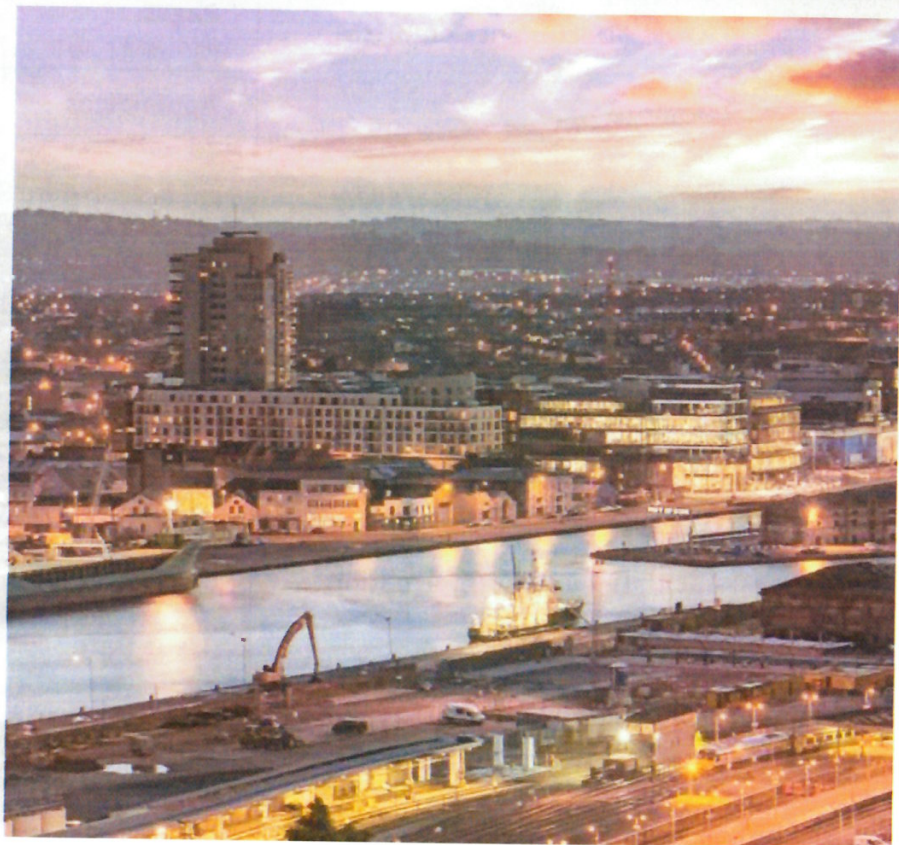


Updated Statement of Consistency

Meath County Development Plan 2021-2027 &
Sustainable Residential Development & Compact
Settlements Guidelines

LRD at Dunboyne North, Co. Meath on behalf of Marina
Quarter Ltd.

Updated October 2024



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

AN BORD PLEANÁLA

25 OCT 2024

LTR DATED _____ FROM APP.

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1. Overview

This revised Statement of Consistency has been prepared by McCutcheon Halley Chartered Planning Consultants, on behalf of Marina Quarter Ltd. to accompany a response to a request for further information (RFI) seeking additional information in relation to Blocks D, E, F and G:

"The Board noted Blocks D, E, F and G in the proposed development are described as being 3 storey duplex apartments. The Board may be minded to consider these units as 3 bed houses. You are required to provide further information on this aspect of the proposed development, by reference to policies and objectives within the Meath County Development Plan 2021-2027, the 'Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities' issued by the Department of Housing, Planning and Local Government in 2024, and any other relevant matter which you consider may assist the Board in enabling it to determine this appeal."

In response to the Board's request, two House Type options have been prepared i.e. House Type G and House Type X. Both are 3-bed house type options and are detailed in the drawings and Housing Quality Assessment by John Fleming Architects.

Both options comprise the same number and size of units submitted in the initial planning application (i.e. 24 no. 3-bed units) and are consistent with the layout, height, scale and form of the scheme submitted to Meath County Council under 23/60290 (and appealed to the Board under ABP-320049-24). The main difference in both options is the inclusion of private amenity space (i.e. private gardens) in lieu of the communal amenity previously proposed.

In accordance with the Board's RFI, this updated and abridged version of the Statement of Consistency focuses on compliance with the policies and objectives of the Meath County Development Plan 2021-2027 and the 'Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities' issued by the Department of Housing, Planning and Local Government in 2024.

2. Sustainable and Compact Settlements Guidelines for Planning Authorities, 2024

These Guidelines set out key planning principles for the local planning policy framework and for the assessment of residential development. The guidelines provide best practice criteria related to a number of criteria including settlement, place and density, design and placemaking and development standards for housing.

The guidelines set out principles to ensure that developments are sustainable and compact in terms of their density, design and placemaking. In terms of individual housing units, the guidelines provide principles to ensure a quality living environment, including consideration of levels of daylight and sunlight, privacy, and storage space.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
Chapter 3	The key priorities for the growth of these large towns are to: - Plan for an integrated and connected settlement overall, avoiding the displacement of development generated by economic drivers in the Regional Growth Centre, Key Town or Large Town to smaller towns and villages and rural areas in the hinterland; - Strengthen town centres; - Protect, restore and enhance historic fabric, character, amenity, natural heritage and biodiversity;	✓ The proposed LRD is located in Dunboyne North in an integrated and connected settlement designated for strategic growth;	✓ The proposed LRD is located in Dunboyne North in an integrated and connected settlement designated for strategic growth;
	realise opportunities for adaptation and reuse of existing buildings and for incremental	✓ The adjoining lands are designated for neighbourhood centre uses; ✓ The scheme protects and where possible enhances existing amenities, natural heritage/biodiversity e.g. where possible by the retention of existing trees, hedgerows and townland boundaries. N/A	✓ The adjoining lands are designated for neighbourhood centre uses; ✓ The scheme protects and where possible enhances existing amenities, natural heritage/biodiversity e.g. where possible by the retention of existing trees, hedgerows and townland boundaries. N/A

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
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	back land, brownfield and infill development; and ▪ Deliver sequential and sustainable urban extension at locations that are closest to the urban core and are integrated into, or can be integrated into, the existing built-up area of the settlement.	The LRD will deliver sequential and sustainable urban extension in Dunboyne North and is well integrated and connected to the surrounding area.	The LRD will deliver sequential and sustainable urban extension in Dunboyne North and is well integrated and connected to the surrounding area.
	The town centre comprises the town centre and the surrounding streets, while urban neighbourhoods consist of the early phases of residential development around the centre that have evolved over time to include a greater range of land uses. It is a policy and objective of these Guidelines that residential densities in the range 40-150 dph (net) shall generally be applied in the centres. Larger sites (e.g. strategic brownfield or infill sites) may be capable of defining their own density based on considerations of proximity to the centre, relationship with surrounding built form and accessibility.	✓ The proposed density of 51.5 dph remains unchanged is compliant with this objective.	✓ The proposed density of 51.5 dph remains unchanged is compliant with this objective.
	Key Town / Large Town - Suburban/Urban Extension Suburban areas are the low-density car-orientated residential areas constructed at the edge of the town, while urban extension refers to <u>greenfield lands at the edge</u> of the	✓ The density of 51.5 dph remains unchanged and is compliant with this objective for the subject site which is adjacent to the M3 Parkway.	✓ The density of 51.5 dph remains unchanged and is compliant with this objective for the subject site which is adjacent to the M3 Parkway.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
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	built-up area that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential density in the range 30 dph to 50 dph (net) shall generally be applied at suburban and edge locations of Regional Growth Centres, Key Towns and Large Towns, and that densities of up to 80 dph (net) shall be open for consideration at accessible urban locations.		
	Lands within 1,000 metres (1km) walking distance of an existing or planned high-capacity urban public transport node or interchange, namely an interchange or node that includes DART, high frequency Commuter Rail 12, light rail or MetroLink services; or locations within 500 metres walking distance of an existing or planned BusConnects Core Bus Corridor stop. The approach to refining density should be informed by the capacity of the public transport services at a node or interchange (number of options, capacity and peak hour frequency) and the journey time to significant destinations (e.g. city centre or significant employment locations). Highest densities should be applied at the node or interchange and decrease with distance.	✓ The density of 51.5 dph remains unchanged is compliant with this objective for the subject site which is adjacent to the M3 Parkway which is a high-capacity urban public transport node.	✓ The density of 51.5 dph remains unchanged is compliant with this objective for the subject site which is adjacent to the M3 Parkway which is a high-capacity urban public transport node.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
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	Reference to 'planned public transport' in these Guidelines refers to transport infrastructure and services that are identified in a Metropolitan Area Transport Strategy for the five cities and where a public authority (e.g. National Transport Authority, Transport Infrastructure Ireland, CIE or Dublin Bus) has published the preferred route option and stop locations for the planned public transport.		
	The evaluation of impact on local character should focus on the defining characterises of an area, including for example, the prevailing scale and mass of buildings, urban grain and architectural language, any particular sensitivities and the capacity of the area for change. While it is not necessary to replicate the scale and mass of existing buildings, as most urban areas have significant capacity to accommodate change, it will be necessary to respond in a positive and proportionate to the receiving context through high quality and site responsive design.	✓ Great care has been taken to respect the local character of the area while presenting it in a contemporary manner, unique to the proposed scheme.	✓ Great care has been taken to respect the local character of the area while presenting it in a contemporary manner, unique to the proposed scheme.
	It will be necessary to consider the impact of a proposed development on the amenities of residential properties that are in close proximity to a development site. The key considerations should include privacy, daylight and sunlight, and microclimate. These	Great care has been taken to minimise the impact of the proposed development on the amenities of residential properties that are in close proximity to a development site and House Type G will not have an adverse impact on the amenities of residential	✓ Great care has been taken to minimise the impact of the proposed development on the amenities of residential properties that are in close proximity to a development site and House Type X will not have an adverse impact on the amenities of

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	considerations are addressed in more detail in Chapter 5 Development Standards.	properties and have been designed to include good levels of privacy, daylight and sunlight, and microclimate.	residential properties and have been designed to include good levels of privacy, daylight and sunlight, and microclimate.
	In all settlements, it will be important to ensure that water supply and wastewater networks (including treatment works) can service new development.	✓ Please refer to the engineering reports and documents by Paul McGrail Consulting Engineer and Atkins which confirms that water supply and wastewater networks (including treatment works) can service new development.	✓ Please refer to the engineering reports and documents by Paul McGrail Consulting Engineer and Atkins which confirms that water supply and wastewater networks (including treatment works) can service new development.
	Specialist technical assessments and computer-generated visual aids can assist in the evaluation of more complex development proposals and in particular, where a proposal deviates from the established scale, mass or character or is situated in a sensitive context. In order to consider larger proposals in an integrated and informed way, an Urban Design Statement that addresses the proposal from an architectural and urban design perspective should form part of the required documentation. R	✓ A number of Specialist technical assessments and computer-generated visual aids have been submitted with the application. These assessments remain relevant to House Type G.	✓ A number of Specialist technical assessments and computer-generated visual aids have been submitted with the application. These assessments remain relevant to House Type X.
	The process should start with analysis and appraisal to establish the characterises of the area and its surrounds, including information on the function, form and qualities of an area. The nature and extent of information collected will depend on the scale and	✓ Detailed site investigation works, and a site appraisal have been carried out.	✓ Detailed site investigation works, and a site appraisal have been carried out.
Chapter 4			

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	complexity of the plan area or the site. It will generally include information on natural heritage features and ecology and on the physical and socio-economic characterises of the area. In the case of a planning application, the statutory development plan and associated studies, strategies and environmental reports (including SEA and Appropriate Assessment) will provide a high-level context. However, it will usually be necessary to undertake more detailed surveys and assessments to get a full understanding of the site. This information will support an analysis of options and inform decisions in relation to how the features of the area should shape future development and how new development will integrate within its context.		
	A masterplan that is derived from a process of analysis and a vision and strategy for an area will add greater certainty to the development process and serve to reassure both communities and developers of the future physical form of development as part of a planned process. The masterplan should address the design of development, including block layout and the street network, the provision of services, conservation and enhancement of natural	✓ The proposed layout remains unchanged and integrates with the surrounding context and the submitted plans and particulars demonstrate how it is consistent with the Dunboyne North Masterplan which has been prepared for the area.	✓ The proposed layout remains unchanged and integrates with the surrounding context and the submitted plans and particulars demonstrate how it is consistent with the Dunboyne North Masterplan which has been prepared for the area.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	heritage features and biodiversity within the area and where there is residential development the provision and location of amenities and services for the community (e.g. schools, crèches and other community services). It can also be useful to publish supporting design strategies such as public realm, landscape, street design, architectural and/or materials and finishes strategies alongside the masterplan to give additional detail. When part of a statutory development plan, the masterplan will be binding for decision making and more robust from a legal perspective (including SEA/AA). If it is not part of a statutory development plan, it is not binding for decision making and is indicative only. In the case of a planning application, the site layout will need to show how the proposal integrates with the surrounding context and demonstrate how it is consistent with any statutory masterplan that has been prepared for the area. The design and placemaking process and decisions made at each stage should be detailed in a statutory plan or in the urban design statement submitted in support of a planning application to detail the thought process behind a plan or scheme.		
	New developments should, as appropriate, include a street network (including links	✓ Yes – The LRD provides a good network of footpaths, cycleways and	✓ Yes – The LRD provides a good network of footpaths, cycleways and

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	through open spaces) that creates a permeable and legible urban environment, optimises movement for sustainable modes (walking, cycling and public transport) and is easy to navigate.	is in close proximity of existing rail station. The layout of the proposed development provides a good pedestrian and cycle environment internal to the development and good links to public transport and footpaths in the environs and this remains unchanged with the inclusion of House Type G.	is in close proximity of existing rail station. The layout of the proposed development provides a good pedestrian and cycle environment internal to the development and good links to public transport and footpaths in the environs and this remains unchanged with the inclusion of House Type X.
	New developments should connect to the wider urban street and transport networks and improve connections between communities and to public transport, local services and local amenities such as shops, parks and schools, where possible.	✓ Yes - The layout of the proposed development provides a good pedestrian and cycle environment internal to the development and good links to public transport and footpaths in the environs and this remains unchanged with the inclusion of House Type G.	✓ Yes - The layout of the proposed development provides a good pedestrian and cycle environment internal to the development and good links to public transport and footpaths in the environs and this remains unchanged with the inclusion of House Type X.
	Active travel should be prioritised through design measures that seek to calm traffic and create street networks that feel safe and comfortable for pedestrians and cyclists.	✓ Yes - The layout of the development encourages active travel through the provision of a good pedestrian and cycle environment internal to the development with good links to public transport and footpaths in the environs. This remains unchanged with the inclusion of House Type G.	✓ Yes - The layout of the development encourages active travel through the provision of a good pedestrian and cycle environment internal to the development with good links to public transport and footpaths in the environs. This remains unchanged with the inclusion of House Type X.
	The quantum of car parking in new developments should be minimised in order to manage travel demand and to ensure that	✓ The quantum of car parking in the LRD has been minimised to manage travel demand. A total of 331 no. car	✓ The quantum of car parking in the LRD has been minimised to manage travel demand. A total of 331 no. car parking spaces have been provided in

