JSA PLANNING

RESPONSE TO THIRD PARTY APPEAL PL-501989-MH-26

In respect of lands at
Athlumney, Navan, Co. Meath

Prepared on behalf of
Albert Developments Ltd.

September 2026

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1.0 INTRODUCTION

On behalf of the applicant, Albert Developments Ltd. Balmoral, Kells Road, Navan, Co. Meath, we, JSA Planning of 39 Fitzwilliam Place, Dublin 2, wish to submit a response to a single third-party appeal (PL-501989-MH-26) submitted by Stephen Flanagan, 12 The Court, Glenveigh, Navan, Co. Meath against the notification of a decision to grant permission by Meath County Council (MCC PRR 2660120) for the development of 83 no. dwellings, and open space.

We enclose the An Coimisiún Pleanála letter dated the 28th of August 2026 informing us of the third-party appeal at Appendix A. A copy of the Planning Authority's decision is included as Appendix B.

The following is included in this appeal

Appendix C: JBA 3rd Party Appeal Response.
Appendix D: Hendrick Ryan Associates Letter and Drawing.
Appendix E: ORS Updated NIS.
Appendix F: ORS WFD Assessment.
Appendix G: ORS Hydrogeological Report.
Appendix H: CSR Response.

At the outset, the applicant is pleased to receive a notification of a decision to grant permission for the proposed development after extensive engagement with Meath County Council, over an extended period. The proposal will deliver much needed housing along with the phased necessary social infrastructure comprising 83 no. dwellings and associated infrastructure.

We note that the Appellants have previously appealed development projects in the MP12 area. In the context of the comprehensive information provided in all of the applications, which in the opinion of our client fully address the appellant's ongoing concerns it is disappointing that much needed housing is being held up.

This response will address each of the issues raised in the third-party appeal, which can be summarised as follows:

- Contrary to the Appellants concerns, the basis for the design was based on sufficient information being available to the design team. The drawings provide detailed information on the proposed finished ground levels and include cross-sections through the compensatory flood storage area. They therefore provide the additional level and geometric information requested by Meath County Council to enable the proposed compensatory storage arrangement to be properly assessed. The information confirms that the proposed compensatory storage provision is sufficient to offset the floodplain volume (approx. 145m³) displaced by the development with approximately 167m³ of compensatory storage provided during the 0.1% AEP flood event, which is above the 153 m³ estimated in the May 2026 SSFRA.

- As outlined in the JBA response document, the appeal does not identify an error in JBA's hydraulic model or provide an alternative hydraulic assessment demonstrating that the proposed development would increase flood risk. Rather, its principal flood-risk argument is that the detailed geometry and physically available volume of the compensatory storage should be demonstrated and that the modelled no-increase conclusion should be confirmed against the arrangement that will actually be implemented.

- Thus, the detailed cross section design of the proposed storage area shows 167 m³ compared to 145 m³ as indicated in the May 2026 SSFRA. The HRA detailed design therefore provides approximately 22 m³ of storage in excess of the approximately 145 m³ of floodplain storage displaced compared to the 8 m³ initially indicated.

- We respectfully submit that the proposed development is fundamentally different from the "precedent" case cited by the Appellants (MCC Ref. 2360440 & ACP Ref: 321847-25). The proposed development does not require works located outside the subject site on lands owned by a Third Party. All flood risk mitigation can be accommodated with the subject site, and there is no uncertainty with regard to the measures proposed as set out above in Section 6.1.

- The Water Framework Assessment concludes that the proposed development will not cause a deterioration in the status of any surface water or groundwater body, at the level of overall status or of any individual quality element and will not compromise the achievement by those water bodies of their environmental objectives under the Water Action Plan 2024. As no modification to the physical characteristics of any water body is proposed, recourse to the exemption provisions of Article 4(7) of the Directive is not required.

- Contrary to the Appellant's assertions, the proposed development fully meets the requirements of DM OBJ 26 as well as the Compact Settlement Guidelines 2024 (CSG 2024). It is submitted that the proposed development is fully in compliance with the provisions of the MCC CDP 2021-2027 as varied as well as the provisions of the CSG 2024. It is further considered that the Appellants have misconstrued the applicable provisions of DM OBJ 26, as the objective does not preclude the provision of open space in the form of a park. The provision of same is in no way a substitute for the *"exceptional circumstances*" test.

- The proposal makes optimal use of the LIHAF road (LDR6), which provides access to the site. This road has been completed with the purpose of providing key infrastructure to access new residential development communities. It is submitted that this strategic delivery of transport connectivity has been provided within the MP12 lands in accordance with the adopted Masterplan for the area. The M12 masterplan sets out a coherent and sustainable phasing scheme for the development of the MP 12 Masterplan lands. The subject site is identified as Phase 1-D.

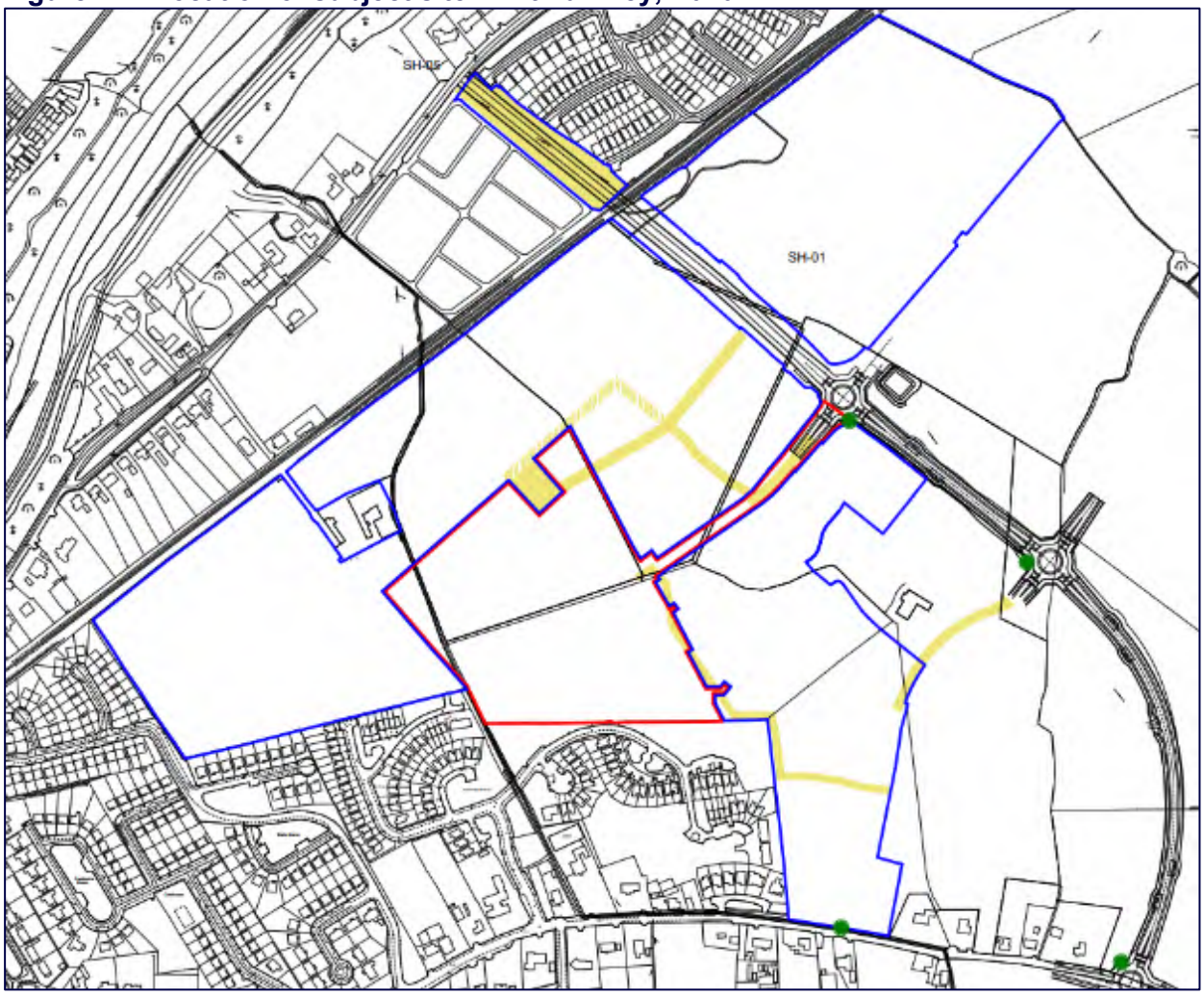
- At the outset it is clear that Phase 1D is a separate project, located within the wider MP 12 Masterplan lands. The Phase 1B project included an EIA which assessed that project along with the cumulative aspects relating to Phase 1A and other separate projects in the area. Annex III of the EIA Directive allows for "*the possibility of effectively reducing the impact"* as part of the screening. Meath County Council as the competent authority had regard to *inter alia* Appendix 2 of the EIA screening report, prepared by JSA, and also the conditions attached to the permission including the conditions referenced by the Appellant comprising condition 15(c), 15 (d) and 16. It is respectfully submitted that the conditions require some detail to be agreed and include the appropriate mitigation to ensure that there is no significant impacts on the environment.

2.0 SITE LOCATION AND DESCRIPTION

The subject site comprises an area of approximately 6.14 hectares and is situated on lands to the north of Athlumney and east of Navan Town Centre. The site is currently greenfield in nature and forms part of the wider Boyne Village residential development. It is subject to Masterplan 12 (MP12) under the Meath County Council Development Plan 2021–2027 and the proposed development will form the next phase in the development of these lands (Phase 1D).

The proposed development consists of 83 no. dwellings, which will be accessed via the existing Boyne Village scheme and the newly constructed LDR6 Link Road. The site is appropriately zoned and phased in accordance with MP12. The lands immediately to the north and the upper western portion of the site comprise greenfield areas, while the lower western portion and the southern boundary are defined by existing residential development. To the east, the site adjoins lands associated with a previously permitted Large-scale Residential Development (LRD) (MCC Ref. 24/60415 / ACP Ref. 322341-25).

Figure 2.1: Location of subject site in Athlumney, Navan.



(Source: Reddy Architects)

3.0 RELEVANT PLANNING HISTORY

3.1 ADJACENT LANDS (BY APPLICANT)

3.1.1 MEATH COUNTY COUNCIL REG. REF. 211046 (ABP REF. 312746-22)

Meath County Council granted planning permission on the 20th of February 2022 for:

"the development (Phase 1A) will consist of the demolition of existing agricultural structures (c. 530sqm) and the construction of 98 no. residential units comprising 41 no. houses (40 no. 3 bedroom and 1 no. 4 bedroom house - House Types A1,A2,B1,B2,C1,C2,D - 2 storeys; House Types F1, F2, F3, 3 storeys), facades of houses to have brick/render options in finish; 23 no. apartments (12 no. 1 bedroom apartments & 11 no. 2 bedroom apartments) in a 4 storey apartment building, along with adjoining 3 storey duplex element (block 1) comprising 10 no. duplex apartments (5 no. 2 bed apartments and 5 no. 3 bed duplex apartments) and 3 storey duplex building (block 2) fronting onto the recently constructed 'LDR6' Road comprising 24 no. duplex apartments (12 no. 2 bed apartments and 12 no. 3 bed duplex apartments), 151 no. car parking spaces & 46 no. bicycle spaces, open space and all associated infrastructure, foul and water supply (including a temporary pumping station) site development, attenuation and landscape works as well as roads to facilitate the development with vehicular and pedestrian access to be provided from the recently constructed LDR6 Road which connects to the R153 (Kentstown Road) to the south. A Natura Impact Statement will be submitted to the Planning Authority with the application. Significant further information/revised plans submitted on this application".

The appeal was decided on the 29th of September 2023 where the Board granted permission subject to revised conditions. This development has commenced construction.

Figure 3.1: Site Location of Application Ref. 211046



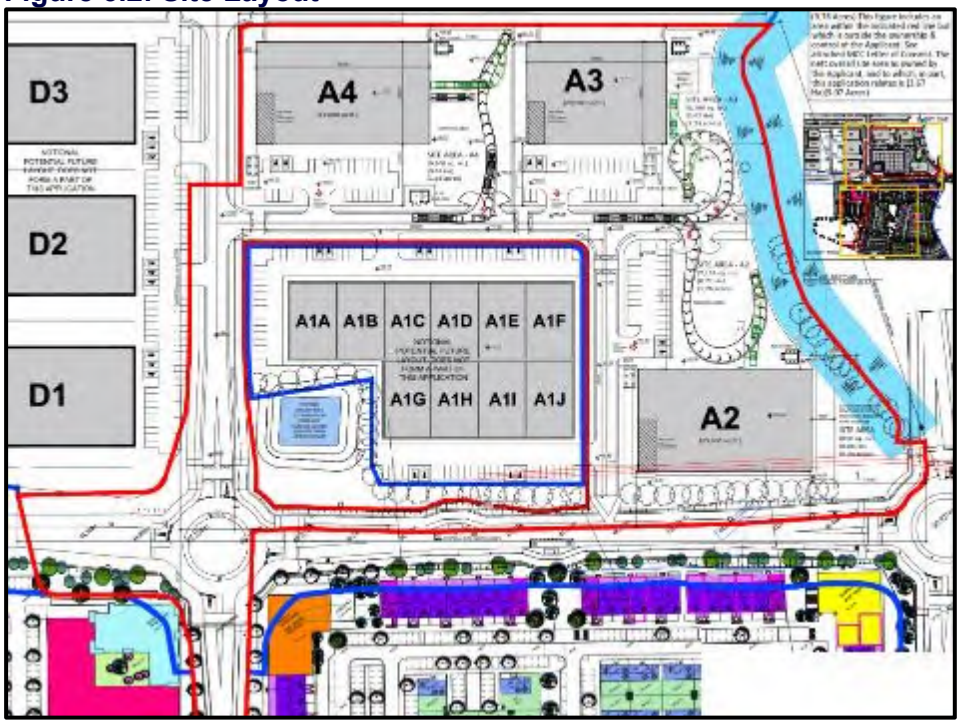
3.2 SURROUNDING MP12 LANDS

3.2.1 MEATH COUNTY COUNCIL REG. REF. 22/1703 (ABP- 318533-23)

On the 23rd of October 2023 Meath County Council issued a notification of a decision to grant permission for development comprising Phase 1 of the Boyne Village Enterprise Park, and comprise construction of: 3 no. commercial high-bay warehouse units.

The decision was appealed by the same individual as the current appeal.

Figure 3.2: Site Layout



On the 14th of January 2025, An Bord Pleanála confirmed the decision of Meath County Council and granted permission for the proposal subject to revised conditions. It is noted that the Board in their reasons and considerations stated:

"…it is considered that the development proposed would be in accordance with the policies and objectives of the Meath County Development Plan 2021-2027 (as amended) and subject to the conditions below, would not have unacceptable impacts on ecology, water quality, flood risk or the landscape, would not seriously injure the amenities of the area or of property in the vicinity would be acceptable in terms of traffic safety and convenience and would not conflict with provisions of the Development Plan. The proposed development would therefore, be in accordance with the proper planning and sustainable development of the area."

It is noted that the appellant in the current LRD was included in the appeal previously under 22/1703 (ABP- 318533-23.)

3.1 MEATH COUNTY COUNCIL REG. REF. 2460066

On 28 November 2024, Meath County Council granted permission for strategic wastewater infrastructure serving the wider Boyne Village lands.

The permitted development comprises a wastewater pumping station and associated rising mains connecting to Navan Wastewater Treatment Plant on lands generally to the south of the application site at Ferganstown & Ballymacon and Athlumney.

This permission forms an important component of the strategic servicing infrastructure required to facilitate the future development of both residential and employment lands within the wider Boyne Village framework.

Together with the estate road infrastructure now proposed, the permitted wastewater infrastructure contributes towards the coordinated provision of the services necessary to support future development of the Boyne Village Enterprise Lands.

3.2 MEATH COUNTY COUNCIL REG. REF. 2560539 (ACP REF. ACP-323854-25)

On 15 October 2025, Meath County Council issued a Notification of Decision to Grant Permission for a Large Scale Residential Development comprising:

- 223 residential dwellings;
- Crèche facility;
- Open space;
- Roads and services infrastructure;
- Landscaping and ancillary works.

The development is located on lands at Athlumney, Alexander Reid, Ferganstown and Ballymacon and forms part of the planned residential growth envisaged for the wider Boyne Village lands.

3.3 MEATH COUNTY COUNCIL REG. REF. 2660226

On the 21/08/2026 MCC issued a Notification of a Decision to Grant Permission for the construction of a two-storey (building height of c. 15.5m above ground level) industrial laundry processing and distribution facility warehouse (with a gross floor area (GFA) of c.10,514 sq.m), including: a ground floor warehouse and processing area of c.9,000 sq.m; a mezzanine level of c. 1,514 sq.m (including ancillary offices, storage, and staff amenities) with backlit signage extending to 22.5 sqm on the eastern elevation.
It is noted that the decision was subject to an appeal by the same appellant as this appeal.

3.4 MEATH COUNTY COUNCIL REG. REF. 2661048

On the 20/08/2026 an application was lodged for the construction of an estate road and access roads extending northwards from the section of road permitted under Meath County Council Reg. Ref. 22/1703 and ACP Ref. 318533-23 (currently under construction), connecting to Roundabout 3 of Local Distributor Road 6 (LDR6), to facilitate access to the Boyne Village Enterprise Lands.

A decision is due on the 14th of October 2026.

4.0 SUMMARY OF PROPOSED DEVELOPMENT

The site layout plan prepared by Reddy Architects shows the site layout in context. The proposal will provide a mix of residential units and open space areas all on a site of c. 6.14 hectares.

The proposed development as lodged comprised of the construction of 83 no. residential dwellings and is described in the public notices as follows:

"The proposed development will consist of:

i. The construction of 83 no. residential dwellings comprising 22 no. 3-bedroom, 2-storey semi-detached houses, 21 no. 3-bedroom, 2-storey terraced houses, 20 no. 3-bedroom, 3-storey terraced houses, 6 no. 2-bedroom, 2-storey semi-detached houses and 14 no. 2-bedroom, 2-storey terraced houses;

ii. Vehicular and pedestrian access via an extension of the existing internal road network from the permitted Boyne Village Phase 1B development to the east (approved under MCC Ref. 24/60415 and ACP Ref. 322341-25) including pedestrian crossings, footpaths and shared pedestrian/cycle routes along with minor amendments to provide connections, tie ins and for permeability to integrate with the interface of the permitted Phase 1B development;

iii. Provision of c.0.2 hectares of Public Open Space including a Pocket Park and outdoor play provision, hard and soft landscaping (including public lighting & boundary treatment) along with the provision of c.4 hectares of Public Open Space to the north and west of the proposed residential development to provide for an All-Purpose Sports Pitch, a kickabout area, informal play area, meadow walk and native woodland areas;

iv. Provision of 166 no. surface resident car parking spaces, internal road and shared surface networks;

v. Surface water attenuation measures, connection to water supply, provision of foul drainage, landscaping and boundary treatment, infrastructural works and all associated site development works necessary to facilitate the development.

A Natura Impact Statement has been prepared in respect of the proposed development and is submitted with this application."

Table 4.1: Summary of Key Site Statistics (Further Information)

Statistic	Detail
Site Area	6.14 hectares (Gross) 2.15 hectares (Net)
Land Use Zonings	A2 – New Residential Objective: To provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate. F1 - Open Space Objective: To provide for and improve open spaces for active and passive recreational amenities.
No. of Dwellings	83 no. houses

Statistic	Detail
Overall Mix	• 22 no. 3-bedroom, 2-storey semi-detached houses; • 21 no. 3-bedroom, 2-storey terraced houses; • 20 no. 3-bedroom, 3-storey terraced houses; • 6 no. 2-bedroom, 2-storey semi-detached houses; and, • 14 no. 2-bedroom, 2-storey terraced houses.
Density	38.6 dwellings per hectare (net)
Open Space	0.22 hectares (10% of net site area) on residential zoned lands and c.4 hectares of public open space on F zoned lands.
Building Heights	2 and 3 storey houses
Car Parking	166 no. spaces

Figure 4.1: Proposed Site Layout (Further Information)



Source: Reddy Architects

Principal Further Information Amendments/detail

Amendments to the mix to provide for the provision of Age Friendly Homes. The 83 no. houses proposed as part of the further information will provide for:

• 22 no. 3-bedroom, 2-storey semi-detached houses;
• 21 no. 3-bedroom, 2-storey terraced houses;
• 20 no. 3-bedroom, 3-storey terraced houses;
• 6 no. 2-bedroom, 2-storey semi-detached houses; and,
• 14 no. 2-bedroom, 2-storey terraced houses.

Revisions to separation distances between dwellings.
Detail on cycle and bin store locations.
Location identified for public art.
Phasing plan/detail.

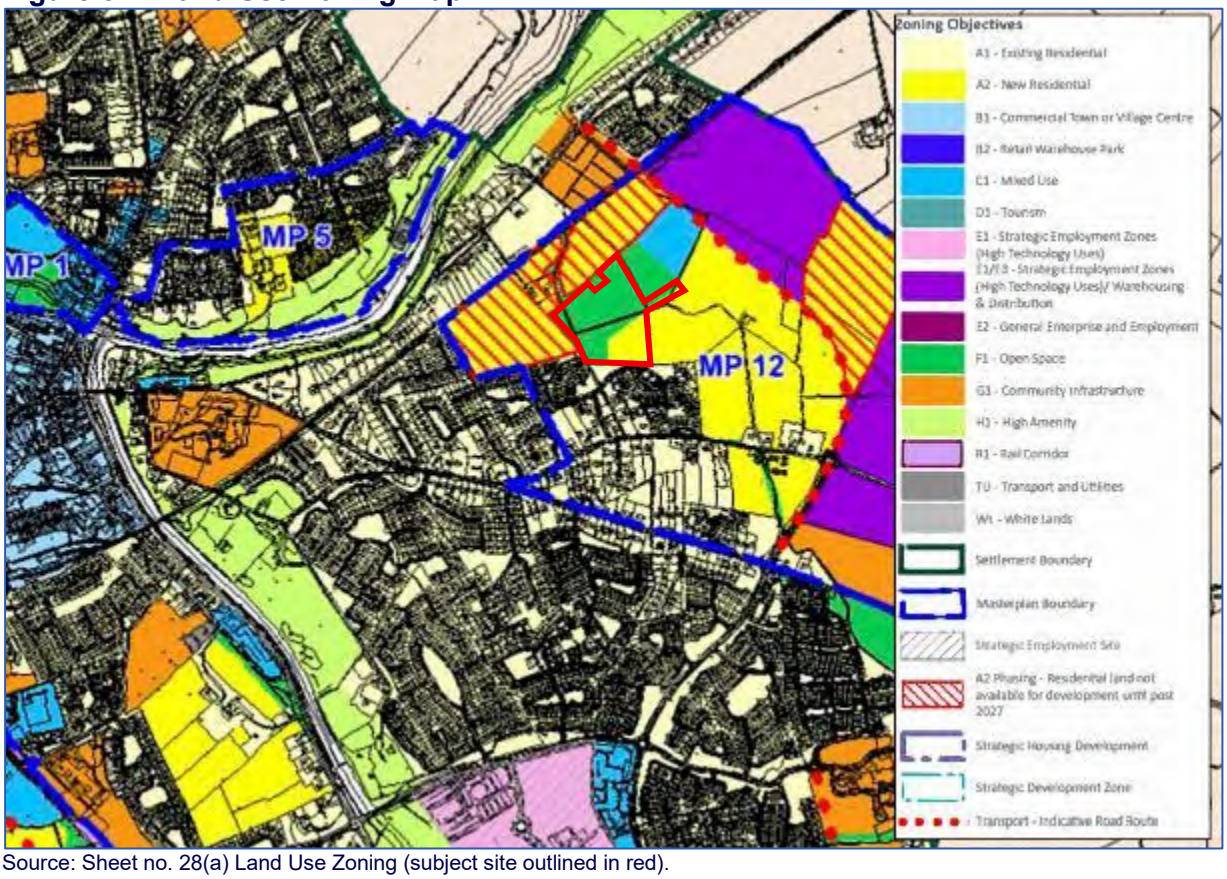
Revised Site-Specific Flood Risk Assessment has been prepared by JBA.
Additional details from HRA in relation to surface water.
Minor adjustments to road layout.
Telecommunications drawing that has been prepared by ORS Consulting.
Outdoor Lighting Report and associated drawings prepared by ORS.

Appeal Detail (Hendrick Ryan Associates)
Storm drainage details Storm Drainage Details - Sheet 8 Drawing no. 427-P1
Compensatory Flood Storage Details Drawing no. 416-P1
Landscape Plan (CSR)

5.0 LAND USE ZONING

The relevant Development Plan is the Meath County Development Plan 2021-2027. The subject site is zoned 'A2' – New Residential and 'F1' - Open Space and is outlined in red on Figure 8.2 for ease of reference.

Figure 5.1: Land Use Zoning Map



Source: Sheet no. 28(a) Land Use Zoning (subject site outlined in red).

5.1.1 A2 NEW RESIDENTIAL OBJECTIVE

The following is noted:

"A2 New Residential Objective: To provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate."

According to the Development Plan, this is the primary zone to accommodate new residential development; noting that *"Whilst residential zoned lands are primarily intended for residential*

accommodation, these lands may also include other uses that would support the establishment of residential communities."

5.1.1.1 Permitted Uses

***"Residential** / Sheltered Housing, B & B / Guest House, Bring Banks, Community Facility / Centre, Childcare Facility, Convenience Outlet, Children Play / Adventure Centre, Education (Primary or Second Level), Halting Site / Group Housing, Home Based Economic Activities, Leisure / Recreation / Sports Facilities, Retirement Home / Residential Institution / Retirement Village, Utilities."*

The proposed development is considered to be in compliance with the A2 land use objective above.

5.1.2 F1 OPEN SPACE OBJECTIVE

The subject lands include lands zoned F1 Open Space and has a specific objective to "*provide for and improve open spaces for active and passive recreational amenities."*

5.1.2.1 Permitted Uses

"Car Park for Recreational Purposes, Craft Centre / Craft Shop, Community Facility / Centre, Cultural Facility, Cycleways / Greenways / Trail Development, Leisure / Recreation / Sports Facilities, Playing Pitches, Playgrounds, Utilities."

5.1.2.2 Open for Consideration Uses

"Allotments, Bring Banks, Childcare Facility, Place of Public Worship, vehicular/cyclist/pedestrian access to zoned lands where appropriate."

Based on the above, it is submitted that the proposed development accords with the zoning objectives of the lands contained in the Meath County Development Plan.

6.0 RESPONSE TO THIRD PARTY APPEAL

As noted above, we have been notified of 1 no. third party appeal lodged in response to the Planning Authority's notification of decision to grant permission. The main points raised are set out below along with a summary response augmented with additional reports included in the appendices.

6.1 FLOOD RISK AND SURFACE-WATER DRAINAGE WERE NOT RESOLVED TO CONSENT-STAGE CERTAINTY

6.1.1 WINTER WATER LEVELS

Contrary to the Appellants concerns, the basis for the design was based on sufficient information being available to the design team. Groundwater levels were recorded periodically at the site from June 2025 to April 2026, and these measurements were obtained following a period of relatively high antecedent rainfall.

In Ireland, groundwater levels typically reach their seasonal maximum during late winter or early spring, most commonly during February and March. Although the wettest months generally occur between October and January, there is normally a time lag between rainfall occurring at the ground surface and the resulting recharge of the underlying groundwater system. Consequently, groundwater levels can continue to rise during the winter period and may reach their highest levels after the period of greatest rainfall.

Continuous groundwater monitoring was not undertaken at the site and, consequently, the absolute maximum groundwater level cannot be established from the available site investigation data. Nevertheless, groundwater levels were recorded periodically at the site from June 2025 to April 2026, and these measurements were obtained following a period of relatively high antecedent rainfall.

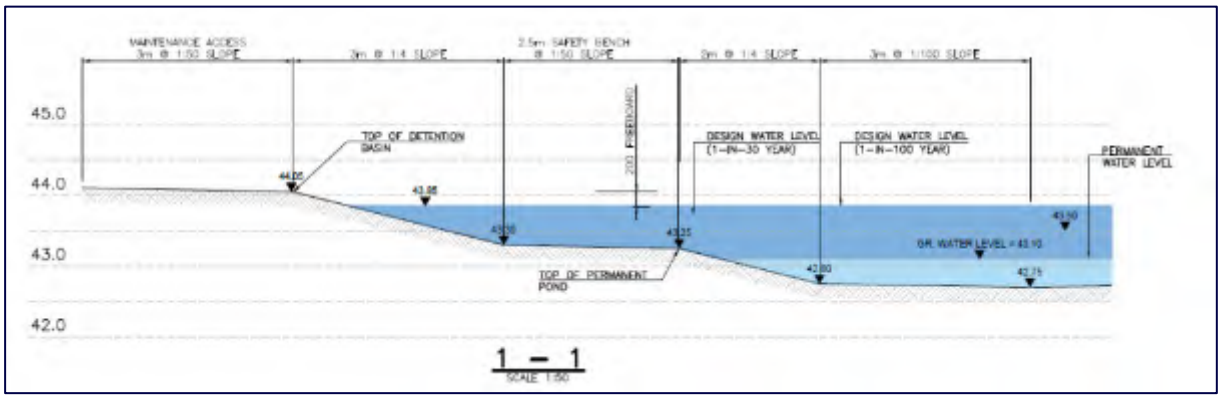
The Met Éireann rainfall data provides useful context for assessing the significance of the groundwater observations from June 2025 to April 2026.

Over the four-month period from January to April 2026, the total recorded rainfall was 381.1mm, compared with a long-term average (LTA) of 341.9 mm for the corresponding period. The rainfall during this period was therefore approximately 111% of the long-term average. Furthermore, rainfall which occurred during several of the preceding winter months was also above the corresponding long-term average, indicating that the groundwater measurements were taken following a sustained period of significant rainfall and groundwater recharge. To put this in perspective, the total rainfall over the six-month period from October 2025 to March 2026 was 589.8mm which represents 68% of the LTA total annual rainfall for Dunsany.

The above data demonstrates that the groundwater levels recorded were not obtained following an unusually dry period. Rather, the measurements were undertaken following periods of sustained rainfall, with cumulative rainfall over the preceding four months were comparable to or exceeded the long-term average for the four wettest months of the year. While the absence of continuous groundwater monitoring means that the absolute seasonal maximum groundwater level cannot be confirmed, the available rainfall and groundwater data provide reasonable evidence that the ground water measurements are representative of relatively wet antecedent conditions and therefore provide a suitably conservative basis for consideration of groundwater conditions at the site.

The highest recorded ground water level at Attenuation Zone 4 was 43.06m. This was "*rounded-up"* to 43.10m and shown on Hendrick Ryan drawing No. 2654/414 which was issued with the planning application.

Figure 6.1: Extract from Drawing No. 2654/414-P2 showing section through detention basin at Attenuation Zone 4



The proposed compensatory storage is to be located between Attenuation Zone 4 and the millrace (refer to Figure 2). The highest recorded ground water level at this location is 43.06m. Drawing No. 2654/414 shows that the existing ground is to be reduced to a level of 43.56m which is 500mm above the highest recorded groundwater level.

Additional groundwater information has also been provided by the wider design team. The available measurements are periodic rather than a continuous winter monitoring series. The highest recorded groundwater level is approximately 43.06 mOD, approximately 0.50 m below the 43.56 mOD formation level of the compensatory flood storage. The available observations therefore do not identify groundwater occupying the proposed compensatory flood-storage volume.

The detailed hydrogeological interpretation is provided separately by ORS and Hendrick Ryan + Associates.

The Hendrick Ryan letter states that:

"The SSFRA established a requirement to compensate for approximately 145m³ of displaced floodplain volume. The detailed design of the proposed compensatory storage area shows that it provides approximately 167m³ of storage capacity during the 0.1% AEP event."

Thus, the detailed cross section design of the proposed storage area shows 167 m³ compared to 145 m³ as indicated in the May 2026 SSFRA. The detailed design therefore provides approximately 22 m³ of storage in excess of the approximately 145 m³ of floodplain storage displaced compared to the 8 m³ initially indicated.

Furthermore, the HRA letter states:

The drawings provide detailed information on the proposed finished ground levels and include cross-sections through the compensatory flood storage area. They therefore provide the additional level and geometric information requested by Meath County Council to enable the proposed compensatory storage arrangement to be properly assessed.
The proposed finished ground levels and cross-sections shown on the drawings define the extent and profile of the compensatory storage area and demonstrate how the required flood

storage volume is to be accommodated within the site. The information provided should therefore be read in conjunction with the SSFRA prepared by JBA Consulting.

