

AN COIMISIÚN PLEANÁLA
LDG- 022590-25
ACP-
04 SEP. 2025
Fee: € 220 Type: CAS
Time: 11:51 By: Hand (P)

Mr. Antonio Persechini and Mrs. Ann Persechini

The Commons,

Glascarn Lane,

Ratoath,

Co. Meath

A85 P206

Date : 4/09/2025

To An Coimisiún Pleanála,

We are writing to you to object to a planning application by Beo Properties Limited to develop a site in Ratoath , County Meath. We have submitted with this letter a copy of our letter of objection/observation sent to Meath County Council 16 July 2025 and a copy of the response letter we received from Meath County Council dated 14/08/2025 Reference Number 25/60637. Attached with this letter from Meath County Council are 32 schedule of conditions. Some of these conditions reflect on our objections/observations/concerns. Number 16 of the schedule conditions however is unclear. We strongly object to vehicular traffic being removed from Glascarn lane to the north of the RORR ,which is what Beo Properties Limited have applied to do. Glascarn Lane MUST REMAIN as a through road to allow for the free flow of traffic that will be generated with this development and the already completed development to the northeast of this site. The already completed section of the RORR to the R125, which is controlled by traffic lights, is causing huge traffic delays at morning and evening peak hours. A roundabout would have been a better alternative. This proposed junction where the RORR cuts/meets Glascarn lane could also be serviced with a roundabout. We also object to the proposed signalised junction from the R155 to the RORR. This again will cause traffic congestion at peak times.

Because of these objections/observations and concerns we feel that permission should NOT be granted to Beo Development Limited.

Yours Faithfully

Antonio and Ann Persechini

Comhairle Chontae na Mi

Roimh Pleamáil,

Teach Buvinda, Bóthar Átha Cliath,
An Ráth, Contae na Mi, C15 Y291
Fón: 046 - 9097500/Fax: 046 - 9097001
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**Meath County Council**

Planning Department

Buvinda House, Dublin Road,

Navan, Co. Meath, C15 Y291

Tel: 046 - 9097500/Fax: 046 - 9097001

E-mail: planning@meathcoco.ieWeb: www.meath.ie

Planning Reference Number: 25/60637

Date: 16/07/2025

Antonio & Ann Persechini
The Commons
Glascarn Lane
Ratoath
Co Meath. A85 P206

Re: Planning & Development Regulations 2001 to 2025
Acknowledgement of receipt of Submission or Observation on a Planning Application for a
proposed development by Beo Properties Limited

Dear Sir/Madam

I wish to acknowledge receipt of your Submission/Observation made in writing to this office on 16/07/2025 to the proposed development described as We, Beo Properties Limited, intend to apply to Meath County Council for a 7-year planning permission for a Large-scale Residential Development (LRD) at this site (12.58 ha) located on the southern edge of the settlement of Ratoath in County Meath, within the townlands of Commons and Jamestown. The subject site is generally bound to the north by Glascarn Lane, the rear of houses at Glascarn Lane, further existing residential dwellings and a permitted strategic housing development (SHD) scheme (Reg Ref: TA17/305196); to the east by the permitted SHD scheme (Reg Ref: TA17/305196); to the south by existing agricultural fields and by Glascarn Lane; and to the west by Fairyhouse Road (R155), the rear of houses on Fairyhouse Road, Cairn Court and Carraig na Gabhna, and existing agricultural fields.

The appropriate fee of €20 has been paid. (not applicable to Prescribed Bodies or Councillors).

The Submission/Observation is in accordance with the appropriate provisions of the Planning & Development Regulations 2001 to 2025 and will be taken into account by the Planning Authority in its determination of the Planning Application.

You will be notified of the Planning Authority's decision in due course.

On behalf of Meath County Council

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgment to An Coimisiún 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 Coimisiún Pleanála that a Submission/Observation has been made to the Planning Authority on the Planning Application.

Planning Authority Stamp

PLANNING AUTHORITY
CERTIFIED

16 JUL 2025

Mr. Antonio Persechini and Mrs. Ann Persechini

The Commons,

Glascarn Lane,

Ratoath,

Co. Meath

A85 P206

Date :16/07/2025

To Meath County Council,

We are writing to you to object to the application by Beo Properties Ltd. for a large scale development plan(LRD). The site is located at the southern end of Ratoath Co. Meath, within the townlands of Commons and Jamestown. Glascarn Lane is bound to the north and the Fairyhouse Road (R155) is bound to the west. Strategic housing development(SHD)scheme.(Reg.Ref:TA17/305196). E-Planning portal Ref.No.120000063725. Planning Reference number:25/60637

1.COVER LETTER

We would like to draw your attention to the cover letter (Planning Particulars). An application fee was lodged by Beo Properties Ltd. Beo Properties Ltd. State this was done on the 11 June 2026 and the payment reference no. is 22591816. A copy of the payment details with Bank of Ireland shows a different date and reference no. 11 June 2025 reference no.225918126. As these details DO NOT correspond, this needs to be amended.

