single-storey dwelling positioned on elevated lands above the subject site. The application site is set back approximately 81m–98m from the shared boundary with the appellant's property and c.133m–136m from the appellant's dwelling itself.
- 7.5.2. I note that the appellant is not seeking refusal of the proposed development in principle, but rather amendments to the layout, specifically the replacement of the proposed two-storey dwelling at Site 19 with single-storey age-friendly dwellings.
- 7.5.3. I have had regard to SPPR 1 of the Compact Settlement Guidelines, which requires a minimum separation distance of 16 metres between opposing windows serving habitable rooms above ground floor level, together with CPO 16.14 of the Development Plan relating to separation distances between opposing dwellings. I also note that the Planning Authority was satisfied that the revised layout was acceptable in terms of separation distances and overlooking impacts.
- 7.5.4. Having regard to the substantial separation distances between the proposed development and the appellant's dwelling, I am satisfied that the proposed development would not result in excessive overlooking, loss of privacy or significant overbearing impact. Similarly, having regard to the elevated nature of the appellant's site and the degree of separation involved, I do not consider that the proposed development would materially impact existing daylight or sunlight provision to the appellant's dwelling.
- 7.5.5. I have also reviewed the photomontages submitted as part of the appeal which seek to demonstrate the visibility and massing of the proposed development from the appellant's property. While the proposed development will inevitably alter the existing outlook from the appellant's dwelling, particularly having regard to the current undeveloped nature of the lands, I do not consider that the visual impact arising would be so significant as to warrant refusal of permission or substantial amendment to the scheme.
- 7.5.6. While I acknowledge the appellant's concerns relating to the amendments undertaken at further information stage, notably the replacement of the previously

proposed open space at the eastern side of the site with a detached dwelling, I am satisfied that the revised layout provides adequate separation distances and safeguards the residential amenity of adjoining properties. The application site is zoned for residential development and some change to the character and outlook of adjoining properties is an inevitable consequence of the development of greenfield lands within a settlement. Having regard to the overall layout, scale and density of the proposed development, I am satisfied that the proposed development would not give rise to unacceptable impacts on the residential amenity of the appellant or surrounding properties.

- 7.5.7. Having regard to the neighbouring property to the west, the site immediately adjoins a laneway providing access to a farmyard. A dwelling is positioned beyond the laneway. I noted during the site visit that the laneway and farmyard did not appear to be in intensive use.

7.6. Development Standards

7.6.1. Internal Standards

- 7.6.2. The Planning Authority initially expressed concerns relating to the layout of the proposed dwellings including storage provision and external access directly into living room space. Following submission of further information, the Planning Authority indicated that revised dwellings were acceptable.

- 7.6.3. Having reviewed the submitted plans, including internal floor areas and room dimensions and the submitted schedule of accommodation, I am satisfied that the proposed dwellings comply with the standards set out in Quality Housing for Sustainable Communities (2007) and will provide an acceptable standard of residential accommodation.

7.6.4. Residential Amenity of Proposed Units

- 7.6.5. The proposed development does not incorporate any back-to-back housing arrangements opening up the potential for overlooking to occur. The arrangement of the proposed dwellings ensures that they are appropriately spaced avoiding a congested environment or opening up any potential for overlooking of rear gardens or overbearing appearance between the houses.

- 7.6.6. Having regard to the proposed separation between the proposed dwellings and from neighbouring properties and having regard to the orientation and layout of the dwellings, I consider that the dwellings will receive adequate levels of daylight and sunlight provision to the internal. House no.'s 9 -18 will have a northern aspect to rear with likely subsequent overshadowing of rear gardens. Notwithstanding, the depth and width of the gardens and outlook towards agricultural lands are sufficient mitigation to ensure adequate levels of amenity.
- 7.6.7. Private Open Space and Boundary Treatments
- 7.6.8. Under SPPR 2 of the Sustainable Residential Development and Compact Settlements Guidelines (2024), a minimum of 30 sq.m private open space is required for 2-bedroom dwellings, 40 sq.m for 3-bedroom dwellings and 50 sq.m for 4-bedroom dwellings. Having regard to the submitted plans, I am satisfied that the proposed private open space provision complies with the minimum required quantum under SPPR 2.
- 7.6.9. The site layout plan indicates that the rear gardens generally provide sufficient depth and width to ensure that the substantial majority of the areas comprise usable private open space, with only limited instances of narrow or constrained sections. In this regard, I note that the rear garden to the house no. 19 is somewhat constricted despite sufficient quantum of open space. The Planning Authority included a condition incorporating the south-eastern area of public open space within the curtilage of no. 19 which will result in a detached dwelling within a larger plot, providing significant amenity potential.
- 7.6.10. The third-party submission to WCC from the landowner of the adjoining agricultural lands contended that the proposed concrete post and timber panelling fence to the rear northern boundary is wholly unsuitable to form the boundary with an actively farmed agricultural land and suggests provision of concrete blockwork wall as is consistent with similar planning permissions granted elsewhere in the county. The Planning Authority considered similar and requested further information in this regard.
- 7.6.11. Having reviewed the revised Site Layout Plan (Drawing 01) and Proposed Boundary Treatment drawings (no. DT-01, DT-02 & DT-03), it is my understanding that the revised scheme will provide a 1.8m high rendered and capped blockwork wall to the

northern and western boundaries and to the side/rear boundaries which adjoin the internal road and areas of open space within the subject site. It is proposed to provide concrete post and timber panelling between the rear gardens to the proposed dwellings while the eastern boundary serving the single detached dwelling no. 19) will consist of a timber post and rail with screening hedge.

