

Stephen Flanagan
12 The Court
Glenveigh
Navan
Co. Meath

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

18th April 2025

**RE: Decision to grant conditional planning permission by Meath County Council
dated 25/03/2025**

**Planning reference number 2460415 – Boyne Village Phase 1B Large-scale
Residential Development (LRD), Athlumney, Navan, Co. Meath**

Dear Sir/Madam,

Please find enclosed my Objection to the decision of Meath County Council to permit conditional planning permission to Albert Developments Ltd for the construction of a Large-Scale Residential Development – The (Phase 1B) development will consist of the construction of a mix-used development comprising of 322 no. dwellings, a Community Centre and Sports Hall, a Neighbourhood Centre and a district public park

The required documents are enclosed, and the correct fee has been paid in full.

I hope that you take into consideration my reservations while reviewing this decision. If you require any further information, please do not hesitate to contact me.

Yours faithfully

Stephen Flanagan
Stephen Flanagan

AN BORD PLEANÁLA	
LDG-	<u>079550-25</u>
ABP-	
22 APR 2025	
Fee: € <u>220</u>	Type: <u>CARD</u>
Time: <u>16:28</u>	By: <u>MANR</u>



THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANALA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

Meath County Council

PLANNING APPLICATION REFERENCE No: 2460415

A submission/observation in writing, has been received from Stephen Flanagan on 11/07/2024 in relation to the above planning application.

The appropriate fee of €20 has been paid. (Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,
Meath County Council

IS DOICIMÉAD TÁBHACHTACH É SEO

COINNIGH AN DOICIMÉAD SEO SLÁN. BEIDH ORT AN ADMHÁIL SEO A CHUR AR FÁIL DON BHORD PLEANÁLA MÁIS MIAN LEAT ACHOMARC A DHÉANAMH IN AGHAIDH CHINNÉADH AN ÚDARÁIS PHLEANÁLA. IS É SEO AN tAON FHIANÁISE AMHÁIN ATÁ ANN A NGLACFAIDH AN BORD PLEANÁLA LEIS GUR CUIREADH AIGHNEACHT FAOI BHRÁID AN ÚDARÁIS PHLEANÁLA MAIDIR LEIS AN IARRATAS.

Meath County Council

UIMHIR THAGARTHA AN IARRATAIS PHLEANÁLA: 2460415

Maidir leis an iarratas pleanála thuasluaite fuarthas aighneacht/tuairim i scríbhinn ó Stephen Flanagan ar 11/07/2024.

Íocadh an táille chuí de €20. (Ní chaithfidh comhlachtaí forordaithe aon táille a íoc)

Tá an aighneacht/tuairim ag teacht leis na forálacha cuí atá i Rialacháin Phleanála agus Forbartha 2001 agus cuirfidh an tÚdarás Pleanála sin san áireamh agus é ag déanamh cinneadh ar an iarratas pleanála.

Is mise le meas,
Meath County Council

Comhairle Chontae na Mí

*Roinn Pleanáil,
Teach Buvinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mí, C15 Y291
Fón: 046 – 9097500/Fax: 046 – 9097001
R-phost: planning@meathcoco.ie
Web: www.meath.ie*



Meath County Council

*Planning Department
Buvinda House, Dublin Road,
Navan, Co. Meath, C15 Y291
Tel: 046 – 9097500/Fax: 046 – 9097001
E-mail: planning@meathcoco.ie
Web: www.meath.ie*

Planning Reference Number: 24/60415

TO: [E] Stephen Flanagan
12 The Court
Glenveigh
Boyne Road Navan
C15 E2HA

Date: 25/03/2025

**Planning and Development Act 2000 – 2023
Planning & Development Regulations 2001 - 2025
Notification of Decision on planning application in the name of Albert Developments Ltd**

Dear Sir/Madam,

I wish to inform you that by order dated 25/03/2025 Meath County Council has **CONDITIONAL PERMISSION** for a Large-Scale Residential Development - The (Phase 1B) development will consist of the construction of a mixed-use development comprising 322 no. dwellings, a Community Centre and Sports Hall, a Neighbourhood Centre, and a district public park as follows: A) 212 no. houses consisting of 177 no. 3-bedroom houses and 35 no. 4-bedroom houses (all houses 2-storeys except House Types F1, F2, F3 [corner], E1, E2, and E3 [corner] – (with variations to finishes); B) 26 no. duplex units comprising 13 no. 2-bedroom units and 13 no. 3-bedroom units (in 2 no. 3-storey blocks [with 8 no. duplex units abutting Apartment Block 2 in a 3-storey configuration]; C) 84 no. apartments across 3 no. apartment buildings (Block 2 [5-storeys] comprises 24 no. apartments consisting of 12 no. 1-bedroom apartments and 12 no. 2-bedroom apartments), Block 3 [5-storeys above neighbourhood centre – 6-storeys in total] comprising 36 no. apartments consisting of 14 no. 1- bedroom apartments and 22 no. 2-bedroom apartments and Block 4 [4-storeys above community centre – 5-storeys in total] comprising 24 no. apartments consisting of 9 no. 1-bedroom apartments and 15 no. 2-bedroom apartments (all apartments with balconies). D) Series of landscaped/Public Open Space areas of c.3.72 hectares including playground areas and a Public Park of c.1.65 ha of open space as well as additional communal open space for the apartments and duplex apartments; E) Provision of a c. 512 sq. m creche at ground floor of Block 2 as well as a 1,778 sq.m. Community Centre and Sports Hall (including a c.837 sqm sports hall [double height] ancillary changing rooms, 4 no. community rooms and ancillary administration/office space rooms/ESB Substation); F) Provision of a convenience anchor retail unit (net floor space 1,000 sq. m [GFA 1,390 sq. m.]), takeaway, c. 82 sq. m, café, c. 210 sq. m, pharmacy c. 88 sq. m and General Practice Surgery c. 232 sq. m) as well as ESB substation and bins, all accommodated within the ground floor level of the neighbourhood centre to the north-west of the site; G) 693 no. car parking spaces, 289 no. bicycle parking spaces throughout the development; H) Provision of a temporary foul water pumping station (and associated storage) located within the district public park to service the scheme; I) Provision of surface water attenuation measures as well as all ancillary site development works (reprofiling of site and field drain diversions as required) as well as connection to the public water supply and drainage services (including culvert along the Old Road frontage); (J) Hard and soft landscaped areas, public lighting, bin stores, all ancillary landscape works including planting and boundary treatments and the provision of cycle paths, and all ancillary site development works.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and will be submitted to the planning authority with the application. Significant further information/revised plans submitted on this application at Within the townlands of 'Ferganstown, and Ballymacon' and 'Athlumney', Navan,, Co. Meath, .