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	vehicular movement does not impede active modes of travel or have undue prominence within the public realm.	parking spaces have been provided in the initial submission and this has not changed.	the initial submission and this has not changed.
	In city and town centres and at high-capacity public transport nodes and interchanges development should consist of high intensity mix-use development (residential, commercial, retail, cultural and community uses) that responds in scale and intensity to the level of accessibility. At major transport interchanges uses should be planned in accordance with the principles of Transport Orientated Development.	✓ The proposed development consists of 267 no. units and a 65 child creche – this remains unchanged with the inclusion of House Type G.	✓ The proposed development consists of 267 no. units and a 65 child creche – this remains unchanged with the inclusion of House Type X.
	The creation of sustainable communities also requires a diverse mix of housing and variety in residential densities across settlements. This will require a focus on the delivery of innovative housing types that can facilitate compact growth and provide greater housing choice that respond to the needs of single people, families, older people and people with disabilities, informed by a Housing Needs Demand Assessment (HNDA) where possible. Development plans may specify a mix for apartment and other housing developments, but this should be further to an evidence-based Housing Needs and Demand Assessment.	Yes – The layout provides for a mix of unit types and sizes, as detailed in the Design Statement and Housing Quality Assessment by John Fleming Architects, remains unchanged with the inclusion of House Type G.	Yes – The layout provides for a mix of unit types and sizes, as detailed in the Design Statement and Housing Quality Assessment by John Fleming Architects, remains unchanged with the inclusion of House Type X.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	Plan for the protection and enhancement of natural features, biodiversity and landscapes and ensure that urban development maintains an appropriate separation and setback from important natural assets.	✓ Yes – Great care has been taken in order to retain as much existing natural features as possible in order to preserve the natural biodiversity and landscape features of the site.	✓ Yes – Great care has been taken in order to retain as much existing natural features as possible in order to preserve the natural biodiversity and landscape features of the site.
	Plan for an integrated network of multifunctional and interlinked urban green spaces.	✓ Yes – The revised layout ensures an appropriate balance between private and public open space. The revised scheme provides private amenity space (i.e. private gardens) in lieu of communal open space, which is no longer required for houses.	✓ Yes – The revised layout ensures an appropriate balance between private and public open space. The revised scheme provides private amenity space (i.e. private gardens) in lieu of communal open space, which is no longer required for houses.
	Promote urban greening and Nature-Based Solutions (including Sustainable Drainage Systems and slow-the-flow initiatives) for the management of urban drainage in all new developments and retrofitting in existing areas to ensure that the benefits of ecosystem services are realised.	✓ Yes – the layout incorporates urban greening and Nature-Based Solutions. Please refer to Engineering Design Report by Paul McGrail Consulting Engineer and Atkins.	✓ Yes – the layout incorporates urban greening and Nature-Based Solutions. Please refer to Engineering Design Report by Paul McGrail Consulting Engineer and Atkins.
	Local parks, squares or plazas (referred to as Class 2 Open Space) generally provided as part of individual development proposals and offered for taking in charge by the local authority following the completion of the development. The form, size and distribution of such spaces should be plan-led and distribution of such spaces should be plan-led.	✓ 16% open space, a parkland area and public plaza have been incorporated into the development. Please refer to the landscape plan by Ilsa Rutgers Landscape Architect. While there is a change from communal open space to private gardens on part of the site, there is no material change to the overall Public Open Space Provision.	✓ 16% open space, a parkland area and public plaza have been incorporated into the development. Please refer to the landscape plan by Ilsa Rutgers Landscape Architect. While there is a change from communal open space to private gardens on part of the site, there is no material change to the overall public open space provision.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	Public open spaces should be designed to cater for a range of active and passive recreational needs (including play, physical activity, active travel, cultural uses and community gardens and allotments, as appropriate to the context) and to conserve and restore nature and biodiversity. It will be necessary to balance improved access to natural assets with the need to protect the environment as increased levels of tourism, sports and leisure can impact negatively on nature and biodiversity. In addition, the provision of public open spaces should not result in any direct or indirect adverse effects on the integrity of European Sites.	✓ Yes – Public open spaces have been designed to cater for a range of active and passive recreational needs and to conserve and restore nature and biodiversity.	✓ Yes – Public open spaces have been designed to cater for a range of active and passive recreational needs and to conserve and restore nature and biodiversity.
	New development should support the formation of a legible and coherent urban structure with landmark buildings and features at key nodes and focal points.	✓ The plaza area to the northeast will be a key node and focal point of the proposed development.	✓ The plaza area to the northeast will be a key node and focal point of the proposed development.
	New development should respond in a positive way to the established pattern and form of development and to the wider scale of development in the surrounding area. The height, scale and massing of development in particular should respond positively to and enhance the established pattern of development (including streets and spaces).	✓ The proposed development (including House Type G) responds in a positive way to the established pattern and form of development in the Dunboyne area while expressing it in a more contemporary manner to reflect the new settlement status of Dunboyne North.	✓ The proposed development (including House Type X) responds in a positive way to the established pattern and form of development in the Dunboyne area while expressing it in a more contemporary manner to reflect the new settlement status of Dunboyne North.
	The urban structure of new development should strengthen the overall urban structure	✓ The proposed development (including House Type G) will create a	✓ The proposed development (including House Type X) will create a

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	and create opportunities for new linkages where possible.	new urban structure in Dunboyne North and includes a number of new linkages from the M3 Parkway to the town of Dunboyne.	new urban structure in Dunboyne North and includes a number of new linkages from the M3 Parkway to the town of Dunboyne.
	Buildings should generally present well-defined edges to streets and public spaces to ensure that the public realm is well-overlooked with active frontages.	✓ The proposed development (including House Type G) incorporates a well-defined urban edge along the north and west of the proposed development. All public realm areas are well overlooked by the surrounding units. The revised Type G units provide appropriate boundaries to	✓ The proposed development (including House Type X) incorporates a well-defined urban edge along the north and west of the proposed development. All public realm areas are well overlooked by the surrounding units. The revised Type X units provide appropriate boundaries to
	New development should embrace good modern architecture and urban design that is innovative and varied, and respects and enhances local distinctiveness and heritage.	✓ The proposed development (including House Type G) is of good modern architecture and urban design that is innovative and varied, and respects and enhances local distinctiveness and heritage.	✓ The proposed development (including House Type X) is of good modern architecture and urban design that is innovative and varied, and respects and enhances local distinctiveness and heritage.
	Materials and finishes should be of high quality, respond to the local palette of materials and finishes and be highly durable.	✓ The proposed materials and finishes respect the local area and of a high quality and durable finish. Please refer to the Design Statement and elevation drawings by John Fleming Architects which provides details on the materials and finishes proposed, including House Type G.	✓ The proposed materials and finishes respect the local area and of a high quality and durable finish. Please refer to the Design Statement and elevation drawings by John Fleming Architects which provides details on the materials and finishes proposed, including House Type X.
Chapter 5	SPPR 1 - Separation Distances	✓ Separation distances of at least 16m are Proposed between units as Per	✓ Separation distances of at least 16m are proposed between units as per

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	It is a specific planning policy requirement of these Guidelines that statutory development plans shall not include objective(s) in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces. There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy. In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An	the current guidelines for residential developments. ✓ As House Type G fronts onto public areas on both sides, there is no requirement for 16 metre separation distances.	the current guidelines for residential developments. ✓ As House Type X fronts onto public areas on both sides, there is no requirement for 16 metre separation distances.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.		
	SPPR 2 - Minimum Private Open Space Standards for Houses It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards: 1 bed house 20 sq. metre min 2 bed house 30 sq. metre min 3 bed house 40 sq. metre min 4 bed + house 50 sq. metre min A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space. The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.	✓ The proposed development is compliant with current guidelines. ✓ House Type G which is a 3-bed house has >40sq metres private amenity space. Please refer to the Housing Quality Assessment by John Fleming Architects which outlines the developments compliance.	✓ The proposed development is compliant with current guidelines. ✓ House Type X which is a 3-bed house has >40sq metres private amenity space. Please refer to the Housing Quality Assessment by John Fleming Architects which outlines the developments compliance.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	Apartments and duplex units shall be required to meet the private and semiprivate open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2022 (and any subsequent updates). For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space. In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity.	✓ Each unit (including House Type G) is provided with a private open space in the form of a patio, balcony or private garden in the case of House Type G which is provided within the curtilage of the house.	✓ Each unit (including House Type X) is provided with a private open space in the form of a patio, balcony or private garden in the case of House Type X which is provided within the curtilage of the house.
	Private open space must form part of the curtilage of the house and be designed to provide a high standard of external amenity space in one or more usable areas. Open spaces may take the form of traditional gardens or patio areas at ground level, and / or well designed and integrated terraces and/or balconies at upper level. The open space must be directly accessible from the unit it serves and the principal area of open		

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	space should be directly accessible from a living space.		
	Semi-private open space is distinct from public open space. While there is no requirement to provide semi-private open space for a house, these Guidelines provide an option under SPPR 2 to provide semi-private open space in lieu of private open space as part of a more flexible design approach. Semi-private spaces shall be for the exclusive use of the residents of a housing development and be directly accessible and integrated into the development. They should be secure and usable spaces with a range of suitable landscape features to meet the needs of intended residents.	✓ Semi-private space is provided for the remaining apartment/duplex units.	✓ Semi-private space is provided for the remaining apartment/duplex units.
	SPPR 3 - Public Open Space It is a specific planning policy requirement of these Guidelines that proposals for new residential development include areas of functional public open space that collectively equate to not less than 10% (minimum) of the net site area. Statutory development plans shall not include objective(s) in respect of minimum public open space requirements that exceed 10% save in the case of a historic setting as detailed in subsection (ii) below. (ii) In the case of a historic setting, a greater proportion of open space may need to be	✓ A total of 16% public open space is provided for on-site which is in line with the 2021 Meath County Development Plan.	✓ A total of 16% public open space is provided for on-site which is in line with the 2021 Meath County Development Plan.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	retained in order to protect the historic and / or landscape character of the site or area, including features of built or natural heritage importance. The open space requirement for historic sites should be determined on a case by-case basis in response to the characteristics of each individual site (i.e. as informed by a site analysis process). Blanket requirements within statutory plans that exceed 10% of the net site area shall be avoided. (iii) In some instances, it may be appropriate to off set (in part or whole) the public open space requirement arising under subsections (i) and (ii) and to seek a financial contribution towards the provision of new public open space or enhancement of existing public open space or amenities in the area, in lieu of provision within an application site. This would include cases where it is not feasible, due to site constraints or other factors, to locate the open space on site, or where it is considered that, having regard to existing provision in the area, the needs of the population would be better served by the provision of a new park in the area or the upgrade or enhancement of an existing public open space or amenity. In these cases, financial contributions, or upgrade works to an equivalent value, may be considered		

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	acceptable in fulfilment of the public open space requirement. (iv) In all cases, the planning authority must be satisfied that the public open space will provide a high standard of amenity for all users.		
SPPR 4 - Car Parking	It is a specific planning policy requirement of these Guidelines that: (i) In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 Table 3.1 and Table 3.2, car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, should be 1 no. space per dwelling. (ii) In accessible urban locations, defined in Chapter 3 Table 3.7, 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, should be 1.5 no. spaces per dwelling.	The proposed car parking provision for the development has been informed by standard requirements set out in the 2021 – 2027 Meath County Development Plan (CDP), but also the Dunboyne North Masterplan (MP22) and 2022 Apartment Guidelines, which strongly encourage reduced car parking provision in areas served by public transport (in this case the adjoining rail station).	The proposed car parking provision for the development has been informed by standard requirements set out in the 2021 – 2027 Meath County Development Plan (CDP), but also the Dunboyne North Masterplan (MP22) and 2022 Apartment Guidelines, which strongly encourage reduced car parking provision in areas served by public transport (in this case the adjoining rail station).
		According to the CDP standards, the maximum car parking provision would be in the order of 561 spaces (534 no. residential and 27 no. creche). An extract from the CDP standards (Table 11.2) is shown in the figure below. This remains unchanged with the introduction of House Type G.	According to the CDP standards, the maximum car parking provision would be in the order of 561 spaces (534 no. residential and 27 no. creche). An extract from the CDP standards (Table 11.2) is shown in the figure below. This remains unchanged with the introduction of House Type X.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency																				
	(iii) In intermediate and peripheral locations, defined in Chapter 3 Table 3.7, the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, should be 2 no. spaces per dwelling. Applicants should be required to provide a rationale and justification for the number of car parking spaces proposed and to satisfy the planning authority that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision.	<table><tr><th colspan="2">House Type G</th><th colspan="2">House Type X</th></tr><tr><th>Land Use - Residential</th><th>Car Spaces</th><th>Land Use - Residential</th><th>Car Spaces</th></tr><tr><td>Dwellings</td><td>2 per conventional dwelling</td><td>Dwellings</td><td>2 per conventional dwelling</td></tr><tr><td>Flats/ Apartments (Refer to the Design Standards for New Apartments in relation to reduced car parking requirements for development adjacent to existing and future rail stations and minimum requirements in peripheral/ less accessible urban locations)</td><td>2 per unit In all cases, 1 space per 4 apartment units</td><td>Flats/ Apartments (Refer to the Design Standards for New Apartments in relation to reduced car parking requirements for development adjacent to existing and future rail stations and minimum requirements in peripheral/ less accessible urban locations)</td><td>2 per unit In all cases, 1 space per 4 apartment units</td></tr><tr><td>Creches</td><td>1 per employee's dedicated car space and 1 per 4 children's car dedicated per 100m² area</td><td>Creches</td><td>1 per employee's dedicated car space and 1 per 4 children's car dedicated per 100m² area</td></tr></table> The Guidance Notes attached to Table 11.2 of the CDP state that "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" and that "non-residential car parking standards are set down as "maxima" standards." Table 11.2 also states that apartments will be guided by the 2022 Apartment Guidelines which state that in accessible/intermediate urban locations "planning authorities must consider a reduced overall car parking standard", while the Dunboyne North Masterplan (MP22) state that "the implementation of transit-oriented development principles within Phase 1 [of the masterplan] will The Guidance Notes attached to Table 11.2 of the CDP state that "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" and that "non-residential car parking standards are set down as "maxima" standards." Table 11.2 also states that apartments will be guided by the 2022 Apartment Guidelines which state that in accessible/intermediate urban locations "planning authorities must consider a reduced overall car parking standard", while the Dunboyne North Masterplan (MP22) state that "the implementation of transit-oriented development principles within Phase 1 [of the masterplan] will	House Type G		House Type X		Land Use - Residential	Car Spaces	Land Use - Residential	Car Spaces	Dwellings	2 per conventional dwelling	Dwellings	2 per conventional dwelling	Flats/ Apartments (Refer to the Design Standards for New Apartments in relation to reduced car parking requirements for development adjacent to existing and future rail stations and minimum requirements in peripheral/ less accessible urban locations)	2 per unit In all cases, 1 space per 4 apartment units	Flats/ Apartments (Refer to the Design Standards for New Apartments in relation to reduced car parking requirements for development adjacent to existing and future rail stations and minimum requirements in peripheral/ less accessible urban locations)	2 per unit In all cases, 1 space per 4 apartment units	Creches	1 per employee's dedicated car space and 1 per 4 children's car dedicated per 100m² area	Creches	1 per employee's dedicated car space and 1 per 4 children's car dedicated per 100m² area
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Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
		<i>provide for reduced levels of car dependence and encourage active modes of travel</i>" and that a reduced car parking provision is in line with the MP22 objective to provide a sustainable 'Live-Work' environment in Dunboyne North.	<i>provide for reduced levels of car dependence and encourage active modes of travel</i>" and that a reduced car parking provision is in line with the MP22 objective to provide a sustainable 'Live-Work' environment in Dunboyne North.
		Therefore it is considered that the application of the maximum CDP car parking provision would be excessive and not in accordance with the CDP, MP22 and Apartment Guidelines, particularly given the beneficial location of the site adjoining a rail station, neighbourhood centre and offices/employment uses (23/424) and given the sustainable transport options available to future residents including walking, cycling and public transport (both bus and rail) in the immediate vicinity of the site. In line with national policy and MP22, it is proposed to provide car parking at a lower rate than the 'maximum' CDP standards. The lower rate is largely associated with the 2-bed houses, which were provided with a single parking bay as opposed to two. In relation to apartments, Table 11.2 of the	Therefore it is considered that the application of the maximum CDP car parking provision would be excessive and not in accordance with the CDP, MP22 and Apartment Guidelines, particularly given the beneficial location of the site adjoining a rail station, neighbourhood centre and offices/employment uses (23/424) and given the sustainable transport options available to future residents including walking, cycling and public transport (both bus and rail) in the immediate vicinity of the site. In line with national policy and MP22, it is proposed to provide car parking at a lower rate than the 'maximum' CDP standards. The lower rate is largely associated with the 2-bed houses, which were provided with a single parking bay as opposed to two. In relation to apartments, Table 11.2 of the