- 7.6.12. The planning authority included a condition as part of the grant of permission requiring further boundary details to be agreed a requirement for a block wall to the north, east and west boundaries, to the side boundary of no. 18 where it adjoins the public realm and to omit rear garden access arrangements to no.'s 10 and 17.
- 7.6.13. Having regard to the revised plans submitted as further information and subsequent changes included by the planning authority, I consider that the proposed dwellings will be provided with robust boundary treatments where it adjoins neighbouring lands and the public realm so as to ensure adequate levels of privacy and security. I concur with the Planning Authority to omit the rear access to mid-terrace dwellings to avoid an overly convoluted semi-private back laneways.
- 7.6.14. Public Open Space
- 7.6.15. The appellant has expressed concerns relating to the location of the proposed open space adjacent to the junction with the N51 and considers it to be a public safety risk, particularly relating to young children. The appellant proposes an alternative layout (as set out under Appendix 4 by providing an alternative secondary area of open space to the north-west corner). It is submitted that this area would provide a safe and easily supervised open space for younger children well away from the junction with the N51.
- 7.6.16. Policy CPO 16.21 of the Development Plan states, in general, 15% of the gross site area should be provided as open space. Policy and Objective 5.1 of the Compact Settlement Guidelines requires open space in the range of 10–15% of the net site area.
- 7.6.17. The as permitted scheme provided a central area of open space (1245.5sq.m) positioned between the south boundary with the N51 and the proposed dwellings to the north and west. A secondary smaller space (317.8sq.m) is proposed to the south-eastern corner. Having regard to the location of this space, limited potential for passive surveillance and its small area, I consider this space will be of limited

amenity potential. As indicated above, the Planning Authority included a condition incorporating this incidental open space within the private open space of the proposed detached dwelling no. 19. I note this will reduce the quantum of open space to 16.8% of the site area which nonetheless is adequate. I consider the Planning Authority appropriately included this condition which significantly increases the amenity level of no. 19 with limited negative impacts on the open space provision.

7.6.18. The main central space is proposed with lawn and kickabout and seating areas, bioswale and tree and shrub planting throughout. The space will be enclosed from the N51 by the existing mature hedgerow to the south boundary and will benefit from good passive surveillance due to the layout of the dwellings largely fronting onto the space. While I note the safety concerns of the appellant, I consider the enclosed nature of the space and relatively substantial area, associated quality planting and passive surveillance will provide a high level of amenity and does not present as a potential concern having regard to the internal road and footpath layout. Having regard to the acceptability of the proposal received at further information stages, I do not consider further amendments to the scheme is warranted.

7.7. Roads and Traffic Safety

7.7.1. The proposed development would be served by a new vehicular access onto the N51 Athboy Road together with a separate pedestrian entrance. The revised scheme incorporates a 2m wide public footpath along the site frontage, internal pedestrian footpaths, pedestrian crossing facilities, traffic calming measures, public lighting and associated road infrastructure works. The submitted drawings indicate a 5.5m wide internal carriageway together with footpaths and shared surface elements throughout the development.

7.7.2. The appellant has not raised significant concerns relating to traffic generation or road safety beyond issues relating to the location of the public open space within the scheme. However, the District Engineer and Planning Authority raised a number of concerns at further information stage relating to visibility splays, pedestrian connectivity, turning areas, internal road layout, parking provision and compliance with DMURS principles. In response, the applicant submitted revised engineering

drawings, a Traffic and Transport Assessment, DMURS Compliance Statement, Stage 1 Road Safety Audit, swept path analysis and public lighting proposals.

- 7.7.3. The submitted Traffic and Transport Assessment notes that the subject site is located approximately 250m east of Delvin village centre on the N51 within a 60km/h speed limit zone. The report estimates that the development would generate relatively modest levels of vehicular traffic, amounting to approximately 2 arrivals and 7 departures during the AM peak hour and 5 arrivals and 3 departures during the PM peak hour. The report concludes that the development would generate less than 2% additional traffic on the N51. Having regard to the scale of the development, comprising 19 no. dwellings, I am satisfied that the proposal would not give rise to significant traffic capacity concerns on the surrounding road network.
- 7.7.4. In relation to the proposed access arrangements, revised visibility information and vertical visibility assessments were submitted at further information stage. The submitted Stage 1 Road Safety Audit identified concerns relating to the vertical visibility envelope along the N51 and recommended that visibility be assessed in the vertical plane. The designer's response confirmed that the visibility arrangements were subsequently reviewed and updated drawings prepared, which were accepted by the Audit Team. I also note that the District Engineer, following review of the revised information, ultimately raised no objection subject to conditions. Having regard to the speed limit, the location of the site within the built-up area of Delvin and the revised information submitted, I am satisfied that the proposed access arrangements are acceptable in road safety terms.
- 7.7.5. I consider the further information materially improved the internal layout and pedestrian environment within the scheme. The revised proposal incorporates reduced corner radii, pedestrian crossing points, tactile paving, dropped kerbs, traffic calming measures and public lighting throughout the development. While the development remains suburban in character and largely car dependent having regard to the nature of Delvin as a Tier 5 settlement, I am satisfied that the revised layout demonstrates reasonable regard to the principles of DMURS having regard to the scale and village context of the development.
- 7.7.6. In relation to pedestrian connectivity, the Stage 1 Road Safety Audit identified concerns relating to pedestrian desire lines and the termination of the proposed

footpath arrangement. Revised drawings subsequently omitted the abrupt eastern footpath termination and incorporated improved pedestrian crossing arrangements and internal pedestrian connectivity. I am satisfied that the revised proposal provides an acceptable standard of pedestrian accessibility within the site and would facilitate pedestrian connectivity to Delvin village and nearby public transport services.

