



Development

Construction of: 54 residential units and other necessary site development works. Significant further information/revised plans submitted on this application

Location

Moathill, Navan, Co. Meath, north by the R147(Kells Road), to the east by the N51 National Road, and to the south by Bailey Hill Housing development

Planning Authority

Meath County Council

Planning Authority Reg. Ref.

2560675

Applicant(s)

Kingscroft Developments Limited

Type of Application

Permission

Planning Authority Decision

Grant Permission + Conditions

Type of Appeal

Third Party Normal Planning Appeal

Appellant(s)

Patrick Lynch

Observer(s)

None

Date of Site Inspection

Inspector

Darragh Ryan

1.0 Site Location and Description

- 1.1.1. The application site is situated in the townland of Moatlands, which is part of the Navan town centre. This site is designated as A1, indicating an existing residential area, and pertains to a brownfield site that formerly housed a residential building. The site is adjacent to the N51 on the southeast and the R147 on the northern boundary. Access to the site is proposed from the nearly completed housing estate known as Bailey Hill, located to the south of the subject site. The current site has been cleared of all structures and is slightly elevated above the surrounding road infrastructure.
- 1.1.2. The surrounding land use is diverse, including a secondary school directly across from the site and several large retail establishments within designated parks in a 1 km radius. The site falls within the West Navan Lowlands landscape character area, which is characterized by moderate value and sensitivity.
- 1.1.3. The subject site encompasses an area of 1.27 hectares and is situated at a corner location, bordered to the north by R147 (Kells Road); to the north-east by R147 (Kells Road) and the N51 roundabout; to the east by the N51; and to the south-west by a housing estate that is nearing completion, which has received permission for residential development under Reference NA151301.

2.0 Proposed Development

- 2.1. The proposed development, as outlined, will comprise 54 apartment units of different types, which can be categorized as follows.

Number	Type	Floor Area
14	1 bed/2 person	58.2qm
18	2 bed/4 person	83.4sqm
14 duplex units	3 bed/ 5 to 6 person	107.8sqm, 114.8sqm, 121.5sqm, 135.8sqm
4 duplex units	4 bed unit /7,8person	187.2sqm, 204sqm, 207.6sqm

Block A, 4 Storey Building	Block B 4 Storey Building	Block C 4 Storey Building
3 x 1- bed units	24 Apartments	4 x 1 -bed units
5 x 2 – bed units	7 x 1 -bed units	4 x 2- bed units
4 x 3- bed units	9 x 2- bed units	3 x 4 bed duplex units
3 x 3- bed duplex units	7 x 3 bed duplex units	
3 x 4 bed duplex units	1 x 4 bed duplex unit	

In response to the further information request three more residential were included in the proposal.

- 2.12. The proposed layout features three buildings, each comprising four storeys, positioned along the perimeter of the site to form an enclosure with an open space at the centre. The apartments will have a height of 14 meters above ground in 4 storey blocks. The external materials are specified as selected brick and a render finish, which aligns with the existing construction in the vicinity

3.0 Planning Authority Decision

3.1. The planning authority issued a Decision to grant permission subject to 24 conditions. The conditions of note include:

- C3 - The development hereby permitted shall contain 57no. residential units only
- C8 - Prior to the commencement of development details of the proposed boundary treatment along the north, east and south parameters shall be submitted to the Planning Authority for written agreement.
- C9 - Prior to the commencement of development details of the equipment and materials for the proposed play area shall be submitted to the Planning Authority for written agreement. Development shall not commence without the prior written agreement of the Planning Authority
- C20 - The developer shall pay the sum of €141,400.00 to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure.

- C21 - The developer shall pay the sum of €194,425.00 to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure.
- C22 - The developer shall pay the sum of €17,675.00 to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision of surface water drainage
- C23 - The developer shall lodge with the Planning Authority a cash deposit of €221,000.00 as a security for the satisfactory completion and maintenance until taken in charge by the Council of roads, footpaths, surface water drains, public lighting, open space, landscaping and any other services required with the development.
- C24 - The developer shall pay the sum of €200.00 per residential unit as a contribution towards expenditure to be incurred by the Planning Authority in the monitoring of the construction phases of the development

3.2. Planning Authority Reports

There are two Planning Reports on file. The first planning report addressed the following:

Principle of Development considered acceptable.

- Apartment layouts, house layouts, size are largely compliant with Design Standards for New Apartments. The suggested design and floor areas are largely satisfactory and exceed the minimum requirements. The establishment of apartments is advocated in appropriate locations, including Navan. This is referenced in Policy DM POL 12 of the County Development Plan.
- The minimum requirements for storage spaces in apartments are addressed in Appendix 1 of the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 document. These requirements are incorporated in the submitted report, and taking into account the data presented in the Quality Housing Assessment, the proposals are deemed to be in compliance with the minimum standards set forth in the Apartment Guidelines.
- The access arrangements considered acceptable subject to conditions
- Site located outside Flood Zone

- Part V arrangements generally considered acceptable.

A further information was sought for the following:

- DM OBJ 14 of the County Development Plan promotes a density range of 40 to 100 units per hectare for the application site. The site is situated within an area designated for increased height in the CDP. It is noted that the proposed density meets the minimum density standards. The applicant is requested to reassess the density standards and provide a revised design that proposes increased densities and/or a planning justification for the selected densities for the planning authority's evaluation.
- The design brief that was submitted outlines an area for public open space, which constitutes 13.3% of the total site area. However, this figure falls short of the 15% required by DM OBJ 26. Consequently, the proposed provision for public open space is deemed unacceptable. The applicant is requested to submit revised proposals which provide for increased public open space provision.
- Please note that the Planning Authority require that the external finishes of apartment buildings are durable. Therefore the use of render and other high maintenance materials should be very limited. Accordingly you are required to submit revised elevations which provide for the majority of the elevations to be brick, stone or other durable materials.
- All Planning applications for developments of 50 units or more are required by the Meath County Development Plan 2021-2027 to include a Social Infrastructure Assessment (SIA) to evaluate current facilities and address deficiencies. Therefore the applicant is required to submit a Social Infrastructure Assessment (SIA).
- Section 4.4 Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 outlines the standards and requirements that must be taken into account regarding the recreational needs of children as part of the communal amenity space within apartment developments. It is essential to address the play needs of children in the vicinity of the apartment building. The design brief currently lacks the necessary details to meet this requirement; therefore, a revised layout plan that includes a small play area, in accordance with the recommendation, is required to be submitted.