On this basis, the enclosed drawings address the outstanding information identified by Meath County Council in Paragraph 6.9.2 of the Planning Report and provide the detailed information necessary to allow the final configuration and extent of the proposed compensatory flood storage area to be assessed and agreed.

The JBA appeal response report concludes that:

"The principal flood-risk matters raised concern the physical provision and availability of the compensatory storage and whether the detailed arrangement remains consistent with that assessed in the hydraulic model.

The May 2026 SSFRA conservatively estimated approximately 153 m³ of compensatory flood storage, based on a minimum storage area of approximately 638 m² and a maximum storage depth of approximately 0.24 m. Detailed cross-sections through the compensatory flood-storage area are now included in Appendix A. These confirm a minimum/base storage area of approximately 638 m², increasing to approximately 752 m² at the top of storage, between the formation level of 43.56 mOD and the predicted 0.1% AEP flood level of approximately 43.80 mOD. Taking account of this detailed geometry, the available compensatory flood-storage volume is approximately 167 m³.

The detailed arrangement therefore provides approximately 22 m³ of storage in excess of the approximately 145 m³ required to replace the displaced floodplain volume. The approximately 153 m³ quoted within the May 2026 SSFRA was therefore a conservative estimate based on applying the minimum/base storage area across the full storage depth. The detailed cross-sectional information demonstrates that the same storage arrangement provides a greater available volume.

Importantly, the hydraulic assessment did not rely solely upon comparison of the displaced and replacement volumes. The compensatory storage was explicitly incorporated into the post-development hydraulic model together with the proposed development levels."

The information confirms that the proposed compensatory storage provision is sufficient to offset the floodplain volume (approx. 145m³) displaced by the development with approximately 167m³ of compensatory storage provided during the 0.1% AEP flood event, which is above the 153 m³ estimated in the May 2026 SSFRA.

6.1.2 COMPENSATORY-STORAGE

According to the Appellant, *"JBA models the proposed storage as filling to 43.80 mOD during the 0.1% AEP event. The Commission should therefore be satisfied that the claimed compensatory void is physically available under the hydrological and seasonal conditions relevant to that event."*

We refer the Coimisiún to the JBA Response to Third Party Appeal, enclosed in Appendix C of this document.

As outlined in the JBA response document, the appeal does not identify an error in JBA's hydraulic model or provide an alternative hydraulic assessment demonstrating that the proposed development would increase flood risk. Rather, its principal flood-risk argument is that the detailed geometry and physically available volume of the compensatory storage should be demonstrated and that the modelled no-increase conclusion should be confirmed against the arrangement that will actually be implemented.

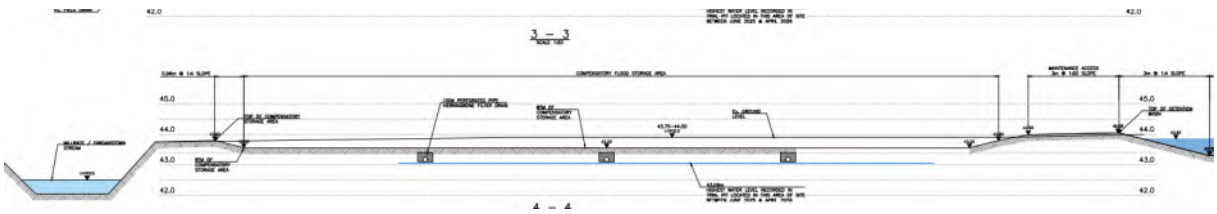
For clarity, the compensatory flood-storage area assessed by JBA and the surface-water attenuation system proposed as part of the development drainage strategy are separate features serving different functions.

This floodplain volume displaced relates to the proposed road along the western flank of the proposed development and does not relate to the dwellings.

The compensatory flood-storage area assessed within the JBA SSFRA has a formation level of approximately 43.56 mOD and is predicted to fill to approximately 43.80 mOD during the 0.1% AEP fluvial event. This arrangement was explicitly incorporated into the post-development hydraulic model.

The surface-water attenuation system, by contrast, forms part of the site drainage strategy and is intended to temporarily store and control rainfall runoff generated by the proposed development before discharge to the receiving drainage network/watercourse. It is therefore designed for a different hydraulic purpose and is assessed separately as part of the surface-water drainage design.

The assessment demonstrates that the proposed development, including the compensatory flood-storage arrangement, results in no increase in water levels anywhere within the modelled area during the conservative 1 in 1,000-year fluvial flood event.



According to JBA, the detailed cross-sections now provided by HRA *"confirm that the compensatory storage geometry proposed for construction is the same arrangement represented within the May 2026 hydraulic model. Accordingly, the hydraulic basis of the no-increase assessment remains unchanged."*

The JBA report concludes *inter alia* that:

"JBA has reviewed these drawings and confirms that they represent the same storage geometry incorporated within the May 2026 hydraulic model.

The appended cross-sections therefore provide the additional geometric detail requested without altering the flood-storage arrangement already assessed. Consequently, no revision of the hydraulic model is required and the conclusions of the May 2026 SSFRA remain applicable.

Additional groundwater information has also been provided by the wider design team. The available measurements are periodic rather than a continuous winter monitoring series. The highest recorded groundwater level is approximately 43.06 mOD, approximately 0.50 m below the 43.56 mOD formation level of the compensatory flood storage. The available observations therefore do not identify groundwater occupying the proposed compensatory flood-storage volume. The detailed hydrogeological interpretation is provided separately by ORS and Hendrick Ryan + Associates."

6.1.3 LANDSCAPING

We refer ACP to the enclosed **CSR Response** where compatibility with the proposals with the landscape information is demonstrated.

CSR confirm that:

"CSR has reviewed the updated details provided by HRA (civil & drainage engineer) in their response to this appeal request, and we have liaised with both HRA and JBA (environmental engineer) in relation to the flood compensatory area in question. Following a review of the updated drainage information by HRA, this has now been incorporated into the Landscape Masterplan (extract shown below) with only minor updates to CSR drawings. We are satisfied that these updates can be accommodated without adversely affecting the purpose or function of the flood compensatory area and without impacting on the usability of the open space. The landscape uses as shown within the flood compensation areas (e.g. footpaths and woodland areas) are compatible with occasional inundation of floodwater."

Figure 6.2: Landscape Masterplan Extract



6.2 APPROPRIATE ASSESSMENT REQUIRES THE FINAL WATER-PROTECTION ARRANGEMENT TO BE SUFFICIENTLY CERTAIN

It is respectfully submitted that contrary to the commentary in the appeal that there is certainty in respect of the final water protection arrangements pertaining to the appeal site.

Out of an abundance of caution, the applicant has provided a Water Framework Directive Assessment included with this appeal response prepared by ORS which concludes:

"On this basis, the assessment concludes that the proposed development will not cause a deterioration in the status of any surface water or groundwater body, at the level of overall status or of any individual quality element and will not compromise the achievement by those water bodies of their environmental objectives under the Water Action Plan 2024. As no modification to the physical characteristics of any water body is proposed, recourse to the exemption provisions of Article 4(7) of the Directive is not required."

6.2.1 WATER FRAMEWORK DIRECTIVE & 'PRECEDENT' ABP-321847-25

The contention by the Appellant that the decision at Metgates Road provides similar precedent for the subject appeal does not stand up to scrutiny. Indeed, the Appellants state:

"There is an important factual difference: Phase 1D does not depend on works on the appellant's lands. Nor does this appeal suggest that the Aldi/Metges Road case means drainage matters can never be conditioned."

We concur with the statement above by the Appellant. We note the ACP decision to refuse permission for Retail food store with ancillary off-licence sales area and all associated site works at Metges Road, Johnstown, Navan, Co. Meath under MCC Ref. 2360440 & ACP Ref: 321847-25.

Meath County Council issued a notification of a decision to grant permission for the proposal subject to 23 no. conditions. Condition no. 15 required an agreement with the IDA "*that will enable the applicant to clear and regrade the Athlumney stream adjacent to the subject site such that the watercourse can accommodate critical flood flows in the channel."*

The applicant made a First Party Appeal against condition no. 15, and ACP refused permission on the 13/06/2025 for 3 no. reasons relating to

1) Reliance on works outside the site and would be contrary to Section 6.10 (Surface Water and Flood Risk Management) of the Meath County Development Plan 2021-2027.
2) Lack of detail in the information submitted with the planning application, the appeal documentation and the Natura Impact Statement as to the full nature, extent and scale of the works required to facilitate the development of this site, as proposed, and the associated effects of the works requiring mitigation measures.
3) Board was not satisfied that the proposed development would facilitate compliance with Article 4(7) of the Water Framework Directive due to the lack of detail in the information submitted with the planning application and the appeal documentation as to the full nature and extent of the works required.

It is noted that while the First Party Appeal was against condition no. 15 only, ACP used the provisions of Section 139(1)(c) as the works proposed outside the site boundary were *"integral to the management of surface water on the site and floodrisk management.."*

Reason no. 1 Reliance on works outside the site

With reference to reason no. 1, we respectfully submit that the proposed development is fundamentally different from the "precedent" case cited by the Appellants. The proposed development does not require works located outside the subject site on lands owned by a Third Party. All flood risk mitigation can be accommodated with the subject site, and there is no uncertainty with regard to the measures proposed as set out above in Section 6.1.

Reason no. 2 Natura Impact Statement

The ACP Inspector was not satisfied *"that the information provided is adequate to allow for Appropriate Assessment"* and was not satisfied *"that all aspects of the project which could result in significant effects are considered and assessed in the NIS and mitigation measures designed to avoid or reduce any adverse effects on site integrity are included and assessed for effectiveness.*

The conclusions were based on that the proposed development was reliant on works (the full nature and extent was not clearly established) with a hydrological pathway to the River Boyne and Blackwater SAC and SPA, and that they works were not considered as part of the Stage 1 Screening or Stage 2 AA.

We refer ACP to the enclosed updated NIS by ORS which takes into account the FIR submission and additional detail provided by HRA as part of the appeal. The NIS concludes:

"the integrity of the SAC / SPA checklist, which shows that the integrity of the site would not be affected by the proposed development when considering the application of the mitigation measures outlined in ***Section 5,*** *as well as the adherence to good housekeeping and best practice construction and environmental management procedures. The proposed development, as updated as part of the Further Information response and with the detail provided in the appeal response, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Site in view of its conservation objectives. This conclusion is based on a complete assessment of all aspects of the proposed project and there is no reasonable scientific doubt as to the absence of adverse effects."*

Reason no. 3 Water Framework Directive Assessment

With reference to the Water Framework Directive Assessment, the Inspector's Report states:

"I note that the applicants revised surface water drainage design is based on a lowered channel level within the Athlumney Stream. The development is therefore reliant on works on third party lands outside of the application site boundary. These works have not been included within the application and would require detailed consideration, including consideration in respect of Appropriate Assessment and the Water Framework Directive. I recommend that planning permission be refused on this basis."

Having regard to the lack of detail in the information submitted with the planning application and the appeal documentation, as to the full nature, extent and scale of the works required to the Athlumney Stream necessary to facilitate the development of this site as proposed / permitted and the associated effects requiring mitigation measures, It cannot be determined that the development would facilitate compliance with Article 4(1) of the Water Frameworks Directive. Consequently, the proposed scheme cannot be excluded from further assessment.

6.3 PUBLIC OPEN SPACE: DM OBJ 26 EXCEPTIONAL-CIRCUMSTANCES TEST

The Appellant is of the opinion that the proposed development does not comply with the provisions of DM OBJ 26 of the Meath County Development Plan 2021-2027 (as varied).

Contrary to the Appellant's assertions, the proposed development fully meets the requirements of DM OBJ 26 as well as the Compact Settlement Guidelines 2024 (CSG 2024).

The Appellant is requesting from ACP that:

"The Commission is therefore asked to make that finding expressly, considering whether the Social Infrastructure Assessment and the accessible existing/proposed provision clearly demonstrate the required exceptional circumstances rather than treating substantial F1 land as a substitute for the test."

It is submitted that the proposed development is fully in compliance with the provisions of the MCC CDP 2021-2027 as varied as well as the provisions of the CSG 2024. It is further considered that the Appellants have misconstrued the applicable provisions of DM OBJ 26, as the objective does not preclude the provision of open space in the form of a park. The provision of same is in no way a substitute for the "exceptional circumstances" test.

It is noted that the CSG 2024 states:

"All residential developments are required to make provision for a reasonable quantum of public open space…. The public open spaces should also form an integral part of the design and layout of a development and provide a connected hierarchy of spaces, with suitable landscape features, including seating and provision for children's play."

Policy and Objective 5.1 - Public Open Space states that:

"The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances."

Variation no. 3 of the Meath CDP 2021-2027 (as varied), included additional text highlighted below (underlined) in response to the CSG 2024:

DM OBJ 26 now states:

***"DM OBJ 26:** Public open space shall be provided for residential development at a minimum rate of 15% of total site area. In all cases lands zoned F1 Open Space, G1 Community Infrastructure and H1 High Amenity cannot be included as part of the 15%. Each residential development proposal shall be accompanied by a statement setting out how the scheme complies with this requirement.*

A reduction in public open space provision (not less than a minimum of 10% of net site area) may be considered in exceptional circumstances where it has been clearly demonstrated, through the submission of a Social Infrastructure Assessment, that existing and proposed public open space provision in the area meets the needs of the potential population increase associated with the development. In other cases, the planning authority might consider that the needs of the population would be better served by the provision of a new park in the area or the upgrade or enhancement of an existing public open space or amenity."

It is clear from objective DM OBJ 26 that Meath County Council will consider a reduction below 15% in certain circumstances where the submission of SIA sets out that the existing and proposed POS provision in the area meets the needs of the population increase. In addition, objective DM OBJ 26 allows for the provision of a new park in the area can be considered to meet the requirements.

We would highlight that section 7.7 of the Social Infrastructure Assessment prepared by JSA Planning, included with the application sets out the locations of open space & sport facilities with 2km radius of the subject site.

It is further noted that the previous permitted phase of development (Phase 1B) also provides for c.3.72 hectares of open space which includes a District Park (c.1.65 ha), neighbourhood park of c.0.47 ha, western open space areas (0.89 ha) and a series of smaller open space areas.

The proposed development includes some 0.2 hectares of open space across the residential zoned (net site area), which is in accordance with the provisions of both the Meath CDP 2021-2027 and the Compact Settlement Guidelines 2024.

The linear public open space to the east forms part of the wider Green Link running through Phase 1B. It will offer attractive and accessible pedestrian and cycle routes connecting the District Park with nearby amenities, residential areas, and an interconnected network of public green spaces throughout the development.

In addition to the above, the proposed development includes a substantial public park of some 4 hectares, located on the F1 zoned land.

The proposal will also facilitate the development of the 'F' zoned lands (Open Space) located to the north of the residential development and will provide for a sports pitch, a kickabout area, native woodland areas, informal play and social space areas. A proposed landscape masterplan is submitted with this application under separate cover.

Figure 6.3: Proposed Landscape Plan



Source: Cunnane Stratton Reynolds Land Planning & Design.

Condition no. 6 requires the delivery of this open space in advance of the commencement of this phase of development stating:

"The development shall be carried out in accordance with the submitted phasing plan. The residential development shall not commence until the 4 ha public open space has been delivered. Prior to commencement of development, the applicant shall provide sufficient evidence that 4 ha public open has been delivered.
Reason: To ensure the timely provision of services, for the benefit of the occupants of the *proposed residential development and wider area."*

Figure 6.4: Open Space (CGI 4 FIR Submission)



Thus, it is submitted that the delivery of the substantial open space is guaranteed to be in place prior to the occupation of the dwellings.

Furthermore, we would highlight that the open space provided is fully integrated into the wider MP 12 Masterplan lands, with the eastern open space integrated with the pedestrian/shared paths located within the adjoining permitted development located to the east. In addition, the proposed 4-hectare park is also integrated with the Phase 1B proposals. Contrary to the commentary, there is no requirement to provide linkages across the railway reservation. That is not part of the adopted MP12 Masterplan.

Having regard to the above we respectfully submit that the Appellant's concerns are unfounded and that contrary to the content of the appeal, that the proposed development full meets the provisions of DM OBJ 26 of the Meath County Development Plan 2021-2027 as varied, as well as the Compact Settlement Guidelines 2024.

6.4 STRATEGIC MP12 ACCESS AND COORDINATED INFRASTRUCTURE DELIVERY

The Appellant expresses concern in relation to access which will be *"solely via the LDR6 connection to the R153, while the planned northern link to Boyne Road is neither delivered nor proposed as part of Phase 1D."*

The Appellant also considers that the application does "*address the separate strategic-resilience issue raised in the original observation: what happens if the existing external LDR6/R153 route or junction is temporarily unavailable while the future Boyne Road connection remains undelivered."*

The proposal makes optimal use of the LIHAF road (LDR6), which provides access to the site. This road has been completed with the purpose of providing key infrastructure to access new residential development communities.

The Meath County Development Plan 2021-2027 as varied that Navan (as well as Dunboyne and Southern Environs of Drogheda) is a strategically located settlement and has "the potential to make a significant contribution to the delivery of housing in the County in the medium term with a substantial quantity of "ready to go" serviced lands available for development.

The Meath County Development Plan 2021-2027 as varied states that an example of such lands is in the 'Ferganstown area of Navan where LIHAF funding will support the delivery of up to 1,600 residential units in the long-term.'

The phase 1D lands are located within the Ferganstown area of Navan and are serviced by the LIHAF Road (LDR6), which has been constructed to facilitate the development of the MP12 lands and therefore represents a strategic and sustainable form of development in the eastern part of Navan.

The Appellant considers that Conditions 6 and 7 show that MCC considered coordinated delivery of wider MP12 infrastructure important enough to make development sequencing mandatory for open space and community facilities and that "The Commission is asked to apply the same integrated-planning approach to strategic transport connectivity."

It is submitted that this strategic delivery of transport connectivity has been provided within the MP12 lands in accordance with the adopted Masterplan for the area. The M12 masterplan sets out a coherent and sustainable phasing scheme for the development of the MP 12 Masterplan lands. The subject site is identified as Phase 1-D.

Phase 1 related to the delivery of LDR6 Road (LIHAF), Phase 1-A relates to other residential development whereas Phase 1B relates to 322 no. dwellings, community centre, retail floorspace as well as c.3.72 hectares of open space which includes a District Park (c.1.65 ha), neighbourhood park of c.0.47 ha, western open space areas (0.89 ha) and a series of smaller open space areas.

The site subject of this appeal is the next phase -Phase 1-D, relating to the overall MP 12 lands, which does not include the lands located to the north of the railway, referenced by the Appellant.

The MCDP confirms that the LDR6 provides an opportunity to deliver residential development and release strategically important employment and enterprise lands in this part of the town.

The Applicant acknowledges the concerns raised in relation to the current configuration of Local Distributor Road 6 (LDR6) and emergency access arrangements serving the proposed development. However, it is respectfully submitted that the observations materially mischaracterise both the nature of the existing road network and the operational context of the subject lands.

The LDR6 forms part of a strategic item of infrastructure delivered under the LIHAF programme and constitutes permitted development intended to ultimately extend northwards across the railway corridor and connect to the Boyne Road. The current interim arrangement does not render the road deficient or unsuitable for the scale and nature of development proposed. Indeed, it has been designed to accommodate the level of development included in the MP12 Masterplan lands.

Contrary to the submission, LDR6 does not operate as a singular dead-end route with only one point of connection to the wider road network. The route incorporates three roundabouts along its length, with the two northern roundabouts facilitating circulation and distribution throughout the wider employment zoned lands. At its southern extent, LDR6 connects to the Old Athlumney Road via the southernmost roundabout. The Old Athlumney Road in turn connects to the R153 Kentstown Road in both eastbound and westbound directions. Accordingly, the existing road arrangement already provides multiple routing opportunities to and from the surrounding road network and cannot reasonably be characterised as a single isolated point of access.

It is further noted that the surrounding lands, including the subject site, are identified and planned for residential development and associated supporting infrastructure. The road network, including LDR6, has therefore been designed specifically to accommodate residential as well as commercial and industrial traffic movements, including HGVs and emergency service vehicles.

It is respectfully submitted that the observations fail to appropriately consider the strategic planning context of the area and the function of the surrounding lands as envisaged under the Meath County Development Plan 2021–2027 (a varied).

The subject site is located within lands specifically planned for employment generating development and forms part of a wider strategic growth area served by purpose designed distributor road infrastructure. The existence of commercial vehicle movements within such an environment is therefore entirely consistent with the planned function of the area.

The proposed development will use the purpose designed distributor road network, including LDR6, which was specifically delivered to accommodate strategic development lands and associated traffic movements. HGV traffic associated with the proposed development will use this distributor road environment rather than residential estate roads.

We would note that the ACP Inspector's report relating to Phase 1B, immediately adjoining the proposed development specifically referenced the potential future Boyne Road link stating that:

"the LDR 6 will provide access to the Masterplan lands and is substantially completed. A future connection to the Boyne Road to the north is indicated in the Development Plan and the Masterplan prepared for the area. I note this connection does not exist and is outside the scope of this appeal. However, I am satiated that the successful delivery of the development is not predicated on this connection and the existing road layout and sustainable transport connections have been adequately provided for via the lands to the south the site. I further

note that the Traffic and Transportation Report submitted with the application sets out that the development would not prejudice options for the extension of LDR6 northward to Boyne Road."

Having regard to the above, we respectfully submit that the Appellants concerns are unfounded as the strategic LDR6 layout has been specifically designed to cater for the MP12 Masterplan lands, underpinning the sustainable delivery of a phased level of development comprising residential, retail, employment as well as a significant amount of open space, and request that the points raised by the Appellant does not stand up to scrutiny and should be dismissed.

6.5 EIA SCREENING: PROJECT DEFINITION, FINAL DESIGN AND CUMULATIVE EFFECTS

The Appellant contends that Phase 1D depends on Phase 1B for access and specified community/open-space provision and that there is a requirement for a reasoned determination of whether Phase 1D is a separate project for EIA purposes or part of a larger phased project, followed by cumulative screening on the correct project and baseline.

At the outset it is clear that Phase 1D is a separate project, located within the wider MP 12 Masterplan lands. The Phase 1B project included an EIA which assessed that project along with the cumulative aspects relating to Phase 1A and other separate projects in the area.

It is important to note that the proposals included sufficient open space within the subject site and as such are not reliant on Phase 1B. It is further noted that Phase 1B was identified as the location for the main community and retail/creche provision within the MP12 lands. There is nothing unusual about the arrangement and it is appropriate that a parcel of land is identified for such activities and uses, so as to ensure that they are delivered in a coherent manner.

As noted in the OPR Practice Note PN02,

"It is important to recognise that large developments will often be split into smaller parts with separate consents and this, in itself, is not problematic. The problem only arises where it has the effect of avoiding EIA where it is required under the EIA Directive.

This does not mean that the entire project must be treated as a single development subject to a single planning application. The project can be broken into small segments provided these segments are properly screened and assessed under the EIA Directive."

Therefore, as outlined above, the Phase 1B proposal was subject to EIA, which included the cumulative assessment. The Order associated with that Phase 1B development concluded in relation to the project that:

"The Commission is, therefore, satisfied that, subject to the implementation of the proposed mitigation measures as set out in the Environmental Impact Assessment Report, and compliance with the conditions set out below, the proposed development would not have any unacceptable direct, indirect, or cumulative effects on the environment."

The Appellant requests that *"The Commission is therefore asked to screen the final project it would authorise, using the resolved flood/drainage configuration and the correct cumulative baseline. If significant environmental effects cannot be excluded, an EIAR should be required."*

It is submitted that the purpose of EIA screening should be ensure that an EIA is carried out only for those Projects for which it is thought that a significant impact on the environment is possible, thereby ensuring a more efficient use of both public and private resources.

Annex III of the EIA Directive allows for "*the possibility of effectively reducing the impact"* as part of the screening. Meath County Council as the competent authority had regard to *inter alia* Appendix 2 of the EIA screening report, prepared by JSA, and also the conditions attached to the permission including the conditions referenced by the Appellant comprising condition 15(c), 15 (d) and 16. It is respectfully submitted that the conditions require some detail to be agreed and include the appropriate mitigation to ensure that there is no significant impacts on the environment.

We refer the Coimisiún to the JBA Third Party Appeal response, (Appendix C), which details that:

"JBA has reviewed the detailed cross-sections and confirms that the levels, extent and geometry shown are consistent with the compensatory flood-storage arrangement represented within the May 2026 post-development hydraulic model. The cross-sections therefore provide additional physical definition of the arrangement already assessed rather than introducing a revised or alternative flood-storage proposal.

The floodplain displacement remains approximately 145 m³, while the detailed cross sections demonstrate approximately 167 m³ of available compensatory storage within the same arrangement represented in the May 2026 hydraulic model. The detailed geometric information therefore demonstrates a greater available storage volume than the conservative estimate of approximately 153 m³ presented within the SSFRA, without changing the hydraulic arrangement itself.

Having regard to the above, and the HRA drawings submitted, that the detail provided is verified and appropriate and that the conclusions of the May 2026 Hydraulic assessment, *"therefore remain applicable."*

It is noted that according to the Planner's report, *"the Environment Section (Flooding) has reviewed the submitted response and have made the following comments, no objection subject to conditions.."*

It is highlighted that the commentary from MCC states that:

"The proposed residential units are clearly elevated above the critical flood levels and are a minimum of 1m above the highest predicted flood levels which exceeds the minimum requirement of 300mm freeboard."

Condition no. 15(c) requires that:

"Prior to commencement of construction on site, the applicant shall agree in writing with the planning authority, proposed finished ground levels in the areas of the proposed development that are adjacent and/or located in flood zones A & B."

The detailed information now provided confirms that the storage arrangement is the same arrangement already represented in the May 2026 hydraulic model. Therefore, no revision of the SSFRA or hydraulic model is required. Condition 15 can still remain as a safeguard should any material change to the assessed arrangement subsequently be proposed.

Condition 16 relates principally to the separate surface-water drainage/attenuation/SuDS design.

Condition no. 15(d) requires:

Prior to commencement of construction on site, the applicant shall agree in writing with the planning authority, the design and layout of the proposed compensatory storage.

From a review of the Planner's report, it is highlighted that the detail required to be included in respect of the compensatory storage area related to the cut and fill detail.

"Taking the above into consideration, the submitted further information response for flooding is acceptable in principle to the planning authority. The applicant has addressed the majority of the flooding concerns following correspondence with the Environment department."

However there is still some detail information that the planning authority require so that final details of the proposed compensatory storage design can be agreed."

From the detail provided it is submitted that contrary to the Appellants commentary, that there was only a minor point of detail to be provided and the detail provided in this appeal response confirms that the design of the compensatory storage is technically correct, and that there is no need for agreement.

JSA Planning has reviewed the additional detail provided in the appeal response which include the JBA note, HRA detail, ORS updated NIS, ORS WFD Assessment, and Hydrology Report, including the wider recent additional projects in the area (PRR 2660226 & 2661048) and the conclusions of the JSA EIA screening remain the same that:

"It is concluded that, by reason of the nature, scale and location of the subject site, there is no real likelihood of significant effects on the environment arising from the proposed development and an Environmental Impact Assessment Report (EIAR) is not required."

We would ask ACP to agree with the findings of Meath County Council which concluded the following in relation to EIA:

"The Planning Authority has examined the nature, size and location of the proposed development and has considered the potential for significant effects on the environment, both individually and in combination with other existing and permitted development in the area. In this regard, the Planning Authority has had regard to the submitted EIA Screening Report, together with the accompanying environmental assessments, including Appropriate Assessment Screening/Natura Impact Statement, Ecological Impact Assessment, Flood Risk Assessment, and Construction Environmental Management measures.

Having regard to:

- the scale and characteristics of the proposed development; the zoning and established residential context of the site; the absence of any features of such sensitivity that would give rise to significant environmental effects; and the mitigation measures proposed and assessed within the accompanying documentation, The Planning Authority concludes that the proposed development would not be likely to have significant effects on the environment, either alone or in combination with other plans or projects.

It is therefore determined that an Environmental Impact Assessment Report (EIAR) is not required in respect of the proposed development."

7.0 CONCLUSIONS

This appeal response has been prepared by John Spain Associates to address the issues raised within 1 no. third party appeal submitted against the permitted development.

The proposed development is considered to be wholly compliant in the context of national, regional and local planning policy and will deliver a high-quality residential development on appropriately zoned and serviced lands, within the context of an agreed Masterplan for the area.

The proposals will make optimal use of the LIHAF road, which provides access to the site and will provide new footpath and cycle lane connections as well as bus stop layby, promoting sustainable travel in the area and contributing to the live-work community at Boyne Village as promoted by the Meath County Development Plan.

It is considered that the information provided above satisfactorily addresses the issues raised within the single third-party appeal and justifies the proposals in the context of the Meath County Development Plan and other relevant national and regional policy and guidelines.

APPENDIX A: ACP LETTER 28TH AUGUST 2026

Our Case Number: PL-501989-MH-26

Planning Authority Reference Number: 2660120

Your Reference: Albert Developments Ltd

An Coimisiún Pleanála

JSA Planning (John Spain Associates)
39 Fitzwilliam Place
Dublin 2
D02 ND61

Date: 28 August 2026

Re: Construction of 83 dwellings and all associated site works. A Natura Impact Statement was submitted with this application.
Within the townlands to 'Ferganstown and Ballymacon' and 'Athlumney' , located generally to the north of the Old Road north of Tubberclaire Meadows and southwest of the newly constructed 'LDR6' Road , Navan Co. Meath

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

As a party to the appeal under section 129 of the Planning and Development Act, 2000, (as amended), you may make submissions or observations in writing to the Commission within **a period of 4 weeks** beginning on the date of this letter.

Any submissions or observations received by the Commission outside of that period shall not be considered and where none have been validly received, the Commission may determine the appeal without further notice to you.

Please note when making a response/submission only to the appeal it may be emailed to appeals@pleanala.ie and there is no fee required.

Please quote the above appeal reference number in any further correspondence.

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1890 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,
Dillon Corcoran

BP05 Enclosures

APPENDIX B: MCC DECISION 4TH AUGUST 2026

comhairle chontae na mí
meath county council

Teach Buvinda, Bóthar Átha Cliath, An Uaimh, Contae na Mí. C15 Y291
Buvinda House, Dublin Rd., Navan, Co.Meath. C15 Y291

Planning & Development Act 2000 – 2023
NOTIFICATION OF DECISION

TO: Albert Developments Ltd.
John Spain
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2 D02 ND61

GRANT

PLANNING REGISTER NUMBER: 26/60120
APPLICATION RECEIPT DATE: 30/01/2026
FURTHER INFORMATION DATE: 10/06/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 04/08/2026 decided to **GRANT** PERMISSION to the above named for development of land, in accordance with the documents submitted namely:- The proposed development will consist of: i. The construction of 83 no. residential dwellings comprising 22 no. 3-bedroom, 2-storey semi-detached houses, 21 no. 3-bedroom, 2-storey terraced houses, 20 no. 3-bedroom, 3-storey terraced houses, 6 no. 2-bedroom, 2-storey semi-detached houses and 14 no. 2-bedroom, 2-storey terraced houses; ii. Vehicular and pedestrian access via an extension of the existing internal road network from the permitted Boyne Village Phase 1B development to the east (approved under MCC Ref. 24/60415 and ACP Ref. 322341-25) including pedestrian crossings, footpaths and shared pedestrian/cycle routes along with minor amendments to provide connections, tie ins and for permeability to integrate with the interface of the permitted Phase 1B development; iii. Provision of c.0.2 hectares of Public Open Space including a Pocket Park and outdoor play provision, hard and soft landscaping (including public lighting & boundary treatment) along with the provision of c.4 hectares of Public Open Space to the north and west of the proposed residential development to provide for an All-Purpose Sports Pitch, a kickabout area, informal play area, meadow walk and native woodland areas; iv. Provision of 166 no. surface resident car parking spaces, internal road and shared surface networks; v. Surface water attenuation measures, connection to water supply, provision of foul drainage, landscaping and boundary treatment, infrastructural works and all associated site development works necessary to facilitate the development. A Natura Impact Statement has been prepared in respect of the proposed development and is submitted with this application. at Within the townlands to 'Ferganstown and Ballymacon' and 'Athlumney', located generally to the north of the Old Road, north of Tubberclaire Meadows and southwest of the newly constructed 'LDR6' Road, Navan, Co. Meath, subject to the 28 conditions set out in the Schedule attached.

DATE: 04/08/2026

On behalf of MEATH COUNTY COUNCIL

Provided there is no appeal against this DECISION a grant of planning permission will issue at the end of six weeks.

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL GRANT OF PLANNING PERMISSION HAS ISSUED

NOTE:

1. Any appeal against a decision of a Planning Authority under Section 34 of the Planning and Development Act, of 2000-2023 may be made to An Coimisiún Pleanála. Any person may appeal WITHIN FOUR WEEKS beginning on the date of the decision.