2.SITE NOTICE

We would like to make an official complaint in the manner in which the site notices for this application were erected.

(a)To facilitate the erection of the site notices, hedge cutting was done at the three sites. This is totally unacceptable. The site notices were erected on the 18 June 2025 when birds are nesting/breeding at this time.

(b)The location in which the site notices are positioned is very dangerous. Notice no. 1,Fairyhouse Road(R155). This is a very busy road. Nowhere for vehicles to pull in/stop and no footpath for pedestrians. Notice no. 2,Glascarn Lane. This a very dangerous bend with heavy HGV traffic. There is nowhere for vehicles to pull in/stop and no pedestrian footpath. Notice no.3 is positioned further down Glascarn Lane, heading east about 100m. It is positioned to a pole on the opposite side of a steep ditch. You would need to get down into the ditch to read this notice. This ditch, being deep, normally contains water.

3. LARGE SCALE RESIDENTIAL SITE (LRD)

We object to the LRD because of the following.

(a) Ratoath is a rural town. NOT Urban. The amount of houses and apartments will take away from the existing rural appearance. Buildings should be like with like so they will blend in with existing homes.

(b) The infrastructure in Ratoath is already strained. The building of 364 residential units on this site will add further impact on this. A social infrastructure audit was submitted and claims that there is a library, hospitals, allotments, parks, playgrounds, schools, health centres **WITHIN** a 2km radius of the site. This is not the case. Some of these amenities fall way outside this 2km radius. There is no Garda station in Ratoath. Ashbourne supports Ratoath for many of its amenities.

(c) Healthcare facilities in Ratoath are very strained. To accommodate the needs of the population that 364 residential units will house a primary healthcare facility needs to be built in the greater Ratoath area. At present all existing doctors have a full patient list. In order to get on a doctors list you have to travel to a different locality.

(d) Impact on school vacancies for pupils will increase with the population growth generated by the LRD. With other housing developments already taking place in Ratoath this will be inevitable.

(e) The building of 364 residential units in a rural town will create an urban sprawl.

(f) The amount of sewage/wastewater generated by 364 residential units will have a huge impact on the already strained wastewater pumping station in Ratoath. This will then have a huge knock on effect to the wastewater treatment plant in Ringsend. The state-owned entity that looks after our water/wastewater have noticed there is a minimal existing wastewater infrastructure in Ratoath.

4. RATOATH OUTER RELIEF ROAD (RORR)

We object to RORR because of the following

(a) The closeness of the road to our home. This road will generate a lot of traffic noise and this will impact on our quality of life. A strategy team claim to have a proactive management of noise for this road yet have intentions to remove mature trees along Glascarn Lane and other locations. These mature trees block noise.

(b) Closing off part of Glascarn Lane to the north making this section a NO vehicle zone (landscape strategy figure 7-4) is an absolute error. Glascarn lane must remain as an open road to assist the flow of traffic on the RORR.

(c) The exit from the RORR onto the Fairyhouse Road(R155)and the entrance from the Fairyhouse Road(R155)onto the RORR (west of the development site) is shown to be controlled by traffic lights. Traffic lights at this junction will cause large traffic congestion at peak traffic times. A roundabout at this junction will allow for smoother traffic flows.

(d) The lighting on the RORR is too bright for a rural setting. Dimming of lights by 25% at specific times is not enough in our opinion. Every second light could be turned off or a higher percentage of dimming applied.

(e) The provision for bus stops on the RORR will not help the bad public bus service in Ratoath. The bus stops will only be of use/service if an extra bus route is added to Ratoath that will primarily feed the RORR.

(F) The RORR has been part of Meath development plan for more than 15 years. Its main objective is to take traffic away from the town. The do nothing approach does not apply since this road was proposed long before any wetlands north of the proposed road were zoned.

In summary, it is imperative that Glascarn Lane stays as an open road. As Ratoath is a commuter town every possible means to aid the flow of traffic must be implemented. The upgrade of Glascarn Lane on this site means cycle lanes, footpaths and a walkway can be incorporated into this plan.

5. TREES, BUSHES, SHRUBS AND HEDGEROWS

We object to the LRDs intention to remove trees, bushes and hedgerows for reasons;

(a) These mature trees (many more than 40 years old) act as a sound and wind barrier.

(b) If a tree protection plan has been submitted and is put in place, then that is what it should do. PROTECT TREES. These mature trees are the feeding and nesting area for many birds and animals. One in particular, is a protected species. Bats. An Ecology report identifies a bat colony on the proposed site, that uses Glascarn Lane (Fairyhouse pass) as a foraging area. Most of the trees on site are Ash, and in the report table 4.3 shows 0 category A trees claiming Ash Dieback the reason for this. Yet a separate report on the trees on site showed many mature trees as category A. These healthy mature trees should be left intact. Cleaning, pruning and maintenance of these trees will be more beneficial for the ecology of the site.