If you are aggrieved by this decision you may appeal it **WITHIN FOUR WEEKS** of the date of the decision by forwarding your grounds of appeal to An Bord Pleanála, 64 Marlborough Street, Dublin 1. The fee for an appeal

Comhairle Chontae na Mí

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Teach Buvinda, Bóthar Átha Cliath,
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Meath County Council

*Planning Department
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against a decision of a Planning Authority is € 220. An appeal will be invalid unless accompanied by the appropriate fee together with evidence of payment of submission fee to Planning Authority and/ or Acknowledgement Letter from the Planning Authority. Where an appeal is made by another party you may make submissions or observations on the appeal as an observer. The time limit for this is four weeks from the receipt of the appeal by An Bord Pleanala and a fee of € 50 (at present) must be paid to An Bord Pleanala with any such submissions or observations.

Where an Environmental Impact Assessment Report (EIAR) has been submitted the time limit is four weeks from the date on which An Bord Pleanala publishes notice of receipt of the appeal. Confirmation of whether an appeal has been made or not can be obtained by telephoning An Bord Pleanala (Telephone No. 01 8588100). A copy of any appeal made to An Bord Pleanala may be inspected at the Planning Office during office hours.

Yours Faithfully,

On behalf of Meath County Council

Appellant's Statement

This appeal is not just a planning submission; it is a deeply personal matter for me as a local business owner, resident, and longstanding contributor to the Boyne Road community.

Our business, Boyne Garden Sheds, is a family-run factory located within the area ~~now~~ known locally as 'Factory Village'. We have served the people of Meath and beyond for years, through good times and hard – from recessions to the COVID-19 pandemic – maintaining a consistent, trusted presence and earning notable praise from customers, the media, and the public alike. When the opportunity arose to purchase the site – just 50 metres from our home – it was a natural and proud step for our family to grow the business in our community.

It is worth noting that the same opportunity to purchase this land was also available to the developer. Had they chosen to do so, they could have taken control over all of the MP12 lands and avoided this unfortunate encroachment and dispute. Instead, we are now in a position where the developer is marketing their scheme under slogans like 'community and work' while placing a successful, independent, local enterprise in jeopardy.

What is being lost here is the original balance of work and home life that already existed. We built that organically, over time, with genuine roots in the local area. The idea of 'Factory Village' came not from branding or marketing spin, but from real activity, real people, and real contribution. It has long been called Factory Village by the community—and the name fits. The irony is that my father served his apprenticeship here decades ago under the previous owners, and now his son has worked to restore and revitalise the same site.

The land proposed was originally advertised as a future high-tech campus, but when foreign investment schemes were cut, the project was rebranded as a housing solution during the national crisis – following trends instead of a clear long-term vision. Throughout this, I have never objected to genuine housing that didn't directly have a negative impact on me or my business. In fact, I welcomed Meath County Council's own plans for affordable homes. What I object to is being surrounded and overrun in a way that is genuinely intimidating. One glance at the planning maps shows how my property is being boxed in and marginalised.

Alongside the business and emotional stress, I live in fear of being flooded out. Additional surface water from this development poses a serious and immediate threat. Instead of focusing on growing our small business, contributing to the evolution of modular housing or Ireland's tiny home movement, I am forced to divert my time, money, and energy into defending our very existence. I am not anti-housing – I am anti being disregarded, intimidated, and edged out by a scheme that overlooks the people who have already built something worthwhile here.

Yours sincerely,

A handwritten signature in black ink that reads "Stephen Flanagan". The signature is written in a cursive, slightly slanted style.

Stephen Flanagan

Date: April 18, 2025

Supporting Photographs



The Boyne Garden Sheds yard used to store and transport timber along with providing parking for employees and work vehicles.



The Boyne Garden Sheds Yard

Employee and Company vehicles on site.



A busy factory where high quality garden sheds are produced using a variety of different machinery housed within the factory.