2. Appeals should be addressed to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. **In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.**

comhairle chontae na mí
meath county council

Teach Buvinda, Bóthar Átha Cliath, An Uaimh, Contae na Mí. C15 Y291
Buvinda House, Dublin Rd., Navan, Co.Meath. C15 Y291

Guide to Fees payable to the Board

a. Appeal against a decision of a planning authority on a planning application relating to commercial development[1] made by the person by whom the planning application was made, where the application included the retention of development is € 4,500 or € 9,000 if EIA R/ NIS involved[2].

b. Appeal against a decision of a planning authority on a planning application relating to commercial development[1], made by the person by whom the planning application was made, other than an appeal mentioned at (a) is € 1,500 or € 3,000 if EIA R / NIS involved[2].

c. Appeal against a decision of a planning authority on a planning application made by the person by whom the planning application was made, where the application included the retention of development, other than an appeal mentioned at (a) or (b) is € 660.

d. Appeal other than an appeal mentioned at (a), (b), (c) or (f)[3] is € 220

e. Application for leave to appeal is € 110.

f. Appeal following a grant of leave to appeal € 110.

g. Any first party appeal solely against contribution conditions under section 48 or 49 of the 2000 – 2023 Acts, as amended, attracts a fee of €220 irrespective of the nature of the application

An appeal will be invalid unless accompanied by the appropriate fee and evidence of payment of submission fee to the Planning Authority.

Submissions or observations to An Coimisiún Pleanála by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be submitted within four weeks of receipt of the appeal by An Coimisiún Pleanála and must be accompanied by a fee of € 50.

Footnote

[1] Commercial development includes 2 or more dwellings. See Board's order determining fees and its appeal guide.

[2] The higher fee applies where an Environmental Impact Assessment Report(EIA R) or Natura Impact Statement (NIS) was submitted to the planning authority under section 172(1) and / or 177T of the 2000 - 2023 Planning Act or article 103(1) of the 2001-2026 Planning Regulations, as amended except where the appeal relates solely to a section 48 / 49 development / supplementary development contribution scheme and/or a special financial contribution. (refer to (g) above.

[3] Applies to:- (i) All third party appeals except where the appeal follows a grant of leave to appeal; (ii) First party normal planning appeals (section 37) not involving commercial or unauthorised development, or an EIA R; (iii) All other appeals (non-section 37).

While every care has been taken to ensure the accuracy and completeness of this information, it is the responsibility of any person / body making an appeal to ensure that their appeal is accompanied by the correct fee.

For more information on Appeals you can contact An Coimisiún Pleanála at:

Tel: 01 - 8588100 or LoCall: 1890 275 175
Fax: 01 – 8722684E-mail: appeals@pleanala.ie
Web: www.pleanala.ie

Schedule of Conditions

1. The development hereby permitted shall be carried out in accordance with the plans and particulars lodged with the planning authority on the 30/01/2026, 29/05/2026 and 10/06/2026 except where conditions hereunder specify otherwise. Where such conditions require details to be agreed with the planning authority, the applicant 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: To ensure a satisfactory standard of development in accordance with the approved plans.

2. 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 Act 2000- 2022 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 Act 2000-2022 and of the housing strategy in the development plan for the area.

3. (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.

4. Prior to commencement of development hereby permitted, the applicant shall submit details of materials, colours and textures of all the external finishes to be agreed in writing with the Planning Authority. All bathroom and en-suite windows shall be fitted with opaque glazing

Reason: In the interests of visual amenity.

5. The developer shall ensure that all mitigation measures set out in the Natura Impact Statement, submitted with the application, shall be implement in full.

Reason: In the interest of clarity and the protection of the environment.

6. The development shall be carried out in accordance with the submitted phasing plan. The residential development shall not commence until the 4 ha public open space has been delivered. Prior to commencement of development, the applicant shall provide sufficient evidence that 4 ha public open has been delivered.

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

7. Prior to commencement of development, the applicant shall provide sufficient evidence that the 1.65 hectares of the district park open space, community centre / sports hall, childcare facility and neighbourhood centre, as approved by the Planning Authority under Reg. Ref.: 24/60415 and ACP Ref.: 322341-25, has been delivered to an operational standard.

Reason: In the interest of residential amenity and orderly development.

8. The 7 aside playing pitch shall be delivered in accordance with the FAI minimum standards. Prior to commencement of development the applicant shall submit a revised site layout illustrate this.

Reason: In the interest of residential amenity and orderly development.

9. Prior to commencement of development, the applicant shall submit to and agree in writing with the Planning Authority details, location and design of a public art piece for the development.

Reason: In the interest of visual amenity.

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

Reason: In the interest of visual amenity.

11. The approved public lighting design [received 29/05/2026] to be constructed as per "Meath County Councils; Public Lighting Technical Specification & Requirements" document.

Reason: In the interest of amenity.

12. Plans for the proposed open access duct network to deliver High Speed Telecommunications to each unit should show the layout and specification of ducting and chambers within the development and to existing telecoms networks. These plans must be in line with the County Development Plan specifications enabling access to a multiplicity of fibre providers and provided prior to construction for review. As built drawings must be provided to the Council in pdf and GIS formats showing open access duct networks.

Reason: To facilitate all Licensed Operators in providing broadband services to each dwelling within the apartment development and to comply with European Union Acts.

13. Prior to commencement of development, the applicant shall submit to and agree in writing with the planning authority details of a properly constituted Owners' Management Company for the future management and maintenance of public open spaces, roads, footpaths, communal areas and public lighting within the site boundaries onwards from their completion in a satisfactory manner, unless agreed otherwise with the Planning Authority. This shall include a layout map of the permitted development showing the areas to be taken in charge and those areas to be maintained by the Owner's Management Company. Membership of this company shall be compulsory for all purchasers of property in the development. Confirmation that this company has been set up shall be submitted to the planning authority prior to the occupation of the first residential unit.

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

14. The applicant shall comply with the following in relation to landscaping;

a) Landscaping shall be carried out as per the site layout plan submitted to the Planning Authority on 30/01/2026, 29/05/2026 and 10/06/2026
b) Landscaping shall commence no later than the first planting season following commencement of development on site.

Reason: In the interests of visual amenity.

15. The applicant shall comply with the following in relation to flooding;

a) The applicant shall implement all recommendations and measures that are stated in the submitted revised SSFRA for the further information response, into the construction stage of the proposed development.
b) The applicant shall maintain a 10m riparian strip alongside the adjacent watercourse for future maintenance purposes. Details shall be agreed in writing with the planning authority.
c) Prior to commencement of construction on site, the applicant shall agree in writing with the planning authority, proposed finished ground levels in the areas of the proposed development that are adjacent and/or located in flood zones A & B.

The applicant shall submit detail cross sections to include critical flood levels and proposed ground levels. The agreement of this information may result in the applicant having to revise the SSFRA and the hydraulic modelling to recalculate the compensatory storage.

d) Prior to commencement of construction on site, the applicant shall agree in writing with the planning authority, the design and layout of the proposed compensatory storage.

Reason: In the interest of flood protection.

16. The applicant shall comply with the following Surface Water Drainage requirements;

a) Prior to commencement of construction on site, the applicant shall agree in writing with the planning authority, a revised surface water design, with particular reference to the proposed attenuation systems design.
b) Prior to commencement of construction on site, the applicant shall agree in writing with the planning authority, suitable SuDS features and nature based solutions.
c) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
d) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6

Reason: In the interest of public health.

17. The applicant shall comply with the following transport requirements;

a) The applicant shall provide a 35mm layer of buff/beige coloured 10mm SMA 10 surf with colour matched aggregate in areas proposed as shared surfaces, unless otherwise agreed.
b) Pedestrian crossings, including tactile paving, shall comply with the "Traffic Management Guidelines".
c) All signs and road markings shall comply with the "Traffic Signs Manual". Placement of signs shall be in accordance with Chapter 1.
d) Prior to commencement of development a Stage 2 road Safety Audit, for the proposed development shall be prepared and submitted to the planning authority. Where this audit identifies the need for design changes, revised design details should be submitted to and agreed in writing with the planning authority.
e) The applicant shall submit a Construction Stage Traffic Management Plan for agreement with Meath County Council prior to commencement.

Reason: In the interest of orderly development.

18. The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/ or wastewater collection network and adhere to the standards and conditions set out in that agreement. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.

Reason: To provide adequate water and wastewater facilities.

19. Proposals for an estate/street name, unit numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house/apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority.

No advertisements/marketing signage relating to the name(s) of the development shall be erected until the applicant 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.

20. The applicant shall comply with the following;

a) Hedgerow trimming and tree pollarding shall be carried outside of the breeding bird season or under the supervision of an Ecological Clerk of Works and in accordance with guidelines for the Treatment of Bats during the Construction of National Road Schemes (TII, 2005).
b) An ecologist shall carry out a pre-construction ecology survey of the site within 6 months prior to commencement on site to ensure no change in baseline has occurred.
c) The mitigation measures within the EcIA shall be implemented in full.
d) The applicant is requested to ensure, in any future Landscape Management Plan that an area of suitable mosaic habitat of tussocky grass that provides cover is kept for snipe on site. This should be agreed with the EcOW.

Reason: In the interest of biodiversity.

21. The applicant shall comply with the following;

a) Prior to commencement of construction the submitted Outline Construction Environmental Management Plan (CEMP) will be updated to reflect specific measures to minimise waste generation and resource consumption, including providing details of proposed waste contractors and destination of each waste stream. 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.

b) The Applicant shall prepare a Resource Waste Management Plan (RWMP) for the proposed development for the written approval of the Planning Authority prior to the commencement of any site activity. The RWMP 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 RWMP shall be prepared in accordance with "Best Practice Guidelines on the Preparation of Resource Waste Management Plans for Construction and Demolition Projects" (2021) and "Guidelines for the Management of Waste from National Road Construction Road Projects" (Rev. 2017 as amended), the WMP shall also take cognisance of the National Waste Management Plan for a Circular Economy 2024-2030

(as may be revised or replaced from time to time) and the National Hazardous Waste Management Plan 2021-2027 (as may be revised or replaced from time to time) in particular the upper tiers of the Waste Hierarchy. All waste generated on site shall be recovered/ disposed of at an authorised facility and transported by an authorised collector. The RWMP shall be treated as a live document and communicated to all relevant personnel.

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

d) Prior to commencement the applicant shall submit a dust monitoring programme for the agreement of the Environment Department.

e) All refuelling shall take place in a designated refuelling area at least 30m from watercourses, details of same to be included in the Construction Environmental Management Plan (CEMP). All hydrocarbons, chemicals, oils, etc. shall be stored in a dedicated bunded area at least 50m from watercourses and capable of storing 110% of the container/tank capacity.

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

g) 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. A programme of noise monitoring shall be put in place to monitor site activity, and noise levels generated to ensure impact to nearby residential noise sensitive locations are minimised. 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.

h) The Applicant shall, during the construction stage, maintain a Complaints Register to record any complaints regarding but not limited to noise, odour, dust, traffic or any other environmental nuisance. The Complaint Register shall include details of the complaint and measures taken to address the complaint and prevent repetition of the complaint.

i) 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.

j) 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 shall be treated as either a Waste (removal to an appropriately authorised facility) or a by-product (Under Article 27 declaration) and not both.

k) All excavated material stored onsite shall be setback a minimum of 10 metres back from any drainage ditches/watercourses onsite. A silt fence shall also be installed at a minimum of 3 metres from any drainage ditches/watercourses onsite and shall be maintained until vegetation has been re-established.

<u>Operational Phase</u>

l) Prior to the commencement of the development the developer shall submit for the written agreement of Meath County Council an Operational Waste Management Plan.

This plan must include details of the management of waste (and, in particular, recyclable materials and organic waste) within the development, including the provision of facilities for the storage, separation and collection of the waste and details of the ongoing operation of these facilities for each housing unit shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Therefore, the waste shall be managed in accordance with the agreed plan.

- This plan shall provide for screened communal bin stores, the location and design of which shall be included in the details to be submitted.
    i. A defined pedestrian route from apartment areas to the nearest waste storage area.
    ii. Waste storage areas should not present any safety risks to users i.e. installation of a non-slip, even surface within the waste storage area.
    iii. Adequate ventilation to avoid the creation of stagnant air or foul odours.
    iv. Appropriate sensor-controlled lighting.
    v. Suitable wastewater drainage points and water supply points should be installed in the bin storage area for cleaning and disinfecting.
    vi. Provision of appropriate graphical signage to inform residents of their obligation to reduce waste, segregate waste and in the correct bin.
    vii. Measures to control and monitor access to waste storage areas, ensuring safe and adequate upkeep.
    viii. The communal bins shall include for the separation of recyclable materials, organic waste and residual waste).
    ix. The size and number of bins provided shall be determined by the estimated waste generated and the collection frequency required due to the nature of the waste e.g. organic waste.
- Initial Waste Management - Provision of a full waste collection service from the date of first occupation of units with communal bin storage in the development. Provision of a guidance document to all occupants from the date of first occupation of units in the development.
- The plan shall include provide for screen bin stores, which shall accommodate not less than three standard sized wheeled bins (namely recyclable materials, organic waste and residual waste) within the curtilage of each house plot.
- Details of signage, waste management and hours of operation of non-residential units shall be submitted to and agreed in writing with the planning authority prior to commencement of the development.

m) All waste storage areas should be large enough to enable the segregation of waste and refuse, in line with the principals of the waste management hierarchy. All bin stores should be provided with appropriate lighting, ventilation, drainage and a means of hosing down for cleaning purposes.

n) Once operational, the Development must comply with Meath County Councils' Waste Management (Storage, presentation and segregation of household an commercial waste) Byelaws 2018. In accordance with the Waste Management (Food Waste) Regulations 2009 (S.I. No. 508 of 2009, SEGREGATION AND PROCESSING OF FOOD WASTE).

o) As per Meath County Councils' Waste Management Byelaws 2018, section 2.3 Other than on the day before and the designated waste collection day, containers used for the presentation of kerbside waste shall be held within the curtilage of the premises where the waste is produced. They shall not be stored on a roadway, footway, footpath or any other public place unless the location has been expressly authorised in writing by an authorised person.

p) As per Meath County Councils' Waste Management Byelaws 2018, section 2.5 Kerbside waste presented for collection shall not be presented for collection earlier than 6.00 pm on the day immediately preceding the designated waste collection day. All containers used for the presentation of kerbside waste and any uncollected waste shall be removed from any roadway, footway, footpath or any other public place no later than 8:00am on the day following the designated waste collection day.

Reason: In the interest of public health.

22. The developer shall comply in full with the following:

a) 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.

b) No activities shall take place on-site on Sundays, bank or public holidays.

c) 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.

Reason: To safeguard the amenities of adjoining residential occupiers.

23. All service cables associated with the proposed development (such as electrical and telecommunications cables) shall be located underground. Any relocation of utility infrastructure shall be agreed with the relevant utility provider.

Reason: In the interest of visual amenity.

24. The applicant shall pay the sum of **€291,225.00** 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 Act 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 2026 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.

25. The applicant shall pay the sum of **€211,800.00** 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 Act 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 2026 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.

26. The applicant shall pay the sum of **€26,475.00** 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 Act 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 2026 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 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.

27. The applicant shall lodge with the Planning Authority a cash deposit of **€299,000.00** 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.

28. The applicant shall pay the sum of **€16,600.00** 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 2026 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

Advice Notes

1. The 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. 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.

3. 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.

4. 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.

5. 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.

6. 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

7. 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).

8. 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.

9. 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.

10. 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.

11. 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.

12. 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).

13. 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/.'

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. The Applicant is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.

22. 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.

23. 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.
24. 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.

APPENDIX C: JBA 3RD PARTY APPEAL RESPONSE DOCUMENT

Response to Third-Party Appeal

An Coimisiún Pleanála Case Ref. PL-501989-MH-26

September 2026

Prepared for:

Albert Development Ltd.

www.jbaconsulting.ie

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Contract

JBA Project Manager	Daniel Iordache
Address	Second Floor, Lincoln House, Lincoln Lane, Arran Quay, Dublin D07 Y75P
JBA Project Code	2025s1682

This report describes work commissioned by Albert Developments Ltd, by an instruction dated 09/11/2025. Daniel Iordache of JBA Consulting carried out this work.

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1 Introduction

This document has been prepared by JBA Consulting on behalf of Albert Developments Ltd. in response to the third-party appeal submitted to An Coimisiún Pleanála against Meath County Council's decision to grant permission for the proposed residential development at Boyne Village Phase 1D, Athlumney, Navan, Co. Meath.

JBA Consulting prepared the Site-Specific Flood Risk Assessment (SSFRA) for the proposed development and subsequently revised the assessment in May 2026 in response to the Further Information request issued by Meath County Council.

The appeal is advanced on five grounds. Ground 1 relates specifically to flood risk and surface-water drainage and raises concerns regarding the compensatory flood-storage provision, groundwater conditions, the level of detail previously available for the proposed storage area and whether the hydraulic modelling conclusions remain applicable to the arrangement ultimately proposed for construction.

The appeal does not identify an error in JBA's hydraulic model or provide an alternative hydraulic assessment demonstrating that the proposed development would increase flood risk. Rather, its principal flood-risk argument is that the detailed geometry and physically available volume of the compensatory storage should be demonstrated and that the modelled no-increase conclusion should be confirmed against the arrangement that will actually be implemented.

This response addresses those flood-risk and hydraulic modelling matters. It should be read alongside the May 2026 revised SSFRA and the separate technical responses prepared by Hendrick Ryan + Associates and ORS in relation to the detailed civil/drainage design and hydrogeological conditions respectively.

Detailed cross-sections through the proposed compensatory flood-storage area are included in Appendix A to this response.

2 Hydraulic Assessment and Floodplain Displacement

2.1 Hydraulic assessment

A site-specific 1D–2D ESTRY-TUFLOW hydraulic model of the Millrace/Ferganstown Stream had previously been developed to assess fluvial flood risk associated with the proposed development.

As part of the Further Information response, the hydraulic assessment was updated to incorporate the recent 2025 site survey and to address the matters raised by Meath County Council, including refinement of the flood extents, assessment of floodplain displacement and provision of compensatory flood storage.

The pre-development hydraulic modelling identifies a limited area of shallow flooding within the western/south-western part of the site during the 0.1% AEP event (1 in 1,000-year event).

As a consequence of the proposed finished floor levels and site road elevations, part of this area is raised and is therefore no longer available for inundation in the post-development scenario. The resulting loss of floodplain storage was quantified and a corresponding compensatory flood-storage area was incorporated within the development.

The approach adopted within the SSFRA was therefore to:

- Quantify the volume of existing floodplain storage displaced by the proposed development;
- Provide at least the equivalent volume of compensatory flood storage;
- Incorporate the proposed development levels and compensatory storage directly within the post-development hydraulic model and;
- Compare the pre-development and post-development results to confirm that the development does not increase flood risk elsewhere.

2.2 Floodplain displacement during the 0.1% AEP event

The identified floodplain displacement arises during the 0.1% AEP event, equivalent to a 1 in 1,000-year flood event. This represents a very rare and conservative assessment event.

Flooding within the affected area is shallow, with an average depth of approximately 115 mm across an area of approximately 1,260 m².

The primary calculation of displaced floodplain volume was undertaken using the Raster Surface Volume tool in QGIS and the modelled 0.1% AEP flood-depth grid. As the hydraulic model has a 4 m cell size, the depth grid provides spatially varying flood depths throughout the displaced area.

This calculation produced a displaced volume of 144.6 m³.

The volume was independently cross-checked by comparing surveyed ground levels within the affected area against the modelled flood level of approximately 43.80 mOD. This produced a comparable volume of approximately 140 m³.

The higher value was adopted and rounded to approximately 145 m³ for the flood-risk assessment.

The displaced floodplain volume was therefore established using the detailed hydraulic model results and independently checked against surveyed ground levels.

2.3 Comparison with the 1% AEP event

It is important to distinguish the above extreme event from the 1% AEP event (1 in 100-year event), which itself represents a conservative design flood event.

During the modelled 1% AEP event (1 in 100-year event), flooding within the site is confined to the watercourse and local field drainage ditch. The proposed development does not displace any existing floodplain storage during this event.

The post-development model results also indicate that the compensatory flood-storage area is not inundated during the 1% AEP event.

The compensatory flood-storage requirement therefore relates to the shallow flooding identified within the development footprint during the modelled 0.1% AEP event (1 in 1,000-year event). The storage provision and its hydraulic performance during this event are addressed in Section 3.

3 Compensatory Flood Storage and Hydraulic Performance

3.1 Required and provided storage

The compensatory flood-storage principle is to replace the floodplain storage volume displaced by the proposed development.

The revised SSFRA identifies approximately 145 m³ of displaced floodplain volume during the 0.1% AEP event.

The May 2026 SSFRA conservatively estimated the available compensatory flood-storage volume as approximately 153 m³, based on a minimum storage area of approximately 638 m² and a maximum storage depth of approximately 0.24 m.

Detailed cross-sections through the compensatory flood-storage area have now been prepared and are included in Appendix A. Drawing No. 2654/416 P1 – Compensatory Flood Storage Details confirms:

- a minimum/base storage area of approximately 638 m²;
- an area at the top of storage of approximately 752 m²;
- a formation level of approximately 43.56 mOD;
- a predicted 0.1% AEP flood level of approximately 43.80 mOD; and
- a storage depth of approximately 0.24 m.

Taking account of the increase in storage area between the base and top of the storage feature, the detailed geometry provides approximately 167 m³ of compensatory flood storage. This is consistent with the average-end-area calculation:

((638 + 752) / 2) × 0.24 = approximately 166.8 m³.

The detailed design therefore provides approximately 22 m³ of storage in excess of the approximately 145 m³ of floodplain storage displaced.

The approximately 153 m³ quoted within the May 2026 SSFRA was therefore a conservative estimate based on applying the minimum/base storage area across the full

storage depth. The detailed cross-sectional information now demonstrates that the same storage arrangement provides a greater available volume.

3.2 Hydraulic representation of the storage

Importantly, the flood-risk assessment did not rely solely on a comparison between the calculated floodplain displacement and compensatory-storage volumes. The May 2026 SSFRA conservatively estimated approximately 153 m³ of available storage, while the detailed cross-sections now demonstrate approximately 167 m³ within the same modelled storage arrangement.

The proposed compensatory-storage area was explicitly incorporated into the post-development hydraulic model together with the proposed development levels.

The model therefore directly represented:

- Raised areas responsible for the floodplain displacement;
- The loss of approximately 145 m³ of existing storage and;
- Compensatory storage provided to replace that volume.

The revised SSFRA confirms that the storage was incorporated into the hydraulic model and that the model demonstrates no increase in water levels elsewhere within the modelled area.

The volume calculation and hydraulic modelling therefore perform complementary functions. The volume assessment demonstrates that sufficient replacement storage is provided, while the hydraulic model tests whether that storage operates appropriately within the floodplain and whether the overall post-development arrangement causes any adverse hydraulic effect.

3.3 Post-development hydraulic impact

Figure 4-5 of the revised SSFRA presents the spatial comparison (depth difference raster) between the pre-development and post-development 0.1% AEP results.

The modelling demonstrates no increase in flood levels elsewhere within the modelled area.

Numerical results were also extracted at Reporting Points A, B and C:

Reporting Point	0.1% AEP Pre-Development	0.1% AEP Post-Development	Impact
A	43.94 mOD	43.94 mOD	0.00 m
B	43.80 mOD	43.80 mOD	0.00 m
C	43.52 mOD	43.52 mOD	0.00 m

Water levels are identical under the pre-development and post-development scenarios at all three reporting locations.

The hydraulic modelling therefore confirms that the compensatory flood storage offsets the hydraulic effect of the identified floodplain displacement and that the proposed development does not increase fluvial flood risk elsewhere within the modelled area.

3.4 Distinction between compensatory flood storage and surface-water attenuation

For clarity, the compensatory flood-storage area assessed by JBA and the surface-water attenuation system proposed as part of the development drainage strategy are separate features serving different functions.

The compensatory flood storage is provided specifically to replace the existing fluvial floodplain volume displaced by the proposed development during the 0.1% AEP event (1 in 1,000-year event). As described above, approximately 145 m³ of existing floodplain storage is displaced, while the detailed compensatory-storage geometry now demonstrates approximately 167 m³ of available storage.

The compensatory flood-storage area assessed within the JBA SSFRA has a formation level of approximately 43.56 mOD and is predicted to fill to approximately 43.80 mOD during the 0.1% AEP fluvial event. This arrangement was explicitly incorporated into the post-development hydraulic model.

The surface-water attenuation system, by contrast, forms part of the site drainage strategy and is intended to temporarily store and control rainfall runoff generated by the proposed development before discharge to the receiving drainage network/watercourse. It is therefore designed for a different hydraulic purpose and is assessed separately as part of the surface-water drainage design.

The levels, volumes and operation of the surface-water attenuation system should therefore not be interpreted as defining the compensatory fluvial flood storage assessed within the SSFRA.

The detailed cross-sections included in Appendix A to this response relate to the compensatory flood-storage arrangement represented within the JBA hydraulic model.

4 Detailed Storage Geometry and Planning Conditions

4.1 Detailed compensatory-storage geometry

The appeal refers to Meath County Council's observation that detailed cut/fill information and cross-sections through the compensatory storage had not previously been submitted. The appellant argues that these details are required to demonstrate that the physically available storage corresponds with the volume relied upon within the SSFRA.

Detailed cross-sections through the compensatory flood-storage area are now included in Appendix A to this response.

JBA has reviewed these cross-sections and confirms that they represent the same compensatory-storage area and geometry incorporated within the May 2026 post-development hydraulic model.

The detailed cross-sections confirm a minimum/base area of approximately 638 m² and an area of approximately 752 m² at the top of the storage feature, between the formation level of 43.56 mOD and the 0.1% AEP flood level of 43.80 mOD. The resulting detailed storage volume is approximately 167 m³.

This exceeds the approximately 153 m³ conservatively estimated within the May 2026 SSFRA because that earlier calculation applied the minimum/base area of 638 m² across the full 0.24 m storage depth and did not account for the increase in plan area associated with the side slopes.

The appended cross-sections are therefore not a revised or alternative storage proposal. Rather, they provide the additional geometric detail of the storage arrangement already assessed hydraulically.

The drawings define the extent, levels and cross-sectional profile of the proposed storage area and demonstrate how the compensatory storage represented within the hydraulic model will be physically provided on site.

Accordingly, the additional information now supplied provides the detailed geometric information previously requested and allows the Commission to assess the physical form of the storage arrangement represented in the May 2026 model.

4.2 Conditions 15 and 16

The appeal places particular emphasis on Conditions 15 and 16 of Meath County Council's Notification of Decision and argues that these leave aspects of the flood-risk and surface-water drainage arrangements capable of revision following permission.

Condition 15(c) requires the finished ground levels and detailed cross-sections within the relevant Flood Zone A and Flood Zone B areas to be agreed with the Planning Authority and recognises that, where the agreed levels differ from those previously assessed, this may result in revision of the SSFRA and hydraulic modelling and recalculation of the compensatory flood storage. Condition 15(d) separately requires the design and layout of the compensatory flood-storage area to be agreed.

From a technical flood-risk perspective, the relevant distinction is between a change to the hydraulic arrangement assessed within the May 2026 SSFRA and the provision of additional design detail demonstrating how that assessed arrangement will be physically implemented.

The compensatory flood-storage arrangement assessed by JBA is defined within this response. Section 3.1 confirms the required and provided storage volumes and the relevant formation and flood levels. Section 3.2 confirms that the compensatory storage was explicitly represented within the post-development hydraulic model, while Section 3.3 demonstrates that the resulting arrangement does not increase modelled water levels

elsewhere within the modelled area. Detailed cross-sections through the compensatory flood-storage area are provided in Appendix A.

JBA has reviewed the detailed cross-sections and confirms that the levels, extent and geometry shown are consistent with the compensatory flood-storage arrangement represented within the May 2026 post-development hydraulic model. The cross-sections therefore provide additional physical definition of the arrangement already assessed, rather than introducing a revised or alternative flood-storage proposal.

The floodplain displacement remains approximately 145 m³, while the detailed cross-sections demonstrate approximately 167 m³ of available compensatory storage within the same arrangement represented in the May 2026 hydraulic model. The detailed geometric information therefore demonstrates a greater available storage volume than the conservative estimate of approximately 153 m³ presented within the SSFRA, without changing the hydraulic arrangement itself.

On this technical basis, the additional detailed information does not require revision of the SSFRA or hydraulic model, and the demonstrated no-increase in water levels elsewhere within the modelled area remains applicable.

From a technical flood-risk perspective, any future material departure from the assessed levels, extent, available storage volume or hydraulic connectivity of the compensatory storage would require further flood-risk and hydraulic review before implementation. Whether the planning condition provides an appropriate mechanism for considering any such material departure is a matter for the planning assessment.

Condition 16 relates principally to the detailed surface-water drainage, attenuation and SuDS design. These elements are separate from the compensatory fluvial flood-storage provision assessed by JBA, as described in Section 3.4 of this response, and are addressed separately by Hendrick Ryan + Associates.

On the basis of the unchanged storage geometry now documented in Appendix A, the additional information does not alter the technical conclusions of the May 2026 SSFRA. The separate surface-water drainage matters identified in Condition 16 are addressed by the project civil engineer and should be considered alongside this report in the overall planning response.

5 Groundwater and Off-Site Flood Risk

5.1 Groundwater and the available storage volume

The appeal raises concern that a winter groundwater level was not plainly identified within the Further Information response and questions whether groundwater could occupy part of the proposed compensatory flood-storage volume.

Groundwater conditions are addressed in detail within the separate technical responses prepared by Hendrick Ryan + Associates and ORS.

For the purposes of JBA's assessment, the relevant comparison is between the available groundwater observations in the vicinity of the proposed storage and the compensatory-storage formation level of approximately 43.56 mOD.

Hendrick Ryan + Associates identify the following periodic groundwater observations at SA01:

Date	Recorded groundwater level (mOD)	Compensatory storage base (mOD)	Clearance below storage base (m)
23 June 2025	42.34	43.56	1.22
26 June 2025	42.70	43.56	0.86
23 July 2025	43.06	43.56	0.50
27 November 2025	42.87	43.56	0.69
9 April 2026	43.02	43.56	0.54

The highest recorded groundwater level is 43.06 mOD, which is 0.50 m below the proposed compensatory-storage formation level of 43.56 mOD.

The available record includes periodic observations in late November 2025 and April 2026. While these periodic observations should not be interpreted as establishing the absolute seasonal maximum groundwater level, none of the recorded measurements indicate groundwater reaching or occupying the proposed compensatory flood-storage void.

The groundwater monitoring record and associated rainfall context are addressed separately by Hendrick Ryan + Associates, while the local hydrogeological conditions and potential interaction between groundwater and the proposed storage area are assessed by ORS.

5.2 Off-site flood risk and the appellant's lands

The appellant raises concern regarding the potential effect of the proposed development on lands to the north-west of the site and seeks confirmation that the no-increase conclusion remains applicable.

Figure 4-5 of the revised SSFRA presents a spatial comparison between the pre-development and post-development 0.1% AEP (1 in 1,000-year) model results across the modelled area.

The assessment demonstrates that the proposed development, including the compensatory flood-storage arrangement, results in no increase in water levels anywhere within the modelled area during the conservative 1 in 1,000-year fluvial flood event.

The Reporting Points A, B and C provide numerical confirmation of this wider spatial assessment, with identical pre-development and post-development water levels recorded at all three locations.

The detailed cross-sections now provided in Appendix A confirm that the compensatory-storage geometry proposed for construction is the same arrangement represented within the May 2026 hydraulic model. Accordingly, the hydraulic basis of the no-increase assessment remains unchanged.

6 Conclusion

The principal flood-risk matters raised within Ground 1 concern the physical provision and availability of the compensatory flood storage and whether the detailed arrangement remains consistent with that assessed within the hydraulic model.

The May 2026 revised SSFRA identifies approximately 145 m³ of floodplain displacement during the 0.1% AEP event (1 in 1,000-year event). This volume was derived from the modelled flood-depth grid and independently cross-checked against surveyed ground levels. During the 1% AEP event (1 in 100-year event), which itself represents a conservative design flood event, there is no floodplain displacement within the site boundary and compensatory flood storage is therefore not required. The storage requirement arises specifically from the shallow flooding predicted during the considerably more extreme 0.1% AEP event.

The May 2026 SSFRA conservatively estimated approximately 153 m³ of compensatory flood storage, based on a minimum storage area of approximately 638 m² and a maximum storage depth of approximately 0.24 m. Detailed cross-sections through the compensatory flood-storage area are now included in Appendix A. These confirm a minimum/base storage area of approximately 638 m², increasing to approximately 752 m² at the top of storage, between the formation level of 43.56 mOD and the predicted 0.1% AEP flood level of approximately 43.80 mOD. Taking account of this detailed geometry, the available compensatory flood-storage volume is approximately 167 m³.