- The applicant is requested to engage with Uisce Éireann by submitting a pre-Connection Enquiry (PCE) to assess feasibility of connection to the public water / wastewater infrastructure. The outcome of the PCE shall be submitted to the Planning Authority as a response to Further Information Request.
- The applicant has not specified public lighting details; a public lighting design is required to be submitted as per Meath County Councils; Public Lighting Technical Specification & Requirements” document.
- The development as proposed does not meet the requirements of Meath County Council Environment Flooding-Surface Water Section with respect to the orderly collection, treatment and disposal of surface water. Meath County Council Environment FloodingSurface Water Section recommends that Further Information be sought from the applicant as follows.
 - a) The applicant has submitted a surface water design that does not comply with Meath County Councils requirements for the treatment of surface water. The applicant shall submit a revised surface water system that is SuDs compliant, that is in accordance with the below mentioned guidelines.
 - b) The applicant has proposed to discharge surface water to existing surface water drain. The applicant shall engage with and secure the written permission of the Municipal District Engineer for access to any surface water drain. The applicant shall undertake any remedial works to the existing surface water drainage network which the Municipal District Engineer considers necessary to facilitate the discharge from the proposed development. The applicant may have to investigate and prove the existence, catchment area and capacity of the existing surface water drainage network if the Municipal District Engineer deems necessary.
 - c) The applicant shall explore suitable SuDS options for treating the surface water run-off from the site and maximise the opportunity for onsite infiltration where possible.
 - d) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.

e) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

9. The applicant is invited to review and respond to the 3rd party submissions received.

The applicant submitted a significant information response to address the concerns of the planning authority. The planning authority accepted a revised design proposal, density arrangements and site layout that addressed issues of open space. A recommendation for a grant of permission was accepted subject to conditions.

3.3. Other Technical Reports

- Environment Flooding- no objection subject to conditions. Further information sought and revised detail accepted with regard to Surface Water Design.
- Transportation Department – no objection subject to conditions
- Lighting Section – The lighting design as provided is incomplete a revised design is required.

3.4. Prescribed Bodies

- Department of Housing Local Government and Heritage – pre development testing shall be included as part of a condition of any grant of permission.
- HSE, Health Environmental Health Service report -conditions recommended regarding construction management.
- Irish Rail – recommend advice notes regarding working in proximity to rail line
- Uisce Eireann – confirms confirmation of feasibility.

3.5. Third Party Observations

There are two number submissions on file. Some of the issues raised overlap with the issues raised in the appeal. Each of the concerns raised by the appealnt can be addressed in turn as follows:

Submission 1

- Boundary wall adjacent to neighbouring boundary – new boundary walls are required

- Site Drainage needs to be clarified.
- Details of site levels of internal roadways and parking bays need to be clarified
- Provide details of intended usage of the blank area on the drawings provided
- The pedestrian access on the R147 should be moved much closer to pedestrian crossing at new bridge junction
- The west of the site is extremely light on quality tree planting.

The above observer having been contacted by the developer had their concerns addressed regarding the above issues and now raises no objection to the proposed development.

Submission 2

This observation overlaps with the appeal documentation and can be briefly summarised as follows:

- Is the density suitable for the proposed site.
- Is the design detail as provided acceptable at this location
- The open space as provided is very fragmented
- There will be additional traffic generated by the proposal.

4.0 Planning History

- PA Reg Ref NA181543 - development of a site at Moathill, Navan, County Meath. The subject site is bound to the west by a residential property, to the north by the R147 (Kells Road), to the east by the N51 National Road, and to the south by a greenfield site. The proposed development will consist of the demolition of an existing vacant single storey dwelling and associated shed (total c.165.7sqm) and the construction of 74 no. apartment units in 2 no. 5 storey blocks over partial basement with combined gross floor area of c.7308.3 sqm (excluding c. 405sqm basement) and a maximum overall height of c. 17m OD. The proposed apartments will include 13 no. 1 bed units, 60 no. 2 bed units, and 1 no. 3 bed unit; associated plant; landscaped public open space; 95 no. car parking spaces; 86 no. bicycle spaces; 2 no. bin stores; ESB Substation; drainage arrangements; 3 no pedestrian access/egress onto footpaths along the N51 and R147; and associated boundary

treatments and site development works, vehicular access to the proposed development will be through the residential scheme permitted on lands to the south of the subject site (Reg Ref: NA151301)

PA Reg Ref - NA151301 Sonbrook Property Moathill Ltd Granted with Conditions

Demolition of two non-habitable dwellings and other derelict structures on the site and the construction of a 4 storey building comprising 2 No. retail units, 3 No. office units, and 20 No. apartments some of which have balconies facing Bridge Street (R135) and Bachelors Walk. Vehicular access to an undercroft parking area will be from Bachelors Walk. The development also provides for all associated site development works

5.0 Policy Context

5.1 National Planning Context

The National Planning Framework – First Revision (April 2025)

Several national policy objectives (NPOs) are applicable to the proposed development. These include NPO 7 (compact growth), NPO 9 (compact growth), NPO 22 (standards based on performance criteria), and NPO 45 (increased density).

Section 28 Ministerial Planning Guidelines

Several national planning guidelines are applicable to the proposed development (increased residential densities and achievement of certain standards for apartment and duplex development).

The relevant guidelines include the following:

Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, 2024. Applicable policy for the proposed development includes:

- Section 3.4: contains Policy and Objective 3.1 which requires that the recommended density ranges set out in Section 3.3 (Settlements, Area Types and Density Ranges) are applied in the consideration of individual planning applications.
- Section 5.3: includes achievement of housing standards as follows:
- SPPR 1 – Separation Distances (minimum of 16m between opposing windows).

- SPPR 2 – Minimum Private Open Space specifies standards for houses (1 bed 20sqm, 2 bed 30sqm, 3 bed 40sqm).
- Policy and Objective 5.1 which recommends a public open space provision of between 10%-15% of net site area, exceptions to this range are outlined.
- Section 5.3.4 ‘Car Parking – Quantum, Form and Location’ sets out that the car parking approach should take account ‘of proximity to urban centres and sustainable transport options, to promote more sustainable travel choices. Car parking ratios should be reduced at all urban locations, and should be minimised, substantially reduced or wholly eliminated at locations that have good access to urban services and to public transport’
- SPPR 3 – Car Parking specifies the maximum allowable rate of car parking provision based on types of locations. Relevant to the proposed development is SPPR (3) which states that
- ‘In accessible locations, defined in Chapter 3 (Table 3.8) car-parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling’.
- SPPR 4 – Cycle Parking and Storage which requires a general minimum standard of 1 no. cycle storage space per bedroom (plus visitor spaces), a mix of cycle parking types, and cycle storage facilities in a dedicated facility of permanent construction (within or adjoining the residences).
- Section 5.3.7 – Daylight indicates that a detailed technical assessment is not required in all cases, regard should be had to standards in the BRE 209 2022, a balance is required between poor performance and wider planning gains, and compensatory design solutions are not required.

Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities, 2023 (Apartment Guidelines). Applicable policy for the proposed development includes:

- Standards and requirements of SPPR 3 (minimum floor areas, and by reference to Appendix 1, minimum storage, private open space areas for 1-2 bedroom units), SPPR 4 (33% to be dual aspect units in more central and accessible urban

locations), SPPR 5 (minimum 2.7m requirement for ground level floor to ceiling height).

5.2 Meath County Development Plan, 2021 – 2027, (as varied)

The appeal site is zoned '**A1 Existing Residential**' with the objective to 'protect and enhance the amenity and character of existing residential communities'.

- Chapter 3 'Settlement and Housing Strategy' advises that the Council will give priority to infill development and the regeneration of brownfield sites (s. 3.4.1.1 Compact Growth). Section 3.8.9 refers to design criteria for residential development and includes guidance on the creation of attractive urban environments. Section 3.8.10 advocates higher densities in achieving compact sustainable development.
- The following policies are relevant to the proposed development.
- SH POL 4 – Range of Dwelling Types
- SH POL 8 – Public / Private Open Space Provision
- SH POL 9 – Residential Densities
- SH POL 13 – Compliance with Development Standards
- Chapter 6 'Infrastructure Strategy'. The following policy is relevant to the proposed development.
- INF POL 16 – Surface Water Management
- The policy states as follows
- *'To ensure that all planning applications for new development have regard to the surface water management policies provided for in the GDSDS'*.
- Chapter 8 'Cultural and Natural Heritage Strategy' advises that buildings, streetscapes and features which are of merit are protected and managed so that they retain their character and special interest. The following policies are relevant to the proposed development.
- HER POL 15 – Conservation of Protected Structures and adaptive re-use of existing buildings and sites
- HER POL 16 – Protect the setting of a Protected Structure

- Chapter 11 ‘Development Management Standards’. Section 11.5.1 sets out the development management standards for residential development including guidance on density, dwelling size and mix, separation distances, open space provision, boundary treatments and apartments. Section 9 includes recommended standards for car and cycle parking.
- The following policies and objectives are relevant to the proposed development.
- DM POL 4 – Compliance with Compact Settlements Guidelines 2024.
- DM POL 5 – Sustainable Development (Range of Densities)
- DM OBJ 18 / 19 – Minimum Separation Distances
- DM POL 6 – Mix of Unit Typologies
- DM POL 14 – Apartments demonstrate compliance with Sustainable Urban Housing Guidelines¹.
- Section 9 ‘Parking Standards’ sets out the relevant provisions in respect of car parking standards. Section 11.9.1 states as follows:
- One of the cross-cutting themes of the Development Plan is to encourage a shift to more sustainable forms of transport. The provision of sufficient car parking is important particularly in areas of the County which are currently poorly served by public transport networks. Therefore, the rationale for the application of car parking standards is to ensure that consideration is given to the accommodation of vehicles in assessing development proposals while being mindful of the need to promote a shift towards more sustainable forms of transport.
- The following objective is relevant to the proposed development.
- DM OBJ 89 ‘Car parking shall be provided in accordance with Table 11.2 and associated guidance notes’.

The relevant car parking standard for the proposed development is a maximum of 1.5 spaces per dwelling/unit.

A relevant provision within the guidance notes of Table 11.2 for the proposed development states as follows.

¹ Sustainable Urban Housing: Design Standards for New Apartments (2023)

'Residential car parking can be reduced at the discretion of the Council, where development is proposed in areas with good access to services and strong public transport links'.

5.2 Natural Heritage Designations

- River Boyne and River Blackwater SAC (Site Code 002299) 210m to the north
- River Boyne and River Blackwater SPA (Site Code 004232) 210m to the north
- Boyne Woods pNHA (Site Code 001592) 6km northeast
- Balrath Woods pNHA (Site Code 001579) 11km east

6.0 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). 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.

7.0 The Appeal

7.1 Grounds of Appeal

This is a third party appeal against the decision of Meath County Council to grant permission. The grounds of appeal can be summarised as follows:

Density – A previous permission was granted on the same site for 74 residential units. The proposal for 54 residential units represents a 23% reduction on the previous development yield. There is a question if the density is appropriate at this location, there should be higher densities to comply with prevailing planning policy for compact settlement and urban development.

Design – The proposed development does not comply with Objective DM OBJ 12 and 13 of the Meath County Development Plan 2021 -2027. The mass, bulk , scale

and height of the proposal in proximity to the N51 and R147 would result in a visually dominant development with a poor standard of residential amenity and privacy for future residents of the scheme. The design of Block A and Block B in particular and the site layout fail to acknowledge and address the sites prominent location. Stacking development on road frontages and using a monolithic building design with an effective length of 125m for four storeys is not an appropriate design response at this location.

Uisce Eireann – There was no purpose to the confirmation of feasibility request of Meath County Council at further information stage. The applicant failed to provide one at further information stage in spite of plenty of time for the applicant to obtain one. Instead of imposing a condition Meath County Council should have sought clarification or refused permission on the basis that the applicant was unable to demonstrate necessary service infrastructure.

Site Layout – The appellant questions suitability of open space provision proposed. The site layout shows highly fragmented open space provision dominated by wide footpaths/circulation routes and extensive areas of hardstanding resulting in small areas of open space.

7.2 Applicant Response in the case of a 3rd Party Appeal

Regarding Density – This matter was addressed as part of the response to further information. The original application had a misrepresentation regarding site area used for the density and open space calculations. For this reason, the revised boundary as submitted under further information reflects only the areas where works are proposed and the actual useable site area of .76ha is used for calculations. With the increase of 3 additional units this brings the total density to 57 units and an accurate density of 75 units per hectare. This revised density calculation was accepted by the planning authority and complies with policy objective DM OBJ 14 of the Meath County Development Plan.

Design – It is acknowledged that the design of Façade Block A is relatively long however the design has been carefully designed to break up massing and reduce visual dominance. The façade incorporates a series of balconies, stepped and recessed sections and varied materials. The design approach follows the principles set out in DM OBJ 12 and 13 of the Meath County Development Plan 2021 – 2027.