7.7.7. The submitted engineering details also demonstrate adequate provision for refuse and emergency vehicles within the development. Swept path analysis was undertaken for both refuse vehicles and fire appliances and demonstrates that such vehicles can safely access and manoeuvre within the site. I also note that ransom strips previously identified by the District Engineer have been omitted from the revised scheme.

7.7.8. Having regard to the scale of the development, the revised engineering information submitted at further information stage, including the Traffic and Transport Assessment, DMURS Compliance Statement and Stage 1 Road Safety Audit, together with the conditions attached to the grant of permission, I am satisfied that the proposed development would not seriously endanger public safety by reason of traffic hazard and that the proposed access arrangements, parking provision and internal road layout are acceptable in planning terms.

7.8. **Site Services**

7.8.1. Water Supply and Wastewater

7.8.2. It is proposed to connect the development to the existing public water supply and public wastewater network. Uisce Éireann confirmed by way of feasibility response that a water connection is feasible without upgrades to the existing infrastructure and that a wastewater connection is feasible subject to upgrading of a section of the existing network. The WCC District Engineer raised no objection to the proposed development from a water services perspective, subject to standard conditions including agreement with Uisce Éireann prior to commencement of development.

7.8.3. I note the submitted foul water drainage proposals indicate connection to the existing public foul sewer network along the N51 frontage. The Planning Authority also raised concerns at further information stage relating to the proximity of the proposed development to an existing foul sewer and associated wayleave requirements. In response, the applicant revised the site layout and foul drainage arrangement. The

applicant confirmed that a separation distance of approximately 3.9m is now provided between Dwelling No. 18 and the existing foul sewer infrastructure.

7.8.4. Having regard to the submitted information and the absence of objection from the District Engineer or Uisce Éireann, I am satisfied that the proposed development can be adequately serviced by public water and wastewater infrastructure subject to compliance with the conditions attached to any grant of permission.

7.8.5. Surface Water Drainage and Flood Risk

7.8.6. The site is currently undeveloped greenfield land and forms part of a wider agricultural holding incorporating existing drainage ditches and overland drainage features in the vicinity of the site boundaries. The submitted surface water drainage proposals indicate that surface water arising from the development would discharge at a controlled rate to the existing drainage network to the south-east of the site.

7.8.7. The Planning Authority raised concerns at further information stage relating to the originally proposed detention basin and requested revised attenuation proposals. In response, the applicant submitted revised drainage drawings, underground geo-cellular attenuation proposals, revised MicroDrainage calculations and additional SuDS details. The revised scheme incorporates permeable paving, bio-retention areas, filter drains, conveyance swales, attenuation storage and Hydro-Brake flow control infrastructure.

7.8.8. The submitted information indicates that surface water discharge from the site would be attenuated and restricted to a controlled discharge rate. I further note that the drainage network has been modelled for the 1 in 100 year storm event including climate change allowance. The revised drainage proposals were accepted by the Planning Authority and District Engineer subject to conditions.

7.8.9. In relation to flood risk, I note the submitted Site Specific Flood Risk Assessment concludes that the site is located within Flood Zone C and is not at significant risk of fluvial flooding. Having regard to the submitted drainage strategy, the nature and scale of the proposed development and the absence of objection from the Planning Authority's engineering section, I am satisfied that the proposed development can be adequately serviced and would not give rise to unacceptable flood risk or surface water impacts subject to compliance with the conditions attached to any grant of permission.

7.9. Procedural Matters

- 7.9.1. The appellant contends that the extent of the changes introduced at further information stage including a reduction from 21 to 19 units and major revisions to the layout, including the replacement of the eastern Public Open Space with Site No. 19 triggered a requirement for revised public notices under Article 35 of the Planning and Development Regulations 2001, as amended. The appellant contends that the failure to require re-publication denied him the opportunity to make further observations to the planning authority on matters directly impacting his property.
- 7.9.2. Having regard to the extent of the revisions undertaken at further information stage, including the reduction in unit numbers, significant amendments to the site layout and the replacement of the eastern public open space with an additional dwelling, I consider that the revised proposal may have warranted re-advertisement under Article 35 of the Planning and Development Regulations 2001, as amended.
- 7.9.3. Notwithstanding the above, the appellant has had an opportunity to raise concerns relating to the revised proposal before the Commission as part of the appeal process. As the Commission conducts a de novo examination of the proposed development, the planning implications of the revised layout, including the relationship of Site No. 19 to adjoining properties and the matters raised in the appeal submission, have been fully considered in the assessment above.

8.0 AA Screening

Refer to Appendix 3 'Appropriate Assessment Screening Determination'.

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The small scale and nature of the proposed development and its location within the serviced settlement of Delvin.

- The indirect and weak nature of the hydrological connection to the SAC and SPA via the Stonyford River, and the distance from the subject site to the qualifying interest habitats and species of those sites.
- The integration of standard SuDS drainage measures and CEMP water quality protection measures, and the capacity of the Delvin WWTP to accommodate the proposed development.

9.0 Recommendation.

I recommend that permission be granted for the proposed construction of 19 No. dwellings based on the below reasons and considerations and subject to the conditions hereunder.

10.0 Reasons and Considerations

Having regard to the provisions of the Westmeath County Development Plan 2021–2027, including the zoning objective for the lands, the location of the site within the settlement boundary of Delvin and the policy support at national, regional and local level for compact and sequential residential development within towns and villages, it is considered that the proposed development is acceptable at this location. The proposed development provides for an acceptable form of residential development having regard to the scale and layout of the scheme, the proposed dwelling mix, open space provision and boundary treatments. The proposed development would not seriously injure the residential or visual amenities of the area and would provide an acceptable standard of residential amenity for future occupants. The proposed development would not give rise to a traffic hazard, would be adequately serviced and would not adversely affect the integrity of any European sites. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and

particulars received by the planning authority on the on 2nd and 23rd December 2025 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Design Details:

- a) Prior to commencement of development the developer shall submit for the written agreement of the planning authority full details and specifications of the select stone finish and when agreed the development shall be constructed in accordance with the agreed plans and particulars.
- b) All materials to be used in the external surfaces of the development hereby permitted shall match the plans and particulars submitted. Any alternative materials to those specified above and illustrated on plans submitted shall be submitted to and agreed in writing by the Planning Authority prior to the commencement of the development and the development shall thereafter be carried out and maintained in accordance with the agreed details.
- c) All first-floor windows serving stairwells and WC facilities within this development shall be obscurely glazed and thereafter maintained as such, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of orderly development, visual and residential amenity.