The detailed arrangement therefore provides approximately 22 m³ of storage in excess of the approximately 145 m³ required to replace the displaced floodplain volume. The approximately 153 m³ quoted within the May 2026 SSFRA was therefore a conservative estimate based on applying the minimum/base storage area across the full storage depth. The detailed cross-sectional information demonstrates that the same storage arrangement provides a greater available volume.

Importantly, the hydraulic assessment did not rely solely upon comparison of the displaced and replacement storage volumes. The compensatory flood-storage area was explicitly

incorporated into the post-development hydraulic model together with the proposed development levels. The model therefore directly assessed the combined hydraulic effect of the floodplain displacement and replacement storage. The modelling demonstrates no increase in water levels elsewhere within the modelled area, with identical pre-development and post-development 0.1% AEP water levels recorded at Reporting Points A, B and C.

JBA has reviewed the detailed cross-sections included in Appendix A and confirms that they represent the same compensatory flood-storage area and geometry incorporated within the May 2026 hydraulic model. The drawings therefore provide additional geometric definition of the modelled arrangement and demonstrate approximately 167 m³ of available storage, rather than introducing a revised or alternative flood-storage proposal. Accordingly, the additional detailed information does not require revision of the hydraulic model and the hydraulic conclusions of the May 2026 SSFRA remain applicable.

Additional groundwater information has also been provided by the wider design team. The available measurements are periodic rather than a continuous winter monitoring series. The highest recorded groundwater level is 43.06 mOD, approximately 0.50 m below the 43.56 mOD formation level of the compensatory flood storage. While the available observations should not be interpreted as establishing the absolute seasonal maximum groundwater level, none of the recorded measurements indicate groundwater reaching or occupying the proposed compensatory flood-storage void. The groundwater monitoring record and associated rainfall context are addressed separately by Hendrick Ryan + Associates, while the local hydrogeological conditions and potential interaction between groundwater and the proposed storage area are assessed by ORS.

On this technical flood-risk basis, the matters raised within Ground 1 do not alter the flood-risk and hydraulic conclusions of the May 2026 SSFRA. The floodplain displacement has been quantified, fully compensated and directly assessed within the hydraulic model, while the detailed cross-sections now provided confirm the physical geometry and available volume of the same storage arrangement. The proposed development does not increase fluvial flood risk elsewhere within the modelled area.

The planning assessment of whether the information now provided and the matters addressed through Conditions 15 and 16 satisfy the applicable consent-stage requirements is addressed separately within the overall appeal response.

Appendix A - Cross Sections through the Compensatory Flood Storage

FOR STORM DRAINAGE DETAILS SEE DRG. No 2654/420–424

SILT TRAP MANHOLES TO BE PROVIDED UPSTREAM OF ALL ATTENUATION ZONES.
FOR ATTENUATION ZONES SEE DRG. No. 2654/411

CCTV CONDITION SURVEY TO BE CARRIED OUT ON ALL MAIN DRAINS FOLLOWING INSTALLATION

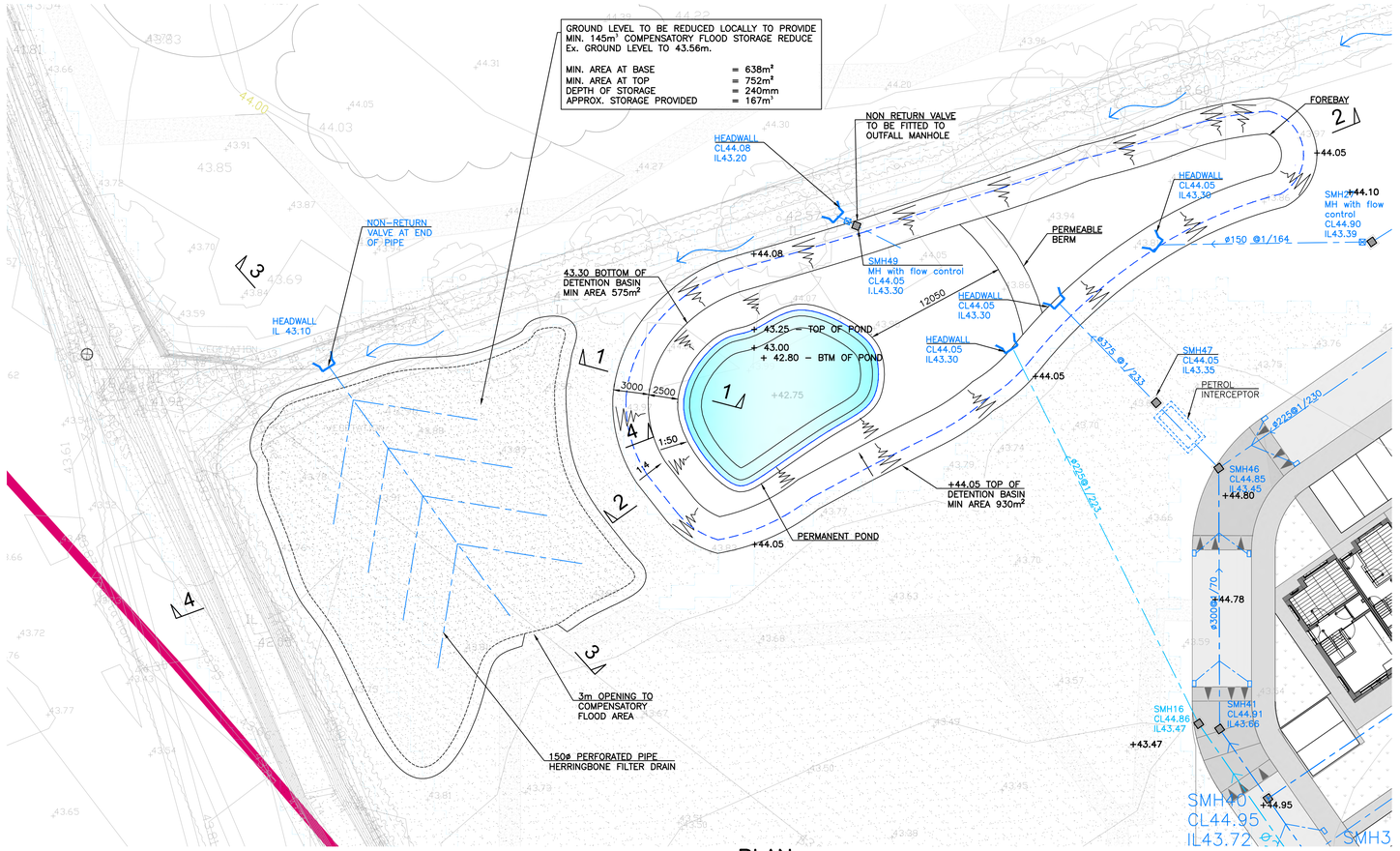
REFER TO DRG. No. 2654/427 FOR OUTFALL DETAILS

REFER TO DRG. No. 2654/414 FOR ATTENUATION POND DETAILS, SECTION 1–1 & 2–2

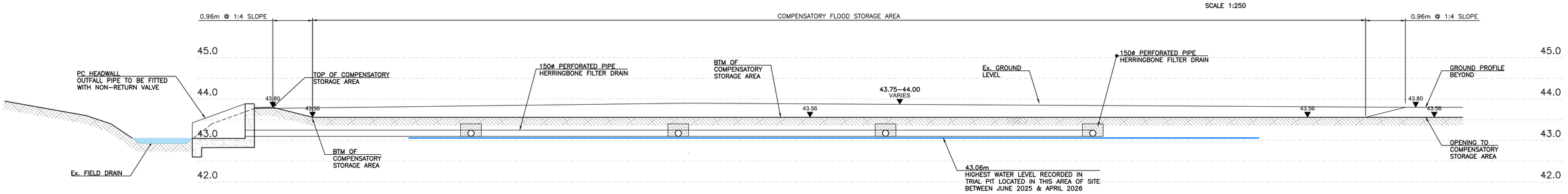
FILTER DRAINS TO BE CONSTRUCTED IN ACCORDANCE WTIH TII STANDARD CONSTRUCTION DETAIL RCD/500/29



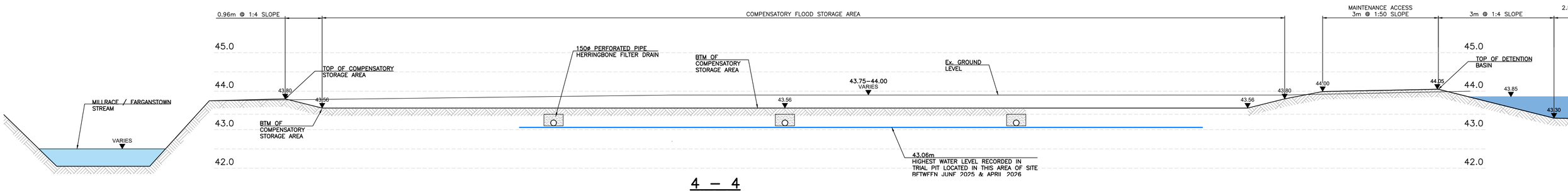
INCLINED FLAP VALVE WITH FLANGE
NTS



PLAN
SCALE 1:250



3 – 3
SCALE 1:50



4 – 4
SCALE 1:50

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NOTES
READ IN CONJUNCTION WITH ARCHITECT'S, ENGINEER'S & BUILDING WORK DRAWINGS & SPECIFICATIONS AND HENDRICK RYAN DRAWING No. N01 - CIVIL / STRUCTURAL ENGINEERING NOTES

DO NOT SCALE FROM THIS DRAWING.
USE WRITTEN DIMENSIONS ONLY
THE CONTRACTOR IS REQUIRED TO CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCY TO BE NOTIFIED TO THE ENGINEER/ARCHITECT

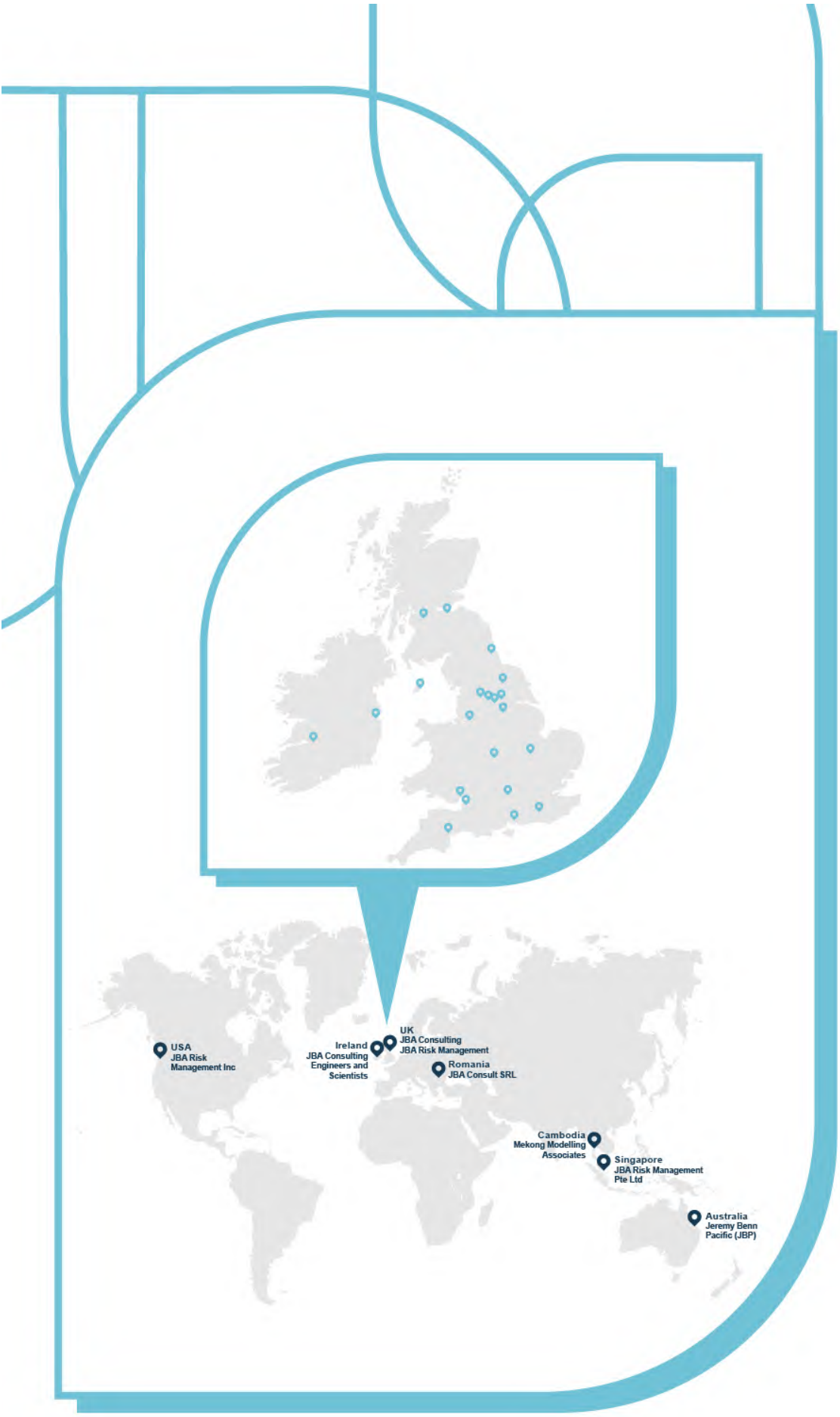
Rev.:	Date:	Description:	Drawn	Appr'd

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Project: BOYNE VILLAGE (PHASE 1D), ATHLUMNEY

Drawing Title: COMPENSATORY FLOOD STORAGE DETAILS

Project Number:	Drawing Number:	Revision:	Size:
2654	416	P1	A1
Scale: 1:250,50			Stage: PLANNING
Date: 15/09/2026	Drawn By: LB	Checked By: PMcS	Approved By: PMcS



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APPENDIX D: HENDRICK RYAN ASSOCIATES LETTER & DRAWINGS

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Proposed Development at Athlumney, Navan, Co. Meath (Phase 1D)

Planning Ref: 26/60120

ACP Ref: PL-501989-MH-26

Date: 9th September 2026

Dear Sir/Madam,

Further to receipt of the Appeal by Stephen Flanagan, Michael Flanagan and Barry O' Brien, we note that the appeal is advanced on five grounds. Please note our comments below relating to Ground 1 – Flood risk and surface water drainage.

Flood Risk Assessment

A Site-Specific Flood Risk Assessment (SSFRA), prepared by JBA Consulting, identified that approximately 145 m³ of floodplain volume would be displaced during the 0.1% AEP flood event as a consequence of the proposed development. The SSFRA established that this displaced volume would be fully compensated through the provision of a dedicated compensatory flood storage area.

The SSFRA states that a proposed compensatory storage area has been designed to provide approximately 153 m³ of flood storage capacity during the 0.1% AEP flood event and notes that the proposed storage provision exceeds the estimated displaced floodplain volume of 145 m³ by approximately 8 m³ providing a degree of additional storage capacity and ensuring that there is no net loss of floodplain storage resulting from the proposed development.

In Paragraph 6.9.2 of the Planning Report, Meath County Council noted:

"The applicant did not submit detailed cut / fill volume calculations or cross-section of the proposed compensatory storage."

The Planning Report subsequently concluded:

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ACA

Associate
Patrick McStay,
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"Taking the above into consideration, the submitted further information response for flooding is acceptable in principle to the planning authority. The applicant has addressed the majority of the flooding concerns following correspondence with the Environment department.

However, there is still some detail information that the planning authority require so that final details of the proposed compensatory storage design can be agreed."

In response to the above outstanding matter, please refer to Hendrick Ryan Drawing No. 2654/416 Rev P1**.** This drawing shows the proposed geometry of the compensatory storage area, finished ground levels and two cross-sections. This drawing therefore provides the additional level and geometric information requested by Meath County Council to enable the proposed compensatory storage arrangement to be properly assessed.

The proposed finished ground levels and cross-sections shown on the drawings define the extent and profile of the compensatory storage area and demonstrate how the required flood storage volume is to be accommodated within the site. The information provided should therefore be read in conjunction with the SSFRA prepared by JBA Consulting.

The SSFRA established a requirement to compensate for approximately 145m³ of displaced floodplain volume. The detailed design of the proposed compensatory storage area shows that it provides approximately 167m³ of storage capacity during the 0.1% AEP event.

Area of compensatory storage at 43.56m AOD	= 638m²
Area of compensatory storage at 43.80m AOD	= 752m²
Average Area	= 695m²
Depth of compensatory storage	= 0.24m
Approximate volume of compensatory storage	**= 166.8m³**

The proposed arrangement therefore provides sufficient compensatory storage to replace the floodplain volume displaced by the development.

On this basis, the enclosed drawing addresses the outstanding information identified by Meath County Council in Paragraph 6.9.2 of the Planning Report and provides the detailed information necessary to allow the final configuration and extent of the proposed compensatory flood storage area to be assessed and agreed. The submission of this information also addresses the concerns raised by the appellant in relation to the adequacy and detailing of the proposed compensatory flood storage provision, by clearly defining the proposed finished ground levels, storage area and cross-sectional profile. The information confirms that the proposed compensatory storage provision is sufficient to offset the floodplain volume (approx. 145m³) displaced by the development with approximately 167m³ of compensatory storage provided during the 0.1% AEP flood event.

Winter Ground Water Level

The appellant notes that a winter groundwater level was not plainly identified to Meath CC with our response to the Further information Request.

A geotechnical investigation was carried out on site commencing on 23rd June 2025. The location of the trial pits, soakaway tests, dynamic probes and CBR tests undertaken during the site investigation is shown on Figure 1 which has been extracted from the SI report. Six trial pits, excavated in June 2025, were left open for 14 months to allow the ground water level to be monitored periodically to help establish a range of groundwater levels on site. The trial pits were infilled in August 2026.

A soakaway test was carried out at location SA01 which is located at the western end of Attenuation Zone 4. This trial pit was excavated approximately 40m from the millrace and 20m from the exiting field drain which flows to the millrace. It is located at the boundary of the proposed area of compensatory storage adjacent to the millrace.

Ground water was encountered at a depth of 1.6m (42.34m AOD) at this location on 23rd June 2025. The SI report notes that there was slow ingress of groundwater. The trial pit log shows that the ground water

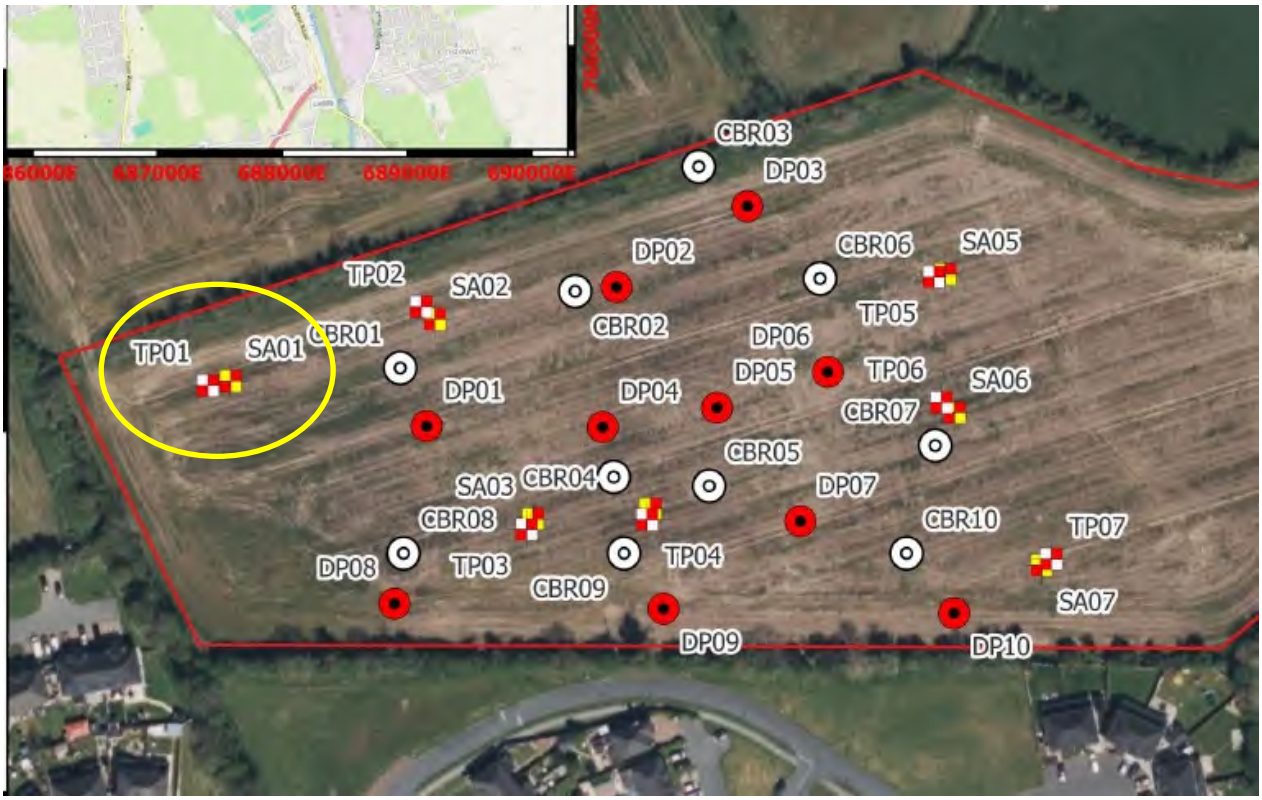


Figure 1: Extract from SI report showing location of investigations carried out

level coincided with the bottom of a layer of "*fine to coarse GRAVEL*" encountered during the excavation of the trial pit.

A soakaway test was also carried out at location SA02 which is located at the eastern end of Attenuation Zone 4 and approximately 10m from the existing field drain. The trial pit was excavated to a depth of 1.70m. Ground water was not encountered at this location during the site investigation although water was recorded here during subsequent monitoring. The trial pit log notes that the excavation encountered TOPSOIL over CLAY.

The SI report notes that the water level dropped too slowly to allow the infiltration rate "f" to be calculated at all soakaways and stated that the soil is not suitable for soakaway design and construction. This is common throughout Ireland where much of the soil consists of impermeable clay.

Attenuation Zone 4, located between SA01 and SA02, has been designed as a detention basin which outflows to the existing field drain which connects to the millrace. The discharge rate from the detention basin is controlled by a hydro-brake. It is intended that the bottom of this basin is excavated below ground water level to create a small, permanent pond at the western end of the basin. The size of this pond will

increase as surface water flows into the basin during storm events and reduces as the attenuated water discharges from the basin.

The trial pit at SA01 was left open to allow the ground water level at this location to be monitored periodically between June 2025 and April 2026.

Ground water was recorded at a depth of 1.6m (42.34m AOD) on 23rd June 2025 when the pit was first excavated for the geotechnical investigation. The SI report notes slow ingress of water into the pit.

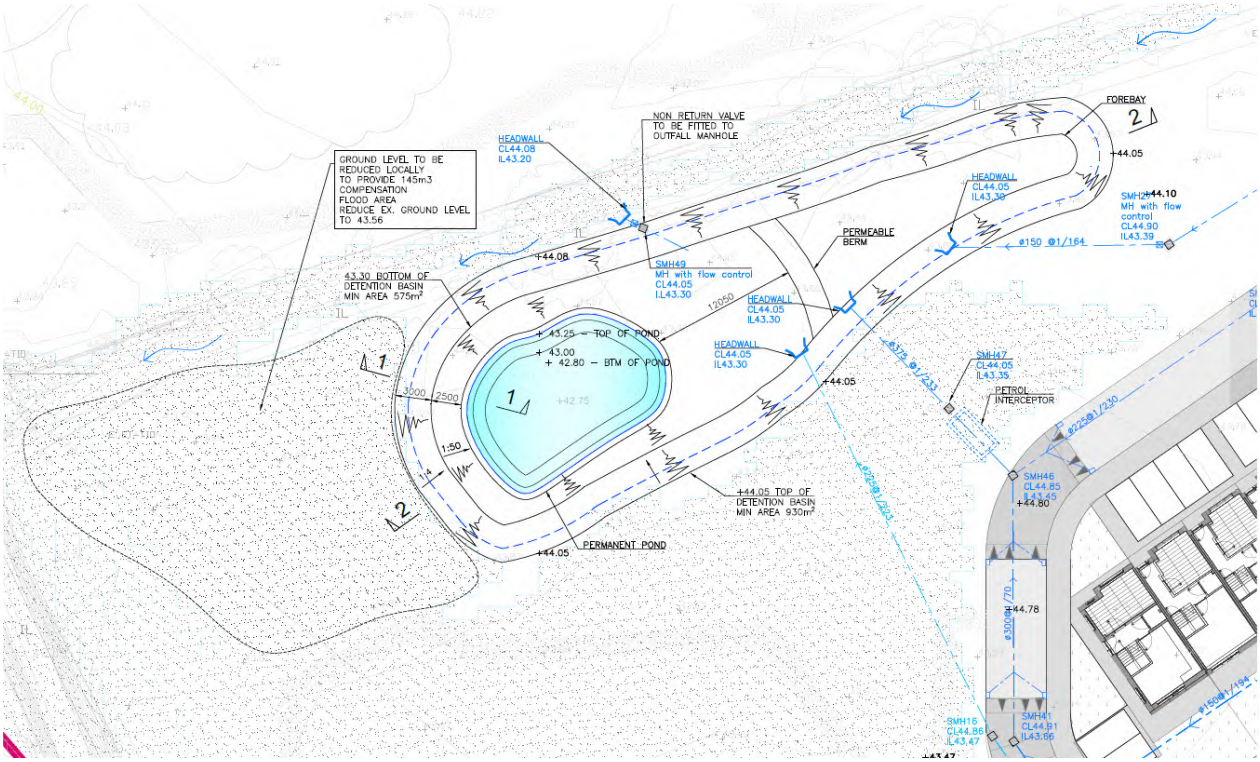


Figure 2: Extract from Drawing No. 2654/414-P2 showing proposed location of compensatory storage

The ground water level was measured again on 26th June 2025 to be 42.70m. This level is slightly above the top of the layer of GRAVEL identified in the trial pit log. The ground water level at recorded again on 23rd July 2025 to be 43.06m. Historic records taken from the Met Éireann website show

- 67mm rainfall was recorded at Dunmoe, Co. Meath (10km north-east of Navan) on 20th July 2025
- 55mm rainfall was recorded at Dunsany Co. Meath (16km south of Navan) on 21st July 2025

Additional readings of ground water levels at SA01 are shown in Table 1.

Table 1: Recorded ground water levels at Attenuation Zone 4 (between SA01 & SA02)

Attenuation Zone	Existing Ground Level (m)	Proposed Ground Level (m)	Date	Water Level (AOD)	Comments
Zone 4	43.91m	43.30m	23/06/25	42.34m	Slow water ingress into trial pit
			26/06/25	42.70m	94.3mm of rain recorded at Dunsany in June 2025
			23/07/25	43.06m	55mm of rainfall recorded at Dunsany on 21st July. 111.6 mm of rain recorded at Dunsany in July 2025 67mm of rain recorded at Dunmoe (Co. Meath on 20th July 2025)
			27/11/25	42.87m	
			09/04/26	43.02m	71.3mm of rainfall recorded at Dunsany in March 2026

The extract below, taken from the Met Éireann website, presents rainfall data recorded at Dunsany, Co. Meath, which is the closest official Met Éireann active rainfall monitoring station to the site at Athlumney, Navan. The data provides monthly recorded rainfall for the period 2023 to 2026, together with the long-term average (LTA) rainfall for the relevant months based on the 30-year reference period from 1991 to 2021.

Monthly values for DUNSANY up to 01-sep-2026

Total rainfall in millimetres for DUNSANY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2026	96.9	149.2	71.3	36.9	54.3	89.4	4.8	56.3	0.1				559.2
2025	69.3	56.8	11.2	84.7	45.3	94.3	111.6	43.3	77.7	79.8	128.9	63.7	866.6
2024	60.9	71.3	93.0	72.1	37.8	35.8	58.0	58.3	47.3	51.4	59.1	48.0	693.0
2023	54.2	17.7	127.9	70.9	25.1	50.5	184.5	107.2	109.9	125.8	70.9	103.6	1048.2
LTA	77.4	63.3	61.5	61.1	62.5	69.0	69.9	78.0	73.3	88.4	92.7	83.4	880.5

Figure 3: Extract from Met Éireann records showing historic rainfall at Dunsany, Co. Meath

In Ireland, groundwater levels typically reach their seasonal maximum during late winter or early spring, most commonly during February and March. Although the wettest months generally occur between October and January, there is normally a time lag between rainfall occurring at the ground surface and the resulting recharge of the underlying groundwater system. Consequently, groundwater levels can continue to rise during the winter period and may reach their highest levels after the period of greatest rainfall.

The groundwater level recorded during the winter or early spring period can therefore provide a more conservative indication of the prevailing groundwater conditions than a measurement undertaken during the summer months. However, it is recognised that a single groundwater measurement, even if undertaken during the winter period, cannot be taken to represent the absolute maximum groundwater level at a site.

Groundwater levels are influenced by a range of site-specific factors, including the magnitude and duration of preceding rainfall, soil and subsoil permeability, groundwater recharge characteristics, proximity to watercourses, drainage conditions, and seasonal variations.

These fluctuations can occur over relatively short periods, such as days and weeks, as well as over longer periods of months and years. Consequently, while a winter measurement provides a useful and generally conservative indication of groundwater conditions, establishing a representative maximum or design groundwater level would ideally require monitoring over a sufficiently long period to capture the range of seasonal and weather-related groundwater fluctuations.

Continuous groundwater monitoring was not undertaken at the site and, consequently, the absolute maximum groundwater level cannot be established from the available site investigation data. Nevertheless, groundwater levels were recorded periodically at the site from June 2025 to April 2026, and these measurements were obtained following a period of relatively high antecedent rainfall.

The Met Éireann rainfall data provides useful context for assessing the significance of the groundwater observations from June 2025 to April 2026. In the four-month period preceding the groundwater measurement taken in July 2025, a total of 335.9mm of rainfall was recorded. This represents approximately 98% of the long-term average rainfall typically recorded over the four wettest months of the year (October – January, Total LTA rainfall = 341.9mm). It also represents approximately 38% of the LTA annual rainfall.

Met Éireann records 55mm of rainfall at Dunsany and 67mm of rainfall at Dunmoe (Graig's Lane) a few days prior to the groundwater measurement being taken in July 2025. As the trial pits were left open, it is likely that rain falling directly into the pits and surface water runoff may have increased the water level above the natural ground water level on this occasion. In this event, the recorded ground water levels should be considered very conservative.

Over the four-month period from January to April 2026, the total recorded rainfall was 381.1mm, compared with a long-term average (LTA) of 341.9 mm for the corresponding period. The rainfall during this period was therefore approximately 111% of the long-term average. Furthermore, rainfall which occurred during several of the preceding winter months was also above the corresponding long-term average, indicating that the groundwater measurements were taken following a sustained period of significant rainfall and groundwater recharge. To put this in perspective, the total rainfall over the six-month period from October 2025 to March 2026 was 589.8mm which represents 68% of the LTA total annual rainfall for Dunsany.

The above data demonstrates that the groundwater levels recorded were not obtained following an unusually dry period. Rather, the measurements were undertaken following periods of sustained rainfall, with cumulative rainfall over the preceding four months were comparable to or exceeded the long-term average for the four wettest months of the year. While the absence of continuous groundwater monitoring means that the absolute seasonal maximum groundwater level cannot be confirmed, the available rainfall and groundwater data provide reasonable evidence that the ground water measurements are representative of relatively wet antecedent conditions and therefore provide a suitably conservative basis for consideration of groundwater conditions at the site.

The highest recorded ground water level at Attenuation Zone 4 was 43.06m. This was "rounded-up" to 43.10m and shown on Hendrick Ryan drawing No. 2654/414 which was issued with the planning application.