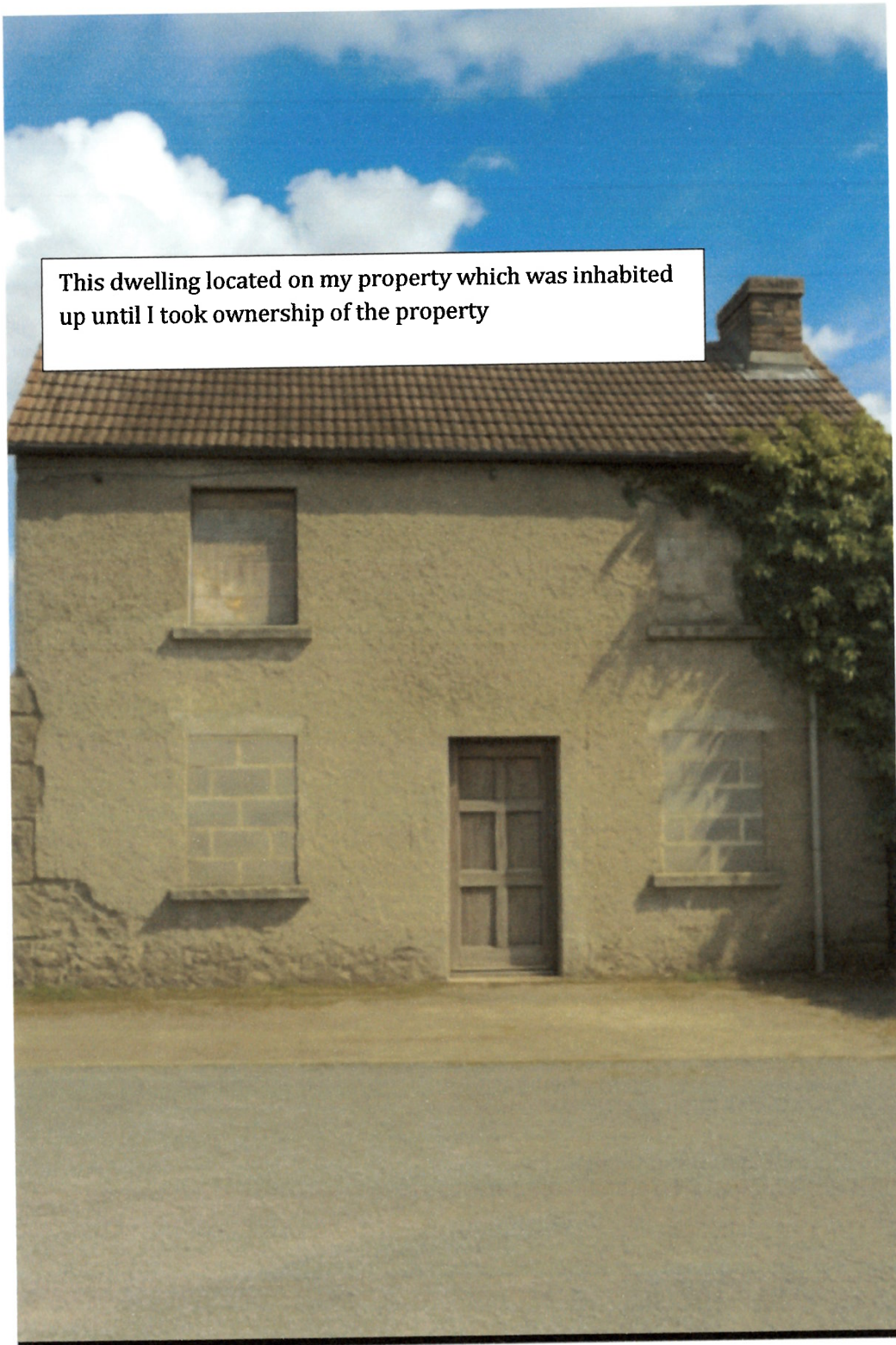


Boyne Garden Sheds has been providing quality craftsmanship for years using the highest quality materials and offering the community the best possible service and products

Boyne Garden Sheds provides innovative ideas for garden buildings and is constantly evolving with the times to offer the community a quality product we can be proud of.



This dwelling located on my property which was inhabited up until I took ownership of the property



Appeal to An Bord Pleanála

To the Secretary of An Bord Pleanála,
64 Marlborough Street,
Dublin 1, D01 V902

Re: Boyne Village Phase 1B Large-scale Residential Development (LRD), Athlumney, Navan, Co. Meath

Appellant: *Stephen Flanagan*

Appellant Address: *12 The Court Glenveigh Boyne Road Navan C15 E2HA*

Planning Reference: *Meath County Council: Planning Application Reference No: 2460415*

Date: *April 22, 2025*

Applicant: *Albert Developments Ltd*

Development Address: *Within the townlands of 'Ferganstown, and Ballymacon' and 'Athlumney', Navan, Co. Meath*