3. Landscaping and Boundary Treatment:

- a) Prior to the commencement of development, the developer shall submit, for the written agreement of the Planning Authority, a revised boundary treatment and landscaping plan, including a colour-coded key. The revised plan shall incorporate the following:
 - i. All site boundaries to the west, north, and east shall comprise a 1.8m-high block wall, rendered and capped.
 - ii. The provision of an access gate into the rear garden of Unit No. 9.

- iii. Revised rear garden access arrangements for Units Nos. 10 and 17, omitting the back alleyway.
 - iv. The provision of a 1.8m-high block wall, rendered and capped, along the eastern boundary of Unit No. 18, extending from the dwelling's front building line.
 - v. The 317 sq. m area of open space located at the south-east corner of the site shall be incorporated into the curtilage of Unit No. 19. The western (roadside) boundary of this area shall be defined by a 1.5m-high metal railing fence, with native planting provided along the inner face. A 1.8m-high block wall, rendered and capped, shall be erected along the northern boundary of Unit No. 19.
- b) The approved landscaping scheme shall be undertaken in the first planting season following the occupation or substantial completion of the development or each phase of the development as agreed, whichever is the sooner. The planting shall thereafter be maintained and any plants that die, become diseased or are removed within 5 years shall be replaced within the following planting season by plants of a similar size and species, unless the Planning Authority gives its written consent to any variation.
 - c) Any necessary site clearance shall take place outside of the spring/summer bird nesting season of March 1st to August 31st.
 - d) Prior to commencement of development all trees and hedgerows to be retained shall be fenced off from the development site in accordance with BS5837:2012 and shall be maintained as such during construction of the dwellings. No materials, goods or machinery shall be stored in this area.
 - e) The designated public open space areas, when developed in accordance with the agreed details, shall be made available for continuous use and enjoyment of the public.

Reason: To ensure the provision of amenity afforded by appropriate landscaping design, and site treatment, and to ensure the sustainability of the approved landscape design through its successful establishment and long-term maintenance.

4. Refuse Storage: Unless otherwise agreed in writing with the Planning Authority, the refuse store areas provided within the scheme shall be impermeably paved, sloped to a drain, be provided with a water supply and shall be managed and maintained to ensure that no nuisance arises.

Reason: In the interests of public health and residential amenity.

5. EV Charging: All car parking spaces shall be provided with functioning electric vehicle charging stations/points, and ducting shall be provided for all remaining car parking spaces facilitating the installation of electric vehicle charging points/stations at a later date. Where proposals relating to the installation of electric vehicle 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. Reason: To ensure accordance with Development Management Standards and the proper planning and development of the area.

6. Road Safety Audits

- a) Prior to the commencement of development, the developer shall submit to, and obtain the written approval of, the Planning Authority for the following:
 - i. A Stage 2 Road Safety Audit.
 - ii. A Stage 2 Quality Audit.
- b) (b) All recommendations of the Stage 1 Road Safety Audit shall be implemented in full, unless otherwise agreed in writing by the Planning Authority.
- c) (c) Prior to the occupation of any dwelling, all associated roads and footpaths shall be completed, and the developer shall submit a Stage 3 Post-Construction Road Safety Audit in accordance with TII document GE-STY-01024: Road Safety Audit (December 2017, as amended). The development shall thereafter be carried out in accordance with the agreed details.
- d) (d) Prior to the taking in charge of any element of the development hereby permitted, the developer shall submit a Stage 4 Road Safety Audit to the Planning Authority.

Reason: In the interests of road safety, to ensure that the internal and external road network is designed and constructed to a safe standard, and to facilitate the safe taking in charge of the development.

7. Roads and Infrastructure

- a) Prior to the commencement of development, the developer shall submit, for the written approval of the Planning Authority, the following:
 - i. Full design details, including a Road Safety Audit, for the proposed pedestrian (zebra) crossing on the N51 Athboy Road. The developer shall be responsible for all design, construction, and audit costs associated with the crossing, which shall be constructed prior to the occupation of any dwelling hereby permitted.
 - ii. Full design details of the new footpath along the entire site frontage onto the N51 Athboy Road, including public lighting, drainage, and ancillary works, which shall tie into the existing public footpath. The footpath shall be provided at the developer's expense prior to the occupation of any dwelling.
 - iii. Plans showing ramps within the internal road network and a tabletop ramp at the proposed entrance onto the N51.
 - iv. Specifications for all road markings, road and footpath materials, surface water drainage, and all signage, which shall comply with the Department of Transport Traffic Signs Manual (2010), as amended.
 - v. Results of CBR testing of the subgrade and the required depth of any capping layer based on those results.
 - vi. A 1:500 scale layout indicating manholes and at least three 100mm diameter uPVC ducts beneath new footpaths.
- b) The developer shall apply for a road opening licence from Westmeath County Council and comply with any conditions attached thereto.
- c) All works shall comply with the current TII publication DN-GEO-03060 – Geometric Design of Junctions, the Design Manual for Urban Roads and Streets (2019), and the NRA Design Manual for Roads and Bridges, as amended.