- Uisce Eireann – A confirmation of feasibility and confirmation offer was obtained from Uisce Eireann in respect of prior permitted development granted for the site.
- Open Space - The space is designed for multiple uses beyond the children’s play area with circulation and hardstanding discreetly integrated so as not to compromise amenity. The orientation of the building layout allows for a central open space such as the one proposed.

7.3 Planning Authority Response

The PA is satisfied that the subject proposal was appropriately considered throughout the course of the assessment of the PA, as detailed in respective Planning Officers Report dated

7.4 Observations

- None

7.5 Further Responses

- None

8.0 Assessment

Having examined the application details and all other documentation on file, including reports of the Planning Authority, carried out a site inspection, and having regard to the relevant local/regional/national policies and guidance, I consider that the key issues on this appeal are as follows:

- Principle of Development
- Site Layout/Design
- Density
- Open Space
- Other Matters

8.1 Context

8.1.1 The appeal relates to a proposed residential development on a site with a gross area of approximately 1.27 hectares. The applicant has identified a net developable area of 0.76

hectares, excluding public roads, drainage infrastructure, areas of steep gradient and lands outside the applicant's ownership. This net developable area was accepted by the Planning Authority and forms the basis for the density calculations associated with the proposal. The issue of density is considered separately under Section 8.3 of this report.

8.1.2 The appeal site occupies a prominent corner position at the junction of the N51 and R147 and is visually significant within the local context. The site is elevated approximately 3 metres above the surrounding road network and is highly visible from a number of approaches. The proposed development comprises three four-storey residential blocks arranged around a central communal open space area. Blocks A and B front directly onto the N51 and R147, establishing a strong and continuous building line along both road frontages. Block A occupies the corner position and wraps around the junction, while Block B extends the frontage along the R147. Block C is positioned to the rear of Block B and addresses the central communal open space.

Vehicular access to the development is proposed via the existing residential estate (Bailey Hill) located to the south of the site. The development provides one car parking space per residential unit together with visitor parking at a rate of one space per two units. Bicycle parking is also provided throughout the development in accordance with the requirements of the Meath County Development Plan 2021–2027 and the relevant provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

8.1.3 The Meath County Development Plan 2021–2027, as varied, contains a range of development management standards intended to ensure that residential development provides an appropriate standard of amenity for future occupants while protecting the amenities of surrounding properties. In this regard, Policy Objective DM POL 14 is of particular relevance and states: "*All planning applications for apartments are required to demonstrate compliance with 'Sustainable Urban Housing: Design Standards for New Apartments'*", Department of Housing, Local Government and Heritage, and any updates thereof. While these guidelines set out minimum design standards, the Council strongly encourage the provision of apartments above these standards, in the interest of creating attractive living environments and sustainable communities.

8.1.4 I note that the Planning Authority undertook a detailed assessment of the proposal against the requirements of the Design Standards for New Apartments Guidelines for Planning

Authorities (2025), including the relevant Specific Planning Policy Requirements (SPPRs). Following the submission of Further Information, the Planning Authority was satisfied that the proposal complied with the applicable standards relating to apartment floor areas, private open space provision, storage requirements, bicycle parking and car parking provision. The Apartment Guidelines (2025) prescribe minimum floor area standards for apartment units, including a minimum floor area of 45 sq.m for a one-bedroom apartment, 63 sq.m for a two-bedroom three-person apartment and 90 sq.m for a three-bedroom five-person apartment. Having reviewed the Housing Quality Assessment and accompanying documentation submitted by the applicant, I am satisfied that the proposed units comply with the minimum floor area requirements of the Guidelines.

I further note that adequate private amenity space is provided for each apartment unit and that storage provision is consistent with the requirements of the Apartment Guidelines. The Planning Authority was satisfied that the proposal complied with the relevant SPPRs in relation to apartment design standards, including private open space, storage, car parking and bicycle parking provision.

8.1.5 A notable feature of the proposal is that all residential units are designed as dual-aspect units. This approach will facilitate a high standard of residential amenity through improved natural daylight penetration, solar access, ventilation and outlook for future occupants.

8.1.6 I am satisfied that the proposed development complies with the requirements of the Design Standards for New Apartments Guidelines for Planning Authorities (2025) in respect of apartment floor areas, internal living accommodation, storage provision, private amenity space and residential quality generally. I am further satisfied that the Planning Authority appropriately assessed the proposal against the relevant SPPRs contained within the Section 28 Guidelines and was justified in concluding that the development achieved the required standards.

Overall, I consider that the proposed development complies with the relevant national planning guidance and the local policy framework in respect of residential amenity and apartment layout. Accordingly, I am satisfied that the applicant has demonstrated that the proposed development would provide an acceptable standard of accommodation for future residents. The issues of design, density and open space are considered separately within the assessment that follows.

8.2 Principle of Development

8.2.1 The appeal site is zoned "A1 Existing Residential" under the Meath County Development Plan 2021–2027, as varied. The stated objective of this zoning is: "To protect and enhance the amenity and character of existing residential communities." The Development Plan identifies the A1 zoning as applying to established residential areas where residential development is generally acceptable in principle. The proposed development comprises 57 residential units, a use which is identified as permissible within the A1 zoning objective. Accordingly, I am satisfied that the proposed development is consistent in principle with the zoning provisions of the current Development Plan.

8.2.2 I further note that a key objective of the Meath County Development Plan is the promotion of compact urban growth through the redevelopment of underutilised lands and the consolidation of existing settlements. In this regard, Policy Objective SH POL 2 seeks to encourage infill development and the efficient use of serviced urban land. The proposed development represents the intensification of a strategically located infill site within the existing built-up area of Navan and is therefore consistent with the compact growth objectives of the Development Plan.

8.2.3 At national level, I note that the proposal aligns with the objectives of the National Planning Framework – First Revision, including:

- National Policy Objective 7, which seeks to promote compact growth within existing settlements;
- National Policy Objective 9, which supports the consolidation and regeneration of existing urban areas; and
- National Policy Objective 45, which promotes increased residential densities in appropriate locations.

At regional level, the proposal is similarly consistent with the compact growth objectives contained within the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019–2031, including:

Regional Policy Objective 3.2, which promotes compact growth and consolidation of settlements; and Regional Policy Objective 3.3, which supports the development of infill and brownfield sites within existing urban areas.

Having regard to the zoning of the site, the permissible nature of the proposed residential use, and the national, regional and local policy support for the redevelopment and intensification of serviced urban lands, I am satisfied that the principle of the proposed development is acceptable and consistent with the proper planning and sustainable development of the area.