Development Description: *a Large-Scale Residential Development - The (Phase 1B) development will consist of the construction of a mixed-use development comprising 322 no. dwellings, a Community Centre and Sports Hall, a Neighbourhood Centre, and a district public park as follows: A) 212 no. houses consisting of 177 no. 3-bedroom houses and 35 no. 4-bedroom houses (all houses 2-storeys except House Types F1, F2, F3 [corner], E1, E2, and E3 [corner] – (with variations to finishes); B) 26 no. duplex units comprising 13 no. 2-bedroom units and 13 no. 3-bedroom units (in 2 no. 3-storey blocks [with 8 no. duplex units abutting Apartment Block 2 in a 3-storey configuration]; C) 84 no. apartments across 3 no. apartment buildings (Block 2 [5-storeys] comprises 24 no. apartments consisting of 12 no. 1-bedroom apartments and 12 no. 2-bedroom apartments), Block 3 [5-storeys above neighbourhood centre – 6-storeys in total] comprising 36 no. apartments consisting of 14 no. 1-bedroom apartments and 22 no. 2-bedroom apartments and Block 4 [4-storeys above community centre – 5-storeys in total] comprising 24 no. apartments consisting of 9 no. 1-bedroom apartments and 15 no. 2-bedroom apartments (all apartments with balconies). D) Series of landscaped/Public Open Space areas of c.3.72 hectares including playground areas and a Public Park of c.1.65 ha of open space as well as additional communal open space for the apartments and duplex apartments; E) Provision of a c. 512 sq. m creche at ground floor of Block 2 as well as a 1,778 sq.m. Community Centre and Sports Hall (including a c.837 sqm sports hall [double height] ancillary changing rooms, 4 no. community rooms and ancillary administration/office space rooms/ESB Substation); F) Provision of a convenience anchor retail unit (net floor space 1,000 sq. m [GFA 1,390 sq. m.]), takeaway, c. 82 sq. m, café, c. 210 sq. m, pharmacy c. 88 sq. m and General Practice Surgery c. 232 sq. m) as well as ESB substation and bins, all accommodated within the ground floor level of the neighbourhood centre to the north-west of the site; G) 693 no. car parking spaces, 289 no. bicycle parking spaces throughout the development; H) Provision of a temporary foul water pumping station (and associated storage) located within the*

district public park to service the scheme; 1) Provision of surface water attenuation measures as well as all ancillary site development works (reprofiling of site and field drain diversions as required)

Dear Secretary, I wish to appeal the decision of Meath Council to grant planning permission to the development described above.

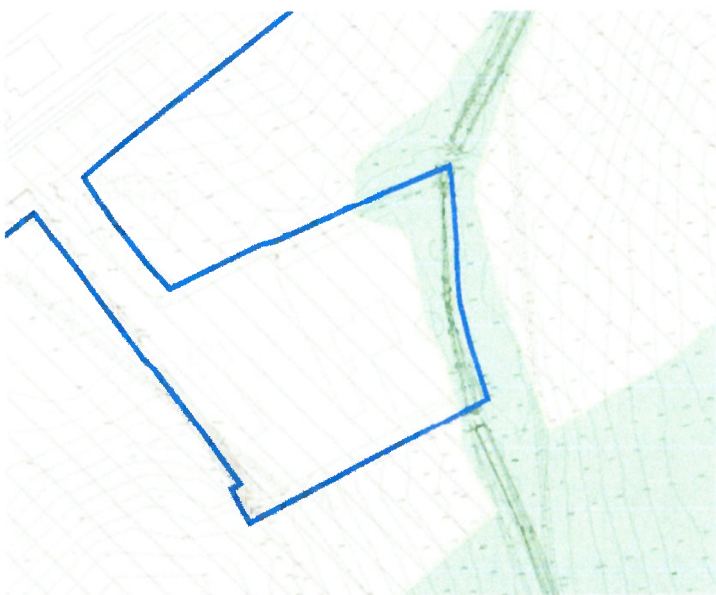
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1. Introduction

I run a business at the Boyne Factory Village which makes garden sheds from sustainably grown wood. I am a part owner of the property with an option to buy out the other owners.