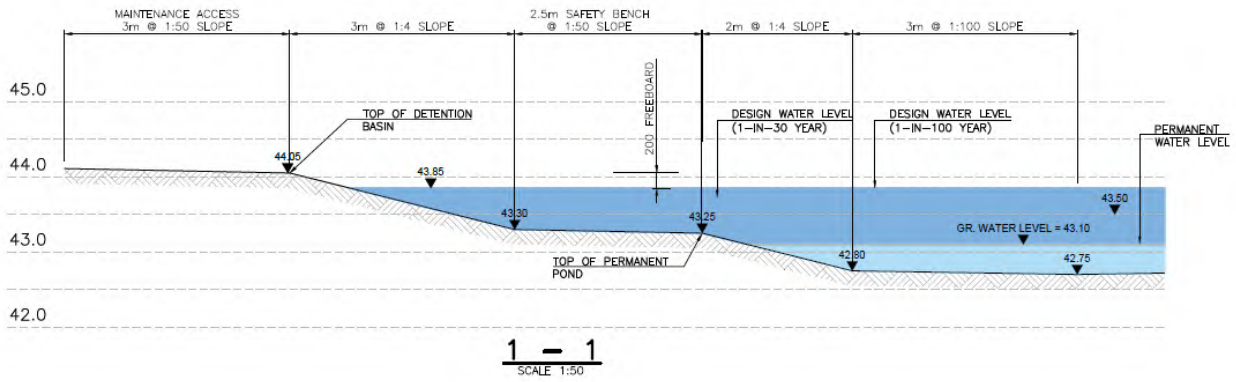


Figure 4: Extract from Drawing No. 2654/414-P2 showing section through detention basin at Attenuation Zone 4

The proposed compensatory storage is to be located between Attenuation Zone 4 and the millrace (refer to Figure 2). The highest recorded ground water level at this location is 43.06m. Drawing No. 2654/414 shows that the existing ground is to be reduced to a level of 43.56m which is 500mm above the highest recorded groundwater level.

Please refer to the ORS report entitled **"Assessment of Hydrogeological Conditions, Boyne Village Phase 1d"**, which assesses the groundwater conditions at the location of the proposed compensatory storage area taking account of the predominant soil conditions present on site. The report also considers the requirement to establish an appropriate winter groundwater level for the assessment and design of the proposed compensatory storage.

If you have any queries, please do not hestitate to contact the undersigned.

Yours sincerely,

Patrick McStay

HENDRICKRYAN
Consulting Engineers

FOR STORM DRAINAGE DETAILS SEE DRG. No 2654/420–424

SILT TRAP MANHOLES TO BE PROVIDED UPSTREAM OF ALL ATTENUATION ZONES.
FOR ATTENUATION ZONES SEE DRG. No. 2654/411

CCTV CONDITION SURVEY TO BE CARRIED OUT ON ALL MAIN DRAINS FOLLOWING INSTALLATION

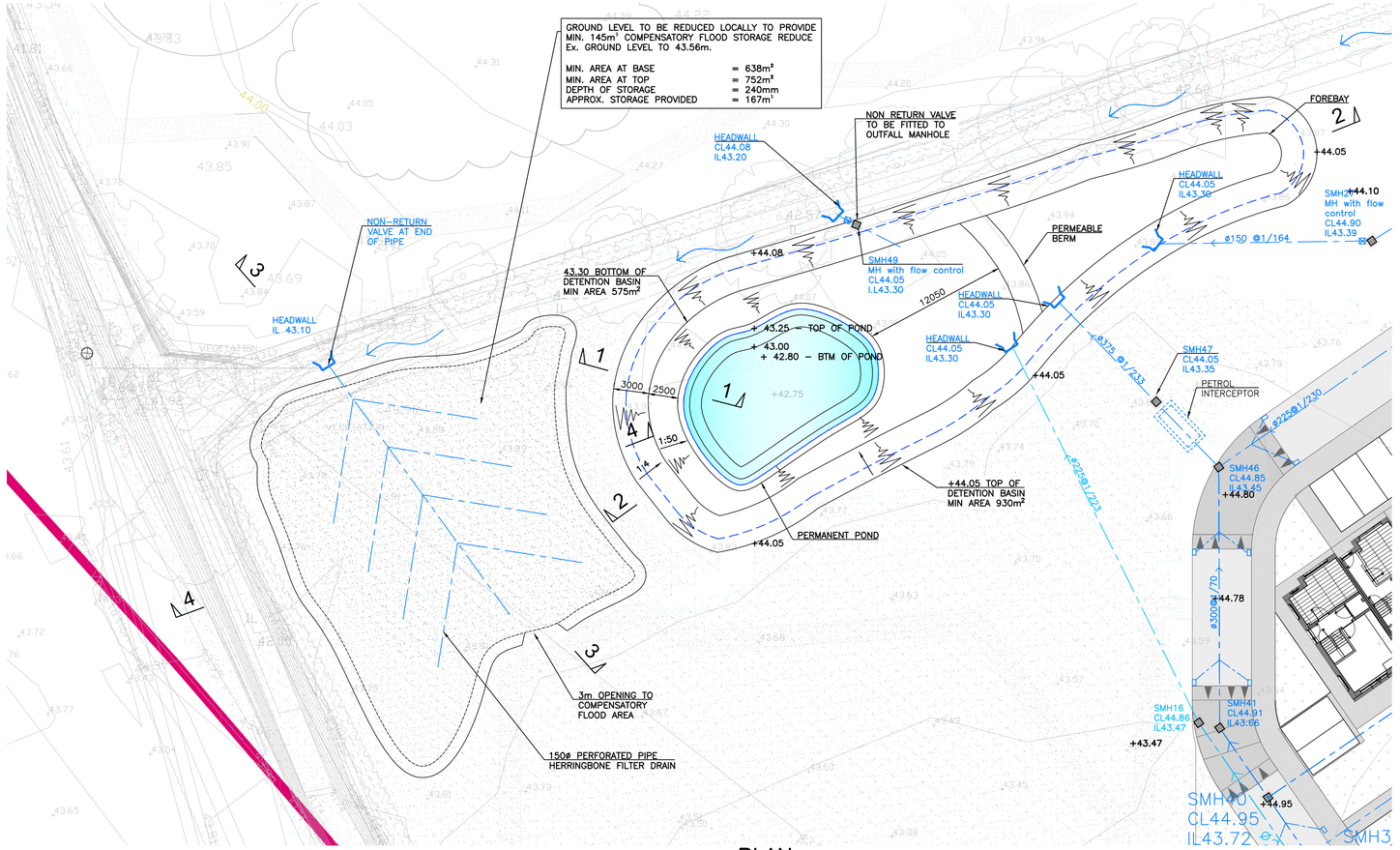
REFER TO DRG. No. 2654/427 FOR OUTFALL DETAILS

REFER TO DRG. No. 2654/414 FOR ATTENUATION POND DETAILS, SECTION 1–1 & 2–2

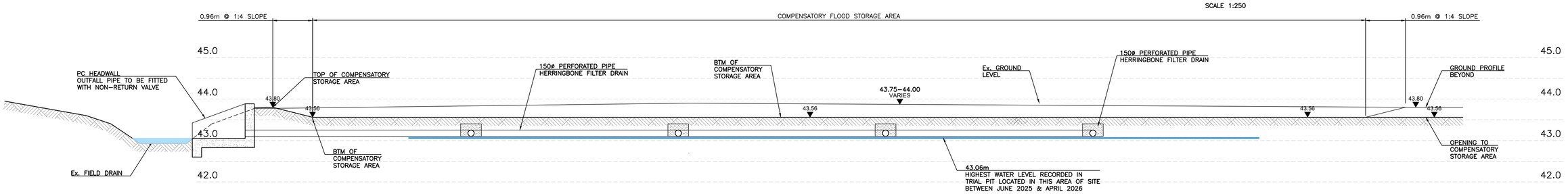
FILTER DRAINS TO BE CONSTRUCTED IN ACCORDANCE WTIH TII STANDARD CONSTRUCTION DETAIL RCD/500/29



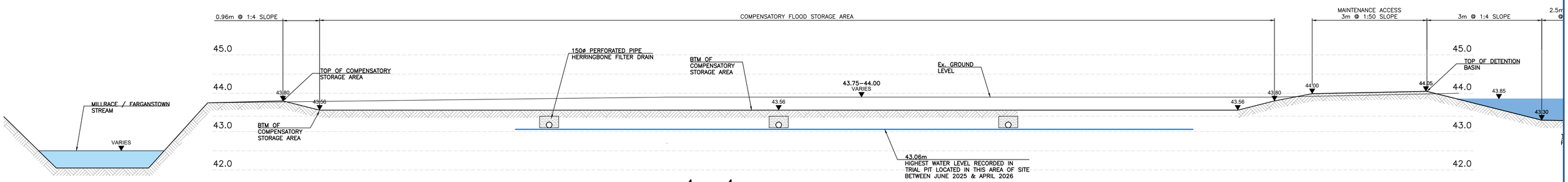
INCLINED FLAP VALVE WITH FLANGE
NTS



PLAN
SCALE 1:250



3 – 3
SCALE 1:50



4 – 4
SCALE 1:50

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NOTES
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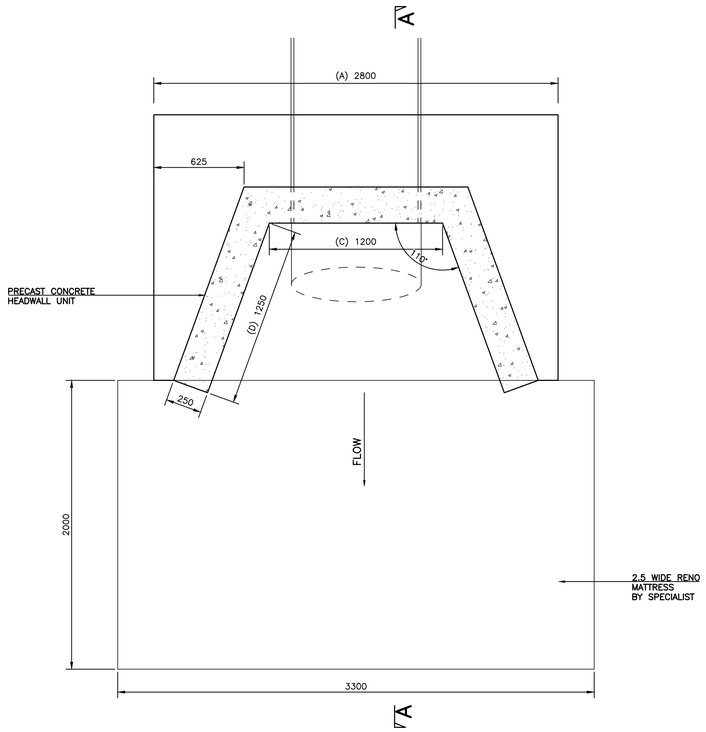
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Rev.:	Date:	Description:	Drawn	Appr'd

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Project: BOYNE VILLAGE (PHASE 1D), ATHLUMNEY
Drawing Title: COMPENSATORY FLOOD STORAGE DETAILS

Project Number:	Drawing Number:	Revision:	Size:
2654	416	P1	A1
Scale: 1:250,50			Stage: PLANNING
Date: 15/09/2026	Drawn By: LB	Checked By: PMcS	Approved By: PMcS



PLAN
SCALE 1:20

SCHEDULE OF MINIMMUM DIMENSIONS

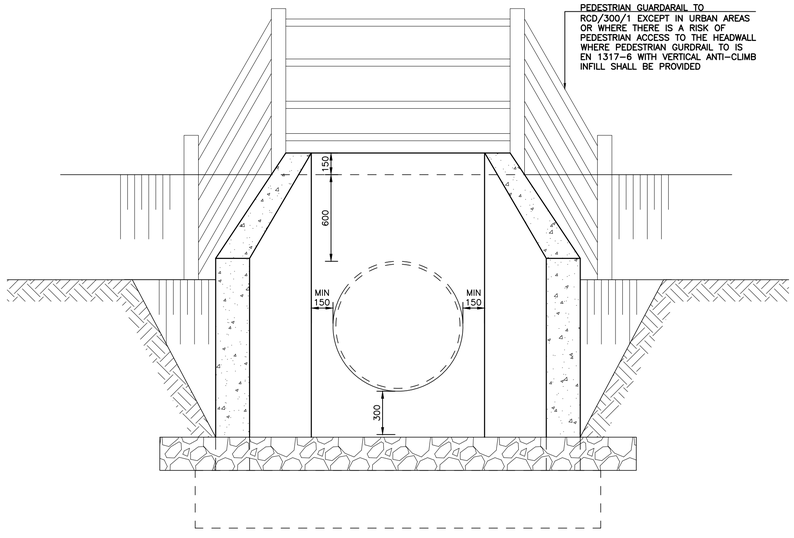
DIAMETER OF INLET	A	B	C	D	E	F
<=300	2000	2000	PIPE OUTER⌀+300	1000	400	500
301–600	2500	2500	PIPE OUTER⌀+300	1250	400	600
601–900	3200	3200	PIPE OUTER⌀+300	1550	500	700
901–1200	3900	3900	PIPE OUTER⌀+300	1850	500	800
1201–1500	4700	4700	PIPE OUTER⌀+300	2150	500	900
1501–1800	5200	5200	PIPE OUTER⌀+300	2350	500	1000

THE DIMENSIONS CONTAINED IN THE TABLE ABOVE ARE MINIMUMS ONLY AND THE DESIGNER SHALL CONFIRM DETAILS FOR SPECIFIC SITE CONDITIONS. THE DIMENSIONS CONTAINED IN THE TABLE ABOVE ARE BASED ON THE FOLLOWING CONSTRAINTS:

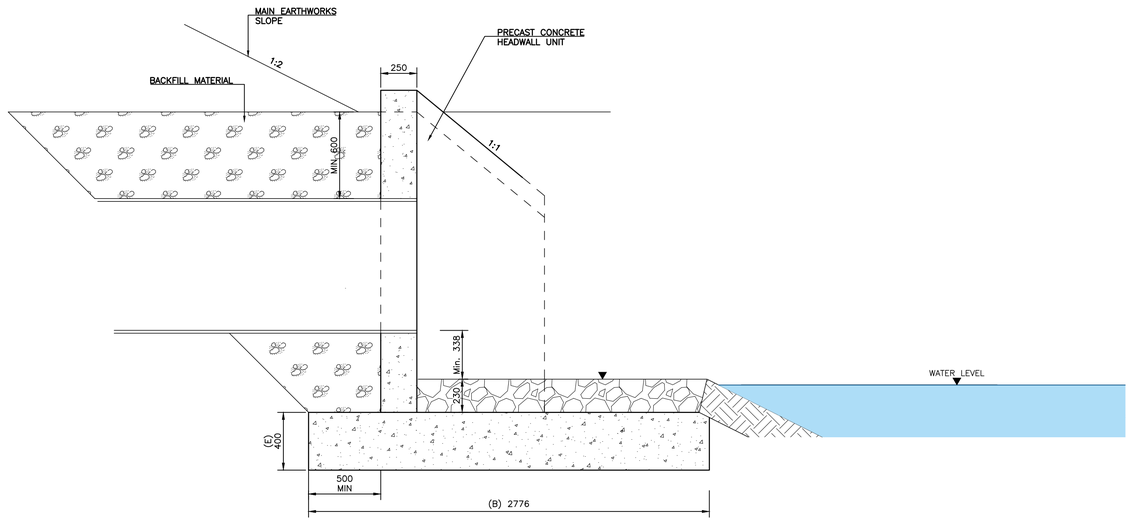
- ANGLE BETWEEN HEADWALL AND WINGWALL IS 110°
- BACKFILL MATERIAL IS FREE DRAINING
- THERE ARE NO LIVE LOAD EFFECTS ON THE HEADWALL
- CHARACTERISTIC VALUE OF INTERNAL FRICTION OF THE BACKFILL MATERIAL = 37.5°
- 600mm COVER TO THE PIPE AT THE REAR OF THE HEADWALL, WITH A 200mm WIDE FLAT AREA BEFORE THE COMMENCEMENT OF THE MAIN EARTHWORKS SLOPE
- SLOPE OF FILL MEASURED FROM THE REAR FACE OF THE WINGWALLS DOWNWARDS AND FROM BED LEVEL UPWARDS ARE BOTH TO BE 1:1

NOTES:

1. ALL DIMENSIONS ARE MILLIMETRES
2. THIS RCD IS ONLY TO BE USED IN ASSOCIATION WITH A UNIQUE STRUCTURAL DESIGN. THIS DESIGN IS TO CARRIED OUT IN ACCORDANCE WITH THE NRA REQUIREMENTS FOR THE USE OF EUROCODES FOR THE DESIGN OF ROAD STRUCTURES.
3. REINFORCED CONCRETE SHALL BE A MINIMUM GRADE OF C32/40. ALL STRUCTURAL CONCRETE SHALL BE SPECIFIED IN ACCORDANCE WITH SERIES 1700 OF THE NRA MCDRW.
4. ALL BLINDING CONCRETE SHALL BE ST2 IN ACCORDANCE WITH IS EN 206.
5. THE MINIMUM COVER TO REINFORCEMENT FOR DURABILITY SHALL BE IN ACCORDANCE WITH NRA BD 57. MINIMUM EXPOSURE CLASS TO BE XC4.
6. ANY RESULTING VOID BETWEEN THE OUTSIDE OF THE PIPE AND THE OPE IN THE HEADWALL SHALL BE FILLED WITH NON-COMPRESSIBLE HIGH STRENGTH GROUT.
7. ALL EXPOSED CONCRETE SURFACES FROM 100mm BELOW GROUND LEVEL TO BE CLASS U4/F4 FINISH. ALL OTHER CONCRETE SURFACES TO BE CLASS U1/F1 FINISH UNLESS OTHERWISE SPECIFIED.
8. HEADWALL WINGWALLS TO BE SLOPED AND SHALL MAINTAIN A MINIMUM HEIGHT OF 150mm ABOVE ADJACENT BACKFILL LEVEL.
9. RENDERED CONCRETE BLOCKWORK MAY BE USED AS AN ALTERNATIVE TO IN-SITU OR PRECAST CONCRETE FOR PIPES UP TO 300mm INNER DIAMETER.
10. ALL HEADWALLS SHALL BE BACKFILLED WITH CLASS 6N1, 6N2 OR 6P BACKFILL MATERIAL. HEADWALLS SHALL BE FOUNDED ON A MINIMUM 75mm LAYER OF ST2 BLINDING CONCRETE. DETAILS OF THE SUB-BASE LAYER TO BE CONFIRMED BASED ON SITE CONDITIONS.
11. ROCK ARMOUR AND/OR GABION HEADWALLS AND WINGWALLS ARE PROHIBITED.



ELEVATION



A – A
SCALE 1:20

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Project: BOYNE VILLAGE (PHASE 1D), ATHLUMNEY

Drawing Title: STORM DRAINAGE DETAILS - SHEET 8

Project Number:	Drawing Number:	Revision:	Size:
2654	427	P1	A1
Scale: 1:20,50			Stage: PLANNING
Date: 09/09/2026	Drawn By: LB	Checked By: PMcS	Approved By: PMcS

HENDRICKRYAN
Consulting Engineers

DRAWING ISSUE SHEET

Project	Boyne Village, Phase 1D	Page No:	1
Project No:	2654	Sheet No:	1

Issued To:		Date	24/10/25	04/11/25	24/11/25	19/12/25	22/12/25	12/05/26	18/05/26	18/05/26	27/05/26	11/09/26						
Albert Developments - Client			E		E	E	E	E	E	E	E	E						
Reddy Salus - Architect			E		E	E		E		E	E	E						
John Spain Associates - Planning Consultant			E		E	E	E	E		E	E	E						
Trafficwise - Traffic & Transportation Consultant			E		E	E		E		E	E							
Cunnane Strattan Reynolds - Landscape Architect			E		E	E		E		E	E	E						
JBA Consulting - Flood Risk Modelling &			E	E	E	E		E		E	E	E						
ORS - Environmental Consultant					E	E		E		E	E	E						
Meath County Council									E									
Planning						E	E											
Size	#	Title/Description																
		Infrastructure																
	110	Ex. & Proposed Pump Stations Sht1			P1	P2												
	111	Ex. & Proposed Pump Stations Sht2			P1	P2												
	112	Temporary Pump Station - Sheet 1			P1	P2												
		Roads/Paving																
	200	Paving Layout	P1		P1	P2		P3		P4	P5							
	210	Road Construction Details - Sheet 1			P1	P1												
	211	Road Construction Details - Sheet 2			P1	P1												
	212	Road Construction Details - Sheet 3				P1												
	213	Road Construction Details - Sheet 4			P1	P1												
	220	Carpark Details			P1													
		Overall Drainage																
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		Storm Drainage																
	400	Storm Layout				P1		P2	P3	P3	P4							
	410	Proposed SuDS Measures				P1		P2	P3	P3	P4							
	411	Attenuation Zones	P1	P1	P1	P2		P3	P4	P4	P5							
	412	Flood Exceedance Route				P1		P2	P3	P3	P4							
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	414	Attenuation Pond Details						P2	P2	P2	P2							
	415	Attenuation Details - Sheet 2	P1															
	416	Compensatory Flood Storage										P1						
	420	Storm Drainage Details - Sheet 1			P1	P1												
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	423	Storm Drainage Details - Sheet 4			P1	P1												
	424	Storm Drainage Details - Sheet 5			P1	P1												
	425	Storm Drainage Details - Sheet 6			P1	P1												
	427	Storm Drainage Details - Sheet 7																
	427	Storm Drainage Details - Sheet 8										P1						
	450	Longitudinal Sections - Sheet 1				P1												
		SI Report							A		A							

Notes: P = Planning, T = Tender, E = email issue, CD = CD ROM issue, Drawing size A1 unless otherwise noted

APPENDIX E: ORS UPDATED NATURA IMPACT STATEMENT

2026
Response to An Coimisiún Pleanála,
ACP Ref: PL-501989-MH-26

Proposed Residential Development, Athlumney, Navan, Co. Meath

Natura Impact Statement (NIS)

ORS

ENGINEERS IRELAND
CORPORATE PARTNER 2025

MEMBER OF ACEI

ISO 9001:2015 EQA ✓ QUALITY ASSURED ORGANISATION

ISO 14001:2015 EQA ✓ ENVIRONMENTAL APPROVED SYSTEM

ISO 45001:2018 EQA ✓ OCCUPATIONAL HEALTH & SAFETY APPROVED SYSTEM

Response to An Coimisiún Pleanála, ACP Ref: PL-501989-MH-26

Proposed Residential Development, Athlumney, Navan, Co. Meath

Natura Impact Statement (NIS)

Document Control Sheet

Client:	Albert Developments Ltd.
Document No:	252656-ORS-XX-XX-RP-EN-13d-002

Revision	Status	Author:	Reviewed by:	Approved By:	Issue Date
P01	DRAFT	OH	RE	RE	16/12/2025
P02	S2	OH	RE	RE	22/12/2025
P03	S2	OH	SB	RE	09/01/2026
P04	S2	JS	RE	LM	22/09/2026
P05	S2	JS	RE	RE	23/09/2026

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Appendix A: Proposed Silt Fencing Location

1 Introduction

1.1 Requirement for an Appropriate Assessment

ORS was appointed by *Albert Developments Ltd.* to provide the necessary information to allow the competent authority to conduct an Article 6 (3) Appropriate Assessment for the proposed development consisting of an 83-unit residential development located at a 6.14ha site in Athlumney, Navan, Co. Meath.

The purpose of this Appropriate Assessment is to determine the appropriateness of the proposed project, in the context of the conservation status of the designated ecological site or sites within the determined Zone of Influence of the proposed plan or project. In Ireland, an Appropriate Assessment takes the form of a Natura Impact Statement (NIS), which is a statement of the likely impacts of the plan or project on a Natura 2000 site, namely Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). The NIS examines the direct and indirect impacts that the plan or project might have on its own or in combination with other plans or projects on one or more Natura 2000 sites in view of the sites' conservation objectives. The details of this report are supported by an Ecological Impact Assessment (EcIA) completed by ORS Ecologists for this development (Document Reference No.: **252656-ORS-XX-XX-RP-EN-13d-001**).

1.2 The Aim of the Report

This Natura Impact Statement (NIS) has been prepared in accordance with the current guidance (DoEHLG, 2009, Revised February 2010), and it provides an assessment of the potential impacts of the development at Athlumney, Navan, Co. Meath, on sites designated under the Natura 2000 network.

The NIS provides the information required to establish whether or not a proposed development is likely to have a significant impact on certain Natura sites in the context of their conservation objectives and specifically on the habitats and species for which the Natura 2000 conservation sites have been designated.

This NIS has been updated in September 2026 to reflect the Further Information submitted to the Planning Authority as well as the detail provided in the response to the third-party appeal lodged to An Coimisiún Pleanála (***ACP Ref: PL-501989-MH-26***) against the grant of planning permission for the proposed residential development at Boyne Village Phase 1D, Athlumney/Ferganstown, Navan, Co. Meath.

1.3 Regulatory Context

The Birds Directive (Council Directive 2009/147/EC) recognises that certain species of birds should be subject to special conservation measures concerning their habitats. The Directive requires that Member States take measures to classify the most suitable areas as Special Protection Areas (SPAs) for the conservation of bird species listed in Annex 1 of the Directive. SPAs are selected for bird species (listed in Annex I of the Birds Directive) that are regularly occurring populations of migratory bird species, species that are particularly threatened, species vulnerable to specific changes in their habitat, and rare species. The SPAs are of international importance for these birds.

The EU Habitats Directive (92/43/EEC) requires that Member States designate and ensure that

particular protection is given to sites (Special Areas of Conservation) which are made up of or support particular habitats and species listed in annexes to this Directive.

Articles 6(3) and **6(4)** of this Directive also call for the undertaking of an Appropriate Assessment for plans and projects not directly connected with or necessary to the management of, but which are likely to have a significant effect on any European designated sites (i.e. SACs and SPAs). This is explained in greater detail in the following section.

The Water Framework Directive (WFD) (2000/60/EC), which came into force in December 2000, establishes a framework for community action in the field of water policy. The WFD was transposed into Irish law by the European Communities (Water Policy) Regulations 2003 (S.I. 722 of 2003). The WFD rationalises and updates existing legislation and provides for water management on the basis of River Basin Districts (RBDs). RBDs are essentially administrative areas for coordinated water management and are comprised of multiple river basins (or catchments), with cross-border basins (i.e. those covering the territory of more than one Member State) assigned to an international RBD. The aim of the WFD is to ensure that waters achieve at least good status by 2027 and that the status does not deteriorate in any waters.

1.4 Appropriate Assessment and the Habitats Directive

Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora – the 'Habitats Directive' - provides legal protection for habitats and species of European importance. Article 2 of the Directive requires the maintenance or restoration of habitats and species of European Community interest, at a favourable conservation status. Articles 3 - 9 provide the legislative means to protect habitats and species of community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. Natura 2000 sites are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/EEC).

Articles 6(3) and **6(4)** of the Habitats Directive set out the decision-making tests for plans or projects affecting Natura 2000 sites. **Article 6(3)** establishes the requirement for Appropriate Assessment:

"*Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*"

Article 6(4) deals with the steps that should be taken when it is determined, as a result of appropriate assessment, that a plan/project will adversely affect a European site. Issues dealing with alternative solutions, imperative reasons of overriding public interest and compensatory measures need to be addressed in this case.

Article 6(4) states:

"*If, in spite of a negative assessment of the implications for the site and in the absence of*

alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the member states shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest."

1.5 The Appropriate Assessment Process

The aim of Appropriate Assessment is to assess the implications of a proposal in respect of a designated site's conservation objectives.

The requirement for Appropriate Assessment is transposed into Irish law by Part XAB of the Planning and Development Act 2010 (as amended). The 'Appropriate Assessment' itself is an assessment which must be carried out by the competent authority, which confirms whether the plan or project, in combination with other plans and projects, will have an adverse impact on the integrity of a European site.

Screening for Appropriate Assessment shall be carried out by the competent authority as set out in **Sections 177U (1)** and **(2)** of the Planning and Development Act 2000 (as amended) as follows:

Section 177U (1) states:

"*A screening for appropriate assessment of a draft Land use plan or application for consent for proposed development shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed development, individually or in combination with another plan or project, is likely to have a significant effect on the European site."*

Section 177U (2) states:

"A competent authority shall carry out a screening for appropriate assessment under subsection (1) before -

a) a Land use plan is made, including, where appropriate, before a decision on appeal in relation to a draft strategic development zone is made, or

b) *consent for a proposed development is given."*

The competent authority shall determine that an Appropriate Assessment is not required if it can be excluded, that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site.

Where the competent authority cannot exclude the potential for a significant effect on a European site, an Appropriate Assessment shall be deemed required.

Where an Appropriate Assessment is required, the conclusions of the Appropriate Assessment Report (Natura Impact Statement (NIS)) should enable the competent authority to ascertain

whether the plan or proposed development would adversely affect the integrity of the European site. If adverse impacts on the integrity of a European site cannot be avoided, then mitigation measures should be applied during the appropriate assessment process to the point where no adverse impacts on the site remain. Under the terms of the Habitats Directive consent can only be granted for a project if, as a result of the appropriate assessment either (a) it is concluded that the integrity of any European sites will not be adversely affected, or (b) after mitigation, where adverse impacts cannot be excluded, there is shown to be an absence of alternative solutions, and there exists imperative reasons of overriding public interest for the project should go ahead.

Section 177(V) of the Planning and Development Act 2000 (as amended) outlines that the competent authority shall carry out the Appropriate Assessment, taking into account the Natura Impact Statement (amongst any other additional or supplemental information). A determination shall then be made by the competent authority in line with the requirements of Article 6(3) of the Habitats Directive as to whether the plan or proposed development would adversely affect the integrity of a European site, prior to consent being given.

2 Methodology

2.1 Legislation and Guidance

This NIS has been prepared with reference to the following:

- European Commission (2018). Managing Natura 2000 Sites: The Provisions of Article 6 of the 'Habitats' Directive 92/43/EEC.
- European Commission (2021). Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.
- European Commission (2006). Nature and Biodiversity Cases: Ruling of the European Court of Justice.
- European Commission (2007). Clarification of the Concepts of: Alternative Solution, Imperative Reasons of Overriding Public Interest, Compensatory Measures, Overall Coherence, Opinion of the Commission.
- Department of Environment, Heritage and Local Government (2009). Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities.
- Office of the Planning Regulator (2021). Appropriate Assessment Screening for Development Management, OPR Practice Note PN01.

The EC Guidance sets out a number of principles as to how to approach decision-making during the process. The primary one is 'the precautionary principle', which requires that the conservation objectives of Natura 2000 should prevail where there is uncertainty.

When considering the precautionary principle, the emphasis for assessment should be on objectively demonstrating with supporting evidence that:

- There will be no significant effects on a Natura 2000 site.
- There will be no adverse effects on the integrity of a Natura 2000 site.
- There is an absence of alternatives to the project or plan that is likely to have an adverse effect on the integrity of a Natura 2000 site.
- There are compensation measures that maintain or enhance the overall coherence of the Natura 2000 network and its individual sites.

This translates into a four-stage process to assess the impacts, on a designated site or species, of a policy or proposal.

The EC Guidance states that "*each stage determines whether a further stage in the process is required*". Consequently, the Council may not need to proceed through all four stages in undertaking the Appropriate Assessment.

The four-stage process is:

Stage 1: Screening – The process which identifies the likely impacts upon a Natura 2000 site of a project or plan, either alone or in combination with other projects or plans and considers whether or not these impacts are likely to be significant.

Stage 2: Appropriate Assessment – The consideration of the impact on the integrity of the Natura 2000 site of the project or plan, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives.

Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts.

Stage 3: Assessment of Alternative Solutions – The process which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site.

Stage 4: Assessment where no alternative solutions exist and where adverse impacts remain – An assessment of the compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the project or plan should proceed.

The OPR Guidance states that "a European site will only be at risk from likely significant effects where the Source-Pathway-Receptor (S-P-R) link exists between the proposed development and the European site". Determining whether an S-P-R linkage exists between the proposed development and a European site requires identifying the three components of the S-P-R model:

Source: "identify characteristics of the proposed development such as the nature, size and location and the types of effects, such as direct emissions or loss of habitat".

Pathway: "identify the existence and characteristics of pathways, such as waterbodies or air, that could link European sites and their Qualifying Interests to the proposed development".

Receptor: "establish the location, nature and sensitivities of the qualifying species and habitats, the ecological conditions underpinning their survival and the conservation objectives specified to maintain or restore favourable conservation status".

In complying with the obligations set out in **Article 6(3)** and following the guidelines described above, this screening statement has been structured as a stage-by-stage approach as follows:

- Description of the proposed project.
- Identification of the Natura 2000 sites close to the proposed development.
- Identification and description of any individual and cumulative impacts on the Natura 2000 sites likely to result from the project.
- Identification of the Natura 2000 sites with an established S-P-R link with the proposed development.
- Assessment of the significance of the impacts identified above on on-site integrity. Exclusion of sites where it can be objectively concluded that there will be no significant effects.
- Description of proven mitigation measures.

2.2 Statement of Competency

Author

This Natura Impact Statement was carried out by Olivia Hamilton BSc (Hons), MSc. Olivia holds an honours degree in Environmental Science from the University of Galway and a master's degree in Conservation Behaviour from ATU Galway. Throughout her education, Olivia developed a strong foundation in environmental management, environmental impact assessment, and ecological survey techniques. She has applied this knowledge in a variety of

roles, including serving as the lead marine biologist aboard a research vessel, where she conducted and led marine mammal surveys.