8.3 Design

- 8.3.1 The appellant raises concerns regarding the design, scale and massing of the proposed development and submits that the proposal does not comply with Objectives DM OBJ 12 and DM OBJ 13 of the Meath County Development Plan 2021–2027. It is argued that the mass, bulk, scale and height of the proposed development, particularly in proximity to the N51 and R147, would result in a visually dominant development and would provide a poor standard of residential amenity and privacy for future occupants. The appellant further contends that Blocks A and B comprise a monolithic form of development and represent an inappropriate design response for this prominent corner site.
- 8.3.2 The Planning Authority considered the design response submitted by the applicant to be generally acceptable and raised no substantive concerns in relation to the scale, height or massing of the proposed apartment blocks. Further Information was sought in respect of materials and finishes, and the Planning Authority was satisfied that the information submitted adequately addressed these matters.
- 8.3.3 The appellant submits that the proposal fails to comply with Objectives DM OBJ 12 and DM OBJ 13 of the Development Plan. The applicant, however, contends that the scheme, as presented through the Design Statement, architectural drawings and photomontages, demonstrates compliance with the relevant Development Plan objectives.

Objective DM OBJ 12 states: *"To encourage and facilitate innovative design solutions for medium to high density residential schemes where substantial compliance with normal development management considerations can be demonstrated."*

Objective DM OBJ 13 states: *"A detailed Design Statement shall accompany all planning applications for residential development on sites in excess of 0.2 hectares or for more than 10 residential units."*

In relation to DM OBJ 13, I note that a comprehensive Design Statement accompanied the application documentation together with a series of photomontages intended to illustrate

the visual appearance of the proposed development within its receiving environment. I am satisfied that the applicant has complied with the requirements of this objective.

- 8.3.4 Turning to the design merits of the proposal, I acknowledge the concerns raised by the appellant regarding the visual dominance of the development when viewed from the N51/R147 junction. The appeal site occupies a highly prominent corner position at a key gateway location within the town and benefits from an elevated setting approximately 3 metres above the surrounding road network. Consequently, the visual treatment of the site is of particular importance. I consider that the applicant's approach of establishing a strong building line along the N51 and R147 is appropriate having regard to the strategic and prominent nature of the site. The arrangement of Blocks A and B successfully frames the road frontage and provides a coherent urban edge. However, I do share some of the appellant's concerns regarding the visual composition of the development. While Blocks A and B are physically separated by a pedestrian access point, they read visually as a largely continuous built form extending approximately 125 metres along the frontage. This contributes to a degree of visual monotony and gives rise to a somewhat monolithic appearance.
- 8.3.5 In my opinion, the proposal may have benefited from a more pronounced architectural intervention at the corner adjoining the N51/R147 roundabout. Given the site's prominence, a taller feature element or landmark building at this location could have provided a stronger focal point for the development, created greater visual interest and introduced a more varied building profile. Such an approach would also have assisted in breaking up the perceived mass of the frontage blocks while reinforcing the strategic significance of the corner location. Notwithstanding these observations, I do not consider that the identified shortcomings are of such significance as to warrant refusal of permission. The applicant has demonstrated compliance with the Development Management Standards contained within Chapter 11 of the Meath County Development Plan and with the requirements of the Design Standards for Apartments Guidelines 2025. Furthermore, the Planning Authority considered the overall design approach to be acceptable.
- 8.3.6 While I acknowledge the concerns raised by the appellant regarding the scale and visual impact of the proposal, I consider that these matters could be addressed through modifications to the detailed design. In this regard, I consider that additional breaks within

the building frontage could be achieved through the omission of selected units within Blocks A and B and the subdivision of Block B into two visually distinct elements. Such revisions would reduce the perceived scale of development along the frontage and improve the overall architectural composition of the scheme.

8.3.7 I note that the appellant has suggested the omission of Units 6, 12 and 18 within Block A and Units 5, 13 and 21 within Block B, together with the subdivision of Block B. While I do not consider it necessary to omit a full six apartments as this may have an impact on overall densities, I am satisfied that revisions of this nature could appropriately address concerns regarding visual dominance and building massing and can be reasonably introduced as a planning condition without detriment to the overall design proposal. More generally, I consider that the site is capable of accommodating a greater variation in building height, particularly at the corner overlooking the N51 roundabout, where a landmark element could have been developed in accordance with the principles contained within the Building Height Guidelines for Planning Authorities (2018) and the urban design objectives of the Meath County Development Plan. However, the absence of such an architectural feature does not, in itself, render the proposed development unacceptable.

8.3.8 Having regard to the overall design strategy, the prominent corner location of the site, the submitted Design Statement, the Planning Authority's assessment and the compliance demonstrated with the relevant apartment standards and development management criteria, I am satisfied that the proposal represents an acceptable design response to this site. Subject to a condition requiring the submission of revised architectural details to improve articulation and reduce the perceived continuity of the frontage blocks, I consider that the proposed development would comply with Objective DM OBJ 12 of the Meath County Development Plan 2021–2027.

Accordingly, while I acknowledge the concerns raised by the appellant regarding visual impact and building massing, I do not consider these issues to constitute substantive grounds upon which a refusal of permission would be warranted in this instance.

8.4 Density

8.4.1 The appellant raises concerns regarding the appropriateness of the density proposed for the site. It is submitted that a previous permission on the lands provided for 74 apartment units, whereas the current proposal comprises 57 residential units. The appellant contends that this represents a reduction of approximately 23% from the previously permitted

scheme and is therefore inconsistent with the principles of compact urban development and the efficient utilisation of serviced urban land.

- 8.4.2 The applicant states that the issue of density was comprehensively addressed in response to the Further Information request issued by the Planning Authority. It is noted that the original density calculations submitted with the application were based on an incorrect site area. The applicant subsequently clarified the net developable area of the site, excluding public roads, drainage infrastructure, areas of steep gradient and lands outside the applicant's ownership. On this basis, the net developable area is stated to be 0.76 hectares.
- 8.4.3 Having regard to the proposed 57 residential units, this equates to a density of approximately 75 units per hectare. The applicant submits that the current proposal represents a more considered and complete design response than the previously permitted scheme, with an increased proportion of own-door apartments and duplex units. It is argued that this approach provides a more suitable form of family accommodation and achieves a broader housing mix. The applicant further submits that the proposed density is more appropriate having regard to the established suburban character of the surrounding area, which is predominantly characterised by detached and semi-detached residential development.
- 8.4.4 I note that the Planning Authority sought clarification regarding density during the assessment process and initially requested that the applicant examine opportunities to increase density on the site. Following receipt of the Further Information response, the Planning Authority was satisfied with the revised proposal and raised no objections in relation to density.
- 8.4.5 The principal Development Plan policy relevant to the assessment of density is Objective DM OBJ 14 of the Meath County Development Plan 2021–2027, as varied. This objective requires that residential densities be informed by Section 3.2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). Navan is identified as a Key Town within the Development Plan and a density range of 40–100 units per hectare is identified as appropriate for such locations. In assessing the proposal, I have had regard to the relevant provisions of the Compact Settlements Guidelines, in particular: Section 3.3.3 – Key Towns and Large Centres, which identifies density ranges applicable to towns and settlements of varying scales.