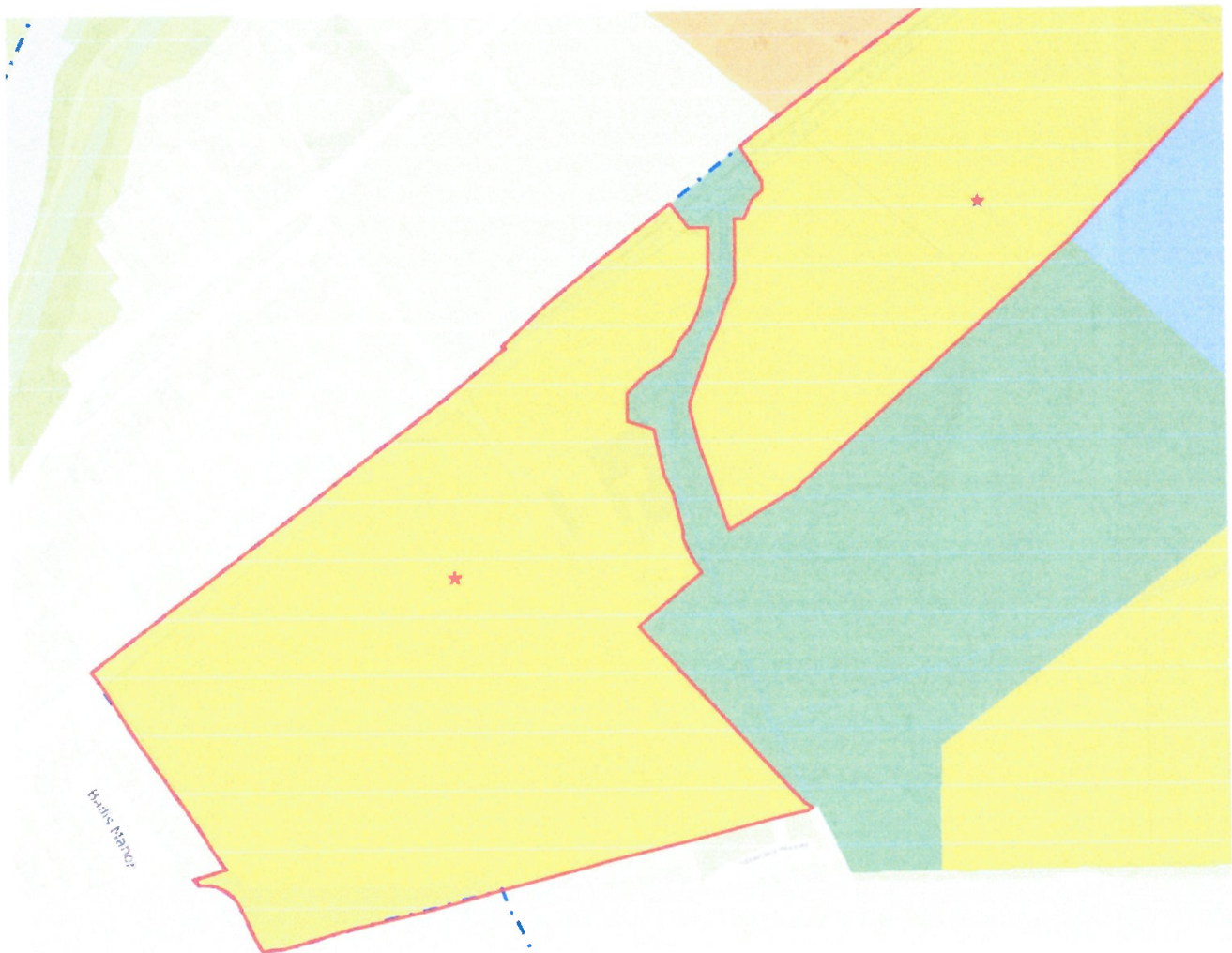


The site layout map for the development indicates the location of my property relative to the whole of the lands being developed. However, the drawings do not show the levels of my property relative to the previously flooded areas at Tuberclaive Meadows which lie upstream. The factory is already prone to flooding.



The width and depth of the channel in the Frankstown mill stream is inadequate to prevent flooding to my property and to the homes in the area.

The area of my property is very small relative to the total area of land being developed on greenfield lands under Masterplan 12. Notwithstanding the fact the area of my property was such a small proportion of the Masterplan 12 area it was not zoned for housing under the current plan and was identified for development post the current plan. Per the Protect Meath East V Meath County Council line of cases such zoning has no standing. However, part of my buildings was zoned as open space indicating that the elements of my buildings are to be demolished.



There are a number of unused dwellings on my property one of which was last used in 2011. My position is that residential use of these dwellings is not abandoned. In fact, there are a range of useful incentives to put them back into use.

I am not seeking to launch a Collateral Attack on the Development Plan. I understand it is logical that riparian lands be developed as open space for hydrological amenity and ecological reasons.

The development of such a large area of land in the MP12 Master plan area will undoubtedly result in different infiltration rates and runoff rates to the Ferganstown stream, which will increase the flood hazard to my property and my business.

I wish to draw the attention of the Board to the fact that my property was developed at the time the OS 25 inch to one mile map was mapped.



The Master Plan 12 area envisages connectivity across the rail line to link the L DR6 to the Boyne Road Settlement. The Sequential and Compact Growth principles of the National Planning Framework require that the Board make decisions that are consistent with the National Planning Framework. The MP12 masterplan is not consistent the sequential development principle as greenfield lines farer from the core of the town are being prioritized and indeed lands farer from the service centre at Johnstown. The developments approved make no provision to build the bridge across the rail line to avail public transport efficiency or viability.

2. Policy and Legal Framework

2.1 Energy Efficiency Directive and Energy Efficiency First Principle

The revised Energy Performance of Buildings Directive and the Energy Performance of Buildings Directive are now being transposed into Irish Law.¹ Europe's energy law, Directive 2023/1791, says Ireland must reduce energy use by 2030 to help the planet. Ireland has until October 11, 2025, to adopt it. For large projects like this, Meath County Council must choose homes that save substantial energy, such as those needing minimal power for heating. These could lower bills and emissions significantly (Directive 2023/1791; National Energy and Climate Plan 2021–2030, 2024).

While some will claim Ireland is not bound by these Directives until they are transposed some legal authorities would maintain they have direct effect such as in Wallonne, Case C-129/96 created obligations for Member States not to adopt measures which could seriously undermine the result of the Directive even before the period of implementation had expired.

The energy performance standards proposed would not satisfy the directive if it was transposed. Hence the Board should not undermine it by adopting low level energy performance in determining this application.

- **National Policy Objective 7 (2025)** Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth.

The LRD's few terraced homes, high prices, and wasteful energy use fail these NPF goals, neglecting Navan's housing, density, and climate needs (NPF, Section 2, 2025).

3. The Energy Performance Gap

3.1 Defining the Energy Performance Gap

Homes often use more energy than planned. The EIAR says these 322 homes will need a certain amount of power yearly for their large floor space, but they could use more, adding to carbon emissions and resident bills (CIBSE, *TM54*, 2013; RICS, *Sustainability Report 2023*).

3.2 Projected vs. Actual Energy Performance

The EIAR assumes efficiency, but real use is higher due to how people live (e.g., warmer homes) or building errors (CIBSE, *TM22*, 2006), increasing pollution and costs the report doesn't address.

¹ See page 85 of the Climate Action Plan 2025
https://assets.gov.ie/static/documents/Climate_Action_Plan_2025_updated_cover.pdf

3.3 Degrading Airtightness as a Key Factor

Poor seals make homes less efficient over time. The EIAR expects tight seals, but without checks, leaks could raise energy use, adding to bills (CIBSE, *TM22*).

3.4 Implications for the LRD

Ignoring this gap risks higher costs and pollution, breaking Ireland's rule for energy-saving homes (CAP24,).

4. Heat Pumps and Primary Energy Demand

4.1 Primary Energy Demand and Thermal Generation Efficiency

Heating uses substantial energy. The EIAR picks basic heaters (air-source) needing more power yearly for the large floor space. Better heaters (ground-source) could use less, saving energy.