Olivia has field experience in surveying bats, mammals, birds, habitats, plants, and invasive species. As a Qualifying Member of the Chartered Institute of Ecology and Environmental Management (CIEEM), she is well-versed in the latest ecological surveying methods, data collection practices, and scientific report writing. Her professional portfolio includes conducting Biodiversity Chapters for Environmental Impact Assessment Reports (EIARs), Environmental Impact Assessment Screening Reports, Flood Risk Assessments, as well as completing complex Appropriate Assessments (AA), Preliminary Ecological Appraisal Reports (PEARs), and Ecological Impact Assessments (EcIA) for a range of clients.

Co-Author

This Natura Impact Statement was co-authored by Jack Schaerer BSc (Hons), MSc. Over the course of his education, Jack gained knowledge and skills regarding ecology, animal behaviour, and wildlife conservation, as well as scientific report writing and survey techniques. Jack holds a PgDip in Ornithology and Onshore Wind Energy with experience carrying out breeding and winter bird surveys, as well as protected species surveys such as for Hen Harrier (*Circus cyaneus*). His experience with ORS saw him conduct a wider range of ecological fieldwork, namely habitat mapping, bat surveys, bird surveys, mammal surveys, and reptile and amphibian surveys and has experience carrying complex Appropriate Assessments (AA), Preliminary Ecological Appraisal Reports (PEARs), and Ecological Impact Assessments (EcIA) for a range of clients in renewable energy, residential, commercial and infrastructure projects. Jack also has experience contributing to and authoring Biodiversity chapters of Environmental Impact Assessment Reports.

Co-Author & Reviewer

This Natura Impact Statement was co-authored and reviewed by Seán Burke, BSc, MSc. Seán has a bachelor's degree in science – Single Honours Biology from Maynooth University and a master's degree in Ecology & Biodiversity from Stockholm University. His academic experience has provided fundamental training in scientific methods and a strong knowledge of the theoretical background of biological and ecological processes. Seán has previous experience working in the agri-food sector developing biological control agents for the suppression of fungal pathogens which provided hands on experience in learning laboratory techniques and studying ecological interactions. His more recent work experience with ORS has provided the opportunity to conduct a wide range of ecological services including macroinvertebrate sampling, bird surveying, habitat assessment and classification, preliminary bat surveying, mammal surveying, and ecological impact assessment as standalone reports and as part of Environmental Impact Assessment (EIA) Biodiversity chapters. This experience has been applied to projects of varying sizes across commercial, industrial, and residential projects.

Reviewer

This Natura Impact Statement was reviewed by was reviewed by Richard Edwards, BSc (Hons), PhD, FHEA, MRSB. Rich is a molecular ecologist with over 20 years' experience working on interdisciplinary projects. A former academic research leader in bioinformatics, genomics, molecular ecology and evolution, Rich is a creative problem solver across a broad range of biodiversity and ecological sciences. He specialises in identifying pragmatic solutions that maximise mutual benefits. He has published over 80 peer-reviewed works, including

papers in Nature Ecology and Evolution and Molecular Ecology, and over thirty bioinformatics tools. Rich joined the Environmental Services team at ORS in July 2025, bringing strengths in large-scale data analysis, automation, and scientific/technical writing. His experience at the forefront of applying genomic techniques to conservation and biodiversity challenges, including non-native invasive species, positions the ORS team to adapt rapidly to changes in technology relating to biodiversity management and biodiversity net gain legislation. Since joining ORS, Rich has focused on ecological survey reporting and assessing the ecological impacts of construction projects, particularly with respect to Appropriate Assessment Screening and Biodiversity Management Plans.

2.3 Desk Studies & Consultation

Information on the site and the area of the proposed development was studied prior to the completion of this statement. The following data sources were accessed in order to complete a thorough examination of potential impacts:

- National Parks and Wildlife Service - Aerial photographs and maps of designated sites, information on habitats and species within these sites and information on protected plant or animal species, conservation objectives, site synopses and standard data forms for relevant designated sites.
- NPWS Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities, 10 December 2009 (as revised 11 February 2010).
- Assessment of plans and projects significantly affecting Natura 2000 sites (2001).
- Managing Natura 2000 sites: The provisions of Article 6 of the 'Habitats' Directive (2018).
- NPWS (2013). The Status of Protected EU Habitats and Species in Ireland.
- Department of Arts, Heritage and the Gaeltacht, Dublin, Ireland.
- Environmental Protection Agency (EPA)- Information pertaining to water quality, geology and licensed facilities within the area.
- Myplan.ie – Map-based information.
- National Biodiversity Data Centre (NBDC) – Information pertaining to protected plant and animal species within the study area.
- National Planning Application Database.
- Meath County Council.
- EPA Online Maps.
- Bing maps & Google Street View – High-quality aerials and street images.

2.4 Assessment Methodology

The proposed development was assessed to identify its potential ecological impacts, and from this, the Zone of Influence (ZoI) of the proposed development was defined. Based on the potential impacts and their ZoI, the Natura 2000 sites potentially at risk from direct, indirect or combined impacts were identified. The assessment considered all potential impact sources and pathways connecting the proposed development to Natura 2000 sites, in view of the conservation objectives supporting the favourable conservation condition of the site's Qualifying Interests (QIs) or Special Conservation Interests (SCIs).

The conservation objectives relating to each Natura 2000 site and its QIs/SCIs are cited generally for SACs as "*to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or Annex II species for which the SAC has been selected*", and for SPAs "*to maintain or restore the favourable conservation condition of the bird species listed as*

Special Conservation Interests for this SPA".

As defined in the Habitat Directive, the favourable conservation status of a habitat is achieved when:

- Its natural range and the area it covers within that range are stable or increasing.
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future.

The favourable conservation status of a species is achieved when:

- The population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats.
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future.
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

Where site-specific conservation objectives (SSCOs) have been prepared for a European site, these include a series of specific attributes and targets against which effects on conservation condition, or integrity, can be measured. Where potential significant effects are identified, these SSCOs should be considered in detail.

2.5 Field Survey

This NIS is supported by 2 no. field survey days carried out on the 11th of November 2025 and the 7th of January 2026.

3 Site Details

3.1 Description of Proposed Development

The proposed development that is the subject of this application has been amended as part of the Further Information Response and Response to Planning Appeal submitted to Meath County Council (Planning Ref: 26/60120), and will provide for a mix of 2 and 3-bedroom dwellings. An appropriate mix of semi-detached and terraced units is proposed that will vary in height and include 2 and 3-storey dwellings. The 83 no. houses proposed as part of this application will provide for:

- 22 no. 3-bedroom, 2-storey semi-detached houses;
- 21 no. 3-bedroom, 2-storey terraced houses;
- 20 no. 3-bedroom, 3-storey terraced houses;
- 6 no. 2-bedroom, 2-storey semi-detached houses; and,
- 14 no. 2-bedroom, 2-storey terraced houses.

Vehicular and pedestrian access via an extension of the existing internal road network from the permitted Boyne Village Phase 1B development to the east (approved under MCC Ref. 24/60415 and ACP Ref. 322341-25) including pedestrian crossings, footpaths and shared pedestrian/cycle routes along with minor amendments to provide connections, tie ins and for permeability to integrate with the interface of the permitted Phase 1B development;

Provision of c.0.2 hectares of Public Open Space including a Pocket Park and outdoor play provision, hard and soft landscaping (including public lighting & boundary treatment) along with the provision of c.4 hectares of Public Open Space to the north and west of the proposed residential development to provide for an All-Purpose Sports Pitch, a kickabout area, informal play area, meadow walk and native woodland areas;

Provision of 166 no. surface resident car parking spaces, internal road and shared surface networks;

Surface water attenuation measures, connection to water supply, provision of foul drainage, landscaping and boundary treatment, infrastructural works and all associated site development works necessary to facilitate the development.

Although there are no 4-bedroom units proposed as part of this application, it is submitted that a sufficient number of 4-bedroom dwellings have been provided by the applicant in the wider area throughout Phases 1A and 1B.

All dwellings now achieve a minimum separation distance of 16 metres between directly opposing rear or side windows at first floor level, in accordance with the requirements of the Planning Authority. Please refer to Reddy Architects drawing no. BVN-1D-02-SW-XXX-DRRAU-AR-1104 and Response Document for full details relating to separation distances provided on site.

Bin storage areas are proposed to the front of the dwellings with bicycle storage located within the rear gardens of the terrace units. All long-stay resident bicycle spaces are provided within secure, covered enclosures to ensure safety, security and year-round usability.

Full details relating to the proposed materials to be provided are outlined in the response document prepared by Reddy Architects, with all bin and bicycle storage structures designed in durable materials and finished to complement the external finishes of the dwellings.

Cunnane Stratton Reynolds Land Planning and Design have identified a suitable location for a proposed art sculpture that is to be located in the open space lands to the north of the residential dwellings proposed as part of this application. It is submitted that the art sculpture will be provided by the applicant at implementation stage and that an appropriate sculpture can be agreed with the Planning Authority following the grant of permission.

Please refer to the Landscape Masterplan drawing no. 19187-2-110 Rev A prepared by Cunnane Stratton Reynolds Land Planning and Design that is submitted with this response under separate cover for the location of the proposed art sculpture that will be provided as part of this development.

In accordance with DM OBJ 23 of the Meath County Development Plan 2021-2027, a phasing plan has been prepared by the project architect and is submitted with this response under separate cover. The phasing plan (drawing no. DR-RAU-AR-1106) outlines how the proposed residential dwellings will be delivered over 2 no. phases.

A revised Site-Specific Flood Risk Assessment has been prepared by JBA Consulting and is submitted with this response under separate cover. As per the request of the Planning Authority, JBA confirm that the proposed layout is a suitable form of development for the subject lands, has passed the Justification Test and will not be negatively impacted by flooding. The SSFRA established a requirement to compensate for approximately 145m³ of displaced floodplain volume. The detailed design of the proposed compensatory storage area shows that it provides approximately 167m³ of storage capacity during the 0.1% AEP event.

- Area of compensatory storage at 43.56m AOD = 638m²
- Area of compensatory storage at 43.80m AOD = 752m²
- Average Area = 695m²
- Depth of compensatory storage = 0.24m
- Approximate volume of compensatory storage **= 166.8m³**

The proposed arrangement therefore provides sufficient compensatory storage to replace the floodplain volume displaced by the development. As part of the appeal process, concerns were raised regarding the compensatory flood storage provision, groundwater conditions, supporting cross-sectional information and the validity of the hydraulic modelling. In response, JBA confirmed that the flood storage arrangement assessed within the hydraulic model is consistent with the detailed design proposals and that the additional cross-sectional information provided does not alter the storage geometry previously assessed. As such, the conclusions of the Flood Risk Assessment remain unchanged. Additional groundwater information indicates that the highest recorded groundwater level remains below the formation level of the proposed compensatory flood storage area, suggesting that groundwater would not occupy or reduce the available storage volume.

A Telecommunications drawing has been prepared by ORS Consulting to show the layout and specification of ducting and chambers within the development and to existing telecoms networks to be provided on site.

The proposed lighting design has been amended to cover the distributor road serving the development on the lands that are within the red line boundary. 32 no. Metro Streetlight LED 3000K lights will be installed that will serve the distributor road, internal roads and footpaths.

3.2 Surface Water Drainage Strategy

The surface water drainage strategy for the proposed development is shown on Hendrick Ryan Consulting Engineers Drawing No. 2654-410 (Storm Drainage Layout, Rev P4), Drawing No. 2654-411 (Attenuation Zones, Rev P5) and Drawing No. 2654-414 (Attenuation Pond Details, Rev P2). The site is divided into four attenuation zones. Zones 1 to 3 are served by proprietary StormTech underground attenuation systems, each with a Hydro-Brake flow control device, and Zone 4 is served by a detention basin and permanent attenuation pond in the western part of the site. Permeable paving is provided across roads, footpaths and parking areas as a source control measure (Drawing No. 2654-200, Paving Layout, Rev P5), and rainwater harvesting also forms part of the SuDS strategy.

Each zone has been designed for a critical storm event of the 1-in-100-year return period plus a 20% allowance for climate change (180-minute duration), with the storage provided exceeding the storage required in each case: Zone 1 (3,332 m² drained area) provides 126.7 m³ against 121.6 m³ required, discharging at 2.5 l/s; Zone 2 (2,825 m²) provides 95.6 m³ against 89.2 m³ required, discharging at 2.2 l/s; Zone 3 (1,905 m²) provides 51.6 m³ against 45.7 m³ required, discharging at 1.5 l/s; and Zone 4 (3,070 m²) provides 500 m³ against 354 m³ required within the detention basin. Zones 1 to 3 discharge through their respective flow controls into the Zone 4 detention basin and pond, which provides the final control on the single site outfall. The total discharge from the site is accordingly restricted to 7.4 l/s, as stated on Drawing No. 2654-411.

The restricted discharge rate compares with an estimated greenfield run-off rate for the site of 12.3 l/s, calculated using SOIL Index 4 as advised by the geotechnical specialist (Ground Investigations Ireland). The drainage system has in fact been designed to a greenfield run-off rate of 9.9 l/s, some 20% below the applicable greenfield rate, and the resulting controlled site discharge of 7.4 l/s is therefore substantially below the existing greenfield run-off from the site. The design has been prepared in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2 for New Developments, the Greater Dublin Regional Code of Practice for Drainage Works Volume 6, and the SuDS Manual.

The drainage design incorporates a treatment train ahead of the point of discharge, which is of direct relevance to the water quality assessment at Section 7.2. Silt trap manholes are to be provided upstream of all attenuation zones; a petrol interceptor is provided on the surface water network upstream of the attenuation pond; and flows then pass through a forebay, a permanent pond, a permeable berm and the detention basin before reaching the outfall. A non-return valve is to be fitted to the outfall manhole. The permanent pond has a base level of 42.80 mOD and a permanent water level of approximately 43.50 mOD, with the detention basin above it having a base level of 43.30 mOD and a top level of 44.05 mOD, a 2.5 m safety bench and 200 mm of freeboard above the 1-in-100-year design water level.

Infiltration-based SuDS (soakaways) have been excluded from the design on the basis of the site-specific BRE Digest 365 testing described at Section 5.3: six soakaway tests were undertaken and in each case the water level dropped too slowly to permit calculation of a soil infiltration value ('f'). Surface water is therefore managed within engineered attenuation storage prior to controlled discharge to surface water.

3.3 Compensatory Flood Storage

The site-specific Flood Risk Assessment prepared by JBA Consulting identified 145 m³ of floodplain displacement during the 0.1% AEP (1-in-1,000-year) flood event. Compensatory storage of 167 m³ is proposed within the western open space area of the development, exceeding the volume displaced.

The compensatory storage feature has a base level of 43.56 mOD against an existing average ground level of approximately 43.86 mOD, requiring a shallow excavation of approximately 300 mm over an area of 638 m². During the 0.1% AEP event the area is predicted to inundate to 43.80 mOD, giving a maximum storage depth of 0.24 m and a storage volume of approximately 167 m³ against the 145 m³ displaced. The storage has been incorporated directly within the JBA hydraulic model, the outputs of which confirm no increase in water levels elsewhere within the modelled area (see Section 5.6).

An assessment of Site Hydrogeological Conditions (Document Ref.: **252656-ORS-XX-XX-CO-EN-1e-003**) concludes, on the basis of the site investigation data, that no significant groundwater is expected to be encountered during construction of the compensatory storage area or attenuation pond, and recommends that the base level of the feature should not extend below 43.56 mOD so that the storage void remains available in practice.

3.4 Foul Water Drainage

Uisce Éireann have commenced construction of a new wastewater pump station and associated drainage on adjoining lands owned by Albert Developments. The location of the proposed municipal WWPS, which will facilitate existing and future developments in the east of Navan, is identified on Figure 4-3 of the Engineering Services Report prepare by Hendrick Ryan Consulting Engineers (HRA). These works include the construction of a 750Φ gravity sewer from the LDR 6 and new rising mains to the treatment plant at Farganstown. It is intended that the municipal WWPS will be fully operational in 2027/2028 allowing the temporary pump station to be de-commissioned.

The wastewater drainage system for the proposed development is shown on Hendrick Ryan Drawing No. 2654/500. In the short term, the wastewater will discharge to the temporary WWPS and be pumped along an existing rising main to the LDR6. It will then discharge to an existing public gravity sewer which flows to the municipal Wastewater Treatment Plant (WWTP). The municipal pumping station is planned to be completed in 2028. At that stage the temporary pumping station will be decommissioned and removed.

The change-over from the temporary pumping station to the permanent station will be done by diverting the flow at the inlet manhole to the temporary pump station into a new pipe which flows to the municipal pump station.

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry which has confirmed feasibility for wastewater connection subjected to the upgrades mentioned above.

Foul drainage discharge from the construction compound will be tankered off site to a licensed facility until a connection to the public foul drainage network has been established.

The site layout as updated in the FI stage is presented in **Figure 3.1**.



Figure 3.1: Proposed layout of the residential development. (Source: Reddy Architecture + Urbanism – Cropped - Please refer to the full-scale drawing submitted as part of the planning application – Drawing Reference No.: BVN-RAU-02-SW-XXX-DR-AR-1104).

3.5 Site Location and Environs

The proposed development site is located *ca.* 1.5km east of Navan town centre, Co. Meath (ITM Coordinates: 688578, 767993). The site is bounded by agricultural lands to the north, with the 'Tubberclaire Meadows' residential development located to the south and west. Lands currently undergoing development are located to the east.

The nearest water feature to the proposed development site is the Ferganstown and Ballymacon stream located on the western boundary of the application site.

An assessment of aerial imagery provided an overview of the land use and habitat types present in the vicinity of the subject site. According to these images, there is a mixture of land use in the surrounding landscape. The land use to the east and northeast of the site is predominately agricultural with field parcels demarcated by hedgerows and treelines with scattered agricultural and residential units. The land immediately east of the site is undergoing development. Lands to the south are dominated by extensive residential areas. A stream bounds the western site boundary with an agricultural land parcel beyond this. The River Boyne and River Blackwater converge in Navan town centre *ca.* 1.3km from the site boundary. The River Boyne then flows east and north away from the application site. A mixture of agricultural fields and residential areas lie between the site and the River Boyne to the north. Sections of riparian woodland are present along the banks of the Boyne. The River Boyne ultimately flows

off the east Irish coast *ca.* 28km northeast of the application site.

An examination of the extent and quality of waterbodies in the vicinity of the proposed development is included in **Section 3.3.2**.

The site location map and overview of the land use and surrounding habitats is presented in **Figure 3.2**.



Figure 3.2: The proposed site boundary and surrounding landscape.

3.6 Environmental Considerations

3.6.1 Topography

There is slight variation across the site with regards to topography as there is a raised area in the northeastern extent of the application site boundary. The northeast corner of the site lies at *ca.* 48m AOD, while the majority of the site at its centre lies at *ca.* 46m AOD.

3.6.2 Hydrology

The proposed site is located within the Boyne_140 Sub-Basin; Boyne Catchment; Boyne_SC_110 Subcatchment; Hydrometric Area 07.

The principle hydrological feature within the vicinity of the proposed works is the Ferganstown

and Ballymacon stream (EPA Code: 07F17) located on the western boundary of the application site. The stream flows in a north direction and meets the River Boyne (EPA Code: 07B04) *ca*. 460m north of the site. The River Boyne flows into the Irish Sea *ca.* 30km northeast of the proposed development site.

The Water Framework Directive (WFD) runs in 6-year cycles with the most recent data being generated between 2016-2021. The Directive takes rivers, lakes, estuaries, groundwater and coastal waters into consideration and each waterbody can be awarded one of five statuses: High, Good, Moderate, Poor, and Bad. Additionally, waterbodies can be assigned a risk level ("At Risk", "Not at Risk", "Review") which represents the risk of the waterbody of failing its WFD objectives by 2027. The WFD aims to achieve good status for all rivers, lakes and transitional and coastal waters in the EU. Achieving good ecological status for surface waters is critical to this.

According to the EPA maps, the Ferganstown and Ballymacon stream and River Boyne have a WFD status of 'Moderate' and the risk status is under review.

A WFD Assessment Report (**Document Ref: 252656-ORS-XX-XX-RP-EN-13d-005**) has been prepared by ORS in response to the third-party appeal lodged to An Comisiún Pleanála (***ACP Ref: PL-501989-MH-26***) against the grant of planning permission for the proposed residential development at Boyne Village Phase 1D, Athlumney/Ferganstown, Navan. The assessment addresses the matters raised in the appeal concerning the proposed drainage strategy and associated water environment impacts. It evaluates the potential effects of the development, both alone and in combination with other plans and projects and demonstrates that the proposed development will not result in deterioration of waterbody status and will not prevent the achievement of the environmental objectives established for relevant WFD waterbodies.

An overview of watercourses in the vicinity of the subject site is provided in **Figure 3.3**.



Figure 3.3: Watercourses in vicinity of the site.

Biological Q-Values

A summary of most recent Biological Q-ratings from the watercourses at points close to the site is provided in **Table 3.1**.

Table 3.1: Biological Q Values for River Boyne Watercourses (Source, EPA).

Station ID	Station Name	Result
RS07B011800	Slane Rd Br Navan	3-4 - Moderate (2024)
RS07B042010	d/s Broadboyne Br (RHS)	4 - Good (2024)

3.6.3 Geology & Hydrogeology

Teagasc soil mapping indicates the site is underlain primarily of till derived chiefly from limestone and is Carboniferous in age. It is deep well drained mineral and mainly basic. The site is underlain by the Lucan Formation which is described as dark limestone and shale.

According to GSI groundwater maps, the site overlays a 'Locally Important Aquifer – Bedrock which is Generally Moderately Productive'. This is described as an aquifer capable of supplying locally important water supplies. The groundwater vulnerability index at the site is classed as high.

A Hydrogeological Risk Assessment (**Document Ref: 252656-ORS-XX-XX-CO-EN-1e-003**)

has additionally been prepared by ORS in response to the third-party appeal lodged to An Comisiún Pleanála. The primary concern for this point of appeal is that the attenuation-zone readings used to establish the flood mitigation measures do not provide the requested winter datum at the compensatory-storage location. As outlined in the FI the highest groundwater levels at the four attenuation zones at approximately 0.65 m to 0.85 m below their respective existing ground levels. The concern of the complainant is that these readings do not provide a site-specific measurement of the winter level at the western compensatory-storage area. Based on the site investigation data, no significant groundwater is expected to be encountered during construction of the compensatory storage area or attenuation pond, and the assessment recommends that the base level of the feature should not extend below 43.56 mOD so that the storage void remains available in practice. Therefore, the establishment of the winter water table level locally is not relevant.

3.7 Habitats and Species within the Application Site

Habitats

Habitats at the site were identified and classified according to 'A Guide to Habitats in Ireland' (Fossitt, 2000). Habitats were appraised and evaluated according to their occurrence as protected habitats under Annex I of the EU Habitats Directive (92/43/EEC) and for their capacity to support rare, threatened, and endangered species. The condition and evaluation of the habitats recorded were classified in line with 'Best Practice Guidance for Habitat Survey and Mapping', The Heritage Council (2011).

A map of the habitats identified is included in **Figure 3.4**. **Table 3.2** provides an overview of the habitats recorded across the site and an ecological evaluation of the habitats recorded. Further information regarding the habitats located on site can be found in the accompanying EcIA (Document Reference No.: **252656-ORS-XX-XX-RP-EN-13d-001**).

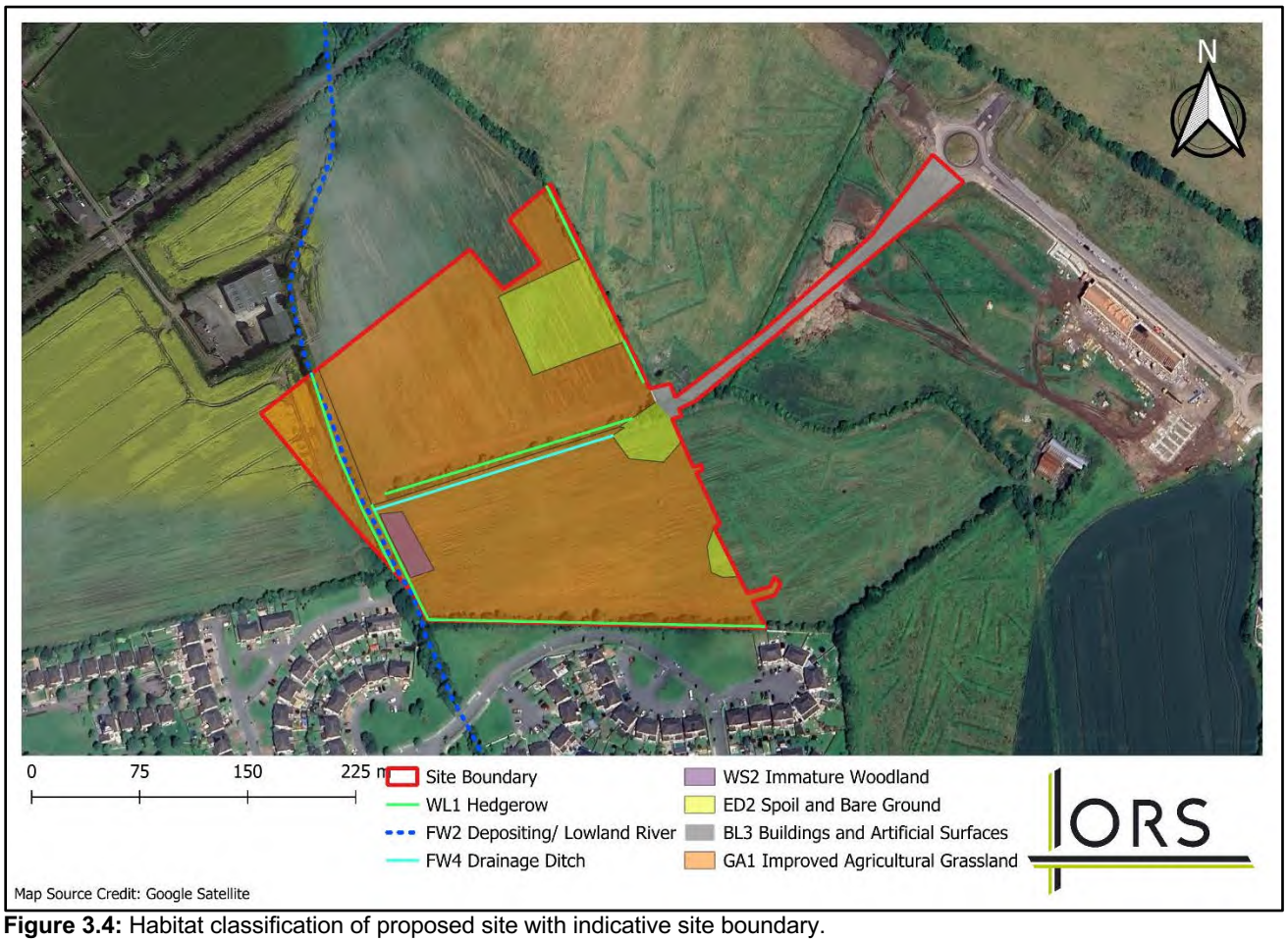


Figure 3.4: Habitat classification of proposed site with indicative site boundary.

Table 3.2: Evaluation of Habitats within the Study Area

Habitat Classification	Description	Species Recorded	Condition	Evaluation
GA1 – Improved Agricultural Grassland	The primary habitat type within the application site is improved grassland dominated by grasses, thistles, dock and Ragwort. Common agricultural herbs are also present. The long grasses and uneven topography in the northern plot of the application site supports a small flock of Snipe and offers potentially suitable breeding habitat.	Common Ragwort (*Jacobaea vulgaris*) (d), ryegrasses (*Lolium* spp.) (a), clovers (*Trifolium* spp.) (a), docks (*Rumex* spp) (f), plantains (*Plantago* spp.) (o), *Ranunculus* spp. (a).	Good	Local (High)



Plate 1: GA1 – Improved agricultural grassland. The primary habitat type within the site boundary. Photograph facing southwest.

WL1 - Hedgerow	Hedgerows bound the southern and western site boundary. A hedgerow is also present in the centre of the site and located in the adjacent field parcel. Common native species are present throughout with occasional immature trees.	Hawthorn (*Crataegus monogyna*) (d), Buckthorn (*Rhamnus* agg.) (a), Blackthorn (*Prunus spinosa*) (a), Ivy (*Hedera* spp.) (a), Bramble (*Rubus fructicosus*) (a), Elderberry (*Sambucus* spp.) (a), Ash (*Fraxinus excelsior)* (f), willows (*Salix* spp.) (o)	Moderate	Local (High)



Plate 2: WL1 – Hedgerow. Hedgerows border the southern and western site boundary. Photograph facing west.

ED1 – Spoil and Bare Ground	A small portion to the east of the site consists of disturbed ground and exposed soil from continued vehicular movements. An additional large excavated area is present within the northern land parcel.	N/A	Poor	Local (Low)



Plate 3: ED1 – Spoil and Bare Ground. A large patch of excavated spoil is located within the northern field. An additional spoil mound is located to the southeast of the site. Photograph facing east.

BL3 – Buildings and Artificial Surfaces	A paved roadway services the site and connects the site with the roundabout northeast of the site boundary.	N/A	Good	Local (Low)



Plate 4: BL3 – Buildings and artificial surfaces. A paved roadway connects the site with the local roundabout and adjacent developments. Photograph facing northeast.

FW4 – Drainage Ditch	A drainage channel in the centre of the site adjacent to an existing hedgerow and separates two field parcels. The channel joins the Ferganstown and Ballymacon stream adjacent to the western site boundary.	N/A	Good	Local (Low)



Plate 5: FW4 – Drainage Ditch. The drainage channel adjacent to an existing hedgerow joins the nearby watercourse. Photograph facing west.

FW2 – Depositing / Lowland Rivers.	The Ferganstown and Ballymacon stream flows adjacent to the western site boundary beyond the boundary hedgerow. The drainage channel associated with the site joins this stream. This watercourse flows north where it joins the River Boyne *ca.* 640m north of the site.	N/A	Good	Local (High)



Plate 6: FW2 – Depositing / Lowland Rivers. The Ferganstown and Ballymacon stream flows adjacent to the site along the western boundary. Photograph facing west.

WS2 – Immature Woodland	A number of young Alder saplings are present in the western extent of the site.	Alder (*Alnus glutinosa*) (f)	Good	Local (High)



Plate 7: WS2 – Immature Woodland. Extensive young Alder saplings are present in the western extent of the site. Photograph facing north.

Species abundance and analysis of indicator species has been classified according to the DAFOR scale: d = dominant, a = abundant, f = frequent, o = occasional, r = rare.

Flora

No rare or protected flora species protected under the Flora Protection Order (2022), listed in Annex II and IV of the EU Habitats Directive (92/43/ECC), or listed in the Irish Red List were recorded during the survey. The current list of plant species protected by Section 21 of the Wildlife Act, 1976 is set out in the Flora (Protection) Order, 2022, which super cedes orders made in 1980, 1987, 1999 and 2015.

It is illegal to cut, uproot or damage the listed species in any way, or to offer them for sale. This prohibition extends to the taking or sale of seed. In addition, it is illegal to alter, damage or interfere in any way with their habitats. This protection applies wherever the plants are found and is not confined to sites designated for nature conservation.

Invasive Species

No invasive species listed under the 'First Schedule' of the European Union (Invasive Alien Species) Regulations 2024 (S.I. No. 374/2024) were recorded during site walkover. Despite this, best practice measures for the control of invasive species are recommended in **Section 5**

of this report. These measures will ensure that translocation of invasive species does not occur during development. This is imperative as the adjacent stream has the potential to spread invasives beyond the extent of the subject site in the absence of mitigation.

Birds

Bird surveying was carried out on an ad hoc basis – observing birds that either flew overhead or were observed perching, nesting, or foraging of the course of the survey. Birds in the vicinity of the site were also identified via birdcall identification. Bird species and the number of individuals were recorded along with their conservation status in Ireland. Care was taken to avoid double-counting individuals.