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency																																																	
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		Development Plan (extract above) refers to the Design Standards for New Apartments which promote reduced overall car parking standards in accessible/intermediate locations and substantially reduced or wholly eliminated car parking in accessible locations. The proposed development is considered an intermediate location and is adjacent to the M3 Parkway rail station. As a result, a reduced car parking provision is considered appropriate for the proposed development. The parking allocated to the LRD scheme is outlined in Table 4-1 of the Mobility Management Plan (MMP) by Akins – see extract below. <table><tr><th>Car Parking</th><th>Parking Type</th><th>No. Spaces</th></tr><tr><td>2 no. spaces for 344 bed Houses (60 Houses)</td><td>In-Courtyard</td><td>120</td></tr><tr><td>1 no. spaces for 2 bed Houses (60 Houses)</td><td>In-Courtyard</td><td>60</td></tr><tr><td>0.5 no. spaces Apartments (70 Apartments)</td><td>Surface Parking</td><td>35</td></tr><tr><td>1 no. spaces Duplexes (40 Duplexes)</td><td>Surface Parking</td><td>40</td></tr><tr><td>Chertsey</td><td>Surface Parking</td><td>11</td></tr><tr><td>Stickers and shared</td><td>Surface Parking</td><td>27</td></tr><tr><td>Total</td><td></td><td>327</td></tr></table> The parking allocation outlined above will promote the use of alternative, active and sustainable transport modes such as walking, cycling, shared transport and mass transit such as buses and trains. It is also anticipated that an allocation lower than the maximum CDP standards, will assist in	Car Parking	Parking Type	No. Spaces	2 no. spaces for 344 bed Houses (60 Houses)	In-Courtyard	120	1 no. spaces for 2 bed Houses (60 Houses)	In-Courtyard	60	0.5 no. spaces Apartments (70 Apartments)	Surface Parking	35	1 no. spaces Duplexes (40 Duplexes)	Surface Parking	40	Chertsey	Surface Parking	11	Stickers and shared	Surface Parking	27	Total		327	Development Plan (extract above) refers to the Design Standards for New Apartments which promote reduced overall car parking standards in accessible/intermediate locations and substantially reduced or wholly eliminated car parking in accessible locations. The proposed development is considered an intermediate location and is adjacent to the M3 Parkway rail station. As a result, a reduced car parking provision is considered appropriate for the proposed development. The parking allocated to the LRD scheme is outlined in Table 4-1 of the Mobility Management Plan (MMP) by Akins – see extract below. <table><tr><th>Car Parking</th><th>Parking Type</th><th>No. Spaces</th></tr><tr><td>2 no. spaces for 344 bed Houses (60 Houses)</td><td>In-Courtyard</td><td>120</td></tr><tr><td>1 no. spaces for 2 bed Houses (60 Houses)</td><td>In-Courtyard</td><td>60</td></tr><tr><td>0.5 no. spaces Apartments (70 Apartments)</td><td>Surface Parking</td><td>35</td></tr><tr><td>1 no. spaces Duplexes (40 Duplexes)</td><td>Surface Parking</td><td>40</td></tr><tr><td>Chertsey</td><td>Surface Parking</td><td>11</td></tr><tr><td>Stickers and shared</td><td>Surface Parking</td><td>27</td></tr><tr><td>Total</td><td></td><td>327</td></tr></table> The parking allocation outlined above will promote the use of alternative, active and sustainable transport modes such as walking, cycling, shared transport and mass transit such as buses and trains. It is also anticipated that an allocation lower than the maximum CDP standards, will assist in	Car Parking	Parking Type	No. Spaces	2 no. spaces for 344 bed Houses (60 Houses)	In-Courtyard	120	1 no. spaces for 2 bed Houses (60 Houses)	In-Courtyard	60	0.5 no. spaces Apartments (70 Apartments)	Surface Parking	35	1 no. spaces Duplexes (40 Duplexes)	Surface Parking	40	Chertsey	Surface Parking	11	Stickers and shared	Surface Parking	27	Total		327
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Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	SPPR 5 - Cycle Parking and Storage It is a specific planning policy requirement of these Guidelines that all new housing schemes (including mixed-use schemes that include housing) include safe and secure cycle storage facilities to meet the needs of residents and visitors. The following requirements for cycle parking and storage are recommended: (i) Quantity – in the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking shall also be provided. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/enlargement, etc. It will be important also to make provision for cargo and electric bikes and for individual lockers.	✓ All dwelling units (including House Type G) have adequate bicycle storage either within the rear garden space or within a dedicated cycle storage to the front of the dwellings. The remaining apartments and duplex units have a dedicated secure shared cycle storage area.	✓ All dwelling units (including House Type X) have adequate bicycle storage either within the rear garden space or within a dedicated cycle storage to the front of the dwellings. The remaining apartments and duplex units have a dedicated secure shared cycle storage area.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	(ii) Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. Cycle parking areas shall be designed so that cyclists feel personally safe; and in this regard secure cage or compound facilities, with electronic access for cyclists and CCTV, afford an increased level of security for residents. Effective security for cycle storage is also maximised by the provision of individual cycle lockers and it is best practice that planning authorities ensure that either secure cycle cage/compound or preferably locker facilities are provided.	✓ As above - All dwelling units (including House Type G) have adequate bicycle storage either within the rear garden space or within a dedicated cycle storage to the front of the dwellings. all apartments and duplex units have a dedicated secure shared cycle storage area.	✓ As above - All dwelling units (including House Type X) have adequate bicycle storage either within the rear garden space or within a dedicated cycle storage to the front of the dwellings. all apartments and duplex units have a dedicated secure shared cycle storage area.
	Planning authorities should ensure that development proposals incorporate details on the provision of and access to cycle storage facilities at planning application stage. The cycle storage facilities should be easily accessible. Unnecessarily long access routes with poor passive security or slopes that can become hazardous in winter weather should be avoided. An acceptable quality of cycle storage requires a management plan that ensures the effective operation and maintenance of cycle parking. It should be low maintenance and as far as possible easy and attractive to use by residents. Appropriate	✓ As above - All dwelling units (including House Type G) have adequate bicycle storage either within the rear garden space or within a dedicated cycle storage to the front of the dwellings. all apartments and duplex units have a dedicated secure shared cycle storage area.	✓ As above - All dwelling units (including House Type X) have adequate bicycle storage either within the rear garden space or within a dedicated cycle storage to the front of the dwellings. all apartments and duplex units have a dedicated secure shared cycle storage area.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	conditions in relation to the operation and maintenance of the cycle storage facilities should be attached to any grant of permission that includes communal cycle provision.		
	For developments that include multi-unit and compact housing blocks, communal facilities such as refuse storage areas should be provided in open spaces that will not be taken in charge. Planning applications should include an operational management plan that sets out details of the long-term management and maintenance of the scheme. The plan should address provisions made for the storage and collection of waste materials in residential schemes, particularly where there are reduced areas of private outdoor space. Communal refuse facilities shall be accessible to each housing unit and designed with regard to the projected level of waste generation and types and quantities of receptacles required.	✓ All dwelling units (including House Type G) have adequate bin storage either within the rear garden space or within a dedicated bin storage to the front of the dwellings. ✓ The remaining apartments/duplex units have a dedicated secure shared bin storage area. A Waste Management Plan by Paul McGrail Consulting Engineer is submitted with this application.	✓ All dwelling units (including House Type X) have adequate bin storage either within the rear garden space or within a dedicated bin storage to the front of the dwellings. ✓ The remaining apartments/duplex units have a dedicated secure shared bin storage area. A Waste Management Plan by Paul McGrail Consulting Engineer is submitted with this application.
Appendix D	Will the plan or development proposal establish a highly permeable and legible network of streets and spaces within the site that optimises movement for sustainable modes of transport (walking, cycling and public transport)?	✓ Yes – The proposed development establishes a highly permeable and legible network of streets and spaces within the site that optimises movement for sustainable modes of transport (walking, cycling and public transport).	✓ Yes – The proposed development establishes a highly permeable and legible network of streets and spaces within the site that optimises movement for sustainable modes of transport (walking, cycling and public transport).
	Have opportunities to improve connections with and between established communities	✓ Yes – The proposed development establishes a highly permeable and	✓ Yes – The proposed development establishes a highly permeable and

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	been identified and responded to and in particular strategic connections between homes, shops, employment opportunities, public transport, local services and amenities?	legible network of streets and spaces both within and adjacent to the site that optimises connections with and between established communities	legible network of streets and spaces both within and adjacent to the site that optimises connections with and between established communities
	Are streets designed (including the retrofitting of existing streets adjacent to or on-route to the site, where appropriate) in accordance with DMURS to calm traffic and enable the safe and comfortable movement of vulnerable users?	✓ Yes – The road layout is compliant with DMURS requirements.	✓ Yes – The road layout is compliant with DMURS requirements.
	Has the quantum of parking been minimised (in accordance with SPPR4) and designed and located in a way that seeks to reduce the demand for private car use, promote sustainable mode of transport and ensure that the public realm is not dominated by parked vehicles?	✓ Yes – a reduced quantum of parking has been provided. All parking areas have been designed and located in a way that seeks to reduce the demand for private car use, promote sustainable mode of transport and ensure that the public realm is not dominated by parked vehicles.	✓ Yes – a reduced quantum of parking has been provided. All parking areas have been designed and located in a way that seeks to reduce the demand for private car use, promote sustainable mode of transport and ensure that the public realm is not dominated by parked vehicles.
	Is the mix and intensity of land uses appropriate to the site and its location and have different uses been distributed in a complementary manner to ensure that there is a range of local services and amenities and access to public transport all within a short walk or cycle of homes?	✓ Yes – a mix of unit types and sizes, a creche and a number of open space areas have been provided all within a short walk or cycle of homes.	✓ Yes – a mix of unit types and sizes, a creche and a number of open space areas have been provided all within a short walk or cycle of homes.
	Have a diverse and innovative range of housing types been provided to meet local and projected needs (having regard to the	✓ Yes – The layout provides for a mix of unit types and sizes, as detailed in the Design Statement and Housing	✓ Yes – The layout provides for a mix of unit types and sizes, as detailed in the Design Statement and Housing

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	Housing Need Demand Assessment), supplemented by innovative range of housing typologies that support greater housing choice?	Quality Assessment by John Fleming Architects	Quality Assessment by John Fleming Architects
	Has the plan or development proposal positively responded to natural features and landscape character, with particular regard to biodiversity, vistas and landmarks and the screening of protected structures, conservation areas and historic landscapes?	✓ Yes – the proposed development has responded to the natural features and landscape character of the site. Trees and hedgerows have been retained where possible.	✓ Yes – the proposed development has responded to the natural features and landscape character of the site. Trees and hedgerows have been retained where possible.
	Have a complementary and interconnected range of open spaces and corridors been provided, that create and conserve ecological links and promotes active travel and healthier lifestyles?	✓ Yes – The proposed development establishes a highly permeable and interconnected range of open spaces and corridors which create and conserve ecological links and promotes active travel and healthier lifestyles.	✓ Yes – The proposed development establishes a highly permeable and interconnected range of open spaces and corridors which create and conserve ecological links and promotes active travel and healthier lifestyles.
	Are public open spaces universally accessible and designed to cater for a range of active and passive recreational uses (taking account of the function of other spaces within the network)?	✓ Yes – the proposed open space areas cater for and are universally accessible to all ages and abilities.	✓ Yes – the proposed open space areas cater for and are universally accessible to all ages and abilities.
	Does the plan or development proposal include integrate nature-based solutions for the management of urban drainage to promote biodiversity, urban greening, improved water quality and flood mitigation?	✓ Yes – please refer to the engineering details by Paul McGrail Consulting Engineers and Atkins.	✓ Yes – please refer to the engineering details by Paul McGrail Consulting Engineers and Atkins.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	Does the layout, orientation and scale of development support the formation of a coherent and legible urban structure with particular regard to land uses, the location of gateways and landmarks, the hierarchy of streets and spaces and access to daylight and sunlight?	✓ Yes – The proposed development establishes a highly permeable and legible urban structure both within and adjacent to the site that optimises daylight/sunlight and connections with and between established communities.	✓ Yes – The proposed development establishes a highly permeable and legible urban structure both within and adjacent to the site that optimises daylight/sunlight and connections with and between established communities.
	Do buildings address streets and spaces in a manner that will ensure they clearly define public and private spaces, generate activity, maximise passive surveillance and provide an attractive and animated interface?	✓ Yes – the buildings address all streets and open spaces to ensure passive surveillance, including House Type G which provides a dual frontage house type. Public and private spaces are clearly defined by boundary and landscaping treatments. Please refer to the landscaping details by Ilsa Rutgers Landscape Architects and the revised House Type G drawings by John Fleming Architects.	✓ Yes – the buildings address all streets and open spaces to ensure passive surveillance, including House Type X which provides a dual frontage house type. Public and private spaces are clearly defined by boundary and landscaping treatments. Please refer to the landscaping details by Ilsa Rutgers Landscape Architects and the revised House Type X drawings by John Fleming Architects.
	Does the layout, scale and design features of new development respond to prevailing development patterns (where relevant) and provide appropriate transitions with adjacent buildings and established communities?	✓ Yes – the proposed development, including House Type G, responds to the local vernacular while representing it in a more contemporary manner.	✓ Yes – the proposed development, including House Type X, responds to the local vernacular while representing it in a more contemporary manner.
	Has a coherent architectural and urban design strategy been presented that will ensure the development is distinctive, complements the urban structure and promotes a strong sense of identity?	✓ Yes – please refer to the Architects Design Statement by John Fleming Architects.	✓ Yes – please refer to the Architects Design Statement by John Fleming Architects.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency	
		House Type G	House Type X
	Does the development integrate well within its context and will the safety and amenity of future residents and of residential and other sensitive occupiers of adjacent properties be safeguarded to a reasonable extent.	✓ Yes – Great care has been taken to ensure the the safety and amenity of future residents and of residential and other sensitive occupiers of adjacent properties be safeguarded to a reasonable extent.	✓ Yes – Great care has been taken to ensure the the safety and amenity of future residents and of residential and other sensitive occupiers of adjacent properties be safeguarded to a reasonable extent.