(c) These mature trees and hedgerows are nesting sites for other birds that have not been mentioned in the ecology report. Bullfinch (not a common bird) Yellowhammer, Long Tailed Tit, Long Eared Owl and Pheasants which are ground dwellers that are present in the adjacent fields.

(d) An Arboricultural impact assessment on the retention of hedgerows policy objective DMOBJ11

"Existing trees and hedgerows be retained where possible.

6. ECOLOGY

We object to the LRD because of the impact on the ecology within the site.

(a) Bats are present and are a protected species. Lights planned for Glascarn lane (a bat corridor) are fitted with high Kelvin bulbs (4000K). These lights are too bright for a rural road and interfere with bats. "M" fitting lights are at the start of Glascarn Lane (off Fairyhouse Road). These "M" fitting light are 3000K and are less bright. Do these proposed lights dim or turn off when not needed.

(b) Frogs are present on the proposed site. They are a protected species and use the many ditches for mating and for the laying of their eggs (spawn). The removal of ditches will impact greatly on

their lifecycle. Frogs will stay primarily in long grassy areas. Removal of fields for construction will take away their habitat.

7.OUR HOME

We object to the large scale development plan as it will impact on our quality of life. We bought our house/home in October 2009. The rural setting not far from amenities is what drew us to this location. Our love of nature, that is present at our front and back door, is invaluable. Clean air, peace and quiet is also invaluable. A report (EIAR) page 22 figure2.6 zoning map has our house/home on a colour coded grey area zoned WL (whitelands) when our house/home should be zoned A1.

We find this application by Beo Properties Ltd. flawed and inaccurate and must be refused.

Yours Sincerely,

Antonio and Ann Persechini

Conradh Chontae na Mi

Roimh Pleáináil.

Teach Buirinda, Bóthar Átha Chath,

An Uaimh, Contae na Mi, C15 Y291

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Planning Reference Number: 25/60637

TO: Antonio & Ann Persechini
The Commons
Glascarn Lane
Ratoath
Co Meath. A85 P206

Date: 14/08/2025

**Planning and Development Act 2000 – 2023
Planning & Development Regulations 2001 - 2025**

Notification of Decision on planning application in the name of Beo Properties Limited

Dear Sir/Madam,

I wish to inform you that by order dated 14/08/2025 Meath County Council has CONDITIONAL PERMISSION for We, Beo Properties Limited, intend to apply to Meath County Council for a 7-year planning permission for a Large-scale Residential Development (LRD) at this site (12.58 ha) located on the southern edge of the settlement of Ratoath in County Meath, within the townlands of Commons and Jamestown. The subject site is generally bound to the north by Glascarn Lane, the rear of houses at Glascarn Lane, further existing residential dwellings and a permitted strategic housing development (SHD) scheme (Reg Ref: TA17/305196); to the east by the permitted SHD scheme (Reg Ref: TA17/305196); to the south by existing agricultural fields and by Glascarn Lane; and to the west by Fairyhouse Road (R155), the rear of houses on Fairyhouse Road, Cairn Court and Carraig na Gabhna, and existing agricultural fields.

The development will consist of the construction of 364 No. residential units, a Commercial Building (857.05 sq.m) containing a Creche, a Retail Unit and a Café and a section of the Ratoath Outer Relief Road (RORR) together with all associated ancillary accommodation, open space and site development works. The total overall gross floor area (GFA) of the development is 40,753.53 sq.m of which 39,881.14 sq.m is residential GFA and 872.39 sq.m is non-residential GFA. The proposed development consists of 364 No. residential units including 250 No. houses and 114 No. apartment / duplex units. The 250 No. houses will further consist of 38 No. 2-Bed, 151 No. 3-Bed, 50 No. 4-Bed and 11 No. 5-Bed units each with a private residential garden. In total, 500 No. car parking spaces are provided for the proposed houses. The proposed development consists of a mix of Detached, Semi-Detached and Mid-Terrace housing types ranging from 2- to 3-storeys in height.

The 114 No. apartment / duplex units will be provided within a total of 9 No. Blocks ranging from 2-4 storeys in height including 6 No. Apartment Blocks with a total of 91 No. apartments and 3 No. Duplex Blocks with a total of 23 No. duplex units. Each apartment / duplex unit will have a private balcony/terrace and access to communal open space totaling 0.118 ha. The 114 No. apartment / duplex units will further consist of 32 No. 1-Bed units, 69 No. 2-Bed units and 13 No. 3-Bed units. Details of the Apartment and Duplex Blocks are provided on a block-by-block basis below:

- Apartment Block 1 (3- & 4-Storey Building) will consist of 6 No. 1-Bed units and 13 No. 2-Bed units
- Apartment Block 2 (4-Storey Building) will consist of 2 No. 1-Bed units and 10 No. 2-Bed units
- Apartment Block 3 (4-Storey Building) will consist of 2 No. 1-Bed units and 10 No. 2-Bed units
- Apartment Block 4 (3-Storey Building) will consist of 5 No. 1-Bed units and 10 No. 2-Bed units
- Apartment Block 5 (4-Storey Building) will consist of 6 No. 1-Bed units and 14 No. 2 Bed-units
- Apartment Block 6 (2 & 3-Storey Building) will consist of 4 No. 1-Bed units and 9 No. 2-Bed units
- Duplex Block 1 (3-Storey Building) will consist of 2 No. 1-Bed units, 1 No. 2-Bed unit and 4 No. 3-Beds units
- Duplex Block 2 (3-Storey Building) will consist of 3 No. 1 Bed-units, 1 No. 2 Bed-unit and 5 No. 3-Beds units

Conaire Chontae na Mi

Roimh Pleanáil.
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- Duplex Block 3 (3-Storey Building) will consist of 2 No.1-Bed units, 1 No. 2-Bed unit and 4 No. 3-Beds units

In total, 152 No. car parking spaces are provided for the proposed apartment / duplex units comprised of 114 No. spaces for residents (including 25 No. EV spaces) and 38 No. spaces for visitors (including 7 No. EV spaces and 9 No. Accessible spaces). A total of 266 No. cycle parking spaces are provided for the apartment / duplex units including 209 No. spaces for residents and 57 No. spaces for visitors. A total of 4 No. ancillary external bin stores (59.23 sq.m) are provided to serve the proposed apartment / duplex blocks. The proposed development includes a 2-storey Commercial Building (857.05 sq.m) comprising of a Creche (total 692.8 sq.m) at ground level and first floor level with associated Creche outdoor play area at ground level (254.4 sq.m), a Retail Unit (93.5 sq.m) at ground level and a Café (63.13 sq.m) at ground level with associated outdoor seating area. In total, 24 No. car parking spaces are provided for the Commercial Building including 4 No. EV spaces, 1 No. Accessible space and 2 No. Set down spaces. A total of 8 No. cycle parking spaces are provided for the Commercial Building. 1 No. ancillary external bin store (15.34 sq.m) is provided to serve the proposed Commercial Building.

The proposed development will include the construction of the remaining section of the Ratoath Outer Relief Road (RORR) from its current temporary termination point to the east of the subject site to the existing Fairyhouse Road (R155) in the west. The proposed section of the RORR runs from a new proposed signalised junction on the R155, east along the southern boundary of the subject site for approximately 1.08km to the current RORR temporary termination point and for an additional 75m to put a new surface course on the adjoining constructed section of the RORR. A dedicated pedestrian path and a segregated two-way cycle path is proposed along the northern side of the proposed road. 2 No. bus stop laybys are proposed along the proposed section of the RORR with 1 No. on the northern side and 1 No. on the southern side of the proposed carriageway. A grass verge is proposed to the north of the RORR and a soft margin is proposed along the south side of the RORR. A toucan controlled crossing is proposed along the RORR to the west of the proposed bus stop laybys to allow for safe access from the pedestrian/cycle infrastructure on the northern side of the RORR to the bus stop and Glascarn Lane on the southern side of the RORR. The proposed road will provide access to the subject site in the form of two priority junctions on the northern side of the RORR. 3 No. agricultural site entrances and a new junction with Glascarn Lane are proposed on the southern side of the RORR. Dedicated pedestrian and shared pedestrian/cycle path connections are provided from the subject site to Fairyhouse Road (R155) to the west, Glascarn Lane to the north, and the RORR and Glascarn Lane to the south. The proposed development includes the realignment of an existing section of Glascarn Lane (c. 270m in total) to facilitate the construction of the proposed section of the RORR. To the north of the RORR, an existing section of Glascarn Lane (c. 75m) will have vehicular traffic removed from it and be repurposed as an active travel shared surface. To the south of the RORR, an existing section of Glascarn Lane will be upgraded to a 2-lane road (c. 187m) with a 40m footpath along the eastern side of the carriageway.

A total of 1.59 ha landscaped public open space comprising a central public park area of 0.4 ha and a series of pocket parks featuring formal and informal play and amenity areas are also proposed and distributed throughout the development. Planning permission is also sought for an extension to the foul water network, surface water and watermain along the RORR required to facilitate the development and for all associated site development and infrastructural works, services provision, foul and surface water drainage, internal roads and pathways, parking infrastructure, lighting, substations, hard and soft landscaping, boundary treatments, green and blue infrastructure and associated signage. An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application including Environmental Impact Assessment Report, may be inspected online at the following website setup by the applicant: www.ratoathlrd.ie at A 12.58 ha site located in the townlands of Commons and Jamestown Ratoath, Ratoath, County 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 Coimisiún Pleanála, 64 Marlborough Street, Dublin 1. The fee for an appeal 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

Comhairle Chontae na Mi

Roimh Pleannáil.