- d) All public lighting shall be designed by a competent lighting engineer and shall comply with the current Midland Counties Public Lighting Specification.
- e) A wheel-wash facility shall be provided on site prior to commencement of development, and all vehicles leaving the site shall use this facility to prevent the deposition of mud or debris on public roads.
- f) Any damage to existing roads or footpaths arising from the development shall be repaired by the developer at their own expense.

Reason: In the interests of traffic management, road safety, and to ensure that roads and associated infrastructure are constructed to an appropriate standard in the interests of proper planning and sustainable development.

8. Water and Wastewater: Prior to commencement of development, the developer shall enter into a Connection Agreement(s) with Uisce Éireann (Irish Water) to provide for service connection(s) to the public water supply and/or wastewater collection network. The development shall be constructed in accordance with the standards and requirements set out in that agreement.

Reason: In the interest of public health and to ensure adequate water and wastewater facilities are available to serve the development.

9. Surface Water: Unless otherwise agreed in writing with the Planning Authority,

- a) All uncontaminated surface water, including roof water, shall be separately collected and discharged to the public sewer and shall not in any circumstances be allowed discharge to foul sewage network.
- b) Surface water runoff shall be so attenuated within the site such that the discharge from the site shall not exceed a rate equivalent to 5l/s/ha.
- c) The diameter of all manholes shall be 1200mm complete with step irons.
- d) All surface water sewers with cover to ground level less than 1.2m on carriageway and 0.9m on footway or verge shall be encased in concrete.

Reason: In the interests of public health and orderly development.

10. Construction Environmental Management Plan: Prior to commencement of development, the applicant shall submit a project Construction & Environmental Management Plan (CEMP) for the construction phase of the development for the

written agreement of the Planning Authority. This Plan shall provide the environmental management framework to be adhered to during the pre commencement, construction and operational phases of the proposed development and it shall incorporate the mitigating principles to ensure that the work is carried out in a way that minimises the potential for any environmental impacts to occur. It shall contain at minimum: introduction, site and project details, surface / ground water protection, dust control, details of intended construction practice for the development, including noise and vibration management measures, construction phase waste management, vermin control, roles and responsibilities, emergency response, mitigation proposals, compliance, and review (not exhaustive). The CEMP shall be in accordance with “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Waste Projects’ which was published by Department of Communications, Climate Action, and Environment in 2006. The CEMP shall identify the locations for the proposed site construction facilities and the traffic management.

Reason: In the interests of the environment and orderly development.

11. Construction and Demolition Resource Waste Management Plan: Prior to commencement of development, the applicant shall submit a detailed project Construction and Demolition Resources Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021), including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times. The RWMP shall be maintained and made available for inspection, as required.

Reason: In the interests of the environment and orderly development.

12. Services and Cables:

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

shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

13. Naming and Numbering:

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 or marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the Planning Authority's written agreement to the proposed name(s).

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

14. General

- a) All conditions regarding design and installation of all services including water mains, foul sewer, surface water system, roadways, footpaths, public lighting, and ducting shall be certified by a chartered Civil Engineer with professional indemnity insurance.
- b) The developer shall carry out a surface water condition survey of all pipe lengths which are wholly located in the carriageway and/or footpath and/or grass margin and/or to be "taken in charge". The survey which shall be wholly at the developer's expense shall be carried out by a contractor currently approved by Westmeath County Council and to Westmeath County Council's standard. The survey shall include an internal inspection of sewers using CCTV equipment. A full copy of the survey results including DVDs shall be submitted for the written agreement of the Planning Authority.
- c) On completion of the construction works, all sewers for taking in charge shall be thoroughly cleaned and all deleterious matter removed. They shall be maintained in a clean and serviceable condition by the developer until they

are taken in charge by Westmeath County Council. A digital file of the as-constructed drainage layout shall be submitted for the written agreement of the Planning Authority. Manholes shall be allocated a permanent reference number to National Grid. A record drawing of the area shall be issued by the developer showing drainage with each manhole individually referenced.

- d) On completion of the development the applicant shall submit the following detail for the written agreement of the Planning Authority: i. Details of water and air tests carried out on sewers. ii. iii. iv. Infiltration test for manholes. CCTV survey of all sewers Westmeath County Councils specification including location map and condition report. Record drawing of all underground services including sewer survey in Map-drain format.
- e) No construction shall take place over existing underground services.
- f) The developer shall indemnify the Westmeath County Council from any damage that may arise to the existing services where connections are being made.

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

15. Construction Hours and Noise: 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. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority. The developer shall ensure that construction-related activities at the site do not give rise to noise levels beyond the site boundary exceeding 55dB(A) Leq (30 minutes) during daytime hours (08:00–20:00) or 45dB(A) at any other time.

Reason: In the interest of safeguarding the residential amenities of property in the vicinity.

16. First Occupation:

- a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of

each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

- b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.
- c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

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

17. Social and Affordable Housing:

Prior to commencement of development, the applicant or any 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 transfer of a percentage of the land, to be agreed with the Planning Authority, in accordance with the requirements of Section 94(4) and Section 96(2) and 96(3)(a) (Part V) of the Planning and Development Act 2000 (as amended), and/or the provision of housing on lands in accordance with the requirements of Section 94(4) and Section 96(2) and 96(3)(b) (Part V) of the Planning and Development Act 2000 (as amended), unless an

exemption certificate has been granted under Section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute shall be referred by the Planning Authority or any other prospective party to the agreement to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000 (as amended) and of the housing strategy in the development plan for the area.

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

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

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

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

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.