3. Meath County Development Plan 2021

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
Chapter 2	CS OBJ 3	To ensure the implementation of the population and housing growth household allocation set out in the Core Strategy and Settlement Strategy, in so far as practicable. Meath County Council will monitor the number of units that are permitted and under construction/built as part of the implementation of this objective.	The proposed development will contribute 267 no. new homes towards Meath County Councils core strategy and population and housing growth household allocation. The no. of units remains unchanged.	The proposed development will contribute 267 no. new homes towards Meath County Councils core strategy and population and housing growth household allocation. The no. of units remains unchanged.
	CS OBJ 4	To achieve more compact growth by promoting the development of infill and brownfield/ regeneration sites and the redevelopment of underutilised land within and close to the existing built-up footprint of existing settlements in preference to edge of centre locations.	The proposed development will see the development of underutilised and zoned residential land close to the existing rail station and built-up footprint of the existing settlement of Dunboyne.	The proposed development will see the development of underutilised and zoned residential land close to the existing rail station and built-up footprint of the existing settlement of Dunboyne.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
	CS OBJ 5	To deliver at least 30% of all new homes in urban areas within the existing built-up footprint of settlements.	The proposed development will deliver 267 no. new homes within the development boundary for Dunboyne North. The no. of units remains unchanged.	The proposed development will deliver 267 no. new homes within the development boundary for Dunboyne North. The no. of units remains unchanged.
	CS OBJ 6	To strengthen the social and economic structure of rural towns and villages by supporting the re-use of existing buildings and the regeneration of under-utilised buildings and lands.	The proposed development will see the development of underutilised land adjacent to the M3 Parkway and close to the existing built-up footprint of Dunboyne.	The proposed development will see the development of underutilised land adjacent to the M3 Parkway and close to the existing built-up footprint of Dunboyne.
	CS OBJ 12	To ensure that all settlements, in as far as practicable, develop in a self-sufficient manner with population growth occurring in tandem with the provision of physical and social infrastructure.	The proposed development includes a childcare facility, open space areas and the necessary infrastructure required to support the future population. Two applications have been permitted on the adjacent lands for retail and office use under Meath County Council Ref. 23/424 and Ref. 23/60065.	The proposed development includes a childcare facility, open space areas and the necessary infrastructure required to support the future population. Two applications have been permitted on the adjacent lands for retail and office use under Meath County Council Ref. 23/424 and Ref. 23/60065.
Chapter 3	SH POL 2	To promote the consolidation of existing settlements and the creation of compact urban forms through the utilisation of infill and brownfield lands in	The proposed development, within the development boundary of Dunboyne, will see the development of underutilised land adjacent to the M3 Parkway and close to the existing built-up footprint of Dunboyne.	The proposed development, within the development boundary of Dunboyne, will see the development of underutilised land adjacent to the M3 Parkway and close to the existing built-up footprint of Dunboyne.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		preference to edge of centre locations.		
	SH POL 3	To support the creation of healthy and sustainable communities that encourages and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design that promotes permeability and interconnecting spaces.	A network of easy to navigate interconnected footpaths have been provided throughout the development which will improve connectivity and encourage walking and cycling. These footpaths are overlooked by the dwellings, providing for an improved perception of safety throughout the development.	A network of easy to navigate interconnected footpaths have been provided throughout the development which will improve connectivity and encourage walking and cycling. These footpaths are overlooked by the dwellings, providing for an improved perception of safety throughout the development.
	SH POL 4	To promote social integration and the provision of a range of dwelling types in residential developments that would encourage a mix of tenure, particularly in any State funded house building programmes.	A mix of 1, 2, 3 and 4-bed dwelling types and sizes has been provided within the proposed development. This mix has been discussed and agreed in principle with Meath County Council. The mix of units remains unchanged.	A mix of 1, 2, 3 and 4-bed dwelling types and sizes has been provided within the proposed development. This mix has been discussed and agreed in principle with Meath County Council. The mix of units remains unchanged.
	SH POL 5	To secure a mix of housing types and sizes, including single storey properties, particularly in larger developments to meet the needs of	As above.	As above.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		different categories of households.		
SH POL 6	To support the provision of accommodation for older people and for people with disabilities that would allow for independent and semi-independent living in locations that are proximate to town and village centres and services and amenities such as shops, local healthcare facilities, parks and community centres.	98 no. apartment/duplex units have been incorporated into the scheme in order to satisfy the Universal Design Guidelines for Homes in Ireland. These units have been designed to cater for a range of end users of any age, size, ability or disability. As part of the RFI response, 24 no. units will change from duplexes to 3-bed houses. Care has been taken in the design of the proposed development (including House Type G) to address each Principle of Universal Design.	98 no. apartment/duplex units have been incorporated into the scheme in order to satisfy the Universal Design Guidelines for Homes in Ireland. These units have been designed to cater for a range of end users of any age, size, ability or disability. As part of the RFI response, 24 no. units will change from duplexes to 3-bed houses. Care has been taken in the design of the proposed development (including House Type X) to address each Principle of Universal Design.	
SH OBJ 14	To support the delivery of social housing in Meath in accordance with the Council's Social Housing Delivery Programme and Government Policy as set out in Rebuilding Ireland: Action Plan for Housing and Homelessness.	27 no. Part V units are proposed to meet the 10% requirement and remains unchanged with the introduction of House Type G. Further details of this are contained in the Planning and Design Statement prepared by McCutcheon Halley Planning Consultants.	27 no. Part V units are proposed to meet the 10% requirement and remains unchanged with the introduction of House Type X. Further details of this are contained in the Planning and Design Statement prepared by McCutcheon Halley Planning Consultants.	
SH OBJ 15	To apply a 10% social housing requirement, pursuant to Part V of the planning and	27 no. Part V units are proposed to meet the 10% requirement and this remains unchanged with the introduction of House Type G. Further details of this are	27 no. Part V units are proposed to meet the 10% requirement and this remains unchanged with the introduction of House Type X. Further details of this are contained	

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		Development Act 2000, as amended, to land zoned for residential use, or for a mixture of residential and other uses, except where the development would be exempted from this requirement.	contained in the Planning and Design Statement prepared by McCutcheon Halley Planning Consultants.	in the Planning and Design Statement prepared by McCutcheon Halley Planning Consultants.
	SH OBJ 19	To support the provision of accommodation that would satisfy the requirements of people with a disability and the implementation of the 'Strategic Plan for Housing Persons with Disabilities 2016-2019' and any subsequent Plan adopted during the lifetime of the Development Plan.	98 no. apartment/duplexes units have been incorporated into the scheme in order to satisfy the Universal Design Guidelines for Homes in Ireland. These units have been designed to cater for a range of end users of any age, size, ability or disability. As part of the RFI response, 24 no. units will change from duplexes to 3-bed houses.	98 no. apartment/duplexes units have been incorporated into the scheme in order to satisfy the Universal Design Guidelines for Homes in Ireland. These units have been designed to cater for a range of end users of any age, size, ability or disability. As part of the RFI response, 24 no. units will change from duplexes to 3-bed houses.
	SH POL 7	To encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities, and services	A mix of dwelling types and sizes has been provided within the proposed development and this will not change with the introduction of House Type G. Care has been taken in the design of the proposed development to address each Principle of Universal Design.	A mix of dwelling types and sizes has been provided within the proposed development and this will not change with the introduction of House Type X. Care has been taken in the design of the proposed development to address each Principle of Universal Design.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		that meet the needs of the entire community and accord with the principles of universal design, in so far as practicable.		
SH POL 8	To support the creation of attractive residential developments with a range of housing options and appropriate provision of functional public and private open space that is consistent with the standards and principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the associated Urban Design Manual – A Best Practice Guide, DEHLG (Department for Environment, Heritage and Local Government) (2009) and any subsequent Guidelines.	A mix of uses (residential and childcare) have been provided within the proposed development. Even with the incorporation of House Type G, the proposed development still incorporates approximately 16% of useable active open space within the developable area.	A mix of uses (residential and childcare) have been provided within the proposed development. Even with the incorporation of House Type X, the proposed development still incorporates approximately 16% of useable active open space within the developable area.	
SH POL 9	To promote higher residential densities in appropriate locations and	Using the developable areas, the overall density remains at 51.5 units per hectare with the introduction of House Type G. This	Using the developable areas, the overall density remains at 51.5 units per hectare with the introduction of House Type X. This	

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		in particular close to town centres and along public transport corridors, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).	density is appropriate for sites along public transport corridors.	density is appropriate for sites along public transport corridors.
	SH POL 10	To require that applications for residential development take an integrated and balanced approach to movement, place making, and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTS (Department of Transport, Tourism and Sport) and DECLG (2013 and updated in 2019).	The Design Manual for Urban Roads and Streets (DMURS) as an important guide to create interesting, diversified streets with a more intimate character, with the addition of shared surfaces that make them safer and more valuable civic spaces usable for communal activities. A DMURS Statement by Paul McGrail Consulting Engineers is submitted with the application.	The Design Manual for Urban Roads and Streets (DMURS) as an important guide to create interesting, diversified streets with a more intimate character, with the addition of shared surfaces that make them safer and more valuable civic spaces usable for communal activities. A DMURS Statement by Paul McGrail Consulting Engineers is submitted with the application.
	SH POL 11	To encourage improvements in the environmental performance of buildings by promoting energy efficiency and energy	The dwellings (including House Type G) will be constructed to the highest energy efficiency standards. The proposed residential units (including House Type G) and creche have been designed to be NZEB	The dwellings (including House Type X) will be constructed to the highest energy efficiency standards. The proposed residential units (including House Type X) and creche have been designed to be NZEB

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		conservation in existing and new developments in line with best practice.	compliant buildings and generally achieve a BER of A2-A3. Scheme.	compliant buildings and generally achieve a BER of A2-A3. Scheme.
SH POL 12	To promote innovation in architectural design that delivers buildings of a high-quality that positively contributes to the built environment and local streetscape.	The proposed design of the buildings (including House Type G) is based on a modern interpretation of traditional buildings forms and materials. These have been expressed in a contemporary way which respects the character of and is complimentary to the existing built environment.	The proposed design of the buildings (including House Type X) is based on a modern interpretation of traditional buildings forms and materials. These have been expressed in a contemporary way which respects the character of and is complimentary to the existing built environment.	
		The proposed development (including House Type G) incorporates passive sustainable design measures, maximising orientation, shelter and solar gain. It also incorporates active measures in line with the requirements of Technical Guidance Document L of the Building Regulations	The proposed development (including House Type X) incorporates passive sustainable design measures, maximising orientation, shelter and solar gain. It also incorporates active measures in line with the requirements of Technical Guidance Document L of the Building Regulations	
SH POL 13	To require that all new residential developments shall be in accordance with the standards set out in the Development Management Standards and Land Use Zoning Objectives set out in Chapter 11 of this Plan, in so far as is practicable.	The proposed development (including House Type G) is in accordance with the standards set out in the Development Management Standards and Land Use Zoning Objectives set out in Chapter 11 of this Plan, as far as is practicable.	The proposed development (including House Type X) is in accordance with the standards set out in the Development Management Standards and Land Use Zoning Objectives set out in Chapter 11 of this Plan, as far as is practicable.	

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
	SH OBJ 22	To require that, where relevant, all new residential developments shall be in accordance with SSPR 1 to SSPR (Specific Planning Policy Requirement) 4 of the Urban Development and Building Heights Guidelines for Planning Authorities, December 2018 as well as SSPR 1 to SSPR 9 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2022. All new residential development should comply with the densities outlined in Chapter 11 of this plan	The proposed development (including House Type G) is in accordance with SSPR 1 to SSPR 4 of the Urban Development and Building Heights Guidelines for Planning Authorities, December 2018 as well as SSPR 1 to SSPR 9 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2022. The proposed development complies with the densities outlined in Chapter 11 of this plan.	The proposed development (including House Type X) is in accordance with SSPR 1 to SSPR 4 of the Urban Development and Building Heights Guidelines for Planning Authorities, December 2018 as well as SSPR 1 to SSPR 9 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2022. The proposed development complies with the densities outlined in Chapter 11 of this plan.
	SH OBJ 23	To seek that all new residential developments on zoned lands in excess of 20 residential units provide for a minimum of 5% universally designed units in accordance with the requirements of the	98 no. apartment/duplex units have been incorporated in the scheme in order to satisfy the Universal Design Guidelines for Homes in Ireland. These units have been designed to cater for a range of end users of any age, size, ability or disability.	98 no. apartment/duplex units have been incorporated in the scheme in order to satisfy the Universal Design Guidelines for Homes in Ireland. These units have been designed to cater for a range of end users of any age, size, ability or disability.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		'Building for Everyone: A Universal Design' developed by the Centre for Excellence in Universal Design (National Disability Authority).	Care has been taken in the design of the proposed development to address each Principle of Universal Design.	Care has been taken in the design of the proposed development to address each Principle of Universal Design.
	SH OBJ 24	To require that all new residential development applications of 50 units or more are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents in accordance with the requirements of policy SOC (Statement of Consistency) POL 6 in the 'Community Building Strategy' (Chapter 7).	A Social Infrastructure Assessment by McCutcheon Halley is submitted with the LRD application and demonstrates that social and community facilities in the area are sufficient to provide for the needs of the future residents. A new creche will also be provided as part of the LRD.	A Social Infrastructure Assessment by McCutcheon Halley is submitted with the LRD application and demonstrates that social and community facilities in the area are sufficient to provide for the needs of the future residents. A new creche will also be provided as part of the LRD.
Chapter 4	ED POL 6	To ensure that people intensive developments are located close to strategic public transport networks.	The proposed development is situated immediately adjacent to the M3 Parkway and rail stop.	The proposed development is situated immediately adjacent to the M3 Parkway and rail stop.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
Chapter 5	MOV POL 1	To support and facilitate the integration of land use with transportation infrastructure, through the development of sustainable compact settlements which are well served by public transport, in line with the guiding principles outlined in RPO 8.1 of the EMRA RSES 2019-2031.	As above.	As above.
	MOV POL 4	To promote higher residential development densities in settlement centres along public transport corridors, subject to compliance with normal planning criteria.	The proposed density remains at 51.5 no. unit per hectare and is an appropriate density for the subject site adjacent to the M3 Parkway and rail stop.	The proposed density remains at 51.5 no. unit per hectare and is an appropriate density for the subject site adjacent to the M3 Parkway and rail stop.
	MOV OBJ 3	To ensure that design for cycle infrastructure for all relevant developments shall be carried out in accordance with the Greater Dublin Area Cycle Network Plan, other relevant design standards	A network of easy to navigate interconnected footpaths have been provided throughout the development which will improve connectivity and encourage walking and cycling. These footpaths are overlooked by the dwellings, providing for an improved perception of safety throughout the development	A network of easy to navigate interconnected footpaths have been provided throughout the development which will improve connectivity and encourage walking and cycling. These footpaths are overlooked by the dwellings, providing for an improved perception of safety throughout the development