The majority of bird activity observed at the site were individuals passing over the site and were common resident species such as corvids, gulls and Wood Pigeon (*Columba palumbus*). The two notable observations on the 11th of November were a single adult Snipe (*Gallinago Gallinago*) and a flock of *ca.* 40 Goldfinches (*Carduelis carduelis*). The Snipe was flushed from the southern section of agricultural grassland and was utilising the extensive Ragwort growth as cover. The ground was slightly waterlogged at the time of survey following a period of extended rainfall, making it a suitable foraging ground for the wader. Repeated surveys on the 07th of January 2026 resulted in repeated observation of 9 no. Snipe which were also flushed from the northern plot during walkover. The ground composition between the northern and southern plots is similarly comprised of long grasses and coverage of ragwort, thistle, and dock species, providing cover for foraging Snipe. The uneven ground in the northern parcel could potentially serve as breeding habitat for Snipe. The conservation status of this species is red, therefore it is recommended that this habitat is retained during the breeding season (March-August) and exempt from site clearance works during this period. Should works be required within the breeding season, pre-clearance surveys should be carried out by a suitably qualified ecologist to determine presence of breeding Snipe, and mitigation measures informed appropriately. Recommendations may involve a cease of works until birds have dispersed.

A large flock of Goldfinches were noted on the 11th of November in both the agricultural parcel perching on the Ragwort and were additionally recorded in the southern boundary hedgerow. An additional flock of 15 no. individuals was observed perching within the western boundary hedgerow within the northern plot. The site does provide suitable foraging habitat for birds however the nesting capacity of the site is limited due to the lack of mature trees and shrubs within the hedgerows. Overall, the site is considered to be of moderate importance to local bird populations.
The hedgerows within the site are planned to be retained, with additional planting of native trees, woodland, a pond area and wildflowers. Local bird populations will benefit from these compensatory features in the long term.

Mammals

Survey techniques employed on this site investigation utilised direct observation methods, looking for tracks, footprints, and other signs such as scat and faeces. The mammal survey focused on identifying signs of mammal activity within the site boundary such as movement corridors, droppings, hair, dens or setts, and evidence of foraging.

There were a number of minor movement corridors noted during site surveying. These runs were noted near the southern extents of the site with small gaps noted within the hedgerow. It is possible that domestic animals from the adjacent residential area are passing through the

site. It is also possible for Red Fox (*Vulpes vulpes*) to be active in the area, however there were no identifiable signs of Red Fox activity at the site. Surveying carried out on the 07th of January 2026 observed one instance of Rabbit (*Oryctolagus cuniculus*) active within the northern field plot. No burrows were observed during walkover.
There were no signs of protected mammal activity at the site i.e. Badger (*Meles meles*) and Otter (*Lutra lutra*). The site lacked suitable features to support Badger setts and Otter holts or couches.
The shrubby growth of the herbaceous agricultural grassland and hedgerows provides commuting and foraging habitat for local mammal populations. The habitats at the site, particularly edge habitats, could support small mammal species that were not recorded during surveying such as Hedgehog (*Erinaceus europaeus*) and rodents. The site is considered to be of low - moderate suitability for local mammal populations.

Amphibians and Reptiles

The drainage channel north of the application site could potentially support Common Frog (*Rana temporaria*) by serving as movement corridors. The channel is unlikely to serve as a breeding habitat, given the flow rate of the channel. In addition to this, the water levels in the channel will fluctuate seasonally and climatically. For these reasons, it is unlikely for the drainage channel to support other amphibian species, such as Smooth Newt (*Lissotriton vulgaris*).

The application site did not display any suitable habitat for Common Lizard (*Zootoca vivipara*). The site is subject to regular, minor disturbances via construction works in the neighbouring developments to the east and northeast. The site also lacks suitable basking spots for lizards.

Records of Rare, Protected, Invasive, and Notable Species

A desktop review of NBDC online records was carried out to assess whether the presence of any rare, threatened, or notable species records were available within the vicinity of the proposed site. The subject site lies within 2km grid squares N86Y and N86Z. A summary of recorded species gathered from the NBDC database within the past 10 years is provided in **Table 3.1**.

Table 3.1: NBDC Species Records within Grid Square N86Y and N86Z

Species Name	Record Count	Date of Last Record	Designation
Invasive Species			
Butterfly-bush (*Buddleja davidii*)	1	09/01/2021	Invasive Species: Medium Risk Invasive Species (2013 Report)
Cherry Laurel (*Prunus laurocerasus*)	3	18/02/2024	Invasive Species: High Risk Invasive Species (2013 Report)
Himalayan Balsam (*Impatiens glandulifera*)	1	08/07/2024	Invasive Species: EU Invasive Alien Species Regulation No. 1143/2014, Regulation S.I. 477/2011 (Ireland), High Risk Invasive Species (2013 Report),

			Regulation S.I. 374/2024 (Ireland), Invasive Species: Detailed Risk Assessment >> High Risk
Sycamore (*Acer pseudoplatanus*)	2	27/09/2025	Invasive Species: Medium Risk Invasive Species (2013 Report)
Three-cornered Garlic (*Allium triquetrum*)	5	01/04/2024	Invasive Species: Regulation S.I. 477/2011 (Ireland), Invasive Species: Detailed Risk Assessment, Invasive Species: Medium Risk Invasive Species (2013 Report), Regulation S.I. 374/2024 (Ireland), Invasive Species: Detailed Risk Assessment >> Moderate Risk
Japanese Knotweed (*Fallopia japonica*)	2	16/04/2024	Invasive Species: EU Invasive Alien Species Regulation No. 1143/2014, Regulation S.I. 477/2011 (Ireland), High Risk Invasive Species (2013 Report), Regulation S.I. 374/2024 (Ireland), Invasive Species: The Wildlife (Northern Ireland) Order 1985
Birds			
Black-headed Gull (*Chroicocephalus ridibundus*)	6	03/01/2023	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Amber List
Cormorant (*Phalacrocorax carbo*)	6	03/01/2025	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Amber List
Goldcrest (*Regulus regulus*)	2	29/11/2020	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Amber List
Great Spotted Woodpecker (*Dendrocopos major*)	2	17/02/2024	Protected Species: Wildlife Acts
Grey Wagtail (*Motacilla cinerea*)	7	03/03/2022	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Red List
House Martin (*Delichon urbicum*)	2	12/04/2024	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Amber List
House Sparrow (*Passer domesticus*)	2	02/09/2022	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Amber List
Kingfisher (*Alcedo atthis*)	8	12/02/2021	Protected Species: Wildlife Acts, EU Birds Directive >> Annex I Bird Species Threatened Species: Birds of Conservation Concern - Amber List

Little Egret (*Egretta garzetta*)	9	25/11/2024	Protected Species: Wildlife Acts, EU Birds Directive >> Annex I Bird Species
Little Grebe (*Tachybaptus ruficollis*)	10	03/01/2025	Protected Species: Wildlife Acts
Mallard (*Anas platyrhynchos*)	27	02/05/2025	Protected Species: Wildlife Acts, EU Birds Directive >> Annex II, Section I >> Annex III, Section I Bird Species Threatened Species: Birds of Conservation Concern - Amber List
Mistle Thrush (*Turdus viscivorus*)	6	02/05/2025	Protected Species: Wildlife Acts
Mute Swan (*Cygnus olor*)	8	16/09/2024	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Amber List
Pheasant (*Phasianus colchicus*)	5	01/04/2024	Protected Species: Wildlife Acts, EU Birds Directive >> Annex II, Section I Bird Species >> Annex III, Section I Bird Species
Robin (*Erithacus rubecula*)	8	15/11/2024	Protected Species: Wildlife Acts
Sand Martin (*Riparia riparia*)	3	23/05/2023	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Amber List
Snipe (*Gallinago gallinago*)	2	13/12/2020	Protected Species: Wildlife Acts, EU Birds Directive >> Annex II, Section I Bird Species >> Annex III, Section III Bird Species Threatened Species: Birds of Conservation Concern - Red List
Sparrowhawk (*Accipiter nisus*)	3	12/07/2022	Protected Species: Wildlife Acts
Starling (*Sturnus vulgaris*)	7	08/01/2025	Threatened Species: Birds of Conservation Concern - Amber List
Swallow (*Hirundo rustica*)	4	23/05/2023	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Amber List
Greenfinch (*Chloris chloris*)	2	30/05/2024	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Amber List
Herring Gull (*Larus argentatus*)	1	07/01/2023	Threatened Species: Birds of Conservation Concern - Amber List
Lesser Black-backed Gull (*Larus fuscus*)	1	25/02/2023	Threatened Species: Birds of Conservation Concern - Amber List
Linnet (*Linaria cannabina*)	2	12/04/2024	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Amber List
Meadow Pipit (*Anthus pratensis*)	3	17/05/2025	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Red List

Redwing (*Turdus iliacus*)	2	15/12/2022	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Red List
Rock Dove (*Columba livia*)	3	06/01/2024	Protected Species: Wildlife Acts, EU Birds Directive >> Annex II, Section I Bird Species
Swift (*Apus apus*)	5	27/06/2025	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Red List
Willow Warbler (*Phylloscopus trochilus*)	3	07/06/2024	Protected Species: Wildlife Acts, Threatened Species: Birds of Conservation Concern - Amber List
Mammals			
Daubenton's Bat (*Myotis daubentonii*)	91	20/09/2021	Protected Species: EU Habitats Directive >> Annex IV, Protected Species: Wildlife Acts
Leisler's Bat (*Nyctalus leisleri*)	14	31/08/2022	Protected Species: EU Habitats Directive >> Annex IV, Protected Species: Wildlife Acts
Natterer's Bat (*Myotis nattereri*)	2	31/08/2022	Protected Species: EU Habitats Directive >> Annex IV, Protected Species: Wildlife Acts
Soprano Pipistrelle (*Pipistrellus pygmaeus*)	29	31/08/2022	Protected Species: EU Habitats Directive >> Annex IV, Protected Species: Wildlife Acts
Hedgehog (*Erinaceus europaeus*)	1	31/07/2023	Protected Species: Wildlife Acts
Pine Marten (*Martes martes*)	1	01/06/2021	Protected Species: EU Habitats Directive >> Annex V, Protected Species: Wildlife Acts
Red Squirrel (*Sciurus vulgaris*)	1	29/11/2015	Protected Species: Wildlife Acts
Insects			
Red-tailed Bumblebee (*Bombus lapidarius*)	8	07/04/2025	Threatened Species: Near threatened
Narrow-bordered Five-spot Burnet (*Zygaena lonicerae*)	2	13/06/2023	Threatened Species: Vulnerable

3.8 Natura 2000 Sites Identified

In accordance with the guidelines issued by the Department of the Environment and Local Government, a list of Natura 2000 sites within the vicinity of the proposed development has been identified and described according to their site synopsis, qualifying interests and conservation objectives. In addition, any other sites further than this, but potentially within its zone of influence, were also considered. The zone of influence may be determined by an assessment of the connectivity between the application site and the designated areas by virtue of hydrological connectivity, atmospheric emissions, flight paths, ecological corridors, etc. The measurements used here are taken from the closest point along the proposed work area to the

Natura 2000 site.

For significant effects to arise, there must be a potential impact facilitated by having a source, i.e., the proposed development and activities arising out of its construction or operation, a receptor, i.e., the European site and its qualifying interests, and a subsequent pathway or connectivity between the source and receptor, e.g., a water course. The likelihood for significant effects on the European site will largely depend on the characteristics of the source (e.g., nature and scale of the construction works), the characteristics of the existing pathway and the characteristics of the receptor, e.g., the sensitivities of the qualifying interests (habitats or species) to changes in water quality.

An initial ZoI of 15km was set to identify the European Sites that could potentially be affected by the proposed development. After this initial assessment, only those Natura 2000 sites that have any reasonable Source-Pathway-Receptor (S-P-R) connectivity were considered further.

There are 2 no. Natura 2000 designated sites (1 SAC and 1 SPA) located within 15km of the proposed site. Both of these sites have an established S-P-R linkage with the proposed development. The Natura 2000 sites and their closest points to the proposed development site are summarised in **Table 3.2,** and a map showing their locations relative to the works is shown in **Figure 3.5.** A full description of the sites and their shapefiles is available on the NPWS website (www.npws.ie) and online database (https://www.npws.ie/maps-and-data).

Table 3.2: A potential S-P-R pathway exists between the proposed development and the following Natura 2000 sites.

Site Name & Code	Distance & Direction from Site	Qualifying Interests (QIs)	Screened In/Out
River Boyne and River Blackwater SAC 002299	Located *ca.* 460m north of site	Alkaline fens [7230] Alluvial forests with *Alnus glutinosa* and Fraxinus excelsior (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) [91E0] River Lamprey (*Lampetra fluviatilis*) [1099] Salmon (*Salmo salar*) [1106] Otter (*Lutra lutra*) [1355]	**Screened In** Potential effects could arise. A Source-Pathway-Receptor linkage exists between the proposed development and this SAC. The principal hydrological feature within the vicinity of the proposed works is the Ferganstown and Ballymacon stream (EPA Code: 07F17) located on the western boundary of the application site. The stream flows in a northern direction and meets this SAC *ca.* 460m north of the site. The construction works could give rise to sufficient levels of contaminants, such as concrete dust, silt, fuels or oils, that could give rise to a pollution event. In the event of heavy rainfall, contaminants and polluted runoff could feasibly migrate into the Ferganstown and Ballymacon

			stream and ultimately into the River Boyne and associated Natura 2000 sites. The QIs of this SAC are sensitive to changes in water quality and could be negatively affected by changes to water quality. A degradation in water quality could also reduce the availability and quality of aquatic species that are food sources for the QIs of this SAC. Effects to the food sources of these species could then adversely impact the local populations of the QIs in the SAC. With regards to the precautionary principle, significant effects cannot be ruled out.
River Boyne and River Blackwater SPA 004232	Located *ca*. 530m north of site	Kingfisher (*Alcedo atthis*) [A229]	**Screened In** Potential effects could arise. A Source-Pathway-Receptor linkage exists between the proposed development and this SPA. The principal hydrological feature within the vicinity of the proposed works is the Ferganstown and Ballymacon stream (EPA Code: 07F17) located on the western boundary of the application site. The stream flows in a northern direction and meets this SPA *ca*. 530m north of the site. The construction works could give rise to sufficient levels of contaminants, such as concrete dust, silt, fuels or oils, that could give rise to a pollution event. In the event of heavy rainfall, contaminants and polluted runoff could feasibly migrate into the Ferganstown and Ballymacon stream and ultimately into the River Boyne and associated Natura 2000 sites. The QI of this SPA is sensitive to changes in water quality and could be negatively affected this. A degradation in water quality could

			also reduce the availability and quality of aquatic species that are food sources for this QI. Effects to the food sources of these species could then adversely impact the local populations of the QI in the SPA. With regards to the precautionary principle, significant effects cannot be ruled out.

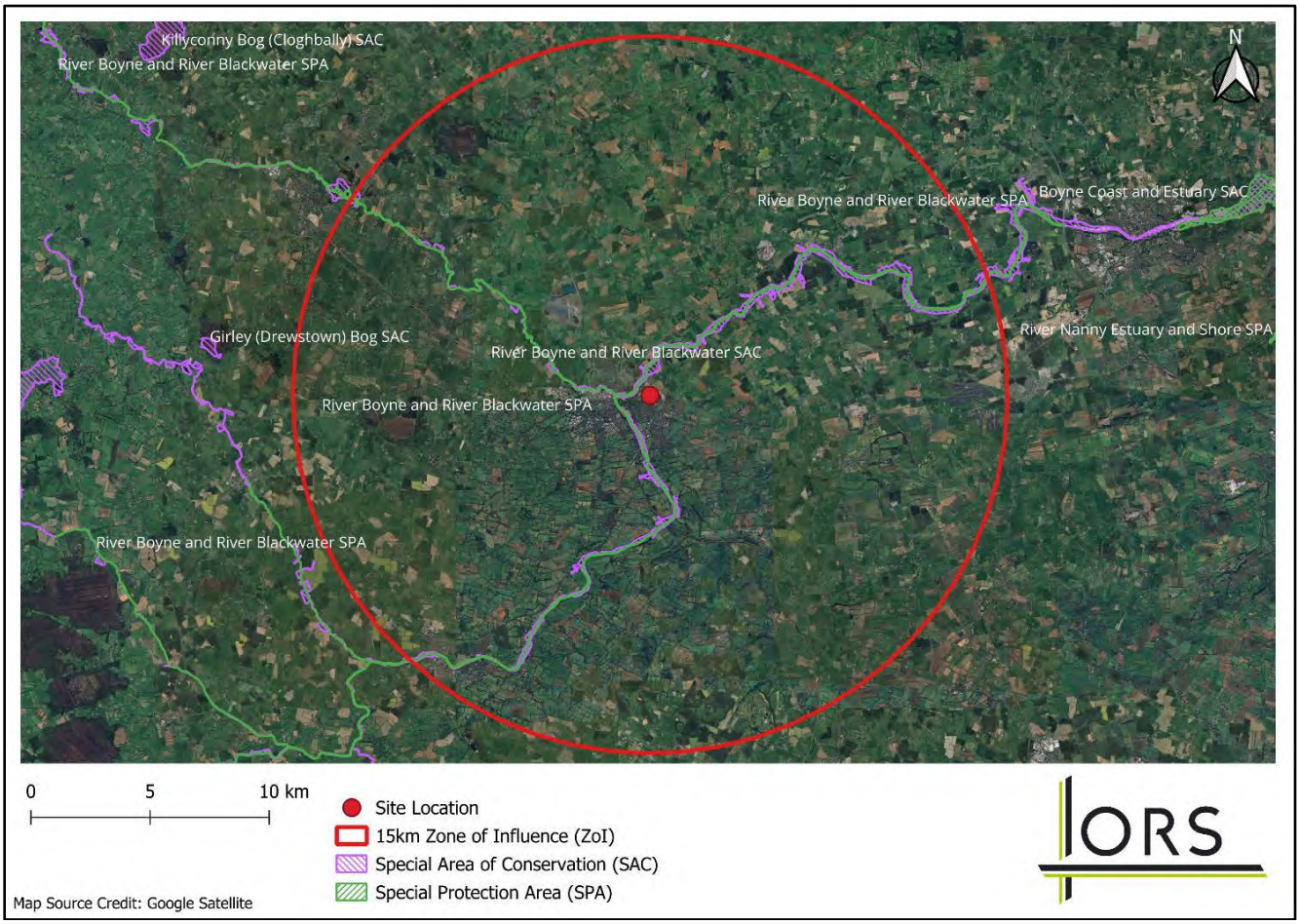


Figure 3.5: Natura 2000 sites within 15km of the proposed development site.

A full description of the sites can be accessed on the website of the National Parks and Wildlife Service (www.npws.ie), and the latest shapefiles of the Natura 2000 sites available on the NPWS online database (https://www.npws.ie/maps-and-data).

4 Appropriate Assessment

4.1 Identification of Potential Effects

The proposed development site is located at Athlumney, Navan, Co. Meath (ITM Coordinates: 688578, 767993) within the administrative jurisdiction of Meath County Council. The proposed development as updated as part of the Further Information response and with the detail provided in the appeal response, consists of the construction of an 83 no. unit residential development and associated site works. The nearest water feature to the proposed development site is the Ferganstown and Ballymacon stream located on the western site boundary.

Taking a conservative approach, in a worst-case scenario and in the absence of mitigation, an accidental pollution event of a sufficient magnitude during the construction or operational phases of development, either alone or in combination with other pollution sources, could potentially affect the surface or ground water quality in the screened in Natura 2000 sites to an extent that undermines the conservation objectives of its qualifying interests. A reduction in water quality in these Natura 2000 sites has the potential to affect the aquatic species and habitats, and natural conditions that are required to maintain the favourable conservation condition of the qualifying interests of the designated sites.

The following areas were examined in relation to potential impacts and subsequent effects from the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response, on the Natura 2000 sites identified:

- Deterioration of surface or groundwater quality in designated areas arising from pollution from surface water run-off during site preparation, construction, and operation.
- Deterioration in air quality in designated areas arising from pollution during the construction and operation of the proposed development.
- Disturbance and displacement effects.
- Habitat loss and fragmentation.
- Habitat degradation resulting from the spread of invasive species.

4.2 Assessment of Effects

The main objective of this stage (Stage 2, Natura Impact Statement) in the Appropriate Assessment process is to determine whether the proposed development at Athlumney, Navan, Co. Meath (either alone or in combination with other plans, programmes and projects) will result in significant adverse impacts to the integrity of the nearby Natura 2000 sites with respect to the site's structures, species, functions, conservation objectives and targets. This stage also outlines the mitigation measures that should be taken in order to avoid any negative impacts of this application, should it receive consent.

In this section, the Natura 2000 sites that have been 'screened in' will be described in greater detail in terms of the site characteristics and conservation objectives.

4.2.1 Site Specific Conservation Objectives (SSCOs)

For the designated Natura 2000 site that was screened in, where Site Specific Conservation Objectives were available, these were reviewed in light of the proposed development and the

potential impacts that might occur. These Site Specific Conservation Objectives (SSCOs) aim to define the favourable conservation conditions for the particular habitats or species at that site. They outline certain attributes (e.g., distribution, population structure, water quality) for different species and habitats with targets, which define favourable conditions for a habitat or species at a particular site. The maintenance of habitats and species within the Natura 2000 sites at favourable conservation conditions will contribute to the overall maintenance of the favourable conservation status of those habitats and species at a national level. Where available, these SSCOs can be downloaded from the NPWS website. Any potential threats to the attributes and targets as defined in these SSCOs were assessed and, where necessary, mitigated. Where SSCOS were not available, then the SSCOs of other Natura 2000 sites with comparable QIs were referred to.

For each Qualifying Interest of the Natura 2000 sites, the specific conservation objective is either to maintain or restore the favourable conservation condition of that interest, by defining a list of attributes and targets which are indicative of the conservation status of that interest. For habitats, the main attributes include habitat area, habitat distribution, physical structure, vegetation structure, vegetation composition, woodland structure, and hydrological regime. The main target is to ensure that the habitats are stable or increasing in area and that the other attributes are maintained or restored. For Annex II species, the main attributes are population distribution, size, structure, habitat suitability and availability whilst the targets aim to ensure that the long-term population trends of the species are stable or increasing and that there is no significant decrease in the numbers or range of areas used by the species, other than that occurring from natural patterns of variation.

Table 4.1 outlines the conservation objectives of the relevant *Screened In* Natura 2000 sites and assesses the potential effects arising as a result of the proposed development.

Table 4.1: Potential Significant Effects on Natura 2000 Site Conservation Objectives			
Qualifying Interest	**Conservation Objectives**	**Potential Threat/Effect**	**Pathway**
River Boyne and River Blackwater SAC			
Alkaline fens [7230]	**To maintain the favourable conservation condition of Alkaline fens in River Boyne and River Blackwater SAC, which is defined by the following list of attributes and targets:** • Habitat area - Area stable or increasing, subject to natural processes • Habitat distribution - No decline, subject to natural processes • Ecosystem function: soil nutrients - Maintain soil pH and nutrient status within natural ranges • Ecosystem function: peat formation - Maintain active peat formation, where appropriate • Ecosystem function: hydrology – groundwater levels – Maintain, or where necessary restore, appropriate natural hydrological regimes necessary to support the natural structure and functioning of the habitat • Ecosystem function: hydrology - surface water flow - Maintain, or where necessary restore, as close as possible to natural or semi-natural, drainage conditions • Ecosystem function: water quality - Maintain appropriate water quality, particularly pH and nutrient levels, to support the natural structure and functioning of the habitat • Vegetation composition: community diversity - Maintain variety of vegetation communities, subject to natural processes • Vegetation composition: typical brown mosses - Maintain adequate cover of typical brown moss species • Vegetation composition: typical vascular plants - Maintain adequate cover of typical vascular plant species • Vegetation composition: native negative indicator species - Cover of native negative indicator species at insignificant levels • Vegetation composition: non-native species - Cover of non-native species less than 1%	Little is known of this habitat's distribution or its sub-types within this SAC. In the absence of mitigation measures, alteration of water quality and hydrological regime could have adverse effects on habitats and species associated with this QI. Mitigation measures for the protection of water quality during the construction phase of the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response, are required.	Migration of contaminants to the Ferganstown and Ballymacon stream that flows into this SAC.

	• Vegetation composition: native trees and shrubs - Cover of scattered native trees and shrubs less than 10% • Vegetation composition: algal cover - Cover of algae less than 2% • Vegetation structure: vegetation height - At least 50% of the live leaves/flowering shoots are more than either 5cm or 15cm above ground surface depending on community type • Physical structure: disturbed bare ground - Cover of disturbed bare ground not more than 10% • Physical structure: tufa formations - Disturbed proportion of vegetation cover where tufa is present is less than 1% • Indicators of local distinctiveness - No decline in distribution or population sizes of rare, threatened or scarce species associated with the habitat; maintain features of local distinctiveness, subject to natural processes • Transitional areas between fen and adjacent habitats - Maintain adequate transitional areas to support/protect the alkaline fen ecosystem and the services it provides		
Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) [91E0]	**To restore the favourable conservation condition of Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)* in River Boyne and River Blackwater SAC, which is defined by the following list of attributes and targets:** • Habitat area - Area stable or increasing, subject to natural processes • Habitat distribution - No decline, subject to natural processes • Woodland size - Area stable or increasing. Where topographically possible, "large" woods at least 25ha in size and "small" woods at least 3ha in size • Woodland structure: cover and height - Total canopy cover at least 30%; median canopy height at least 7m; native shrub layer cover 10-75%; native herb/dwarf shrub layer cover at least 20% and height at least 20cm; bryophyte cover at least 4% • Woodland structure: community diversity and extent - Maintain diversity and extent of community types • Woodland structure: natural regeneration - Seedlings, saplings and pole age-classes of target species for 91E0 woodlands and other native tree	This QI habitat is located over 17km from the proposed development site. This distance is greater when considering the hydrological distance. It is highly unlikely that contaminants from a pollution event at the proposed site would reach this QI habitat due to the distance between them. Any contaminants entering the River Boyne from the proposed development as updated as part of the Further Information response and with the detail provided in the	N/A

	species occur in adequate proportions to ensure survival of woodland canopy • Hydrological regime: flooding depth/height of water table - Appropriate hydrological regime necessary for maintenance of alluvial vegetation • Woodland structure: dead wood - At least 19 stems/ha of dead wood of at least 20cm diameter • Woodland structure: veteran trees - No decline • Woodland structure: indicators of local distinctiveness - No decline in distribution and, in the case of red listed and other rare or localised species, population size • Woodland structure: indicators of overgrazing - All five indicators of overgrazing absent • Vegetation composition: native tree cover - No decline. Native tree cover at least 90% of canopy; target species cover at least 50% of canopy • Vegetation composition: typical species - At least 1 target species for 91E0 woodlands present; at least 6 positive indicator species for 91E0 woodlands present • Vegetation composition: negative indicator species - Negative indicator species cover not greater than 10%; regeneration of negative indicator species absent • Vegetation composition: problematic native species - Cover of common nettle (*Urtica dioica*) less than 75%	appeal response, would not create significant downstream effects at this habitat due to the dilution effect. Mitigation measures are not required for the protection of this QI habitat.	
River Lamprey (*Lampetra fluviatilis*) [1099]	**To restore the favourable conservation condition of River Lamprey (*Lampetra fluviatilis*) in River Boyne and River Blackwater SAC, which is defined by the following list of attributes and targets:** • Distribution - Restore access to all water courses down to first order streams • Distribution of larvae - Not less than 50% of sample sites with suitable habitat positive for larval brook/river lamprey • Population structure of larvae - At least three age/size classes of larval brook/river lamprey present • Larval lamprey density in fine sediment - Mean density of brook/river larval lamprey in sites with suitable habitat more than 5/m²	Changes in natural hydrology and water quality resulting from sediment or pollutant-laden runoff reaching the waterbody during the construction phase. Potential to adversely affect water quality and therefore, prey availability in the absence of mitigation. Mitigation measures for the	Migration of contaminants to the Ferganstown and Ballymacon stream that flows into this SAC.

	• Extent and distribution of spawning nursery habitat - No decline in extent and distribution of spawning and nursery beds	protection of water quality during the construction phase of the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response, are required.	
Salmon (*Salmo salar*) [1106]	**To restore the favourable conservation condition of Atlantic Salmon (*Salmo salar*) in River Boyne and River Blackwater SAC, which is defined by the following list of attributes and targets:** • Distribution: extent of anadromy - 100% of river channels down to second order accessible from estuary • Adult spawning fish - Conservation limit (CL) for each system consistently exceeded • Salmon fry abundance - Maintain or exceed 0+ fry mean catchment-wide abundance threshold value. Currently set at 17 salmon fry/5 minutes sampling • Out-migrating smolt abundance - No significant decline • Number and distribution of redds - No decline in number and distribution of spawning redds due to anthropogenic causes • Water quality - At least Q4 at all sites sampled by EPA	Changes in natural hydrology and water quality resulting from sediment or pollutant-laden runoff reaching the waterbody during the construction phase. Potential to adversely affect water quality and therefore, prey availability in the absence of mitigation. Mitigation measures for the protection of water quality during the construction phase of the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response, are required.	Migration of contaminants to the Ferganstown and Ballymacon stream that flows into this SAC.
Otter (*Lutra lutra*) [1355]	**To maintain the favourable conservation condition of Otter (*Lutra lutra*) in River Boyne and River Blackwater SAC, which is defined by the following list of attributes and targets:** • Distribution - No significant decline • Extent of terrestrial habitat - No significant decline. Area mapped and calculated as 447.6ha along river banks/ lake shoreline/around ponds	Changes in natural hydrology and water quality resulting from sediment or pollutant-laden runoff reaching the waterbody during the construction phase.	Migration of contaminants to the Ferganstown and Ballymacon stream that flows into this SAC.

	• Extent of freshwater (river) habitat - No significant decline. Length mapped and calculated as 263.3km • Extent of freshwater (lake) habitat - No significant decline. Area mapped and calculated as 31.6ha • Couching sites and holts - No significant decline • Fish biomass available - No significant decline • Barriers to connectivity - No significant increase	Potential to adversely affect water quality and therefore, prey availability in the absence of mitigation. Mitigation measures for the protection of water quality during the construction phase of the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response, are required.	
River Boyne and River Blackwater SPA			
Kingfisher (*Alcedo atthis*) [A229]	**To maintain the favourable conservation condition of Kingfisher in River Boyne and River Blackwater SPA, which is defined by the following list of attributes and targets:** • Population size - No significant decline in the long term • Productivity rate - Sufficient productivity to maintain the population trend as stable or increasing • Spatial distribution of territories - No significant loss of distribution in the long term, other than that occurring due to natural patterns of variation • Extent and quality of nesting banks and other suitable nesting features - Sufficient area of high quality nesting habitat to support the population target • Forage spatial distribution, extent, abundance and availability - Sufficient number of locations, area of suitable forage habitat and available forage biomass to support the population target • Water quality - Both biotic (i.e. Q-value) and abiotic indices reflect overall good-high quality status • Barriers to connectivity - No significant increase	Changes in natural hydrology and water quality resulting from sediment or pollutant-laden runoff reaching the waterbody during the construction phase. Potential to adversely affect water quality and therefore, prey availability in the absence of mitigation. Mitigation measures for the protection of water quality during the construction phase of the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response, are required.	Migration of contaminants to the Ferganstown and Ballymacon stream that flows into the River Boyne and this SPA.

	• Disturbance to breeding sites - Disturbance occurs at levels that do not significantly impact upon breeding Kingfisher		

The identification of potential impacts and the assessment of their significance typically requires the identification of the type and magnitude of the impacts. For example, will the impacts be short-term or long-term, direct, indirect or cumulative, and will they occur during construction or operation. This section will establish whether the potential impacts of the proposed development are likely to occur, and whether or not they are significant. These potential impacts will be examined with respect to the conservation objectives of the Natura 2000 sites identified.

The following potential future impacts on the screened in Natura 2000 sites will be considered in detail:

- Deterioration of surface or groundwater quality in designated areas arising from pollution from surface water run-off during site preparation, construction, and operation.
- Deterioration in air quality in designated areas arising from pollution during the construction and operation of the proposed development.
- Disturbance and displacement effects.
- Habitat loss and fragmentation.

4.2.2 Deterioration in Surface Water Quality

Site Preparation and Construction

Construction activities from the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response, can generate concrete dust, sediments, oils, chemicals, and fuels that, if unmanaged, may run off into nearby streams, rivers, wetlands, or infiltrate into groundwater.

The principal hydrological feature within the vicinity of the proposed works is the Ferganstown and Ballymacon stream (EPA Code: 07F17) located on the western boundary of the application site. The stream flows in a northern direction and flows into the River Boyne and River Blackwater SAC and the River Boyne and River Blackwater SPA.

Dust, particulate matter, or dry deposition of construction-related pollutants could affect the water quality of the Ferganstown and Ballymacon stream over time. The most likely sources of dust generation at this site include soil stripping, excavation activities, and concrete works. While less significant than direct runoff, this route can contribute to water pollution over time, especially through cumulative nutrient loading or pH alterations, potentially affecting aquatic ecology within the designated site.