Navan is identified as a Key Town within the settlement hierarchy. Table 3.3 sets out recommended density ranges, while Table 3.8 provides guidance regarding accessibility classifications.

- 8.4.6 Having regard to the location of the appeal site approximately 10 minutes walking distance from the town centre, I consider that the site cannot reasonably be classified as being within a town centre or urban neighbourhood location. Rather, the site is more appropriately categorised as falling within a suburban or urban extension context as envisaged by the Guidelines. In this regard, I consider the density range of 40–100 units per hectare identified within the Development Plan to be appropriate. Section 3.4 of the Guidelines sets out a two-step density refinement process involving an assessment of accessibility followed by consideration of site-specific factors, including impacts on character, the historic environment, biodiversity, daylight and sunlight, and infrastructure capacity. Policy and Objective 3.1 requires planning authorities to apply the recommended density ranges set out in Section 3.3 and to refine these ranges, where appropriate, having regard to the criteria identified in Section 3.4.
- 8.4.7 Having regard to the foregoing, I consider that the Meath County Development Plan appropriately reflects and implements the density principles contained within the Compact Settlements Guidelines. The density range of 40–100 units per hectare established by the Development Plan aligns with the national guidance and provides the appropriate policy framework for the assessment of this proposal. The proposed density of 75 units per hectare falls comfortably within the prescribed density range and, in my opinion, represents an appropriate balance between achieving compact growth objectives and responding to the suburban context of the site.
- 8.4.8 I acknowledge the appellant's reference to the previously permitted development on the lands, which provided for a greater number of residential units. However, I do not consider that the existence of a previous permission establishes a minimum density requirement for the site. Each proposal must be assessed on its own merits having regard to the applicable policy context, design response and residential amenity considerations. In this regard, I note that the current proposal differs materially from the previously permitted scheme. The development provides for a broader mix of accommodation, including a greater proportion of own-door apartments and duplex units, thereby increasing housing choice and facilitating occupation by a wider range of household types. I consider this

approach to represent a positive design response which contributes to the creation of a more balanced and sustainable residential community.

- 8.4.9 Furthermore, while the site occupies a strategically located infill position within the built-up area of Navan, it remains within a suburban residential setting where the prevailing pattern of development consists predominantly of detached, semi-detached and terraced dwellings at significantly lower densities. Against this backdrop, a density of 75 units per hectare represents a substantial intensification of land use and contributes positively towards national, regional and local compact growth objectives.
- 8.4.10 Having regard to the location of the site within a Key Town, the density provisions of Objective DM OBJ 14 of the Meath County Development Plan 2021–2027, the guidance contained within the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the established character of the surrounding area and the design rationale advanced by the applicant, I am satisfied that the proposed density of 75 units per hectare is appropriate and acceptable in this instance.

8.5 Open Space

- 8.5.1 The appellant raises concerns regarding the quality of the communal open space proposed as part of the development. It is submitted that the open space provision is fragmented and dominated by circulation routes, footpaths and access areas, resulting in a series of small residual spaces with limited recreational value. The appellant further contends that, aside from the designated children's play area, the open space would offer limited amenity benefit to residents and would be significantly overshadowed by the surrounding four-storey apartment blocks. It is also argued that the application fails to include a landscaping plan as required under Objective DM OBJ 58 of the Meath County Development Plan 2021–2027.
- 8.5.2 The applicant disputes this assessment and submits that the communal open space has been deliberately designed as a central and consolidated amenity area around which the development is organised. It is stated that the open space is overlooked by all residential units, thereby providing passive surveillance and a strong sense of ownership. The applicant further submits that the layout has been designed to maximise sunlight penetration, visual connectivity and overall amenity value.
- 8.5.3 I note that concerns were initially raised by the Planning Authority regarding the adequacy of open space provision. However, following clarification of the net developable site area

through the Further Information process, it was confirmed that the proposed communal open space equates to approximately 22% of the net site area and therefore complies with the quantitative requirements of Objective DM OBJ 26 of the Meath County Development Plan. I further note that the proposed children's play area is centrally located within the communal open space and has been designed to provide a dedicated recreational facility for younger residents. The play area benefits from good visibility, accessibility and passive supervision from the surrounding residential units. The Planning Authority ultimately accepted the proposed site layout and accompanying graphics as providing an adequate basis upon which to assess the landscape and open space strategy for the development.

8.5.4 With regard to the appellant's concerns relating to the absence of a landscaping plan, I note that Objective DM OBJ 58, as cited by the appellant, relates specifically to landscaping requirements associated with service station developments and is not directly applicable to the proposed residential development. I note, however, that Section 11.5.10 of the Development Plan requires the submission of landscaping proposals as part of residential planning applications. Having reviewed the documentation submitted, I am satisfied that the Open Space Layout Plan and Site Layout Plan provide sufficient detail regarding the location, extent and treatment of the landscaped areas to facilitate an assessment of the proposal.

8.5.5 Turning to the quality and functionality of the open space provision, I acknowledge the concerns raised by the appellant. However, I consider that the open space strategy must be assessed in the context of the overall design approach adopted for the site. The proposal seeks to establish strong and continuous building lines along the N51 and R147 frontage, thereby creating a defined urban edge appropriate to this prominent corner site. As a consequence, the principal communal amenity spaces are located within the interior of the development. In my opinion, this design approach does not result in an unacceptable standard of amenity. The communal open space exhibits a number of positive attributes, including:

- The open space is directly overlooked by the surrounding residential units, providing high levels of passive surveillance and contributing to resident safety and security.

- The amenity space is adequately separated from the principal surface car parking areas located to the south of the site, thereby reducing potential conflicts between recreational and vehicular activity.
- While enclosed by development to the north and east, the communal open space remains substantially open to the south and west. This orientation will facilitate access to daylight and sunlight throughout much of the day and reduce the extent of overshadowing when compared with a more enclosed arrangement.
- The site benefits from immediate proximity to significant existing recreational infrastructure. In particular, a substantial public open space area is located directly opposite the site to the east within Navan Town Park, which is zoned G1 Community Infrastructure. This provides additional recreational opportunities for future residents beyond those available within the development itself.