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		or any successors to these documents		
	MOV POL 12	To support the implementation of recommendations presented in the NTAs Transport Strategy for the Greater Dublin Area 2016-2035 and any subsequent reviews thereof. To ensure that design for cycle infrastructure for all relevant developments shall be carried out in accordance with the Greater Dublin Area Cycle Network Plan, other relevant design standards or any successors to these documents.	The cycle infrastructure proposed has been designed in accordance with the Greater Dublin Area Cycle Network Plan.	The cycle infrastructure proposed has been designed in accordance with the Greater Dublin Area Cycle Network Plan.
	MOV POL 16	To support the provision of infrastructure for electrical vehicles and alternative fuel vehicles both on street and in new developments as such technologies advance to become viable transport options	Provision is made for EV parking spaces. Ducting is to be provided to enable future charging points, including charging points for House Type G.	Provision is made for EV parking spaces. Ducting is to be provided to enable future charging points, including charging points for House Type X.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
	MOV OBJ 25	To facilitate the provision of electricity charging infrastructure for electric vehicles both on street and in new developments in accordance with car parking standards and best practice.	As above.	As above.
	MOV POL 20	To encourage, where appropriate, the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses.	The permeability of the development has been carefully considered both within, by ensuring the internal footpaths and greenway link the different areas and make the site accessible to all, and externally, by connecting to the existing and permitted developments in a number of locations	The permeability of the development has been carefully considered both within, by ensuring the internal footpaths and greenway link the different areas and make the site accessible to all, and externally, by connecting to the existing and permitted developments in a number of locations
	MOV OBJ 30	To request the submission of a quality audit pedestrian and cycling permeability plans as part of new housing developments.	A Quality Audit by Atkins was submitted with the application.	A Quality Audit by Atkins was submitted with the application.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
	MOV OBJ 46	To require provision of parking standards in accordance with the standards set out in Chapter 11 Development Management for all developments.	The parking provision remains in accordance with the standards set out in Chapter 11 Development Management for all developments. See response to Objective DM OBJ 89 below.	The parking provision remains in accordance with the standards set out in Chapter 11 Development Management for all developments. See response to Objective DM OBJ 89 below.
Chapter 6	INF POL 5	To require that in the case of all developments where public watermain are available or likely to be available and have sufficient capacity, that such development shall connect to them	The proposed development will connect to the public watermain. Please refer to the engineering material by Atkins and Paul McGrail Consulting Engineers submitted with this application.	The proposed development will connect to the public watermain. Please refer to the engineering material by Atkins and Paul McGrail Consulting Engineers submitted with this application.
	INF POL 12	To require that in the case of all developments where the public foul sewer network is available or likely to be available and has sufficient capacity, that development shall be connected to it.	The proposed development will connect to the public foul sewer network. Please refer to the engineering material by Atkins and Paul McGrail Consulting Engineers submitted with this application.	The proposed development will connect to the public foul sewer network. Please refer to the engineering material by Atkins and Paul McGrail Consulting Engineers submitted with this application.
	INF OBJ 11	To ensure that all development shall connect to the public foul sewer network where	As above.	As above.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		available within the County.		
	INF POL 16	To ensure that all planning applications for new development have regard to the surface water management policies provided for in the GSDS (Greater Dublin Strategic Drainage Strategy).	Surface water design has had regard to the surface water management policies provided for in the GSDS (Greater Dublin Strategic Drainage Strategy) – see report and drawings by Paul McGrail Consulting Engineer and Atkins.	Surface water design has had regard to the surface water management policies provided for in the GSDS (Greater Dublin Strategic Drainage Strategy) – see report and drawings by Paul McGrail Consulting Engineer and Atkins.
	INF OBJ 15	To require the use of SuDS in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).	SuDS measures will be incorporated into the proposed development. Please refer to the engineering material by Atkins and Paul McGrail Consulting Engineers submitted with this application.	SuDS measures will be incorporated into the proposed development. Please refer to the engineering material by Atkins and Paul McGrail Consulting Engineers submitted with this application.
	INF OBJ 16	To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.	The proposed development complies with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.	The proposed development complies with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
	INF OBJ 18	To ensure that new developments provide for the separation of foul and surface water drainage networks within application site boundaries.	Please refer to material by Atkins and Paul McGrail Consulting Engineers for details on the proposed foul and surface water drainage networks.	Please refer to material by Atkins and Paul McGrail Consulting Engineers for details on the proposed foul and surface water drainage networks.
	INF POL 18	To implement the "Planning System and Flood Risk Management - Guidelines for Planning Authorities" (DOEHLG/OPW, 2009) through the use of the sequential approach and application of Justification Tests for Development Management and Development Plans, during the period of this Plan.	A Flood Risk Assessment by Atkins is submitted with the application.	A Flood Risk Assessment by Atkins is submitted with the application.
	INF POL 20	To require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the "Planning System and Flood Risk	A Flood Risk Assessment by Atkins is submitted with the application.	A Flood Risk Assessment by Atkins is submitted with the application.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		Management – Guidelines for Planning Authorities” (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change		
	INF OBJ 21	To restrict new development within floodplains other than development which satisfies the Justification Test, as outlined in the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines).	No development is proposed within the flood plain. A Flood Risk Assessment by Atkins is submitted with the application.	No development is proposed within the flood plain. A Flood Risk Assessment by Atkins is submitted with the application.
	INF OBJ 25	To require the use of Sustainable Urban Drainage Systems (SuDS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for	SuDS measures are incorporated into the proposed development. The SuDS features proposed include Modular Permeable Paving, Swales, detention basin, petrol interceptors and a hydro brake flow control.	SuDS measures are incorporated into the proposed development. The SuDS features proposed include Modular Permeable Paving, Swales, detention basin, petrol interceptors and a hydro brake flow control.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.		
INF POL 38	To encourage that new development proposals, maximise energy efficiency through siting, layout, design and incorporate best practice in energy technologies, conservation and smart technology.	The proposed development (including House Type G) incorporates passive sustainable design measures, maximising orientation, shelter and solar gain. It will also incorporate active measures in line with the requirements of Technical Guidance Document L of the Building Regulations.	The proposed development (including House Type X) incorporates passive sustainable design measures, maximising orientation, shelter and solar gain. It will also incorporate active measures in line with the requirements of Technical Guidance Document L of the Building Regulations.	
INF POL 39	To encourage the attainment of high standards of energy efficiency and environmental sustainability in development and to support the development of sustainable buildings that achieve certification under the Home Performance Index.	The proposed residential units (including House Type G) and creche have been designed to be NZEB compliant buildings and generally achieve a BER of A2-A3. Scheme.	The proposed residential units (including House Type X) and creche have been designed to be NZEB compliant buildings and generally achieve a BER of A2-A3. Scheme.	
INF OBJ 48	To support Ireland's renewable energy	As above. The proposed residential units(Including House Type G) and creche	As above. The proposed residential units(Including House Type X) and creche	

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		commitments by promoting the use of district heating systems in urban residential and enterprise developments, where such developments will not negatively impact upon the surrounding landscape, environment, biodiversity or local amenities	have been designed to be NZEB compliant buildings and generally achieve a BER of A2-A3. Scheme.	have been designed to be NZEB compliant buildings and generally achieve a BER of A2-A3. Scheme.
	INF OBJ 49	To support the use of heat pumps as an alternative to gas boilers, where appropriate, for domestic and commercial development	Heat pumps will be used on all homes (including House Type G).	Heat pumps will be used on all homes (including House Type X).
	INF POL 49	To require that, in all new developments, multiple services are accommodated in shared strips underground and that access covers are shared, whenever possible.	Multiple services will be accommodated in shared strips underground and access covers will be shared, whenever possible.	Multiple services will be accommodated in shared strips underground and access covers will be shared, whenever possible.
	INF OBJ 64	To ensure that during the assessment of planning applications through the	Adequate waste recycling and storage areas are provided for all units.	Adequate waste recycling and storage areas are provided for all units.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		Development Management process that provision for household waste recycling is adequately addressed in all new residential developments		
	INF OBJ 67	To require developers to prepare construction and demolition waste management plans for new construction projects over certain thresholds which shall meet the relevant recycling/recovery targets for such waste in accordance with the national legislation and national and regional waste management policy.	A construction and demolition waste management plan by Paul McGrail Consulting Engineers is submitted with the application.	A construction and demolition waste management plan by Paul McGrail Consulting Engineers is submitted with the application.
Chapter 7	SOC POL 3	To ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school	The creation of well-designed, high quality and coherent open spaces is essential for the delivery of a sustainable residential development. The proposed scheme is therefore designed to create a series of public open spaces linked together with pedestrian friendly routes. Pedestrian connectivity between areas is formalised	The creation of well-designed, high quality and coherent open spaces is essential for the delivery of a sustainable residential development. The proposed scheme is therefore designed to create a series of public open spaces linked together with pedestrian friendly routes. Pedestrian connectivity between areas is formalised

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		facilities, as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multi-use functions through their design and layout	with footpaths and enhanced with pocket green areas, planting, trees and seating; and through shared surfaces. These open spaces collectively function as node points to the development and will contribute positively to the quality of life of the future residents.	with footpaths and enhanced with pocket green areas, planting, trees and seating; and through shared surfaces. These open spaces collectively function as node points to the development and will contribute positively to the quality of life of the future residents.
	SOC POL 4	To ensure the delivery of community facilities commensurate with the needs of the resident population is done in tandem with new residential developments in the interests of the proper planning and sustainable development of the area, and to assist in the delivery of such facilities.	A 65 child creche is proposed as part of the development to meet the needs of future residents. There are also extensive recreation and amenity areas and a greenway proposed in the LRD.	A 65 child creche is proposed as part of the development to meet the needs of future residents. There are also extensive recreation and amenity areas and a greenway proposed in the LRD.
	SOC POL 5	To require, as part of all new large residential and commercial developments, and in existing developments, where appropriate, that provision is made for	A 65 child creche is proposed as part of the development to meet the needs of future residents.	A 65 child creche is proposed as part of the development to meet the needs of future residents.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		facilities including local/neighbourhood shops, childcare facilities, schools and recreational facilities, and to seek their provision concurrent with development		
	SOC POL 6	To require that all new residential development applications of 50 units or more on zoned lands are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents (of all age cohorts). This should include details regarding the following essential facilities: Playgrounds, parks and other green spaces, education, childcare, health and others such as shops, banks, post offices, community meeting rooms/centres and	A Social Infrastructure Audit by McCutcheon Halley is submitted with the application and demonstrates that social and community facilities in the area are sufficient to provide for the needs of the future residents. A new creche and amenity areas will also be provided as part of the LRD.	A Social Infrastructure Audit by McCutcheon Halley is submitted with the application and demonstrates that social and community facilities in the area are sufficient to provide for the needs of the future residents. A new creche and amenity areas will also be provided as part of the LRD.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		recreational facilities. The assessment should identify membership and non-membership facilities which allow access for all groups. Where deficiencies are identified, proposals will be required to accompany the Planning application to address the deficiency. In certain cases, however, residential development under these thresholds may, at the discretion of the Planning Authority, require the submission of a SIA. (Please refer to Chapter 11 Development Management Standards for further information)		
	SOC POL 9	To provide and promote adaptability and flexibility in the design of homes and community facilities.	All homes will be adaptable should the occupier require additional space in the future.	All homes will be adaptable should the occupier require additional space in the future.
	SOC POL 13	To ensure that all buildings, public and open spaces, recreational and amenity areas are accessible for people with	98 no. apartment/duplex units have been incorporated in the scheme in order to satisfy the Universal Design Guidelines for Homes in Ireland. These units have been	98 no. apartment/duplex units have been incorporated in the scheme in order to satisfy the Universal Design Guidelines for Homes in Ireland. These units have been

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		disabilities, having regard to the Building Regulations, the objectives of 'Building for Everyone' (National Disability Authority) and 'Access for the Disabled' (No. 1 to 3) (National Rehabilitation Board).	designed to cater for a range of end users of any age, size, ability or disability. Care has been taken in the design of the proposed development to address each Principle of Universal Design.	designed to cater for a range of end users of any age, size, ability or disability. Care has been taken in the design of the proposed development to address each Principle of Universal Design.
	SOC POL 37	To facilitate the development of children's play areas and playgrounds in proximity to existing and proposed neighbourhoods, where feasible	A number of children's play areas are dispersed throughout the site which are linked by a serious of pedestrian pathways.	A number of children's play areas are dispersed throughout the site which are linked by a serious of pedestrian pathways.
	SOC POL 38	To promote the development of a wide variety of high quality accessible open space areas, for both active and passive use, and formal and informal activities in accordance with the Core Strategy and Settlement Strategy and the standards set out in Chapter 11 Development Management Standards and Land Use Zoning	Even with the introduction of House Type G, the proposed development incorporates 16% of useable active open space within the developable area. This active open space incorporates the provision of a number of Open Space Areas dispersed throughout the scheme and provides for local play areas, seating areas and open spaces with natural play elements. The provision of such spaces caters for a range of age groups. Further details are provided in the Landscape Design Rationale Report	Even with the introduction of House Type X, the proposed development incorporates 16% of useable active open space within the developable area. This active open space incorporates the provision of a number of Open Space Areas dispersed throughout the scheme and provides for local play areas, seating areas and open spaces with natural play elements. The provision of such spaces caters for a range of age groups. Further details are provided in the Landscape Design Rationale Report prepared by Ilsa Rutgers Landscape Architect.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		Objective taking into account any environmental sensitivities including likely significant effects on European Sites (SACs and SPAs (Special Protection Areas)).	prepared by Ilsa Rutgers Landscape Architect.	
	SOC OBJ 13	In respect of residential development, in all cases the development site area cannot include lands zoned FI Open Space, G1 Community Infrastructure and H1 High Amenity (i.e. the open space requirements shall be provided for within the development site area.)	No residential development (including House Type G) is proposed on lands zoned FI Open Space (i.e. the open space requirements shall be provided for within the development site area.) The 16% open space provision has been provided for within the residential zoned lands.	No residential development (including House Type X) is proposed on lands zoned FI Open Space (i.e. the open space requirements shall be provided for within the development site area.) The 16% open space provision has been provided for within the residential zoned lands.
	SOC OBJ 15	To ensure public open space is accessible, and designed so that passive surveillance is provided.	Design proposals provide a variety of multifunctional open space areas for all age groups which are well connected and benefit from passive surveillance.	Design proposals provide a variety of multifunctional open space areas for all age groups which are well connected and benefit from passive surveillance.
	SOC OBJ 16.	To provide multifunctional open spaces at locations deemed appropriate providing for both passive and active uses	Design proposals provide a variety of multifunctional open space areas for all age groups which are well connected and benefit from passive surveillance.	Design proposals provide a variety of multifunctional open space areas for all age groups which are well connected and benefit from passive surveillance.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
	SOC OBJ 17	To ensure permeability and connections between public open spaces including connections between new and existing spaces, in consultation to include residents.	The permeability of the development has been carefully considered both within, by ensuring the internal footpaths link the different areas and make the site accessible to all, and externally, by connecting to the existing and permitted developments in a number of locations	The permeability of the development has been carefully considered both within, by ensuring the internal footpaths link the different areas and make the site accessible to all, and externally, by connecting to the existing and permitted developments in a number of locations
	SOC OBJ 29	To incorporate works of public art into the overall scheme of major new infrastructural, employment and residential developments in the County in order to enhance the amenities of the local environment. (Please refer also to Chapter 11 Development Management Standards and Land Use Zoning Objectives.)	Please refer to the Landscape Design Rationale Report for details on the public art piece proposed within the urban plaza.	Please refer to the Landscape Design Rationale Report for details on the public art piece proposed within the urban plaza.
Chapter 8	HER POL 3	To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, for	An Archaeological Impact assessment has been included in the EIAR submitted with the LRD application.	An Archaeological Impact assessment has been included in the EIAR submitted with the LRD application.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		development in the vicinity of monuments or in areas of archaeological potential. Where there are upstanding remains, a visual impact assessment may be required.		
	HER POL 4	To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, where development proposals involve ground clearance of more than half a hectare or for linear developments over one kilometre in length; or developments in proximity to areas with a density of known archaeological monuments and history of discovery as identified by a suitably qualified archaeologist.	An Archaeological Impact assessment has been included in the EIAR submitted with the LRD application.	An Archaeological Impact assessment has been included in the EIAR submitted with the LRD application.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
	HER POL 28	To integrate in the development management process the protection and enhancement of biodiversity and landscape features wherever possible, by minimising adverse impacts on existing habitats (whether designated or not) and by including mitigation and/or compensation measures, as appropriate.	The biodiversity potential of the site will be enhanced by the following measure: • Significant specimen tree planting across the site. • Native hedge planting to fill any gaps along site boundaries. • Pollinator-friendly planting through the site with emphasis on the use of native species. The promotion of wildflower meadow areas with open spaces by means of differential mowing regimes. The emphasis will be on the use of native tree species while ensuring that selected trees are suitable for each location in respect of ultimate size and crown spread. Otherwise, the selection of any non-native trees, shrubs and groundwater species will aim to maximise their contribution towards biodiversity on the site.	The biodiversity potential of the site will be enhanced by the following measure: • Significant specimen tree planting across the site. • Native hedge planting to fill any gaps along site boundaries. • Pollinator-friendly planting through the site with emphasis on the use of native species. The promotion of wildflower meadow areas with open spaces by means of differential mowing regimes. The emphasis will be on the use of native tree species while ensuring that selected trees are suitable for each location in respect of ultimate size and crown spread. Otherwise, the selection of any non-native trees, shrubs and groundwater species will aim to maximise their contribution towards biodiversity on the site.
	HER POL 31	To ensure that the ecological impact of all development proposals on habitats and species are appropriately assessed by suitably qualified professional(s) in accordance with best Practice Guidelines – e-8.	An Appropriate Assessment Screening and Natura Impact Statement has prepared by Enviroguide Consulting as part of this application. A number of surveys have been completed including a preliminary Bat Roost Assessment and breeding and wintering bird surveys. Please refer to the	
			An Appropriate Assessment Screening and Natura Impact Statement has prepared by Enviroguide Consulting as part of this application. A number of surveys have been completed including a preliminary Bat Roost Assessment and breeding and wintering bird surveys. Please refer to the ecology	