David Freeland
Planning Inspector

14/05/2026

Appendix 1 - Form 1 - EIA Pre-Screening [EIAR not submitted]

An Coimisiún Pleanála Case Reference	PL-500715-WH-26		
Proposed Development Summary	Construction of 21 two storey dwellings contained in six terraced blocks.		
Development Address	Athboy Road , Castletowndelvin , Delvin Co. Westmeath		
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) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes			EIA Mandatory EIAR required
No	X		Proceed to Q.3
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		10(b)(i): Construction of more than 500 dwelling units.	Proceed to Q.4
4. Has Schedule 7A information been submitted?			
No		X	Preliminary Examination required
Yes			Screening Determination required

Inspector: _____ Date: _____

Appendix 2 - Form 2 - EIA Preliminary Examination

Case Reference	PL-500715-WH-26
Proposed Development Summary	Construction of 21 two storey dwellings contained in six terraced blocks.
Development Address	Athboy Road , Castletowndelvin , Delvin Co. Westmeath
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The proposed development comprises the construction of 21no. dwellings with proposed connections Uisce Eireann networks. SuDS measures and an underground attenuation tank with controlled discharge are proposed to address surface water management. The site is a greenfield and in agricultural use located on the edge of Delvin, c. 250m to the village centre.</p> <p>No demolition works are proposed or required to facilitate the scheme or significant excavation.</p> <p>A new access to the site is proposed from the N51 to the south.</p> <p>The development comes forwards as a standalone project, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health</p>
<p>Location of development</p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>The site is not located within or immediately adjacent to any designated site. The proposed development would connect to public water and wastewater. SuDS measures and an underground attenuation tank with controlled discharge to a field drainage ditch.</p> <p>It is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.</p>

<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
<p>Conclusion</p>	
<p>Likelihood of Significant Effects</p>	<p>Conclusion in respect of EIA</p>
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p>

Inspector: _____ Date: _____

Appendix 3: AA Screening Determination

Screening for Appropriate Assessment Test for likely significant effects	
Case Reference Number: 500715-WH-26	
Step 1:	
Brief description of project	<p>The proposed development comprises the construction of 21no. dwellings. Permission is also sought for a new site entrance off the N51, 35no. car parking spaces, public open space and all associated works.</p> <p>Following a request for Further Information by the Local Authority, the proposed development was reduced in scale to 19no. dwellings together with a new site entrance off the N51, 46no. car parking spaces, public open space and all associated site works.</p> <p>See Section 2.0 of the Inspector's Report.</p>
Brief description of development site characteristics and potential impact mechanisms	<p>The site extends to c. 0.742 ha and is a greenfield parcel of land currently in agricultural use located on the eastern edge of Delvin. The site is located on the northern side of the N51 National Secondary Road (Athboy Road), approximately 230 metres east of the village centre of Delvin.</p> <p>The site is generally flat with some undulation and is set back from the N51 by an established and mature hedgerow along the southern boundary, with mature trees to the eastern and western boundaries. The</p>

wider field within which the site is located contains existing field drains and drainage ditches.

Both proposals include connection to existing public water and foul sewer networks via Uisce Éireann infrastructure. Foul drainage will be treated at the Delvin WWTP, which ultimately discharges to the Stonyford River.

Surface water will be managed by Sustainable Drainage Systems (SuDS) measures throughout the site, including permeable surfaces and attenuated storage, discharging via an underground attenuation tank with a controlled outlet.

A Construction Environmental Management Plan (CEMP) was submitted with the application and includes measures for dust control, noise management, water quality protection (silt fences, sediment traps, designated refuelling areas with secondary containment), biodiversity protection and waste management. The CEMP will be updated and conditioned to the satisfaction of the planning authority prior to commencement of development.

A drainage ditch is located in proximity to the south-eastern corner of the site, crossing beneath the N51 and connecting to a wider field drainage network to the south. This drainage network connects to the Stonyford River, approximately 2 km to the east, which forms part of the River Boyne and River Blackwater SAC (Site Code: 002299) and further down river the River Boyne and River Blackwater

	<p>SPA (Site Code: 004232). An indirect hydrological pathway therefore exists between the subject site and the River Boyne and River Blackwater SAC via surface water and field drainage.</p> <p>The primary potential impact mechanisms are: (i) construction-phase surface water runoff and sedimentation entering the on-site field drainage network and onward to the Stonyford River and ultimately the SAC; and (ii) operational-phase surface water discharge from the attenuation tank to the drainage channel and onward. No direct impacts on any European site are anticipated.</p>			
Screening report	Y			
Natura Impact Statement	N			
Relevant submissions	No submissions received specifically in relation to Appropriate Assessment.			
<p>Note: The submitted 'Appropriate Assessment Screening Report is considered inadequate to allow a screening assessment to be undertaken on the basis of the information provided. Accordingly, limited weight has been attributed to the submitted report and this screening determination is undertaken by the Inspector on the basis of a review of all application documents and site information.</p>				
<p>Step 2. Identification of relevant European sites using the Source-pathway-receptor model</p>				
European Site (code)	Qualifying interests¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections²	Consider further in screening³ Y/N