8.5.6 I have also had regard to the Planning Design Standards for Apartments Guidelines for Planning Authorities (2025). Section 4.4 of the Guidelines requires apartment developments to adequately address the recreational needs of children through the provision of suitable play facilities integrated within communal amenity areas. In this regard, I consider that the centrally located children's play area, together with the level of passive supervision afforded by the surrounding residential units, represents an appropriate response to the requirements of the Guidelines. Furthermore, I consider that the proposal complies with the principles set out in Section 5.3.3 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). The communal open space forms an integral component of the overall site layout and provides opportunities for active and passive recreation, visual relief within the development, social interaction, children's play and pedestrian connectivity. The arrangement of the open spaces contributes to a coherent hierarchy of communal areas and provides a clear distinction between built form and amenity space.

8.5.7 Having regard to the overall layout of the development, the quantity of communal open space provided, the proposed children's play facilities, the proximity of Navan Town Park, and the information submitted as part of the application, I am satisfied that the proposal complies with the requirements of Section 11.5.10 and Objective DM OBJ 26 of the Meath County Development Plan 2021–2027. I am also satisfied that the proposal addresses the requirements of Section 4.4 of the Planning Design Standards for Apartments Guidelines for Planning Authorities (2025) and is consistent with the quality objectives for open space

set out under Section 5.3.3 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

Accordingly, while I acknowledge the concerns raised by the appellant regarding the usability and quality of the communal open space, I am satisfied that sufficient information has been submitted to facilitate a proper assessment of the proposal and I do not consider the issue of open space to constitute a substantive reason for refusing permission in this instance.

8.6 Other Matters

8.6.1 Water Services Infrastructure

The appellant raises concerns regarding the availability of water services infrastructure to serve the proposed development. Reference is made to the Further Information request issued by the Planning Authority seeking confirmation from Uisce Éireann regarding the feasibility of connecting the proposed development to the public water and wastewater network. The appellant submits that, as the applicant did not provide a valid Confirmation of Feasibility during the assessment process, the Planning Authority should either have refused permission or sought further clarification. It is argued that the imposition of a condition requiring confirmation of feasibility prior to commencement effectively renders the Further Information request redundant.

8.6.2 In response, the applicant states that the matter was addressed through the Further Information submission. It is submitted that a Confirmation of Feasibility had previously been obtained in connection with an earlier permitted development on the site comprising 74 residential units. The applicant further states that revised drawings reflecting the current proposal have been submitted to Uisce Éireann and that a new Confirmation of Feasibility is being sought for the development currently under consideration.

8.6.3 I note that the Planning Authority acknowledged that the previously issued Confirmation of Feasibility had expired in December 2025 and therefore could not be relied upon for the current application. The Planning Authority nevertheless proceeded to grant permission subject to a condition requiring the applicant to obtain an updated Confirmation of Feasibility from Uisce Éireann prior to the commencement of development.

8.6.4 In assessing this matter, I have had regard to the most recent Uisce Éireann Capacity Register. The register indicates that capacity is available within the relevant water services

infrastructure to accommodate additional development within the area. I note that the register identifies a requirement for ongoing leakage reduction measures and/or capital investment in order to maintain and improve levels of service as demand increases over time. However, these works are identified as part of the ongoing investment planning process under the National Water Resources Plan and do not indicate an absence of capacity within the existing network. Capacity is identified as being available within the system up to 2035.

8.6.5 I acknowledge the concerns raised by the appellant regarding the absence of an updated Confirmation of Feasibility at application stage. In general, I consider that it is preferable for such matters to be resolved during the planning assessment process where possible. However, the requirement to obtain a Confirmation of Feasibility from Uisce Éireann remains a separate process and one that operates independently of the planning system.

8.6.6 Having regard to the available information, including the capacity information published by Uisce Éireann, I am satisfied that there is no evidence before me to suggest that the proposed development cannot be adequately served by public water and wastewater infrastructure. In these circumstances, I consider it reasonable and appropriate that an updated Confirmation of Feasibility be secured by condition prior to the commencement of development. Accordingly, I am satisfied that the condition imposed by the Planning Authority is appropriate and I do not consider the issue of water services infrastructure to constitute a substantive reason for refusing permission in this instance.

9.0 AA Screening

9.1 I have considered the construction of a residential development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located 210m north of River Boyne and River Blackwater SAC (Site Code 002299) and 210m to the north of River Boyne and River Blackwater SPA (Site Code 004232).

The proposed development comprises:

- To construct 57 dwelling houses
- Internal access roads

- Connection to existing services
- Hard and soft landscaping
- Provision of car parking, and lighting

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

- The proposed works are located on a greenfield site adjacent to serviced land, the applicant has proposed connections into public sewer. There are no impacts/effects predicted in this regard.
- Surface Water will be managed through connections into a existing surface water network and SUDS measures to ensure quantity of surface water can be adequately managed and quality of surface water is ensured. Due to the distance of the site and intervening land uses from any SAC and SPA, no impacts/ effects are predicted in this regard.
- There are no identifiable hydrological/ecological connector pathways between the application and the SAC or SPA. This combined with the distance and built up intervening environment between the application site and the SAC & SPA removes any potential connector/receptor pathways. Therefore no impacts/effects are predicted.

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

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

10.0 Water Framework Directive

I have assessed the proposed development for the construction of 57 residential units and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status),

and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to a surface water

The reason for this conclusion is as follows:

- The best practice standard measures that will be employed to prevent groundwater and surface water pollution from the site.

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

Having regard to the foregoing, I recommend that permission is granted for the Residential Development as proposed for the reasons and considerations set out below.

12.0 Reasons and Considerations

- a) the location of the site on lands zoned for A1 – ‘Residential’ within the Meath County Development Plan 2021-2027
- b) the density of development that complies with Objective DM OBJ 26 of the Meath County Development Plan 2021 -2027 and Table 3.3 of the Sustainable and Compact Settlement Guidelines for Planning Authorities (2024).
- c) The quantity and quality of open space provision
- d) The design of the proposal having regard to its location on a prominent site between existing established residential settings
- e) The general pattern of development in the area
- f) the availability of a wide range of physical, social and community, infrastructure and services in the area,
- g) The proximity of the site to transportation modes,

It is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable scale and density of development in this urban location, would not seriously injure the residential or visual amenities of the area or properties in the vicinity, would be acceptable in terms of layout, urban design, and would be acceptable in terms of pedestrian safety and convenience, and would not be detrimental to conservation objectives of an European Sites or to the quality of receiving waters. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area and consistent with the Climate Action Plan, 2025, the Climate Action and Low Carbon Development (Amendment) Act 2021 and the Meath County Development Plan 2021-2027.