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		the preparation of an Ecological Impact Assessment (EcIA), Screening Statement for Appropriate Assessment, Environmental Impact Assessment, Natura Impact Statement (NIS), species surveys etc. (as appropriate).	ecology reports NIS and Biodiversity Chapter of the EIAR for further details.	reports NIS and Biodiversity Chapter of the EIAR for further details.
	HER POL 34	To undertake appropriate surveys and collect data to provide an evidence-base to assist the Council in meeting its obligations under Article 6 of the Habitats Directives (92/43/EEC) as transposed into Irish Law, subject to available resources	A number of surveys have been completed including a preliminary Bat Roost Assessment and breeding and wintering bird surveys. Please refer to the ecology reports and Biodiversity Chapter of the EIAR for further details.	A number of surveys have been completed including a preliminary Bat Roost Assessment and breeding and wintering bird surveys. Please refer to the ecology reports and Biodiversity Chapter of the EIAR for further details.
	HER OBJ 33	To ensure an Appropriate Assessment in accordance with Article 6(3) and Article 6(4) of the Habitats Directives (92/43/EEC) and in accordance with the Department of Environment, Heritage and Local Government	An Appropriate Assessment Screening and Natura Impact Statement has prepared by Enviroguide Consulting as part of this LRD application	An Appropriate Assessment Screening and Natura Impact Statement has prepared by Enviroguide Consulting as part of this LRD application

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009 and relevant EPA (Environmental Protection Agency) and European Commission guidance documents, is carried out in respect of any plan or project not directly connected with or necessary for the management of the site but likely to have a significant effect on a Natura 2000 site(s), either individually or in-combination with other plans or projects, in view of the site's conservation objectives.		
	HER POL 35	To ensure, where appropriate, the protection and conservation of areas, sites, species and ecological/networks of biodiversity value outside designated sites and to	As above. An Appropriate Assessment Screening and Natura Impact Statement has prepared by Enviroguide Consulting as part of this application. A number of surveys have been completed including a preliminary Bat Roost Assessment and breeding and wintering bird surveys. Please refer to the ecology reports NIS and	As above. An Appropriate Assessment Screening and Natura Impact Statement has prepared by Enviroguide Consulting as part of this application. A number of surveys have been completed including a preliminary Bat Roost Assessment and breeding and wintering bird surveys. Please refer to the ecology reports NIS and

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		require an appropriate level of ecological assessment by suitably qualified professional(s) to accompany development proposals likely to impact on such areas or species.	Biodiversity Chapter of the EIR for further details.	Biodiversity Chapter of the EIR for further details.
	HER OBJ 35	To ensure that development does not have a significant adverse impact, incapable of satisfactory avoidance or mitigation, on plant, animal or bird species protected by law.	As above.	As above.
	HER POL 37	To encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where practically possible. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same	The proposed development seeks to retain all hedgerows and trees where possible. Please refer to the design statement by John Fleming Architects and Landscape Design Rationale by Ilsa Rutgers Landscape Architect which details the trees and hedgerows to be retained and supplemented along the south, west and northern boundaries,	The proposed development seeks to retain all hedgerows and trees where possible. Please refer to the design statement by John Fleming Architects and Landscape Design Rationale by Ilsa Rutgers Landscape Architect which details the trees and hedgerows to be retained and supplemented along the south, west and northern boundaries,

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		type of boundary will be required		
	HER POL 38	To promote and encourage planting of native hedgerow species in new developments and as part of the Council's own landscaping works	Native hedge planting is proposed to fill any gaps along site boundaries. See Landscape Report and Design Rationale by Ilsa Rutgers Landscape Architect for details on the planting proposed.	Native hedge planting is proposed to fill any gaps along site boundaries. See Landscape Report and Design Rationale by Ilsa Rutgers Landscape Architect for details on the planting proposed.
	HER POL 39	To recognise the archaeological importance of townland boundaries including hedgerows and promote their protection and retention.	The proposed development seeks to retain all hedgerows and townland boundaries where possible. Where there are changes to hedgerows/townland boundaries i.e. on the southwestern portion of the residential scheme, the hedgerows and townland boundaries have already been impacted by existing development e.g. the R157.	The proposed development seeks to retain all hedgerows and townland boundaries where possible. Where there are changes to hedgerows/townland boundaries i.e. on the southwestern portion of the residential scheme, the hedgerows and townland boundaries have already been impacted by existing development e.g. the R157.
			Please refer to the design statement by John Fleming Architects and Landscape Design Rationale by Ilsa Rutgers Landscape Architect which details the trees and hedgerows to be retained and supplemented along the south, west and northern boundaries,	Please refer to the design statement by John Fleming Architects and Landscape Design Rationale by Ilsa Rutgers Landscape Architect which details the trees and hedgerows to be retained and supplemented along the south, west and northern boundaries,
	HER POL 40	To protect and encourage the effective management of native and semi-natural woodlands, groups of trees and individual trees and to	The proposed development seeks to retain as many trees as possible.	The proposed development seeks to retain as many trees as possible.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		encourage the retention of mature trees and the use of tree surgery rather than felling, where possible, when undertaking, approving or authorising development.		
	HER POL 44	To require all development proposals to address the presence or absence of invasive alien species on proposed development sites and (if necessary) require applicants to prepare and submit an Invasive Species Management Plan where such a species exists to comply with the provisions of the European Communities (Birds and Natural Habitats) Regulations 2011-2015.	The presence or absence of invasive alien species has been assessed as part of the Biodiversity chapter of the submitted EIA.	The presence or absence of invasive alien species has been assessed as part of the Biodiversity chapter of the submitted EIA.
	HER POL 53	To discourage proposals necessitating the removal of extensive amount of trees, hedgerows and historic walls or other	The proposed development seeks to retain all trees, hedgerows and historic walls or other distinctive boundary treatments where possible	The proposed development seeks to retain all trees, hedgerows and historic walls or other distinctive boundary treatments where possible

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		distinctive boundary treatments		
	HER Obj 50	To require landscape and visual impact assessments prepared by suitably qualified professionals be submitted with planning applications for development which may have significant impact on landscape character areas of medium or high sensitivity	A Landscape and Visual Impact Assessment forms part of the EIAR submitted with the application.	A Landscape and Visual Impact Assessment forms part of the EIAR submitted with the application.
Chapter 11	DM Obj 5:	Building design which minimises resource consumption, reduces waste, water and energy use shall be incorporated where possible, in all new and renovated developments.	The buildings have been designed to minimise resource consumption and reduce waste, water and energy use.	The buildings have been designed to minimise resource consumption and reduce waste, water and energy use.
	DM Obj 6	Building design shall maximise natural ventilation, solar gain and daylight, where possible, all new and renovated developments.	The buildings have been designed to maximise natural ventilation, solar gain and daylight.	The buildings have been designed to maximise natural ventilation, solar gain and daylight.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
	DM OBJ 7:	Sustainable Urban Drainage Systems (SuDS) measures are required to form part of the design of all developments.	SuDS measures are incorporated into the design. The SuDS features proposed include Modular Permeable Paving, Swales, detention basin, petrol interceptors and a hydro brake flow control	SuDS measures are incorporated into the design. The SuDS features proposed include Modular Permeable Paving, Swales, detention basin, petrol interceptors and a hydro brake flow control
	DM POL 3:	All public lighting proposals shall be in accordance with the Council's Public Lighting Technical Specification & Requirements, June 2017, and the Council's Public Lighting Policy, December 2017, (or any updates thereof).	A Public Lighting proposal by Morley Walsh is submitted with the application.	A Public Lighting proposal by Morley Walsh is submitted with the application.
	DM OBJ 9	A separation distance of 5 metres between the lighting column and the outside of the crown is required for the lighting to work as designed. Trees or vegetation shall not be planted within 7 metres of a public light column.	Public Lighting proposal by Morley Walsh is submitted with the application and has been co-ordinated to ensure that there are appropriate separation distances between lighting columns and planting/trees.	Public Lighting proposal by Morley Walsh is submitted with the application and has been co-ordinated to ensure that there are appropriate separation distances between lighting columns and planting/trees.
	DM OBJ 10:	The design of all new developments shall take into consideration the layout of the proposed	Public Lighting proposal by Morley Walsh is submitted with the application and has been co-ordinated to ensure that there are	Public Lighting proposal by Morley Walsh is submitted with the application and has been co-ordinated to ensure that there are

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		public lighting column locations and the proposed landscape design. Both layouts should achieve the 7 metres separation between all trees and public lighting columns.	appropriate separation distances between lighting columns and planting/trees..	appropriate separation distances between lighting columns and planting/trees..
	DM Obj 11	Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible.	All trees and hedgerows of biodiversity and/or amenity value have been retained as far as practicable.	All trees and hedgerows of biodiversity and/or amenity value have been retained as far as practicable.
	DM POL 4	To require that all proposals for residential development demonstrate compliance with the Sustainable Residential Development in Urban Areas - Cities, Towns & Villages (2009) and the Urban Design Manual-A Best Practice Guide, 2009 or any updates thereof.	Please refer to section 2.3 and 2.4 above.	Please refer to section 2.3 and 2.4 above.
	DM Obj 1	A detailed Design Statement shall accompany all planning applications for	Please refer to the design statement by John Fleming Architects.	Please refer to the design statement by John Fleming Architects.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		residential development on sites in excess of 0.2 hectares or for more than 10 residential units. The Design Statement shall: • Provide a Site Analysis • Outline the design concept; • Clearly demonstrate how the 12 Urban Design Criteria have been taken into account when designing schemes in urban area (as per the 'Urban Design Manual - A Best Practice Guide (2009)'); • Set out how the development meets the relevant Development Plan Objectives, Local Area Plan, Masterplan, Public Realm Strategy, etc; • Provide site photographs; • Provide an open space/landscape strategy which identifies any areas of ecological interest and sets out proposals for same; and • Set out how energy efficiency measures have been		

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		incorporated into the project design process (Refer to DM POL 2).		
	DM POL 5	To promote sustainable development, a range of densities appropriate to the scale of settlement, site location, availability of public transport and community facilities including open space will be encouraged	The proposed density remains at 51.5 no. units per hectare (with the introduction of House Type G) and is appropriate to the site's location adjacent to a rail station.	The proposed density remains at 51.5 no. units per hectare (with the introduction of House Type X) and is appropriate to the site's location adjacent to a rail station.
	DM OBJ 14	The following densities shall be encouraged when considering planning applications for residential development: • Residential Development Beside Rail Stations: 50 dph or above • Regional Growth Centres/Key Towns: (Navan/Drogheda) - 35-45 dph • Self-Sustaining Growth Towns: (Dunboyne, Ashbourne, Trim, Kells): greater than 35dph • Self-Sustaining Towns: 25dph - 35dph • Smaller Towns and	The proposed density of 51.5 no. units per hectare is appropriate to the site's location.	The proposed density of 51.5 no. units per hectare is appropriate to the site's location.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		Villages: 25dph - 35 dph • Outer locations: 15dph - 25dph		
	DM OBJ 18	A minimum of 22 metres separation between directly opposing rear windows at first floor level in the case of detached, semi-detached, terraced units shall generally be observed.	A minimum of 22 metres separation between directly opposing rear windows at first floor level in the case of detached, semi-detached, terraced units has been provided where possible. The introduction of House Type G (in lieu of the previous 3 bed duplex units) adjoining public areas where the 22 metre separation distance is not relevant.	A minimum of 22 metres separation between directly opposing rear windows at first floor level in the case of detached, semi-detached, terraced units has been provided where possible. The introduction of House Type X (in lieu of the previous 3 bed duplex units) adjoining public areas where the 22 metre separation distance is not relevant.
	DM OBJ 19:	A minimum of 22 metres separation distance between opposing windows will apply in the case of apartments/duplex units up to three storeys in height	A minimum of 22 metres separation distance between opposing windows have been provided for the apartments/duplex units. The introduction of House Type G (in lieu of the previous 3 bed duplex units) adjoining public areas where the 22 metre separation distance is not relevant.	A minimum of 22 metres separation distance between opposing windows have been provided for the apartments/duplex units. The introduction of House Type X (in lieu of the previous 3 bed duplex units) adjoining public areas where the 22 metre separation distance is not relevant.
	DM OBJ 20	Any residential development proposal which exceeds three or more storeys in height shall demonstrate adequate separation distances having regard to layout, size and design	The proposed apartments which are 4-5 storeys in height have adequate separation distances between neighbouring dwellings.	The proposed apartments which are 4-5 storeys in height have adequate separation distances between neighbouring dwellings.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		between blocks to ensure privacy and protection of residential amenity.		
DM OBJ 21:	A minimum distance of 2.3 metres shall be provided between dwellings for the full length of the flanks in all developments of detached, semi-detached and end of terrace houses	2.3 metres is provided between dwellings for the full length of the flanks for the detached, semi-detached and end of terrace houses. The introduction of House Type G (in lieu of the previous 3 bed duplex units) are in terrace form and have 2.3 metres provided for the full length of the flanks/gables at the end of the blocks.	2.3 metres is provided between dwellings for the full length of the flanks for the detached, semi-detached and end of terrace houses. The introduction of House Type X (in lieu of the previous 3 bed duplex units) are in terrace form and have 2.3 metres provided for the full length of the flanks/gables at the end of the blocks.	
DM POL 6:	Require that the unit typologies proposed provide a sufficient unit mix which addresses wider demographic and household formation trends. The design statement required at DM OBJ 13 shall set out how the proposed scheme is compliant with same.	A mix of dwelling types and sizes has been provided within the proposed development. This mix has been discussed and agreed in principle with Meath County Council, including the provision of duplex and apartment Units. The mix will not change with the introduction of the 3-bed Type G house type in lieu of the 3 bed duplexes.	A mix of dwelling types and sizes has been provided within the proposed development. This mix has been discussed and agreed in principle with Meath County Council, including the provision of duplex and apartment Units. The mix will not change with the introduction of the 3-bed Type X house type in lieu of the 3 bed duplexes.	
DM OBJ 22	The design of any housing scheme shall have regard to the requirement for connectivity between residential areas, community facilities etc.	A network of easy to navigate interconnected footpaths have been provided throughout the development which will improve connectivity and encourage walking and cycling. These footpaths/greenway are overlooked by the	A network of easy to navigate interconnected footpaths have been provided throughout the development which will improve connectivity and encourage walking and cycling. These footpaths/greenway are overlooked by the	