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Planning Department

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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 Coimisiún Pleanála and a fee of € 50 (at present) must be paid to An Coimisiún Pleanála 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 Coimisiún Pleanála publishes notice of receipt of the appeal. Confirmation of whether an appeal has been made or not can be obtained by telephoning An Coimisiún Pleanála (Telephone No. 01 8588100). A copy of any appeal made to An Coimisiún Pleanála may be inspected at the Planning Office during office hours.

Yours Faithfully,

On behalf of Meath County Council

Schedule of Conditions

1. The development hereby permitted shall be constructed in accordance with the plans and particulars including the Environmental Impact Assessment Report with the Planning Authority on the 20/06/25 except where conditions hereunder specify otherwise. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in strict accordance with the agreed particulars.

Reason: In the interests of the proper planning and development of the area and to ensure a satisfactory standard of development in accordance with the approved plans and particulars.

2. The development hereby permitted shall contain 364 no. residential units. Each residential unit shall be used and occupied as a single unit for residential purposes and shall not be sub-divided or used for any commercial purpose (including short-term letting) without a separate planning permission.

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

3. The appropriate period for this permission shall be seven years from the date this Order. The development shall be carried out within this period in accordance with a phasing plan. No development shall commence on any subsequent phase of the development authorised by this permission until the planning authority has certified in writing that the works in the previous phase have been completed to a satisfactory extent.

Reason: In the interest of clarity and to ensure the timely and orderly development of the site for housing with the required supporting infrastructure.

4. The development shall be carried out on a phased basis in accordance with the phasing plan which accompanies the application unless otherwise agreed in writing with the Planning Authority. The completion of the childcare facility and the Ratoath Outer Relief Road (RORR) and associated connections shall form part of Phase One of the development.

Reason: To ensure the timely provision of services, for the benefit of the occupants of the proposed residential development/wider area.

5. Prior to the commencement of development, the developer shall submit details of the proposed management arrangements for the Creche, Retail and Café Buildings for the written agreement of the Planning Authority.

Reason: To ensure the timely provision of community facilities, for the benefit of the occupants of the residential units /wider master plan area.

6.
 - (a) The applicant is required to employ a qualified archaeologist to monitor all groundworks associated with the development.
 - (b) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the National Monuments Service of the Department of Housing Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.
 - (c) The Planning Authority and the National Monuments Service of the Department of Housing Local Government and Heritage shall be furnished with a report describing the results of the monitoring.

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

7. Proposals for names for the overall development, buildings, neighbourhood centre, home zones/streets inclusive of a numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signage and unit numbers, shall be provided in accordance with the agreed scheme unless the planning authority agrees in writing to an alternative scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

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

8. All of the mitigation measures detailed in the submitted documentation, including the Environmental Impact Assessment Report (EIAR) and shall be implemented in full within the timescales listed in the EIAR. Prior to commencement of any development an ecological clerk of works shall be appointed to supervise the implementation of these measures. Details of the appointment including the qualifications of the individual shall be submitted for the review and written agreement of the Planning Authority.

Reason: To clarify the plans and particulars for which permission is granted and to ensure that the mitigation measures contained in the EIAR are implemented to avoid any likelihood of significant effects on the environment.

9. The recommendations of the CEMP supporting this application to prevent pollution from the development site being mobilised as surface water runoff shall be incorporated into the final CEMP which shall be submitted for the written agreement of the Planning Authority prior to commencement of any works on site and shall be implemented in full.

Reason: In the interest of environmental protection. (Environment)

10. The clearance of vegetation on site shall only take place between September and February i.e. outside the main bird breeding season.

Reason: To avoid the destruction of the nests, nestlings and eggs of breeding birds and to avoid the proposed development causing detrimental effects on flora, fauna and natural habitats.

11. (a) The external wall, roof finishes and design detail of the entire development shall be as illustrated on the plans submitted on 20/06/25, unless otherwise agreed in writing with the Planning Authority. All public facing external finishes shall be of durable materials.

(b) No development of a class specified in column 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001-2025, shall be permitted within the curtilage of any residential unit hereby permitted.

Reason: In the interests of visual amenity and to ensure the integrity of the design concept is retained. (Planning)

12. (a) Prior to the commencement of any site works all existing trees to be retained shall be fenced off. This must be at a distance of the crown spread (the outer drip-line of the tree) or half the tree height, whichever is the greater. Fencing shall be at least 1.2m high cleft chestnut pale or chain link, well braced to resist impacts or similar to be agreed in writing with the planning authority. These works shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within these areas shall not be altered, nor shall any excavation be made, or any other works carried out, without the prior written consent of the planning authority.