13.0 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 11th day of December 2025 and 6th day of January 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development hereby permitted shall contain 57no. residential units only. Each residential unit shall be used and occupied as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purpose (including short-term letting) without a separate planning permission.

Reason: In the interest of clarity and to ensure the maintenance of a residential community

3. Prior to commencement, the Applicant/developer shall submit revised drawings and details for the written agreement of the planning authority with the following amendments:
 - a) Apartments 5 & 13 and duplex unit 13 shall be omitted from Block B
 - b) Block B shall be subdivided into two distinct blocks with pedestrian access provided between the blocks
 - c) Revised elevation treatment in place of missing units shall be provided.
 - d) All soft landscaping details shall be updated to reflect revised block layout.
 - e) Full detail of pedestrian access points and boundary treatments at all locations of the development.

Reason: In the interest of residential amenity and visual amenity

4. The developer shall engage a suitably qualified licenced eligible archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance/dredging/underwater works and/or construction works. The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record [archaeological excavation] and/or monitoring may be required. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any

necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

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

5. Prior to the commencement of development details of the proposed boundary treatment along the north, east and south parameters shall be submitted to the Planning Authority for written agreement. Development shall not commence without the prior written agreement of the Planning Authority and shall there after only be authorised to commence in accordance with the agreed plans.

Reason: In the interest of visual amenity.

6. Prior to the commencement of development details of the equipment and materials for the proposed play area shall be submitted to the Planning Authority for written agreement. Development shall not commence without the prior written agreement of the Planning Authority and shall there after only be authorised to commence in accordance with the agreed plans.

Reason: In the interest of orderly development and to provide adequate amenities.

7. 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.

8. The road network serving the proposed development, including turning bays, junction with the public road, parking areas, footpaths and kerbs, access road to service areas shall be in accordance with the detailed construction standards of the

Planning Authority for such works. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of amenity and of traffic and pedestrian safety.

9. (a) The car parking facilities hereby permitted shall be reserved solely to serve the proposed development. All car parking spaces shall be assigned permanently for the residential development and shall be reserved solely for that purpose. These residential spaces shall not be utilised for any other purpose.

(b) Prior to the occupation of the development, a Parking Management Plan shall be prepared for the development and shall be submitted to and agreed in writing with the Planning Authority.

Reason: To ensure that adequate parking facilities are permanently available to serve the proposed residential units and the remaining development.

10. A minimum of 10% of all car parking spaces should be provided with functioning EV charging stations/ points, and ducting shall be provided for all remaining car parking spaces, including in-curtilage spaces, facilitating the installation of EV charging points/stations at a later date. Where proposals relating to the installation of EV ducting and charging stations/points has not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with the Planning Authority prior to the occupation of the development. The car parking spaces for sole use of the car sharing club shall also be provided with functioning EV charging stations/ points.

Reason: To provide for and/or future proof the development such as would facilitate the use of Electric Vehicles.

11. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.

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

12. The developer shall enter into water and waste water connection agreement(s) with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

13. The site shall be landscaped (and earthworks carried out) in accordance with the detailed site layout plan which included a scheme of landscaping, which accompanied the application submitted, unless otherwise agreed in writing with, the Planning Authority prior to commencement of development.

(b) Landscaping shall commence no later than the first planting season following commencement of development on site.

(c) Any trees or hedging which die, are removed or become seriously damaged or diseased, within a period of 5 years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of residential and visual amenity.

14. (a) The communal open spaces, including hard and soft landscaping, car parking areas and access ways, communal refuse/bin storage, and all areas not intended to be taken in charge by the local authority, shall be maintained by a legally constituted management company

(b) Details of the management company contract, and drawings/particulars describing the parts of the development for which the company would have responsibility, shall be submitted to, and agreed in writing with, the planning authority before any of the residential units are made available for occupation.

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

15. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

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

- a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
- b) Location of access points to the site for any construction related activity;
- c) Location of areas for construction site offices and staff facilities;

- d) Details of site security fencing and hoardings;
 - e) Details of on-site car parking facilities for site workers during construction;
 - f) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
 - g) Measures to obviate queuing of construction traffic on the adjoining road network;
 - h) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network and for the cleaning of the same;
 - i) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during site development works;
 - j) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
 - k) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
 - l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
 - m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
 - n) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.
- Reason: In the interest of amenities, public health and safety.

Reason: In the interest of amenities, public health and safety.

17. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Saturdays inclusive, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

18. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the Planning Authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the Planning Authority or any other prospective party to the agreement to An Bord Pleanála for determination.

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

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

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.

20. 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 Bord Pleanála for determination.

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

21. 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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.”

Darragh Ryan

Planning Inspector

8th of June 2026

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	500872-26		
Proposed Development Summary	Construction of 57 residential units		
Development Address	Moathill, Navan, Co. Meath, north by the R147(Kells Road), to the east by the N51 National Road, and to the south by Bailey Hill Housing development		
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)?			
Yes	X	S. 5 P.2 10(b)(ii) construction of more than 500 dwelling units.	Proceed to Q3.
No			Tick if relevant. No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			EIA Mandatory EIAR required
No	X		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes		S. 5 P.2 10(b)(ii) construction of more than 500 dwelling units.	Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No	X	Screening determination remains as above (Q1 to Q4)
Yes		

Inspector: _____

Date: _____

Appendix 2

EIA Preliminary Examination

Case Reference	500872-MH-26
Proposed Development Summary	Construction of 57 residential units
Development Address	Moathill, Navan, Co. Meath, north by the R147(Kells Road), to the east by the N51 National Road, and to the south by Bailey Hill Housing development
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 urban site is serviced and its size is not exceptional in the context of the prevailing plot size in the area.</p> <p>A short-term construction phase would be required, and the development would not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance due to its scale. The development, by virtue of its type and nature, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. Its operation presents no significant risks to human health.</p> <p>The size and scale of the permitted development is not bigger in terms of height compared to surrounding development.</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,</p>	<p>The development is situated in an urban area and situated adjacent to existing residential properties and an areas of public open space which is not exceptional in the context of surrounding development.</p> <p>The development is not likely to have any cumulative impacts or significant cumulative impacts with other existing or permitted projects. The development is removed from sensitive natural habitats, designated</p>

densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	sites and landscapes of identified significance in the County Development Plan.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the nature of the proposed development, which is seeking amendment to a permitted residential development, on serviced land, 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.
Conclusion	
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ Date: _____