<p>River Boyne and River Blackwater SAC (002299)</p>	<p>Alkaline fens [7230] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0] Lampetra fluviatilis (River Lamprey) [1099] Salmo salar (Salmon) [1106] Lutra lutra (Otter) [1355] CO002299.pdf, NPWS (www.npws.ie/protected-sites/sac/002299), accessed May 2026</p>	<p>c. 1.5 km to east</p>	<p>There is potentially an indirect connection via surface water field drainage system which meets the Stonyford River, c. 2 km to the east. The Stonyford River which forms part of the SAC. A further potential indirect connection exists via foul drainage to the Delvin WWTP, which discharges to the Stonyford River.</p>	<p>Y</p>
<p>River Boyne and River Blackwater SPA (004232)</p>	<p>Kingfisher (<i>Alcedo atthis</i>) [A229] CO004232.pdf, NPWS (www.npws.ie/protected-sites/spa/004232), accessed May 2026</p>	<p>c. 3.5 km to south-east</p>	<p>Indirect connection via surface water, as above. The SPA is hydrologically</p>	<p>Y</p>

			connected via the River Boyne and its tributaries, including the Stonyford River catchment.	
Lough Lene SAC (002121)	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140] Austropotamobius pallipes (White-clawed Crayfish) [1092] CO002121.pdf, NPWS (www.npws.ie/protected-sites/sac/002121), accessed May 2026	c. 8.5 km to north-west	No hydrological or ecological connection. The site drains eastward toward the River Boyne catchment. Lough Lene lies in a separate catchment to the north-west with no pathway between the subject site and this SAC.	N
Lough Bane and Lough Glass SAC (002120)	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140] Austropotamobius pallipes (White-clawed Crayfish) [1092]	c. 9.1 km to north-west	No hydrological or ecological connection. Separate	N

	CO002120.pdf, NPWS (www.npws.ie/protected-sites/sac/002120), accessed May 2026		catchment to the north-west. No pathway between the subject site and this SAC.	
White Lough, Ben Loughs and Lough Doo SAC (001810)	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140] Austropotamobius pallipes (White-clawed Crayfish) [1092] CO001810.pdf, NPWS (www.npws.ie/protected-sites/sac/001810), accessed May 2026	c. 11.2 km to north-west	No hydrological or ecological connection. Separate catchment to the north-west. No pathway between the subject site and this SAC.	N
Girley (Drewstown) Bog SAC (002203)	Degraded raised bogs still capable of natural regeneration [7120] CO002203.pdf, NPWS (www.npws.ie/protected-sites/sac/002203), accessed May 2026	c. 11.4 km to north-east	No hydrological or ecological connection. Upland raised bog habitat in a separate catchment to the north-east. No pathway between the subject site and this SAC.	N
Lough Derravarragh SPA	Whooper Swan (Cygnus cygnus) [A038]	c. 13.1 km to west	No hydrological or	N

(004043)	<p>Pochard (<i>Aythya ferina</i>) [A059] Tufted Duck (<i>Aythya fuligula</i>) [A061] Coot (<i>Fulica atra</i>) [A125] Wetland and Waterbirds [A999]</p> <p>CO004043.pdf, NPWS (www.npws.ie/protected-sites/spa/004043), accessed May 2026</p>		<p>ecological connection. Separate catchment draining westward. No pathway between the subject site and this SPA.</p>	
<p>Mount Hevey Bog SAC (002342)</p>	<p>Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150]</p> <p>CO002342.pdf, NPWS (www.npws.ie/protected-sites/sac/002342), accessed May 2026</p>	<p>c. 13.9 km to south</p>	<p>No hydrological or ecological connection. Upland raised bog habitat in a separate catchment. No pathway between the subject site and this SAC.</p>	<p>N</p>
<p>Wooddown Bog SAC (002205)</p>	<p>Degraded raised bogs still capable of natural regeneration [7120]</p> <p>CO002205.pdf, NPWS (www.npws.ie/protected-sites/sac/002205), accessed May 2026</p>	<p>c. 14.4 km to south-west</p>	<p>No hydrological or ecological connection. Upland raised bog habitat in a separate catchment to the south-west. No pathway</p>	<p>N</p>

			between the subject site and this SAC.	
<p>Step 3. Describe the likely effects of the project (if any, alone <u>or</u> in combination) on European Sites</p> <p>AA Screening matrix</p>				
<p>Site name Qualifying interests</p>		<p>Possibility of significant effects (alone) in view of the conservation objectives of the site*</p>		
		<p>Impacts</p>	<p>Effects</p>	
<p>Site 1: Name (code) River Boyne and River Blackwater SAC (002299) Alkaline fens [7230] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, <i>Salicion albae</i>) [91E0] <i>Lampetra fluviatilis</i> (River Lamprey) [1099] <i>Salmo salar</i> (Salmon) [1106] <i>Lutra lutra</i> (Otter) [1355]</p>		<p>Direct: None.</p> <p>Indirect (construction phase): Potential for surface water runoff and sedimentation from site preparation and earthworks on this greenfield site to enter the on-site field drainage network and onward to the Stonyford River and the SAC.</p> <p>Indirect (operational phase): Surface water discharge from the underground attenuation tank (controlled outlet, maximum 5 l/sec/ha) to the drainage channel and onward to the Stonyford River and the SAC.</p> <p>Foul drainage: connection to the public sewer network and treatment at the Delvin WWTP, which discharges to the Stonyford River. Having regard to the capacity available within the Delvin WWTP to accommodate the proposed development, this is not considered to give rise to likely significant effects.</p>	<p>Construction phase: Given the relatively modest scale of the development (c. 0.742 ha), the integrated SuDS and CEMP water quality protection measures, and the distance from the Stonyford River (c. 2 km) and the SAC (c. 1.5 km at its closest point via the river network), the potential for construction-related surface water impacts of a magnitude that could affect the qualifying interests of the SAC is considered very low.</p> <p>Operational phase: The surface water attenuation and controlled discharge system is designed to limit runoff rates and pollutant concentrations. Given the scale of the development and the nature of the connection, I do not consider that the operational phase will give rise to effects on the qualifying interests of the SAC.</p>	

	Standard SuDS drainage measures and CEMP water quality protection measures are integrated design and construction elements and are not relied upon as mitigation for the purposes of this screening determination.	Conservation objectives for Salmon, River Lamprey, Otter, Alkaline Fens and Alluvial Forests would not be undermined.
	Likelihood of significant effects from proposed development (alone): N	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? N	
	Impacts	Effects
River Boyne and River Blackwater SPA (004232) Kingfisher (Alcedo atthis) [A229]	Direct: None. Indirect (construction and operational phases): As above for the SAC. Potential for temporary surface water quality impacts via the Stonyford River to the River Boyne and the SPA.	Kingfisher's qualifying interest within the SPA relates to the maintenance of water quality and prey availability. Given the scale of the proposed development, the integrated SuDS drainage strategy, the CEMP water quality measures, the capacity available within the Delvin WWTP, and the significant distance between the subject site and the SPA (c. 3.5 km overland; considerably greater via the river network), I do not consider that the proposed development will give rise to impacts on water quality of a magnitude that could affect prey availability or otherwise undermine the conservation objectives for Kingfisher.