Reason: To ensure the protection of trees and other vegetation to be retained and to ensure the continuity of amenity afforded by existing trees. (Planning)

13. (a) Prior to the occupation of any residential unit hereby permitted, the applicant shall provide the public open space and landscaping as indicated on the drawings and specification date received 20/06/25. The open spaces shall be developed for, and devoted to, public use and shall be maintained as public open space by the developer until taken in charge by the local authority or management company.

(b) Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

(c) All hard and soft landscaping works shall be carried out in accordance with the approved details and the appropriate British Standard document or other recognised Code of Practice, unless otherwise agreed in writing with the Planning Authority.

(d) Final details of all boundary treatments shall be agreed in writing with the Planning Authority prior to commencement of development.

(e) Prior to commencement of development, details of a public art feature to be incorporated into the overall scheme or a financial contribution to facilitate the Council to provide a piece of public art in order to enhance the amenities of the local environment shall be submitted for the written agreement of the Planning Authority.

Reason: To ensure that the public open space, planting provision, boundary treatment, public art is provided in a timely manner and retained for the benefit of the occupiers and to aid integration of the development into the local landscape as soon as possible. (Planning).

14. (a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each residential unit), pursuant to Section 47 of the Planning and Development Acts 2000-2023, that restricts all residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

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

15. Prior to commencement of development hereby permitted, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of Section 94(4) and Section 96(2) and (3) (Part V) of the Planning and Development Acts 2000-2023, unless an exemption certificate shall have been applied for and been granted under Section 97 of said Act. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which Section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning & Development Acts 2000-2021 and of the housing strategy in the development plan for the area. (Housing)

16. Prior to the commencement of development hereby permitted, the applicant shall submit/address the following for the written agreement of the Planning Authority in relation to Transportation requirements:

- (a) The Applicant shall submit for agreement, prior to commencement, the detailed design of the section of the Ratoath Outer Relief Road (RORR) within the site boundary. This includes, but is not limited to, the R-155 upgrade works including the signalised junction, the road geometry and layout, kerbs, drainage, traffic signals, junctions, street lighting, boundary treatment, footpaths, cycleways, bus stops and the connection to Phase 1 of the RORR.
- (b) The Applicant shall ensure that the section of the RORR included in the application is fully completed prior to occupancy of any part of the development, unless otherwise agreed. This will facilitate the connection between the R-155 Fairyhouse Road and the R-125 Ashbourne Road upon opening of the first phase of the proposed development thus ensuring that all relevant and necessary pedestrian, cyclist and vehicular connections are available from first occupation.
- (c) The Applicant shall submit for agreement, prior to commencement, the detailed design of the works required along the R-155, Fairyhouse Road. This includes, but is not limited to, the road geometry and layout, kerbs, drainage, street lighting, boundary treatment, footpaths and cycleways. The agreed works shall be completed prior to occupation of any part of the development, unless otherwise agreed.
- (d) The Applicant shall complete Road Safety Audits and Quality Audits, in accordance with TII and DMURS requirements, for the Internal and External roads.
- (e) The Applicant shall submit for agreement amended layouts that address the recommendations of the audits at each stage.
- (f) The Applicant shall agree the content and detail of the Construction Stage Traffic Management Plan prior to construction commencement.
- (g) The Applicant shall submit for agreement, prior to commencement, engineering drawings identifying the location and details of all cycle parking.
- (h) The following layouts and details shall be submitted for the written agreement of the planning authority prior to commencement of the development:
 - All shared 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.
 - In any car park in excess of 20 spaces where public access is available, four fully functional charging points for Electric Vehicles shall be provided in accordance with IEC 61851 Standard for Electric Vehicle Conductive Charging Systems.
 - Total number, type and location of EV chargers

Reason: In the interest of clarity, traffic safety and to ensure the timely and orderly development of the site for housing with the required supporting infrastructure. (Transportation)

17. Prior to commencement of any of the proposed development, the applicant/developer shall agree final details of the proposed attenuation systems in writing with the planning authority.

Reason: In the interest of orderly development, environmental protection, public health and safety and residential amenity. (Environment)

18. Prior to the commencement of development hereby permitted, the applicant shall submit/address the following for the written agreement of the Planning Authority in relation to surface water management:

- (a) Details of proposed SuDS features & maintenance requirements of same. All gullies shall be directed to infiltration trenches where applicable before entering the mainline drainage;
- (b) Details of green roofs on any apartment block roofs;
- (c) Details of Stormtech systems or similar as the use of geo-cellular underground storage is not acceptable;
- (d) Details of the proposed southern catchment attenuation system and adjacent existing ditch;
- (e) Details of the surface water system which provide gradients and pipe cover which is compliant with GSDS guidelines. Concrete surround is acceptable at the start of a drainage run for a short section. It is not acceptable for the whole of the southern catchment drainage system to have concrete surround.
- (f) The applicant shall ensure no significant landscaping is located at the proposed southern catchment attenuation tank and along the existing ditch as it may impact future maintenance works.
- (g) All drainage design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
- (h) All drainage design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Reason: In the interest of proper planning and sustainable development of the area and to ensure a satisfactory form of development. (Environment – Surface Water)

19. Prior to the commencement of development hereby permitted, the applicant shall submit/address the following for the written agreement of the Planning Authority in relation to flooding:

- (a) The flood consultant shall provide confirmation to the written satisfaction of the planning authority that the proposed surface water system does not increase flood risk for the proposed development or the surrounding areas.
- (b) The applicant shall coordinate with the developer of the adjacent site (Lagan Homes) with regards the proposed management of the existing drainage ditch and mature hedgerow. Details of any maintenance agreement for the existing ditch on site shall be submitted for the written agreement of the Planning Authority.