4.2 Varying Capacity Factor of Ireland's Wind Fleet

Ireland's electricity comes partly from wind, which runs at full power for limited hours yearly, roughly 2,190 to 3,066 in 2025 (EirGrid, 2024). Air-source heaters, relying on electricity, face unstable supply, using more power. Ground-source heaters, pulling steady heat from Navan's ground, use less, saving energy. The EIAR's choice ignores this gap, risking higher bills when wind dips (CAP24, Action 9.2).

4.3 Performance of Air-Source vs. Ground-Source Heat Pumps

Ground-source heaters save more energy than air-source ones (CIBSE, *Heat Pump Guide*, 2022).

4.4 Dismissing District Heating

The Application documents dismiss district heating on the basis that natural gas is a fossil fuel. The 2025 Climate Action Plan focuses on low carbon

5. Building Information Modelling and Modern Methods of Construction

5.1 Defining BIM and MMC

BIM cuts planning errors. MMC uses factory parts, saving workers, time, and emissions (Eastman et al., 2018; Gibb, 2007).

5.2 Background: Egan and Farmer Reports

Egan (1998) criticized wasteful building; Farmer (2016) pushed modern methods to cut costs (Egan; Farmer).

5.3 Irish Government Policy on BIM and MMC

Ireland mandates BIM for large projects and MMC to reduce costs and emissions (RIAI, 2017; DoHLGH, 2020; CAP24,).

5.4 Opportunities for Cost, Waste, Resource, and Energy Reduction

BIM/MMC could make homes affordable, cut waste, and save energy (Pan et al., 2018).

5.5 Case Studies Demonstrating BIM and MMC Benefits

Dún Laoghaire and Ballymun projects show faster building and less waste (Passive House Plus, 2019).

5.6 BIM and MMC as Reasonable Alternatives in EIAR

The EIAR skips BIM/MMC, breaching EU rules to explore better options (Directive 2011/92/EU).

6. Passive House Projects in Ireland and Public Housing

6.1 Overview of Passive House in Ireland

Super-efficient homes use minimal energy for heating, saving substantial power (Passive House Institute, 2024).

6.2 Passive House in Public Housing

Dún Laoghaire's homes show affordability (Passive House Plus, 2019).

6.3 Building Sector's Energy Share

Homes cause much of Ireland's pollution, making efficiency critical (SEAI, 2024).

6.4 Whole Life Cycle Energy Demand and Emissions

Skipping this risks added emissions (RICS, WLCA, 2024).

7. Ireland's Progress on EU 2020 and 2030 Energy and Climate Targets

7.1 EU 2020 Targets: Achievements and Shortfalls

Ireland missed 2020 emission goals (EPA, 2024).

7.2 EU 2030 Targets: Current Trajectory and Gaps

By 2030, Ireland expects to fall short of its emission cut goal (EPA, 2024).

7.3 EPA Monitoring and Reporting Insights

EPA stresses efficient homes to meet targets (EPA, 2024).

7.4 Implications for the LRD

The EIAR's inefficiency hurts Ireland's goals (CAP24, 2024).

8. Grounds of Appeal

We believe the Boyne Village plan breaks key rules and fails Navan's residents. Here's why it should be rejected, explained clearly to show the harm to people and the environment.

8.1 The Application does not adequately assess the flood risk in accordance with the Floods Directive

- The flood model is based on OPW guidance for larger catchment areas
- The flood model does not consider all the lands to be developed when all options are open.
- The flood model does not provide sufficient detail on road and drainage construction to allow preferential flow paths to be assessed in so far as they might avail flood water being discharged to the Frankstown stream as opposed to being attenuated
- The mitigation measures only protect from increased runoff from development at rain fall levels less than 75mm in a 12-hour period
- The Board are not entitled to grant permission for a nuisance causing activity (Flooding)
- The Supreme Court case *UCC v. ESB [2020] IESC 38* emphasised the need to protect downstream landowners.
- The FSR does not provide detailed calculations as required by Clifford V An Bord Pleanála so that interested parties can see how an assessment was made.

National Policy Objective 77 Enhance water quality and resource management by: Ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process. Integrating sustainable water

management solutions, such as Sustainable Urban Drainage (SUDS), nonporous surfacing and green roofs, and nature-based solutions, to create safe places.²