		Conservation objectives for Kingfisher would not be undermined.
	Likelihood of significant effects from proposed development (alone): N	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? N	
<p>*Where a restore objective applies it is necessary to consider whether the project might compromise the objective of restoration or make restoration more difficult.</p>		
<p>Step 4: Conclude if the proposed development could result in likely significant effects on a European site</p>		
<p>I conclude that the proposed development (alone) would not result in likely significant effects on any European sites. The proposed development would have no likely significant effect in combination with other plans and projects on any European sites. No further assessment is required for the project. No mitigation measures are required to come to these conclusions.</p>		
<p>Screening Determination</p> <p>In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.</p>		

This determination is based on:

- The small scale and nature of the proposed development and its location within the serviced settlement of Delvin.
- The indirect and weak nature of the hydrological connection to the SAC and SPA via the Stonyford River, and the distance from the subject site to the qualifying interest habitats and species of those sites.
- The integration of standard SuDS drainage measures and CEMP water quality protection measures, and the capacity of the Delvin WWTP to accommodate the proposed development.

Appendix 4 - WFD IMPACT ASSESSMENT SCOPING TABLE

Step 1: Nature of the Project, the Site and Locality

An Coimisiún Pleanála ref. no.	500715-WH-26	Townland, address	Athboy Road , Castletowndelvin , Delvin Co. Westmeath
Description of project		Construction of 21 two storey dwellings contained in six terraced blocks.	
Brief site description, relevant to WFD Screening,		<p>The site extends to c. 0.742 ha and is a greenfield parcel of land currently in agricultural use and is located within the urban boundary of Delvin under the Westmeath County Development Plan 2021-2027.</p> <p>The site is generally flat with some undulation and rises in elevation towards to the north west corner and towards the rear boundary.</p> <p>A drainage ditch is located in proximity to the south-eastern corner of the site, crossing beneath the N51 and connecting to a wider field drainage network to the south. This drainage network connects to the Stonyford River, approximately 2 km to the east. At the time of site visit, there was running water within the drainage ditch located to the south-east of the site.</p>	
Proposed surface water details		SUDs system proposed with attenuation tanks and petrol interceptors.	
Proposed water supply source & available capacity		Uisce Éireann mains water connection	
Proposed wastewater treatment system & available capacity, other issues		<p>Uisce Éireann wastewater connection to the Delvin Waste Water Treatment Plant. The Delvin WWTP discharges to Stonyford River.</p> <p>There are water monitoring locations upstream and downstream of the WWTP, Codes RS07S020070 and RS07S020071, respectively.</p>	

	<p>The Annual Environmental Report 2024 for the Delvin WWTP (D0267-01) states that the plant is compliant with the ELV's set in the Wastewater Discharge Licence</p> <p>As per Section 2.1.3 of the Annual Environment Report 2024, the WFD Ecological Status upstream of the WWTP discharge point is 'poor' and the status of the water downstream of the discharge point is 'poor'.</p> <p>This report states that "the discharge from the wastewater treatment plant does not have an observable negative impact on the Water Framework Directive status".</p> <p>Section 2.1.4.2 of the Annual Environment Report 2024 states that the Delvin WWTP has a Peak Hydraulic Capacity (As Constructed) of 843 m³/day. The Current Hydraulic Loading - annual max was 1432 m³/day and the Average Hydraulic loading to the Treatment Plant was 485 m³/day.</p> <p>The Organic Capacity (PE) - As Constructed is 1250 and the Organic Capacity (PE) - Collected Load (peak week) is 1001, giving an Organic Capacity (PE) – Remaining of 249.</p>
Others?	<p>Section 4.1.1 of the Annual Environment Report 2024 states that there is no information available on the number of times the storm water overflow was activated in 2024.</p>

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection							
Identified water body	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater) (Consider all phases)	Mitigation Measures proposed	Is mitigation sufficient? Will there be any residual impacts?

River Waterbody	STONYFORD_020 (IE_EA_07S020075) – 1.6km to east	Moderate	At Risk	Urban Wastewater, Hydromorphology, Agriculture.	Surface water run-off to watercourse Transmission from inadequately treated wastewater	<p>Construction works: Site specific construction mitigation methods. Will form part of the CEMP (see Condition 14 of the PA notification of decision)</p> <p>Operational: SuDS measures including conveyance swales, bio-retention areas, permeable paving, attenuation storage with limited discharge of 5l/s/ha and petrol interceptor.</p>	Mitigation Sufficient
Groundwater Waterbody	Athboy (IE_EA_G_001) Underlying site	Good	Not at risk	No pressures	Surface run-off	<p>Construction works: Site specific construction mitigation methods. Will form part of the CEMP (see Condition 14 of the PA notification of decision)</p> <p>Operational: SuDS measures including conveyance swales, bio-retention areas, permeable paving, attenuation storage with limited discharge of 5l/s/ha and petrol interceptor.</p>	Mitigation Sufficient