Reason: In the interest of orderly development, environmental protection, public health and safety and residential amenity. (Environment - Flooding)

20. (a) Prior to the commencement of development hereby permitted, the developer shall submit a construction and demolition Waste Management Plan (WMP) to the Planning Authority for agreement prepared in accordance with the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (Department of the Environment, Heritage and Local Government, July 2006). The WMP shall include but not be limited to project description, legislation requirements, demolition waste, construction phase waste, categories of construction waste, anticipated hazardous waste, non-construction waste, segregation of waste streams, estimated waste generated, waste hierarchy and adherence to same, roles and responsibilities and communication of WMP, details of recovery and disposal sites, details of waste hauliers, record keeping and documentation, waste audit procedures. The WMP shall be treated as a live document and communicated to all relevant personnel.

(b) The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan (CEMP), which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. The CEMP shall provide details of intended construction practice for the development, including but not be limited to operational controls for dust, noise and vibration, construction traffic management, waste management, protection of soils and groundwaters, protection of flora and fauna, site housekeeping, emergency response planning, site environmental policy, environmental regulatory requirements and project roles and responsibilities. The CEMP shall also address extreme of weather (drought, wind, precipitation, temperature extremes) and the possible impacts on receptors and mitigation of same. The CEMP shall be treated as a live document.

(c) Dust emissions at the site boundaries shall not exceed 350mg/m²/day.

(d) All refuelling shall take place in a designated refuelling area at least 30m from watercourses, details of same to be included in the CEMP.

(e) All hydrocarbons, chemicals, oils, etc. shall be stored in a dedicated bunded area at least 30m from watercourses and capable of storing 110% of the container/tank capacity.

(f) The applicant shall ensure adequate supply of spill kits and hydrocarbon absorbent pads are stocked on site.

(g) Burning of waste, including green waste, is prohibited on site.

Reason: In the interest of sustainable waste management, environmental protection, public health and safety and residential amenity. (Environment)

21. (a) A designated Community Liaison Officer (CLO) shall be appointed prior to commencement of construction works; appointment shall be confirmed in writing with the Planning Authority.

(b) The hours of construction shall be restricted to between 7.00 a.m. to 6.00 p.m., Monday to Friday, and 8.00 a.m. to 2.00 p.m. on Saturdays. No activities shall take place on-site on

Sundays, bank or public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Meath County Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Meath County Council.

(c) During the construction phase noise levels at noise sensitive locations shall not exceed 70dB(A) between 0700 to 1900 hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time. Noise exceedance activities must be agreed in writing with the Planning Authority prior to the activity taking place.

(d) The construction works shall be carried out in accordance with the noise guidance set out by BS 5228-1:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the NRA Guidelines for the treatment of Noise and Vibration in National Roads Schemes.

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

22. The development hereby permitted shall be carried out and completed at least to the construction standards set out in the Planning Authority's Taking in Charge Policy. Prior to commencement of development, the developer shall agree with the authority, in writing, the procedures for inspection and monitoring of the development by the authority to ensure compliance with these standards and shall thereafter comply with the agreed procedures during the construction of the overall development. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.

Reason: To ensure that the development is carried out and completed to an acceptable construction standard.

23. The open spaces shall be developed in accordance with the phasing arrangement and shall be devoted to public use and shall be kept free of any development. When the development is being taken in charge, the roads and all public areas including open spaces that have been designated for taking in charge shall be vested in the Planning Authority, at no cost to the Authority.

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

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

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

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

25. No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on any building (or within the curtilage of same) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

26. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site. In this regard, ducting in accordance with the requirements of the Planning Authority shall be provided to facilitate the provision of broadband infrastructure within the proposed development the detail of which shall be agreed in writing with the Planning Authority prior to the commencement of the development hereby permitted.

Reason: In the interest of orderly development and the visual amenities of the area.

27. The developer shall pay the sum of **€116,390.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 -2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development.

The above sum shall apply until 31st December 2025 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such social infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

28. The developer shall pay the sum of **€1,286,715.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 - 2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development.

The above sum shall apply until 31st December 2025 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such roads and public transport infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

29. The developer shall pay the sum of **€930,990.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision of surface water drainage infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 - 2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development.