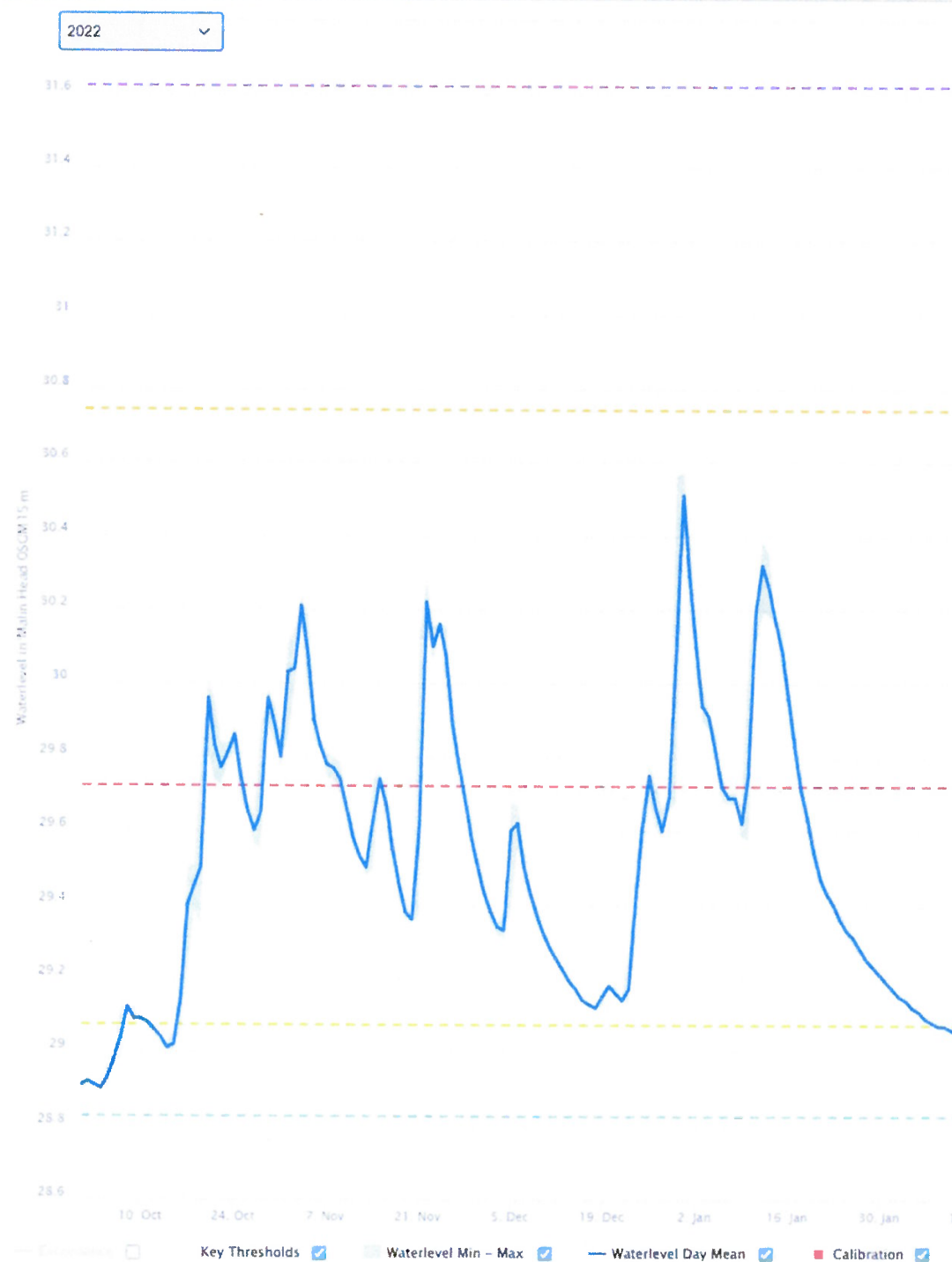
- The culvert infrastructure along the length of the Ferganstown Stream is not adequate to cope with even 1% Flood events. Long sections of the Ferganstown stream are manmade and there is no evidence that the infrastructure is adequately sized.
- The flooding being caused to my property is as a result of inadequate channel section in terms of depth of invert or width of the channel along growth of vegetation factors. Different roughness factors will apply depending on the extent of vegetation or underbrush.
- NPO 78 (NPF 2025)
 - Promote sustainable development by ensuring flooding and flood risk management informs place-making by:
 - Avoiding inappropriate development in areas at risk of flooding that do not pass the Justification Test, in accordance with the Guidelines on the Planning System and Flood Risk Management.
 - Taking account of the potential impacts of climate change on flooding and flood risk, in line with national policy regarding climate adaptation.

² National Planning Framework Plan 2025 Adopted April 2025



The picture above shows the Ferganstown Stream and the culvert under the Boyne Road Navan 30th December 2022 at 12.19

Blackcastle / 07037 / Waterlevel



Data from the OPW indicates that the rainfall around the 30th of December 2022 was not exceptional³ and was almost 1 metre lower than the annual maxima at Blackcastle

³ <https://waterlevel.ie/hydro-data/#/overview/Waterlevel/station/12237/Blackcastle/Waterlevel?period=P1Y>

8.2 Non-Compliance with Energy Efficiency Directive

Europe's law (Directive 2023/1791) says large projects like this must save energy, using energy efficiency first to cut emissions. The EIAR plans homes using more energy than needed, likely adding emissions and costs. This hurts residents, especially those in affordable homes with low incomes, breaking the EU's energy-saving rule An Bord Pleanála must enforce (Directive 2023/1791; NECP 2021–2030). The level of airtightness envisaged by the development is at the highest end permitted by the building regulations which must now be revised in the transposition of the Energy Efficiency Directive and its Energy First Principle which must be applied in developments costing more than €100 million.

8.3 Inefficient Typology Targeting Commuters, Inflating Prices

The LRD's large houses target Dublin commuters with higher incomes, not Navan locals with modest earnings. This drives up prices, locking out residents. Smaller homes would help more people afford housing, per Meath's goal for fair homes (CSO, 2023; Meath Plan).

The extensive use of semi-detached houses as opposed to energy and resource efficient terraced houses is incompatible with the National Planning Framework and the evolving Climate Actions plans as well as the Energy Efficiency Directive.

8.4 Low-Density Design

The Planning Authority asked the Applicant to determine the density of the development. The density must be assessed on the exclusion of major roads only (the LDR6). The board must assess density in accordance with density rules grounded in law. The 2024 Guidelines page 68⁴ define the parameters for calculating density: The following areas cannot be excluded for calculation of density

Local Streets as defined by Section 3.2.1 DMURS.

Private and semi-private open space.

Car parking, bicycle parking and other storage areas.