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		The design of any walkways, lanes or paths connecting housing estates or within housing estates shall be of sufficient width to allow for the safe movement of pedestrians and cyclists. They shall be adequately overlooked and lit and not be excessive in length	dwelling, providing for an improved perception of safety throughout the development.	dwelling, providing for an improved perception of safety throughout the development.
	DM OBJ 23:	To require that all applications for residential development shall be accompanied by a detailed phasing plan which demonstrates the early delivery of key infrastructure associated with that scheme.	A detailed phasing plan is provided by John Fleming Architects which demonstrates the early delivery of key infrastructure associated with that scheme.	A detailed phasing plan is provided by John Fleming Architects which demonstrates the early delivery of key infrastructure associated with that scheme.
	DM OBJ 24:	To require the provision of EV charging points to serve residential development.	EV charging points / infrastructure have been provided for all dwellings.	EV charging points / infrastructure have been provided for all dwellings.
	DM OBJ 26	Public open space shall be provided for residential development at a minimum rate of 15% of total site area. In all	The proposed development incorporates 16% of useable active open space within the developable (residential zoned) area.	The proposed development incorporates 16% of useable active open space within the developable (residential zoned) area.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		cases lands zoned F1 Open Space, G1 Community Infrastructure and H1 High Amenity cannot be included as part of the 15%. Each residential development proposal shall be accompanied by a statement setting out how the scheme complies with this requirement.	This remains unchanged with the introduction of House Type G.	This remains unchanged with the introduction of House Type X.
	DM POL 7:	Residential development shall provide private open space Apartment schemes shall in accordance with the requirements set out in Table 11.1. Each residential development proposal shall be accompanied by a statement setting out how the scheme complies with the requirements set out in Table 11.1.	Private rear gardens have been allocated for all units on site, including House Type G. The houses have a private gardens, and the majority are placed back-to-back with a minimum distance of 11m (22m overall) to guarantee privacy. Each apartment is provided with a private balcony and communal open space and complies with the requirements set out in Table 11.1 of the CDP. House Type G includes private gardens in lieu of the communal amenity previously proposed with the duplexes.	Private rear gardens have been allocated for all units on site, including House Type X. The houses have a private gardens, and the majority are placed back-to-back with a minimum distance of 11m (22m overall) to guarantee privacy. Each apartment is provided with a private balcony and communal open space and complies with the requirements set out in Table 11.1 of the CDP. House Type X includes private gardens in lieu of the communal amenity previously proposed with the duplexes.
	DM POL 8	To require the provision of high quality, durable, appropriately designed	A boundary treatment layout by Ilsa Rutgers Landscape Architect was submitted with the application and a	A boundary treatment layout by Ilsa Rutgers Landscape Architect was submitted with the application and a revised high quality,

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		and secure boundary treatments in all developments	revised high quality, durable, appropriately designed and secure boundary for House Type G has been designed by John Fleming Architects – refer to drawings submitted with the RFI.	durable, appropriately designed and secure boundary for House Type X has been designed by John Fleming Architects – refer to drawings submitted with the RFI.
	DM POL 9	To support the retention of field boundaries for their ecological/habitat significance, as demonstrated by a suitably qualified professional. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same boundary type will be required.	All field boundaries will be retained where possible for their ecological/habitat significance.	All field boundaries will be retained where possible for their ecological/habitat significance.
	DM OBJ 28:	To require that boundaries between the rear of existing and proposed dwellings shall be a minimum of 1.8 metres high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency. Alternative	A boundary treatment layout by Ilsa Rutgers Landscape Architect is submitted with the application. House Type G has been designed so that it is dual fronted and provides access and passive surveillance on both side. The proposed boundary treatments for these units reflect this dual frontage and provides a high-quality and durable	A boundary treatment layout by Ilsa Rutgers Landscape Architect is submitted with the application. House Type X has been designed so that it is dual fronted and provides access and passive surveillance on both side. The proposed boundary treatments for these units reflect this dual frontage and provides a high-quality and durable materials –

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		durable materials will be considered.	materials – please refer to drawings by John Fleming Architects.	please refer to drawings by John Fleming Architects.
DM Obj 29:	To require that all rear boundaries within the development shall be a minimum of 1.8 metres high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency. Alternative durable materials will be considered.	A boundary treatment layout by Ilisa Rutgers Landscape Architect is submitted with the application. As outlined above, House Type G has been designed so that it is dual fronted and provides access and passive surveillance on both side. The proposed boundary treatments for these units reflect this dual frontage and provides a high-quality and durable materials – please refer to drawings by John Fleming Architects.	A boundary treatment layout by Ilisa Rutgers Landscape Architect is submitted with the application. As outlined above, House Type X has been designed so that it is dual fronted and provides access and passive surveillance on both side. The proposed boundary treatments for these units reflect this dual frontage and provides a high-quality and durable materials – please refer to drawings by John Fleming Architects.	
DM Obj 30	Open plan front gardens will generally be discouraged and will only be acceptable in innovative layouts and where a high level of safety is achieved, and services can be accommodated at a location which meets the needs of service providers. Open plan gardens will not be permitted on main access roads. In general, front boundaries shall be	A boundary treatment layout by Ilisa Rutgers Landscape Architect is submitted with the application.	A boundary treatment layout by Ilisa Rutgers Landscape Architect is submitted with the application.	

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		defined by walls or fences at least 0.5 metres high in keeping with the house design and to a uniform scheme design.		
	DM OBJ 32	To encourage the use of measures specifically designed to enhance wildlife in residential schemes such as gaps/holes, should be considered and incorporated into boundary treatments to allow for passage of all wildlife including hedgehogs, bat boxes and swift bricks/boxes.	Measures specifically designed to enhance wildlife in residential schemes such as gaps/holes, have been considered and incorporated into boundary treatments to allow for passage of all wildlife including hedgehogs, bat boxes and swift bricks/boxes – see Biodiversity Chapter from the EIA by Enviroguide.	Measures specifically designed to enhance wildlife in residential schemes such as gaps/holes, have been considered and incorporated into boundary treatments to allow for passage of all wildlife including hedgehogs, bat boxes and swift bricks/boxes – see Biodiversity Chapter from the EIA by Enviroguide.
	DM POL 10	The name proposed for all residential developments shall be clearly linked with the locality in which the scheme is located.	The name proposed for the development will be clearly linked with the locality.	The name proposed for the development will be clearly linked with the locality.
	DM OBJ 33	In all cases the name chosen for a residential development shall reflect local place names, particularly townlands or	The name proposed for the development will reflect local place names, particularly townlands or local names which reflect the landscape or shall reflect culture and /or history, including names of historical	The name proposed for the development will reflect local place names, particularly townlands or local names which reflect the landscape or shall reflect culture and /or history, including names of historical

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		local names which reflect the landscape or shall reflect culture and /or history, including names of historical persons who have some association with the area	persons who have some association with the area.	persons who have some association with the area.
DM OBJ 34	Names shall be in English accompanied by an Irish translation. Name plates shall be fixed to walls and buildings where they can be clearly seen. Bilingual (Irish & English) street name plates, shall be erected on all estate roads at a location that is clearly visible.	The name proposed will be in English accompanied by an Irish translation. Name plates will be fixed to walls and buildings where they can be clearly seen. Bilingual (Irish & English) street name plates, will be erected on all estate roads at a location that is clearly visible.	The name proposed will be in English accompanied by an Irish translation. Name plates will be fixed to walls and buildings where they can be clearly seen. Bilingual (Irish & English) street name plates, will be erected on all estate roads at a location that is clearly visible.	The name proposed will be in English accompanied by an Irish translation. Name plates will be fixed to walls and buildings where they can be clearly seen. Bilingual (Irish & English) street name plates, will be erected on all estate roads at a location that is clearly visible.
DM OBJ 35	In order to assist the public, all houses within housing estates or in street developments shall be provided with numbers and/or names, which shall be visible from the adjoining roadway.	All houses will be provided with numbers and/or names, which shall be visible from the adjoining roadway.	All houses will be provided with numbers and/or names, which shall be visible from the adjoining roadway.	All houses will be provided with numbers and/or names, which shall be visible from the adjoining roadway.
DM OBJ 36	Applicants shall, as part of pre-application	The three draft name proposals are as follows:	The three draft name proposals are as follows:	The three draft name proposals are as follows:

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		discussions include three draft name proposals in accordance with DM OBJ 33 and 34 for consideration.	Bennetstown Green or Bennet's Green: To reflect the townland name in the new residential scheme and to underscore the significant adjoining open space along the River Tolka. Luttrell Manor: To commemorate that the lands formed part of the Meath landholdings of Thomas Luttrell of Luttrellstown Castle in the mid-seventeenth century. Bennetstown Meadows: To reflect the historic use of the landholding as riverside meadows.	Bennetstown Green or Bennet's Green: To reflect the townland name in the new residential scheme and to underscore the significant adjoining open space along the River Tolka. Luttrell Manor: To commemorate that the lands formed part of the Meath landholdings of Thomas Luttrell of Luttrellstown Castle in the mid-seventeenth century. Bennetstown Meadows: To reflect the historic use of the landholding as riverside meadows.
	DM OBJ 37	Three draft name proposals in accordance with above objectives shall be submitted to the Planning Authority as part of a planning application. The name shall be approved by the Meath County Council Naming Committee comprising of the Senior Executive Officer/Planner, Conservation Officer, Planning Department and County Librarian.	The three draft name proposals are as follows: Bennetstown Green or Bennet's Green: To reflect the townland name in the new residential scheme and to underscore the significant adjoining open space along the River Tolka. Luttrell Manor: To commemorate that the lands formed part of the Meath landholdings of Thomas Luttrell of Luttrellstown Castle in the mid-seventeenth century. Bennetstown Meadows: To reflect the historic use of the landholding as riverside meadows.	The three draft name proposals are as follows: Bennetstown Green or Bennet's Green: To reflect the townland name in the new residential scheme and to underscore the significant adjoining open space along the River Tolka. Luttrell Manor: To commemorate that the lands formed part of the Meath landholdings of Thomas Luttrell of Luttrellstown Castle in the mid-seventeenth century. Bennetstown Meadows: To reflect the historic use of the landholding as riverside meadows.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
	DM OBJ 38:	All proposals for residential developments above 75 units shall incorporate works of public art into the overall scheme or make a financial contribution to the Council to provide the piece of public art in order to enhance the amenities of the local environment (Refer to Chapter 7, Community Building Strategy).	Please refer to the landscape design rationale report by Ilisa Rutgers Landscape Architect which includes details of the piece of public art proposed in the urban plaza.	Please refer to the landscape design rationale report by Ilisa Rutgers Landscape Architect which includes details of the piece of public art proposed in the urban plaza.
	DM POL 11	New residential development should be designed to maximise the use of natural daylight and sunlight. Innovative building design and layout that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources will be encouraged.	The proposed development (including House Type G) incorporates passive sustainable design measures, maximising orientation, shelter and solar gain. It also incorporates active measures in line with the requirements of Technical Guidance Document I. of the Building Regulations.	The proposed development (including House Type X) incorporates passive sustainable design measures, maximising orientation, shelter and solar gain. It also incorporates active measures in line with the requirements of Technical Guidance Document I. of the Building Regulations.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
	DM POL 12	Apartment schemes shall generally be encouraged in appropriate, sustainable, locations, accessible to public transport in the following settlements: Drogheda, Navan, Dunboyne, Kilcock, Maynooth, Ashbourne and Dunshaughlin	The proposed apartment blocks are located adjacent to the M3 Parkway in a highly accessible location.	The proposed apartment blocks are located adjacent to the M3 Parkway in a highly accessible location.
	DM POL 14	All planning applications for apartments are required to demonstrate compliance with 'Sustainable Urban Housing; Design Standards for New Apartments', Guidelines for Planning Authorities (2018) 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	Please refer to section 2.6 above and Housing Quality Assessment by John Fleming Architects.	Please refer to section 2.6 above and Housing Quality Assessment by John Fleming Architects.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		environments and sustainable communities.		
	DM OBJ 39	An appropriate mix of units shall be provided to cater for a variety of household types and tenures. Apartment development proposals will be assessed having regard to the following requirements: • Aspect-dual aspect units are encouraged; • Mix of units- to cater for different size households; • Floor areas and room widths; • Private and communal amenity space; • Floor to ceiling height; • Car and bicycle parking; • EV Charging points; • Lift/ stair core access; • Storage provision; • Adaptability. All planning applications for apartment development shall be accompanied by a statement which sets out	A mix of dwelling types and sizes has been provided within the proposed development. This remains unchanged with the introduction of House Type G. Please refer to section 2.6 above which outlines how the proposed apartment and duplex units have regard to the following requirements: ▪ Aspect; ▪ Mix of units; ▪ Floor areas and room widths; ▪ Private and communal amenity space; ▪ Floor to ceiling height; ▪ Car and bicycle parking; ▪ EV Charging points; ▪ Lift/ stair core access; ▪ Storage provision; ▪ Adaptability.	A mix of dwelling types and sizes has been provided within the proposed development. This remains unchanged with the introduction of House Type X. Please refer to section 2.6 above which outlines how the proposed apartment and duplex units have regard to the following requirements: ▪ Aspect; ▪ Mix of units; ▪ Floor areas and room widths; ▪ Private and communal amenity space; ▪ Floor to ceiling height; ▪ Car and bicycle parking; ▪ EV Charging points; ▪ Lift/ stair core access; ▪ Storage provision; ▪ Adaptability.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		how the scheme complies with this objective		
	DM OBJ 40	A Design Statement is required to be submitted with any planning application for apartment development.	Please refer to the Design Statement by John Fleming Architects	Please refer to the Design Statement by John Fleming Architects
	DM POL 16	All new residential schemes shall include appropriately sited and designed secure refuse storage areas, details of which shall be clearly shown in pre-application discussion and planning application documentation.	Please refer to the drawings by John Fleming Architects which provides details on the refuse storage areas proposed.	Please refer to the drawings by John Fleming Architects which provides details on the refuse storage areas proposed.
	DM OBJ 52:	In residential schemes, appropriately sized bin storage areas must be provided to the front of terraced dwellings in locations which are easily accessible by the householder. These areas shall be well screened, and the design shall integrate with the dwelling	As above.	As above.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
	DM OBJ 53:	Apartment schemes shall make provision for waste segregation and recycling. Bin storage shall generally be on the ground floor level of development, be adequately ventilated, screened from public view and adjacent to the block it serves. Where appropriate, the bin storage area shall be a separate structure to the apartment building.	As above.	As above.
	DM OBJ 54:	Shared bin storage areas shall be located conveniently for residents and collection service providers with appropriate security measures.	As above.	As above.
	DM OBJ 89:	Car parking shall be provided in accordance with Table 11.2 and associated guidance notes.	Car parking is provided in accordance with Table 11.2 and associated guidance notes. The proposed car parking provision for the development has been informed by standard requirements set out in the 2021 – 2027 Meath County Development Plan (CDP), but also the Dunboyne North MasterPlan (MP22) and 2022 Apartment	Car parking is provided in accordance with Table 11.2 and associated guidance notes. The proposed car parking provision for the development has been informed by standard requirements set out in the 2021 – 2027 Meath County Development Plan (CDP), but also the Dunboyne North MasterPlan (MP22) and 2022 Apartment