The above sum shall apply until 31st December 2025 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of surface water drainage in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

30. The developer shall lodge with the Planning Authority a cash deposit of **€1,142,000.00** as a security for the satisfactory completion and maintenance until taken in charge by the Council of roads, footpaths, surface water drains, public lighting, open space, landscaping and any other services required with the development. In the event of the non-completion or maintenance of the services the Planning Authority shall be empowered to apply the said funds or part thereof for the satisfactory completion of and maintenance as aforesaid of any part of the development.

Reason: To ensure that the development is carried out and completed to an acceptable construction standard.

31. The developer shall pay the sum of **€72,800.00** as a contribution towards expenditure to be incurred by the Planning Authority in the monitoring of the construction phases of the development. Payment of this sum shall be made prior to the commencement of development.

The above sum shall apply until 31st December 2025 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the Planning Authority's monitoring costs associated with the development.

32. Prior to the commencement of development on site, the Applicant shall submit for the written agreement of the Planning Authority, a Noise Impact Assessment which shall include details of the proposed construction methodology to mitigate noise impacts given the sites location in Zone D and the 50db Noise Contour of the Dublin Airport Noise Zone, based on the recommendation of the Dublin Airport Authority. Details of all measures to provide satisfactory noise insulation of the proposed development shall be included within the proposed development and shown on all revised relevant plans and particulars.

Reason: In the interest of residential amenity.

Advice Notes

1. Applicant is advised that in accordance with the provisions of Section 34(13) of the Planning and Development Act 2000-2023 a person shall not be entitled solely by reason of a permission to carry out any development.
2. It should be clearly understood that a grant of permission does not relieve the Applicant/Developer of the responsibility of complying with any requirements under other statutory codes affecting the development.
3. This permission does not confer title. It is the responsibility of the Applicant/Developer to ensure that they control all the lands necessary to carry out the proposed development.
4. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
5. A grant of planning permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner
6. The Applicant/Developer shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Meath County Council in respect of all openings in public areas and shall pay Road Opening License fees and Road Restoration costs. The Applicant/Developer shall abide by all of the conditions as set out in said license(s).
7. The Applicant/Developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
8. During construction the Applicant should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.

9. No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The Applicant/Developer should arrange for vehicles leaving the site to be kept clean.
10. All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the Applicant's site boundary.
11. In accordance with the Wildlife Act, any necessary hedgerow removal should be carried out outside of the main bird nesting season (March 1st to August 31st, inclusive).
12. All Applicants are advised to make themselves aware of the requirements of the Building Control Regulations 1997 to 2015 and the Construction Products Regulations (CPR) (Regulation (EU no. 305/2011). Information leaflets can be viewed or downloaded from the Department of Environment, Community and Local Government website <http://www.environ.ie/en/>.'
13. Where the Applicant/Developer proposes to connect to a public water/wastewater network operated by Irish Water, the Applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Wastewater Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme.

All work to comply with current Uisce Éireann Code of Practice for Water and Wastewater.

Any proposals by the Applicant to divert or build over existing water or wastewater services should be submitted to Uisce Éireann for written approval prior to works commencing.

14. In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works or an under Article 27 declaration submitted to the Environmental Protection Agency.
15. The reuse of excavated soil and stone being reused within the curtilage of the proposed development will have no waste implications here by virtue of non-application of the Act, as referenced under Article 4 of the European Community (Waste Directive Regulations) 2011. Any soil and stone deemed surplus to requirements and that is to be exported from the site should be treated as either a Waste (removal to an appropriately authorised facility) or a by-product (Under Article 27 declaration) and not both.
16. The production and use of waste derived aggregates should not be used onsite in the absence of an Article 28 'End of Waste' status issued by the Agency. All waste derived onsite shall be removed to an appropriately licensed facility and there will be NO crushing conducted onsite

without receiving a Waste Facility Permit or Certificate of Registration from Meath County Council.

17. The Applicant/Developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
18. During construction the Applicant should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.
19. No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The Applicant should arrange for vehicles leaving the site to be kept clean.
20. The Applicant is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.
21. A Fire Safety Certificate may be required for elements of the development under Part III of the Building Control Regulations.

Note 1: Fire safety issues with regard to the design, layout and construction of the proposed buildings, as well as all proposed active and passive fire protection systems will be examined in more detail by the Fire Officer at certification stage.

Note 2: The design of dwelling units should incorporate the relevant provisions of Technical Guidance Document B, Volume 2, Dwelling Houses.

22. Planning Compliance must be submitted (hard copies not required) by email to planningcompliance@meathcoco.ie and must include a cover letter stating the condition number(s) the submission refers to and outlining relevant compliance issues together with the appropriate drawings/reports in PDF format.
23. An allowance may apply where development contributions have already been paid in respect of a previously permitted development on the subject site. Enquiries should be directed to the Planning Authority at 046-9097500.