Local parks such as neighbourhood and pocket parks or squares and plaza's

All areas of incidental open space and landscaping.

Density must support the provision of public transport and be compatible with compact growth principles and be consistent with NPO 101, 102 & 103 NPO 67, NPO 68 NPO 69 NPF 2025.

⁴ <https://assets.gov.ie/static/documents/c75d9bd2-sustainable-residential-development-and-compact-settlements-guidelines-for-pl.pdf>

8.5 Failure to Integrate BIM and Modern Methods of Construction

Smarter building—computer planning (BIM) and factory parts (MMC)—could cut costs and emissions, speeding construction. Ireland pushes these for Navan's housing need (RIAI, 2017; DoHLGH, 2020). The EIAR ignores them, breaking EU rules to explore better ways, adding costs and pollution (Directive 2011/92/EU; Farmer, 2016).

National Policy Objective 69 Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions as expressed in the most recently adopted carbon budgets.⁵

8.6 Failure to Adopt Passive House Standards

Super-efficient homes use minimal energy for heating, cutting emissions and bills. The NPF says: "Achieve a transition to a low-carbon economy by integrating climate action into all development" (Other projects show it's possible. The LRD's inefficient homes break CAP24, NPF, and EU rules, burdening residents

National Policy Objective 69 (2025) Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions as expressed in the most recently adopted carbon budgets.

8.7 The Application does not demonstrate that it is compatible with:

- **National Policy Objective 7 (2025)** Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth.

This is a large development with several phases that does not demonstrate that adequate numbers of corresponding home at the heart of Navan are bed developed. Clearly it is a greenfield development in a sprawling Navan that is a commuting town with a Jobs to worker ratio of 0.65 (National Planning Framework April 2025)

8.8 The EIAR post Finch v Surrey County Council [2024] UKSC must assess all upstream and downstream effects of the development. This is particularly important in relation to the generation of demand for energy, private car use, resource use. Reasonable Alternatives must be studied per Holahan C-461/17 and it is argued that adopting energy first principles is a reasonable alternative whether direct effect is engages prior to transposition per Wallonne, Case C-129/96.

⁵ National Planning Framework February 2025 Adopted April 2025

8.9 The Development does not demonstrate connectivity per DMURs

There is not even a pedestrian link with isolated developments on the Boyne Road. The failure to complete the railway crossing prejudices public transport, cycling and walking attracting car users to buy into the development.

9.0 Energy Efficiency First Principle: New Scenario

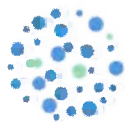
Directive 2023/1791 demands energy-saving homes, like super-efficient ones (Passive House Institute, 2024). The NPF says: "Achieve a transition to a low-carbon economy" (NSO 8, 2025). The EIAR's wasteful homes ignore CAP24's zero-energy goal (CAP24),

9.1 Extended EIA Scope Post-Finch

Finch v Surrey County Council [2024] UKSC 20 (para. 57) requires: "All direct and indirect significant effects of the project" be assessed over decades—Scope 1 (construction fuel), Scope 2 (electricity), Scope 3 (materials, travel, waste, totaling substantial emissions, RICS, *WLCA*, 2024). The NPF demands low-carbon homes (NPO 8, 2025). The EIAR skips Scope 3, missing emissions, breaching *Finch* and *Salzburger's* call for full impacts (para. 31). Terraced homes could cut emissions, but the EIAR's low-density focus fails EU and NPF rules (EPA, 2024).

Appendix 1 Copy of Acknowledgement for Local Authority Submission

A copy of the acknowledgement is included in the following pages.



THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS
ACKNOWLEDGEMENT TO AN BORD PLEANÁLA IF YOU WISH TO APPEAL THE DECISION
OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE
ACCEPTED BY AN BORD PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN
MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

Meath County Council

PLANNING APPLICATION REFERENCE No: 240415

A submission/observation in writing, has been received from Stephen Flanagan on
11/07/2024 in relation to the above planning application.

The appropriate fee of €20 has been paid. (Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning
and Development Regulations 2001 and will be taken into account by the planning authority
in its determination of the planning application.

Yours faithfully,
Meath County Council

I SDOIC IMÉADT ÁBHACHTACH E SEO

COINNIGH AN DOICIMÉAD SEO SLAN! BEI DH OIF AN ADMHAIL SEO A CHUR AR FAIL DO N
BHORD PLEANÁLA MAS MIAN LEAT ACHOMARC A DHÉ ANAMH IN AGHAIDH CHINNEADHA N
ÚDARÁS PHLEANÁLA. IS É SEO AN TAONFHIANAS A MHÁIN ATÁ ANNA NGLACFAIDH AN
BORD PLEANÁLA LEIS CURC UREAD HAIGHNEACHT FAOI BHRÁID AN ÚDARÁS PHLEANÁLA
MADIR LEIS AN IARRATAS.

Meath County Council

UIMHIR THAGARTHA AN IARRATAIS PHLEANÁLA: 2460415

Maidir leis an iarratas pleanála thuasluaite fuarthas aighneacht/tuairim i scríbhinn ó Stephen Flanagan ar 11/07/2024.

Iocadh an táille chuí de €20. (Ní chaithfidh comhlachtaí forordaithe aon táille a íoc)

Tá an aighneacht/tuairim ag teacht leis na forálacha cuí atá i Rialacháin Phleanála agus Forbartha 2001 agus cuirfidh an tUdarás Pleanála sin san áireamh agus é ag déanamh cinneadh ar an iarratas pleanála.

Is mise le meas,
Meath County Council

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