Reference	Policy Objective	Policy Provision	Statement of Consistency								
			House Type G Guidelines, which strongly encourage reduced car parking provision in areas served by public transport (in this case the adjoining rail station). According to the CDP standards, the maximum car parking provision would be in the order of 561 spaces (534 no. residential and 27 no. creche). An extract from the CDP standards (Table 11.2) is shown in the figure below. <table><tr><th>Land Use - Residential</th><th>Car Spaces</th></tr><tr><td>Dwellings</td><td>2 per conventional dwelling</td></tr><tr><td>Flats/ Apartments (Refer to the Design Standards for New Apartments in relation to reduced car parking requirements for development adjacent to existing and future rail stations and minimum requirements in peripheral/ or less accessible urban locations)</td><td>2 per unit In all cases, 1 visitor space per 4 apartments</td></tr><tr><td>Crèches</td><td>1 per employee & dedicated set down area and 1 per 4 children when dedicated set down area</td></tr></table> The Guidance Notes attached to Table 11.2 of the CDP state that "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" and that "<i>non-residential car parking standards are set down as "maxima" standards.</i>" Table 11.2 also states that	Land Use - Residential	Car Spaces	Dwellings	2 per conventional dwelling	Flats/ Apartments (Refer to the Design Standards for New Apartments in relation to reduced car parking requirements for development adjacent to existing and future rail stations and minimum requirements in peripheral/ or less accessible urban locations)	2 per unit In all cases, 1 visitor space per 4 apartments	Crèches	1 per employee & dedicated set down area and 1 per 4 children when dedicated set down area
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			House Type X Guidelines, which strongly encourage reduced car parking provision in areas served by public transport (in this case the adjoining rail station). According to the CDP standards, the maximum car parking provision would be in the order of 561 spaces (534 no. residential and 27 no. creche). An extract from the CDP standards (Table 11.2) is shown in the figure below. <table><tr><th>Land Use - Residential</th><th>Car Spaces</th></tr><tr><td>Dwellings</td><td>2 per conventional dwelling</td></tr><tr><td>Flats/ Apartments (Refer to the Design Standards for New Apartments in relation to reduced car parking requirements for development adjacent to existing and future rail stations and minimum requirements in peripheral/ or less accessible urban locations)</td><td>2 per unit In all cases, 1 visitor space per 4 apartments</td></tr><tr><td>Crèches</td><td>1 per employee & dedicated set down area and 1 per 4 children when dedicated set down area</td></tr></table> The Guidance Notes attached to Table 11.2 of the CDP state that "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" and that "<i>non-residential car parking standards are set down as "maxima" standards.</i>" Table 11.2 also states that apartments will be guided by the 2022 Apartment Guidelines which state that	Land Use - Residential	Car Spaces	Dwellings	2 per conventional dwelling	Flats/ Apartments (Refer to the Design Standards for New Apartments in relation to reduced car parking requirements for development adjacent to existing and future rail stations and minimum requirements in peripheral/ or less accessible urban locations)	2 per unit In all cases, 1 visitor space per 4 apartments	Crèches	1 per employee & dedicated set down area and 1 per 4 children when dedicated set down area
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Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
			apartments will be guided by the 2022 Apartment Guidelines which state that in accessible/intermediate urban locations <i>"planning authorities must consider a reduced overall car parking standard"</i>, while the Dunboyne North Masterplan (MP22) state that <i>"the implementation of transit-oriented development principles within Phase 1 [of the masterplan] will provide for reduced levels of car dependence and encourage active modes of travel"</i> and that a reduced car parking provision is in line with the MP22 objective to provide a sustainable 'Live-Work' environment in Dunboyne North. Therefore it is considered that the application of the maximum CDP car parking provision would be excessive and not in accordance with the CDP, MP22 and Apartment Guidelines, particularly given the beneficial location of the site adjoining a rail station, neighbourhood centre and offices/employment uses (23/424) and given the sustainable transport options available to future residents including walking, cycling and public transport (both bus and rail) in the immediate vicinity of the site. In line with national policy and MP22, it is proposed to provide car parking at a lower	in accessible/intermediate urban locations <i>"planning authorities must consider a reduced overall car parking standard"</i>, while the Dunboyne North Masterplan (MP22) state that <i>"the implementation of transit-oriented development principles within Phase 1 [of the masterplan] will provide for reduced levels of car dependence and encourage active modes of travel"</i> and that a reduced car parking provision is in line with the MP22 objective to provide a sustainable 'Live-Work' environment in Dunboyne North. Therefore it is considered that the application of the maximum CDP car parking provision would be excessive and not in accordance with the CDP, MP22 and Apartment Guidelines, particularly given the beneficial location of the site adjoining a rail station, neighbourhood centre and offices/employment uses (23/424) and given the sustainable transport options available to future residents including walking, cycling and public transport (both bus and rail) in the immediate vicinity of the site. In line with national policy and MP22, it is proposed to provide car parking at a lower rate than the 'maximum' CDP standards. The lower rate is largely associated with the 2-bed houses, which were provided with a single parking bay as opposed to two. In

Reference	Policy Objective	Policy Provision	Statement of Consistency																																																	
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			rate than the 'maximum' CDP standards. The lower rate is largely associated with the 2-bed houses, which were provided with a single parking bay as opposed to two. In relation to apartments, Table 11.2 of the Development Plan (extract above) refers to the Design Standards for New Apartments which promote reduced overall car parking standards in accessible/reduced or wholly eliminated car parking in accessible locations. The proposed development is considered an intermediate location and is adjacent to the M3 Parkway rail station. As a result, a reduced car parking provision is considered appropriate for the proposed development. The parking allocated to the LRD scheme is outlined in Table 4-1 of the Mobility Management Plan (MMP) by Akins – see extract below. <table><tr><th>Car Parking</th><th>Parking Type</th><th>No. Spaces</th></tr><tr><td>2 no spaces for 3 bed Houses (60 Houses)</td><td>In-Cellage</td><td>120</td></tr><tr><td>1 no spaces for 2 bed Houses (85 Houses)</td><td>In-Cellage</td><td>85</td></tr><tr><td>0.5 no. spaces Apartments (76 Apartments)</td><td>Surface Parking</td><td>38</td></tr><tr><td>1 no. spaces Duplex (46 Duplex)</td><td>Surface Parking</td><td>46</td></tr><tr><td>Garage</td><td>Surface Parking</td><td>11</td></tr><tr><td>Visitors and Staff</td><td>Surface Parking</td><td>27</td></tr><tr><td>Total</td><td></td><td>327</td></tr></table> The parking allocation outlined above will promote the use of alternative, active and sustainable transport modes such as walking, cycling, shared transport and mass transit such as buses and trains. It is also anticipated that an allocation lower than the maximum CDP standards, will assist in reducing dependency on private car and mitigate against traffic congestion and its	Car Parking	Parking Type	No. Spaces	2 no spaces for 3 bed Houses (60 Houses)	In-Cellage	120	1 no spaces for 2 bed Houses (85 Houses)	In-Cellage	85	0.5 no. spaces Apartments (76 Apartments)	Surface Parking	38	1 no. spaces Duplex (46 Duplex)	Surface Parking	46	Garage	Surface Parking	11	Visitors and Staff	Surface Parking	27	Total		327	relation to apartments, Table 11.2 of the Development Plan (extract above) refers to the Design Standards for New Apartments which promote reduced overall car parking standards in accessible/reduced or wholly eliminated car parking in accessible locations. The proposed development is considered an intermediate location and is adjacent to the M3 Parkway rail station. As a result, a reduced car parking provision is considered appropriate for the proposed development. The parking allocated to the LRD scheme is outlined in Table 4-1 of the Mobility Management Plan (MMP) by Akins – see extract below. <table><tr><th>Car Parking</th><th>Parking Type</th><th>No. Spaces</th></tr><tr><td>2 no spaces for 3 bed Houses (60 Houses)</td><td>In-Cellage</td><td>120</td></tr><tr><td>1 no spaces for 2 bed Houses (85 Houses)</td><td>In-Cellage</td><td>85</td></tr><tr><td>0.5 no. spaces Apartments (76 Apartments)</td><td>Surface Parking</td><td>38</td></tr><tr><td>1 no. spaces Duplex (46 Duplex)</td><td>Surface Parking</td><td>46</td></tr><tr><td>Garage</td><td>Surface Parking</td><td>11</td></tr><tr><td>Visitors and Staff</td><td>Surface Parking</td><td>27</td></tr><tr><td>Total</td><td></td><td>327</td></tr></table> The parking allocation outlined above will promote the use of alternative, active and sustainable transport modes such as walking, cycling, shared transport and mass transit such as buses and trains. It is also anticipated that an allocation lower than the maximum CDP standards, will assist in reducing dependency on private car and mitigate against traffic congestion and its	Car Parking	Parking Type	No. Spaces	2 no spaces for 3 bed Houses (60 Houses)	In-Cellage	120	1 no spaces for 2 bed Houses (85 Houses)	In-Cellage	85	0.5 no. spaces Apartments (76 Apartments)	Surface Parking	38	1 no. spaces Duplex (46 Duplex)	Surface Parking	46	Garage	Surface Parking	11	Visitors and Staff	Surface Parking	27	Total		327
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Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
			mass transit such as buses and trains. It is also anticipated that an allocation lower than the maximum CDP standards, will assist in reducing dependency on private car and mitigate against traffic congestion and its inherent environmental, social and economic impacts. The parking provision/ratio remains unchanged with the introduction of House Type G.	inherent environmental, social and economic impacts. The parking provision/ratio remains unchanged with the introduction of House Type X.
	DM OBJ 93:	New residential development should take account of the following regarding car parking: • Vehicular parking for detached and semi-detached housing should be within the curtilage of the house; • Vehicular parking for apartments, where appropriate, should generally be at basement level. Where this is not possible, parking for apartments and terraced housing should be in small scale informal groups overlooked by residential units; • The visual impact	Car parking is provided in accordance with this objective. Vehicular parking for detached and semi-detached housing is within the curtilage of the house. Vehicular parking for apartments and terraced housing are in shared small scale informal groups overlooked by residential units and the visual impact of large areas of parking have been reduced by the use of screen planting, low walls and the use of different textured or coloured paving for car parking bays. Careful consideration has also been given to parking for visitors and people with disabilities and EV Charging spaces have been provided in accordance with CDP requirements.	Car parking is provided in accordance with this objective. Vehicular parking for detached and semi-detached housing is within the curtilage of the house. Vehicular parking for apartments and terraced housing are in shared small scale informal groups overlooked by residential units and the visual impact of large areas of parking have been reduced by the use of screen planting, low walls and the use of different textured or coloured paving for car parking bays. Careful consideration has also been given to parking for visitors and people with disabilities and EV Charging spaces have been provided in accordance with CDP requirements.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
		of large areas of parking should be reduced by the use of screen planting, low walls and the use of different textured or coloured paving for car parking bays; Consideration needs to be given to parking for visitors and people with disabilities; and • Provision of EV Charging points	The parking arrangements/provision remains unchanged with the introduction of House Type G.	The parking arrangements/provision remains unchanged with the introduction of House Type X.
	DM OBJ 94	All car parks shall include the provision of necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers.	All car parks will be equipped with the necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers. The parking arrangements/provision remains unchanged with the introduction of House Type G.	All car parks will be equipped with the necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers. The parking arrangements/provision remains unchanged with the introduction of House Type X.
	DM OBJ 96:	To require the provision of cycle parking facilities in accordance with the Design Standards for New Apartments (March 2018) and Table 11.4 Cycle Parking Standards.	Cycle parking facilities will be provided in accordance with the Design Standards for New Apartments (March 2018) and Table 11.4 Cycle Parking Standards. The cycle parking arrangements/provision remains unchanged with the introduction of House Type G.	Cycle parking facilities will be provided in accordance with the Design Standards for New Apartments (March 2018) and Table 11.4 Cycle Parking Standards. The cycle parking arrangements/provision remains unchanged with the introduction of House Type X.

Reference	Policy Objective	Policy Provision	Statement of Consistency	
			House Type G	House Type X
	DM OBJ 97	Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and well sign posted. All long-term (more than three hours) cycle racks shall be protected from the weather.	Cycle parking facilities are conveniently located, secure, easy to use, adequately lit and well sign posted. All long-term (more than three hours) cycle racks will be protected from the weather. The cycle parking arrangements/provision remains unchanged with the introduction of House Type G.	Cycle parking facilities are conveniently located, secure, easy to use, adequately lit and well sign posted. All long-term (more than three hours) cycle racks will be protected from the weather. The cycle parking arrangements/provision remains unchanged with the introduction of House Type X.
	DM OBJ 99	In residential developments without private gardens or wholly dependent on balconies for private open space, covered secure bicycle stands should be provided in private communal areas;	Covered bicycle stands are provided in communal areas for units without internal storage or private gardens. The cycle storage/parking arrangements remain unchanged with the introduction of House Type G.	Covered bicycle stands are provided in communal areas for units without internal storage or private gardens. The cycle storage/parking arrangements remain unchanged with the introduction of House Type X.
	A2 New Residential	To provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate.	The proposed development of 267 no. units and 1 no. creche is fully compliance with this zoning objective.	The proposed development of 267 no. units and 1 no. creche is fully compliance with this zoning objective.