A pollution incident of significant magnitude, such as contaminated surface water runoff during construction works, accidental oil or fuel spills or leaks, or heavy rainfall carrying silt, sediment, or other pollutants, could enter the watercourses. This has the potential to impact the aquatic species and habitats of the Natura 2000 sites that are sensitive to changes in water quality. A reduction in water quality could reduce the abundance and availability of food resources and habitat for the aquatic species of the Natura 2000 sites, and reduce the distribution, quality and abundance of the aquatic habitats associated with the designated sites outlined in **Section 4.3.1**.

Adverse effects to the food resources of the QIs could then impact the local QI populations designated within the Natura 2000 sites. Changes in water quality could affect the vegetative structure and distribution of the habitat QIs outlined in **Section 4.3.1**. A potential pollution event

arising from the works, either alone or in combination with other water quality pressures, could give rise to significant effects to a degree that could compromise the conservation objectives of the River Boyne and River Blackwater SAC and the River Boyne and River Blackwater SPA.

Operation

Surface Water

The surface water drainage network will tie into the existing system of gullies and drainage channels associated with the ongoing developments to the northeast and east of the proposed development site. The drainage network discharges surface water into the drainage channel adjacent to the site boundary and outflows into the Ferganstown and Ballymacon stream. The site is divided into four attenuation zones. Zones 1 to 3 are served by proprietary StormTech underground attenuation systems, each with a Hydro-Brake flow control device, and Zone 4 is served by a detention basin and permanent attenuation pond in the western part of the site, which will capture and treat excess surface water. The design has been prepared in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2 for New Developments, the Greater Dublin Regional Code of Practice for Drainage Works Volume 6, and the SuDS Manual. The drainage design incorporates a treatment train ahead of the point of discharge, which is of direct relevance to the water quality assessment at Section 7.2. Silt trap manholes are to be provided upstream of all attenuation zones; a petrol interceptor is provided on the surface water network upstream of the attenuation pond; and flows then pass through a forebay, a permanent pond, a permeable berm and the detention basin before reaching the outfall.

Contaminated surface water runoff is not considered likely during the operational phase of the development, given the integrity of the existing drainage network remains robust. Significant effects on the River Boyne and River Blackwater SAC and the River Boyne and River Blackwater SPA are not considered likely during the operational phase of the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response.

Foul Water

The wastewater drainage system for the proposed development is shown on Hendrick Ryan Drawing No. 2654/500. In the short term, the wastewater will discharge to the temporary WWPS and be pumped along an existing rising main to the LDR6. It will then discharge to an existing public gravity sewer which flows to the municipal Wastewater Treatment Plant (WWTP). The municipal pumping station is planned to be completed in 2028. At that stage the temporary pumping station will be decommissioned and removed.

The change-over from the temporary pumping station to the permanent station will be done by diverting the flow at the inlet manhole to the temporary pump station into a new pipe which flows to the municipal pump station.

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry which has confirmed feasibility for wastewater connection subjected to the upgrades mentioned above.

Foul drainage discharge from the construction compound will be tankered off site to a licensed facility until a connection to the public foul drainage network has been established.

It is not considered likely that significant effects on surface/groundwater quality will occur during operation as a result of foul water emissions from site. By extension, significant effects on the River Boyne and River Blackwater SAC and the River Boyne and River Blackwater SPA are not considered likely during the operational phase of the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response.

4.2.3 Deterioration in Air Quality in the SAC

Site Preparation and Construction

Dust, particulate matter, or dry deposition of construction-related pollutants could negatively affect the air quality in the vicinity of the Natura 2000 sites. The most likely sources of dust generation at this site include soil stripping and excavation to facilitate the works throughout the duration of the project. Dust can also be dispersed by excessive vehicular movement around the site during dry periods. A reduction in air quality at the site location is unlikely to affect the QIs of the Natura 2000 sites, given the characteristics and the diffuse occurrence of the QIs.

Operation

Excessive dust emissions from the site are not considered likely during the operational phase. Thus, significant effects on the screened in Natura 2000 sites as a result of diminished air quality are not considered likely during the operational phase of the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response.

4.2.4 Disturbance and Displacement

Site Preparation and Construction

Potential effects associated with the construction phase consist of stormwater runoff in the event of heavy rainfall, which could migrate to the Natura 2000 sites and have downstream effects. In the absence of mitigation, runoff laden with silt and pollutants could disturb and displace QIs through the reduction of water quality and habitat smothering.

Operation

An increase in contaminated stormwater runoff is not likely to arise during the operational phase of the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response. Significant disturbance/displacement effects during operation are not considered likely.

4.2.5 Habitat Loss and Fragmentation

Site Preparation and Construction

It is not considered likely that the proposed development will result in the loss or fragmentation of habitats within the Natura 2000 sites during construction.

Operation

It is not considered likely that the proposed development will result in the loss or fragmentation

of habitats within the Natura 2000 sites during operation.

4.2.1 Habitat degradation as a Result of the Spread of Invasive Species

Site Preparation and Construction

Invasive species were not recorded during site surveying. Additional information is available in the accompanying EcIA (Document Reference No.: **252656-ORS-XX-XX-RP-EN-13d-001**). Habitat degradation as a result of spread of invasive species is not foreseen during site preparation and construction. Best practice biosecurity methods should be adhered to in order to prevent introduction during this phase.

Operation

Invasive species were not recorded during site surveying. Additional information is available in the accompanying EcIA (Document Reference No.: **252656-ORS-XX-XX-RP-EN-13d-001**). Habitat degradation as a result of spread of invasive species is not foreseen during operation. Best practice biosecurity methods should be adhered to in order to prevent introduction during this phase.

4.2.2 Potential Cumulative Effects

This section of the NIS examines whether any other plans or projects have the potential to act cumulatively or in combination with the proposed development to adversely affect the integrity of the Natura 2000 sites identified.

Any plan or existing/proposed project that could potentially affect the screened in Natura 2000 sites in combination with the proposed development, must adhere to the overarching environmental protective policies and objectives of the relevant land use plan. These policies and objectives will ensure the protection of Natura 2000 sites and will include the requirement for any future project to undergo Screening for Appropriate Assessment and/or Appropriate Assessment.

Meath County Development Plan 2021-2027 (as varied)

Planning policy at the local level is currently provided by the Meath County Development Plan 2021–2027. This plan contains a number of objectives and policies relevant to ecology, biodiversity, green infrastructure and nature conservation. **Table 4.2** below provides a summary of relevant policies relating to ecological protection and management.

Table 4.2: Meath County Development Plan 2021-2027 Policy Objectives

Policy No:	Biodiversity Policy Objectives
HER POL 27	To protect, conserve and enhance the County's biodiversity where appropriate.
HER POL 28	To integrate in the development management process the protection and enhancement of biodiversity and landscape features wherever possible, by minimising adverse impacts on existing habitats (whether designated or not) and by including mitigation and/or compensation measures, as appropriate.
HER POL 29	To raise public awareness and understanding of the County's natural heritage and biodiversity.

HER POL 30	To promote increased public participation in biodiversity conservation by supporting and encouraging community-led initiatives.
HER POL 31	To ensure that the ecological impact of all development proposals on habitats and species are appropriately assessed by suitably qualified professional(s) in accordance with best practice guidelines – e.g. the preparation of an Ecological Impact Assessment (EcIA), Screening Statement for Appropriate Assessment, Environmental Impact Assessment, Natura Impact Statement (NIS), species surveys etc. (as appropriate).
HER OBJ 30	To implement, in partnership with the Department of Culture, Heritage and the Gaeltacht, relevant stakeholders and the community, the objectives and actions of Ireland's National Biodiversity Action Plan 2017 - 2021 which relate to the remit and functions of Meath County Council.
HER OBJ 31	To implement, in partnership with the Department of Culture, Heritage and the Gaeltacht, relevant stakeholders and the community, the objectives and actions of the County Meath Biodiversity Plan 2015-2020 and any revisions thereof.
HER OBJ 32	To actively support the implementation of the All Ireland Pollinator Plan 2021-2025 and any revisions thereof.
HER POL 32	To permit development on or adjacent to designated Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas, Statutory Nature Reserves or those proposed to be designated over the period of the Plan, only where the development has been subject to the outcome of the Appropriate Assessment process and has been carried out to the satisfaction of the Planning Authority, in consultation with National Parks and Wildlife.
HER POL 33	To have regard to the views and guidance of the National Parks and Wildlife Service in respect of proposed development where there is a possibility that such development may have an impact on a designated European or National site or a site proposed for such designation.
HER POL 34	To undertake appropriate surveys and collect data to provide an evidence-base to assist the Council in meeting its obligations under Article 6 of the Habitats Directives (92/43/EEC) as transposed into Irish Law, subject to available resources.
HER OBJ 33	To ensure an Appropriate Assessment in accordance with Article 6(3) and Article 6(4) of the Habitats Directives (92/43/EEC) and in accordance with the Department of Environment, Heritage and Local Government Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009 and relevant EPA and European Commission guidance documents, is carried out in respect of any plan or project not directly connected with or necessary for the management of the site but likely to have a significant effect on a Natura 2000 site(s), either individually or in-combination with other plans or projects, in view of the site's conservation objectives.
HER OBJ 34	To protect and conserve the conservation value of candidate Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas and proposed Natural Heritage Areas as identified by the Minister for the Department of Culture, Heritage and the Gaeltacht and any other sites that may be proposed for designation during the lifetime of this Plan in accordance with the provisions of the Habitats and Birds Directives and to permit development in or affecting same only in accordance with the provisions of those Directives as transposed into Irish Law.
HER POL 35	To ensure, where appropriate, the protection and conservation of areas, sites, species and ecological/networks of biodiversity value outside designated sites and to require an appropriate level of ecological assessment by suitably qualified professional(s) to accompany development proposals likely to impact on such areas or species.

HER POL 36	To consult with the National Parks and Wildlife Service and take account of their views and any licensing requirements, when undertaking, approving or authorising development which is likely to affect plant, animal or bird species protected by law.
HER OBJ 35	To ensure that development does not have a significant adverse impact, incapable of satisfactory avoidance or mitigation, on plant, animal or bird species protected by law.
HER POL 37	To encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where practically possible. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same type of boundary will be required.
HER POL 38	To promote and encourage planting of native hedgerow species in new developments and as part of the Council's own landscaping works.
HER POL 39	To recognise the archaeological importance of townland boundaries including hedgerows and promote their protection and retention.
HER POL 40	To protect and encourage the effective management of native and semi-natural woodlands, groups of trees and individual trees and to encourage the retention of mature trees and the use of tree surgery rather than felling, where possible, when undertaking, approving or authorising development.
HER POL 41	To protect trees the subject of Tree Preservation Orders (see Map 9.3), Champion and Heritage Trees identified on the Tree Register of Ireland and Heritage Tree Database when undertaking, approving, or authorising development.
HER POL 42	To promote the preservation of individual trees or groups of trees as identified on the Heritage Maps in Volume 2 and to manage these trees in line with arboricultural best practice.
HER OBJ 36	To promote awareness, understanding and best practice in the management of the County's woodland, tree and hedgerow resource.
HER OBJ 37	To continue to work in partnership with relevant stakeholders to develop and enhance Balrath Wood and to explore opportunities to develop additional sites under the Neighbour Wood Scheme.
HER OBJ 38	To review the Meath Tree, Woodland and Hedgerow Survey (2011), over the life of the Development Plan, as appropriate.
HER POL 43	To promote best practice in the control of invasive species in the carrying out its functions in association with relevant authorities including TII and the Department of Transport, Tourism and Sport.
HER POL 44	To require all development proposals to address the presence or absence of invasive alien species on proposed development sites and (if necessary) require applicants to prepare and submit an Invasive Species Management Plan where such a species exists to comply with the provisions of the European Communities (Birds and Natural Habitats) Regulations 2011-2015.
HER POL 45	To ensure that peatland areas which are designated (or proposed for designation) as NHAs, SACs or SPAs are conserved for their ecological, climate regulation, archaeological, cultural and educational significance.
HER OBJ 39	To work in partnership with relevant stakeholders on a suitable peatland site(s) to demonstrate best practice in sustainable peatland conservation, management and restoration techniques and to promote their heritage and educational value subject to Ecological Impact Assessment and Appropriate Assessment Screening, as appropriate, having regard to local and residential amenities.

HER POL 47	To protect the ecological, recreational, educational, amenity and flood alleviation potential of navigational and non-navigational waterways within the County, towpaths and adjacent wetlands.
HER OBJ 40	To work in partnership with Waterways Ireland and relevant stakeholders to encourage best practice biodiversity management of canal and towpath habitats.
HER POL 48	To manage, enhance and protect the wetlands of the County having regard to the 'County Meath Wetland Survey 2010' and ensure that there is an appropriate level of assessment in relation to proposals which would involve draining, reclaiming or infilling of wetland habitats.
HER POL 49	To protect the character, visual, recreational, ecological and amenity value of the coast and provisions for public access, in assessing proposals for development.
HER POL 50	To ensure that the County's natural coastal defences, such as beaches, sand dunes, coastal wetlands and estuaries are not compromised by inappropriate works or development.
HER OBJ 41	To maintain the beaches along the coast to a high standard and develop their recreational potential as a seaside amenity, subject to appropriate environmental assessments and in co-operation with the relevant agencies, in order to bring them to a Blue Flag standard.
HER OBJ 42	To undertake conservation works in accordance with best practice on the coastal dune systems subject to ecological impact assessment and Appropriate Assessment, as appropriate.
HER OBJ 43	To implement, in partnership, with all relevant stakeholders the Laytown, Bettystown and Mornington Beach Management Plan.
HER OBJ 44	To maintain and enhance our natural coastal defences to increase resilience to climate change.
HER OBJ 45	To investigate how the County's natural coastal defences, can be enhanced to increase climate resilience of our coastal communities.
HER POL 51	To preserve and protect for the common good, existing public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility.
HER OBJ 46	To seek to identify and protect over the lifetime of the Plan further existing rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility (accompanied by mapping showing public rights of way).
HER OBJ 47	To seek to negotiate access to lands using permissive access agreements, where appropriate and feasible, in order to provide public access to lands for public amenity purposes.
HER OBJ 48	To support the aims and objectives of the European Landscape Convention by implementing the relevant objectives and actions of the *National Landscape Strategy 2015-2025* and any revisions thereof.
HER POL 53	To discourage proposals necessitating the removal of extensive amount of trees, hedgerows and historic walls or other distinctive boundary treatments.
HER OBJ 59	To identify and map green infrastructure assets and sites of local biodiversity value over the lifetime of the Plan.
RUR DEV SO 9	To ensure that plans and projects associated with rural development will be subject to an Appropriate Assessment Screening and those plans or projects which could, either individually or in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) undergo a full Appropriate Assessment.

RD POL 6	To accommodate demand for permanent residential development as it arises subject to good practice in matters such as design, location and the protection of important landscapes and any environmentally sensitive areas.
RD OBJ 9	To promote the retention of field boundaries and mature trees and hedgerows to protect the rural character of the area.
RD POL 12	To facilitate the development of agriculture while ensuring that natural waters, wildlife habitats and conservation areas are protected from pollution.
RD POL 15	To encourage sustainable forestry development, which is planted, managed and harvested in accordance with the Forest Service Guidelines for Landscape, Forest Harvesting and Environmental, Archaeology, Biodiversity and Water Quality.
RD POL 16	To promote forestry development of appropriate scale and character whilst ensuring that the development does not have a negative visual impact on the countryside or cause pollution or degradation to wildlife habitats, natural waters or areas of ecological importance.
RD POL 19	To consider the preservation of any tree, trees or groups of trees or woodland of special amenity or environmental value by use of Tree Preservation Orders.
RD POL 20	To require the submission of landscape plans where appropriate to accompany planning applications for rural development prepared by competent professionals and to promote the use of native trees for boundary treatment and shelter belts.
RD POL 21	To ensure that projects associated with the extractive industry carry out screening for Appropriate Assessment in accordance with Article 6(3) of the E.C. Habitats Directive, where required.
RD POL 27	To ensure that development for aggregates / mineral extraction, processing and associated processes does not significantly impact in the following areas: i. Existing & Proposed Special Areas of Conservation (SACs); ii. Special Protection Areas (SPAs); iii. Natural Heritage Areas and Proposed Natural Heritage Areas; iv. Other areas of importance for the conservation of flora and fauna; v. Areas of significant archaeological potential; vi. In the vicinity of a recorded monument, and; Sensitive landscapes. World Heritage Sites.
RD POL 44	To ensure that new development meets the highest standards in terms of environmental protection.
RD POL 52	To ensure wastewater treatment plants discharging into the Boyne catchment or to coastal Natura 2000 sites are suitably maintained and upgraded in advance of any additional loadings beyond their capacity in order to protect water quality, as required.
INF OBJ 39	To support Ireland's renewable energy commitments outlined in national policy by facilitating the development and exploitation of renewable energy sources such as solar, wind, geothermal, hydro and bio-energy at suitable locations within the County where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity or local amenities so as to provide for further residential and enterprise development within the county.

INF OBJ 48	To support Ireland's renewable energy commitments by promoting the use of district heating systems in urban residential and enterprise developments, where such developments will not negatively impact upon the surrounding landscape, environment, biodiversity or local amenities.
INF OBJ 22	To ensure flood relief measures are suitably designed to protect the conservation objectives of Natura 2000 sites, and to avoid direct or indirect impacts upon qualifying interests or Natura 2000 sites.
INF OBJ 23	To protect and enhance the County's floodplains, wetlands and coastal areas subject to flooding as "green infrastructure" which provide space for storage and conveyance of floodwater, and ensure that development does not impact on important wetland sites within river/stream catchments.
INF OBJ 30	To ensure the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, are protected and are not compromised by inappropriate works or forms of development.
INF OBJ 32	To Identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and to ensure due regard is paid to visual and other environmental considerations in the design of any such coastal protection works. This will include the identification of coastal areas sensitive to climate change and consequent coastal erosion.
DM OBJ 11	Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible.
DM POL 9	To support the retention of field boundaries for their ecological/habitat significance, as demonstrated by a suitably qualified professional. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same boundary type will be required.
DM OBJ 32	To encourage the use of measures specifically designed to enhance wildlife in residential schemes such as gaps/holes, should be considered and incorporated into boundary treatments to allow for passage of all wildlife including hedgehogs, bat boxes and swift bricks/boxes.
DM OBJ 42	Infill development shall take account of the character of the area and where possible retain existing features such as building line, height, railings, trees, gateways etc.
DM OBJ 77	In the assessment of individual proposals, the Council will require the following to be submitted as part of any planning application: • Glint & Glare Assessment • Outline Construction Environmental Management Plan (CEMP) • Biodiversity Management Plan • Public Consultation details • Noise Assessment • Socio-Economic Assessment • EIA Screening • Ecology Assessment

	• Archaeology Assessment • Traffic & Transport Assessment • Landscape and Visual Assessment • Hydrology Appraisal/Flood Risk Assessment Decommissioning/Restoration Plan
DM OBJ 88	To seek to facilitate the development of alternative energy sources where such proposals are consistent with landscape preservation, the protection of natural habitats, the protection of visual and residential amenities and Development Plan policy and the principles of proper planning and sustainable development.
DM POL 35	To ensure that land use policies take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and of particular natural sensitivity or interest.

County Meath Biodiversity Action Plan

At the time of writing, Meath County Council is developing a new Biodiversity Action Plan for the period 2025 - 2030. This plan will align with national biodiversity policy and the county's heritage strategy and is expected to set out key actions under themes such as protecting and enhancing ecological networks, monitoring and research, habitat restoration, and raising public awareness.

Future Plans / Other Projects

In-combination effects take into consideration the potential impacts to the surrounding environment arising from the proposed development in conjunction with additional developments in the local area that are anticipated to be carried out within a similar timeframe. The National Planning Application Database planning map tool was used to identify any current or future projects which may potentially impact Natura 2000 sites when considered in combination with the proposed development.

When considering developments granted planning within the vicinity of the site, **Table 4.13** summarises planning applications in the site vicinity and provides a prediction of their potential in-combination effect with the proposed development. The predicted in-combination effect assumes the implementation of all relevant mitigation measures proposed within this report, i.e., it factors in the residual effect of the proposed development against any project identified to have the potential for in-combination effects. A number of planning applications have been previously granted permission at the proposed application site.

Table 4.1: Planning Applications in the Site Vicinity with Potential for In-Combination Effects

Application No.	Development Description	Location	Decision / Status	In-Combination Effect
2661048	The development will consist of the construction of an estate road and access roads extending northwards from the section of road permitted	Boyne Village Business Park, Athlumney, within the townlands of	Under consideration (Decision	**Quality:** Negative **Significance:** Not significant

	under Meath County Council Reg. Ref. 22/1703 and ACP Ref. 318533-23 (currently under construction), connecting to Roundabout 3 of Local Distributor Road 6 (LDR6), to facilitate access to the Boyne Village Enterprise Lands. The development includes drainage and utility services infrastructure, landscaping, pedestrian and cycle facilities, road signs and markings, public lighting, modifications and enlargement (reduce base level by c. 200mm) and widening of the attenuation pond located within the south-eastern corner of the site, and all associated and ancillary site development works. A Natura Impact Statement will be submitted to the planning authority with the application.	Ferganstown and Ballymacon, Navan, Co. Meath	due 14/10/2026)	**Likelihood:** Unlikely **Duration:** Short-term
2460415	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	Within the townlands of 'Ferganstown, and Ballymacon' and 'Athlumney' Navan, Co. Meath	Permission granted (Conditional) 25/03/2025	**Quality:** Negative **Significance:** Not significant **Likelihood:** Unlikely **Duration:** Short-term

	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)			
2560539	Permission for a Large-Scale Residential Development - The proposed development will consist of 223no. residential dwellings (26no. 1 - bed, 50no. 2-bed, 138no. 3-bed and 9no. 4-bed) and a crèche. The mix of residential units consists of 155no. houses (18no. 2-bed, 128no. 3-bed, 9no. 4-bed) and 68no. apartments (26no. 1-bed, 32no. 2-bed, 10no. 3-bed). Apartments are three to four storey simplex/duplex own door apartments arranged in 5no. blocks. All housing is two storey in height. The crèche is a two storey standalone building (c.443sq.m) with allocated car parking and set down area. The proposed development includes all associated site development works including reprofiling of the site, works	Athlumney Alexander Reid Ferganstown and Ballymacon, Navan, Co. Meath	Permission granted (Conditional) 15/10/2025	**Quality:** Negative **Significance:** Not significant **Likelihood:** Unlikely **Duration:** Short-term

	to an existing drainage ditch, the construction of a temporary foul water pumping station and rising main, public lighting, three ESB substations, bin and bicycle storage structures, car parking and landscaping of open space. The proposed development also provides for connections both vehicular and pedestrian to the residential development by Meath County Council known as Gort Na Glaise including the culverting part of an existing drainage ditch, removal of part of an existing hedge and existing boundary walls constructed within the Gort Na Glaise development. Provision is also made for future pedestrian/cycle connectivity to the west in keeping with Masterplan MP12. The development includes pedestrian/cycle connections onto the LRD6 and will provide a pedestrian crossing point on Old Road to the south of the application site. The development will be accessed by extending a spur off an existing roundabout junction on the new LRD 6 distributor road to the north of the application site. A portion of this spur road was previously permitted under P.A. Ref. 21-1046/ABP-312746-22. The proposed development also provides for an additional vehicular/pedestrian access to connect to the main access road proposed as part of a development to the north / north-west of the application site under P.A. Ref. 24/60415 (currently on appeal to An Bord Pleanála ABP-322341-25). A footpath and cycle path will be constructed along the western side of the application site as part of this planning application to provide access to the new development. A natura impact statement (NIS) has been prepared in respect to the proposed development and will be submitted to the planning authority with the planning application. Significant further information/revised plans submitted on this application			
312746	Demolition of agricultural structures and construction of 98 houses. NIS submitted with application.	Within the townlands of Ferganstown,	Permission granted with revised	**Quality:** Negative **Significance:**

		Ballymacon & Athlumney, Navan, Co. Meath	conditions 29/09/2023	Not significant **Likelihood:** Unlikely **Duration:** Short-term
211046	the development (Phase 1A) will consist of the demolition of existing agricultural structures (c. 530sqm) and the construction of 98 no. residential units comprising 41 no. houses (40 no. 3 bedroom and 1 no. 4 bedroom house - House Types A1,A2,B1,B2,C1,C2,D - 2 storeys; House Types F1, F2, F3, 3 storeys), facades of houses to have brick/render options in finish; 23 no. apartments (12 no. 1 bedroom apartments & 11 no. 2 bedroom apartments) in a 4 storey apartment building, along with adjoining 3 storey duplex element (block 1) comprising 10 no. duplex apartments (5 no. 2 bed apartments and 5 no. 3 bed duplex apartments) and 3 storey duplex building (block 2) fronting onto the recently constructed 'LDR6' Road comprising 24 no. duplex apartments (12 no. 2 bed apartments and 12 no. 3 bed duplex apartments), 151 no. car parking spaces & 46 no. bicycle spaces, open space and all associated infrastructure, foul and water supply (including a temporary pumping station) site development, attenuation and landscape works as well as roads to facilitate the development with vehicular and pedestrian access to be provided from the recently constructed LDR6 Road which connects to the R153 (Kentstown Road) to the south. A Natura Impact Statement will be submitted to the Planning Authority with the application. Significant further information/revised plans submitted on this application	Within the townlands of Ferganstown Ballymacon & Athlumney , Navan , Co Meath	Permission granted (Conditional) 20/01/2022	**Quality:** Negative **Significance:** Not significant **Likelihood:** Unlikely **Duration:** Short-term
2460066	the development will consist of a new wastewater pumping station that discharges to the inlet pipework of the Navan WWTP via two new rising main sewerage pipes. The pumping station development also includes an underground 924m3 emergency storage tank with a further 427m3 provided within the pumping station	Townlands of Ferganstown & Ballymacon and Athlumney, Navan, Co Meath	Permission granted (Conditional) 18/10/2024	**Quality:** Negative **Significance:** Not significant **Likelihood:** Unlikely **Duration:** Short-term

	inlet chamber, wet wells and upstream sewerage network. The pumping station compound includes underground valve, inlet, wet well and flow meter chambers; and above ground structures including a control panel kiosk, operator welfare unit kiosk, wet kiosk, ESB substation, surge vessels with stair access, overhead gantry crane; and other tanks, plant and equipment. The compound also contains set down space for an emergency electrical generator, site lighting and hard surfaced internal circulation space and will be enclosed by 2.4m high security fencing with vehicle access gates. The compound will be accessed by a fenced and gated temporary road from the LDR6 distributor road. Other water and sewerage infrastructure will include the provision of a gravity sewer and a watermain from the roundabout on the LDR6 distributor road to the proposed pumping station. The proposed development also includes for a trenchless crossing under the Navan to Drogheda rail line, all landscaping and reinstatement works and ancillary site development works. A Natura Impact Statement is included with the planning application. Significant further information/revised plans submitted on this application			
221703	The development will consist of Phase 1 of the Boyne Village Enterprise Park, and comprise construction of: 3 no. commercial high-bay warehouse units (each c. 15.81m in height) with ancillary office accommodation as follows: Unit A2 (approx. 2,570 sq. m. gross floor area including 254 sq. m. of reception/office/ancillary areas at ground and first floor levels), Unit A3 (approx. 2,058 sq. m. gross floor area including 200 sq. m. of reception/office/ancillary areas at ground and first floor levels) & Unit A4 (approx. 2,570 sq. m. gross floor area including 254 sq. m. of reception/office/ancillary areas at ground and first floor levels); New road and pedestrian access extending north from the existing LDR 6 distributor road, and a total of 73 No.	Ferganstown & Ballymacon and Athlumney , Navan, Co Meath	Permission granted (Conditional) 31/10/2023	**Quality:** Negative **Significance:** Not significant **Likelihood:** Unlikely **Duration:** Short-term

	car-parking spaces and 84 No. bicycle-parking spaces serving the three proposed units; Totem sign at the south-east corner of the site approx. 12.Sm tall providing c. 47.76 sq. m. of internally Illuminated signage; Relocation of existing overhead ESB power lines at the LDR 6 to new underground ducts and provision of new ESB sub-station and switch room accessed from new estate road; Road infrastructure works to the north-east side of the LDR 6 to include new cycle lane, footpath, bus stop lay-by etc.; Planting & landscaping, new boundary treatments; Waste storage units serving each unit. drainage & infrastructure (including temporary foul pumping station) and all other associated works to facilitate the proposed development. A Natura Impact Statement will be submitted to the planning authority with the application. Significant further information/revised plans submitted on this application			
2660226	The construction of a two-storey (building height of c. 15.5m above ground level) industrial laundry processing and distribution facility warehouse (with a gross floor area (GFA) of c.10,514 sq.m), including: a ground floor warehouse and processing area of c.9,000 sq.m; a mezzanine level of c. 1,514 sq.m (including ancillary offices, storage, and staff amenities) with backlit signage extending to 22.5 sqm on the eastern elevation; • Vehicular access to the site will be via roundabout 3 at the Local Distributor Road 6 and the existing and permitted estate roads at Boyne Village Business Park estate roads; • Parking and loading facilities including: 107 staff car parking spaces (102 standard, 5 accessible) with 1 set-down space, 30 bicycle parking spaces, 19 truck parking spaces and 20 van parking spaces, 10 truck loading bays and 12 van loading bays; • Ancillary structures and services including single storey ESB substation (c. 22 sq.m), sprinkler system pump room (c. 40 sq.m), sprinkler	site at Boyne Village Business Park, Athlumney, within the townlands of Ferganstown, Ballymacon, and Athlumney,, Navan, Co. Meath	Further Information Requested 22/04/2026	Unlikely. The Natura Impact Statement submitted as part of this development concluded that are no likely significant effects on European sites; there are no likely significant, cumulative effects on European sites, provided mitigation measures are adhered to.

	attenuation tank, external water tank, external CO2 tanks and gas skid; • Site boundary works, landscaping, roads and drainage infrastructure (including foul and surface water drainage and attenuation measures and extension of estate road) as well asall other ancillary and associated development works. A Natura Impact Statement will be submitted to the planning authority with the application. Significant further information/revised plans submitted on this application			
2460799	Amendments to previously granted permission by An Bord Pleanala ABP-312746-22 (Meath County Council reference 211046) for development within the townlands of Ferganstown, Ballymacon & Athlumney, Navan, Co. Meath. The alterations will consist of the following: • Adjustments to the ground floor levels and corresponding building heights as follows to generally reduce the massing of the building heights relative to the main road levels outside the side: o Apartment building levels reduced by -700mm o Duplex Block 1 levels reduced by -400mm o Duplex Block 2, terrace ridges aligned and levels reduced by between -300mm to -1100mm o Duplex Block 3, terrace ridges aligned and levels reduced by up to -800mm o Housing Block 4 increased levels by +300mm o Housing Block 5 levels reduced by -50mm o Housing blocks 6 and 7 levels increased by 90mm and 160mm respectively. o Housing block 8 levels reduced by 150mm o Housing block 10 levels increased by 150mm o Housing blocks 12-15 ridges aligned and levels reduced by between -150mm to -1000mm o Housing blocks16 terrace ridges aligned and levels reduced by between -50mm to -1250mm • External communal bin store for duplex block 2 and 3 omitted • Individual apartment bin stores for duplex blocks 1, 2 and 3 added • Minor elevational changes to duplex blocks 1, 2 and 3: o First flight of entrance stair to corner apartment in block 1 changed from an internal stair to an external stair o Juliet balconies omitted on front elevations o Step in	With the townlands of Ferganstown and Ballymacon, and Athlumney, Navan, Co Meath	Permission granted (Conditional) 18/11/2024	Unlikely. The development comprises amendments to a previously granted development. The amendments will see adjustments to ground floor levels and building heights. There are no likely significant, cumulative effects on European sites.

	façade and break in eaves removed on rear elevations o General updates to window fenestration • 16 Additional car parking spaces to accommodate the provision of EV Charging Points			
2461138	for amendments to previously granted permission by An Bord Pleanala ABP-312746-22 (Meath County Council reference 211046) for development within the townlands of Ferganstown, Ballymacon & Athlumney, Navan, Co. Meath. Significant further information/revised plans submitted on this application The alterations will consist of the following: o Internal bicycle and bin store at ground floor of apartment block relocated externally within separate enclosures. o Existing space at ground floor for bicycle and bin store replaced with 1no. 1 bed apartment and plant room. o Alterations to façade to accommodate amendment from bin and bicycle store to apartment and plant room. o Alterations to select windows on south elevation for compliance with TGD Part B. o General updates to window fenestration.	With the townlands of Ferganstown and Ballymacon, and Athlumney, Navan, Co Meath	Permission granted (Conditional) 20/06/2025	Unlikely. The development comprises amendments to a previously granted development. The amendments will see relocation of ground floor storage spaces, exterior façade and windows. There are no likely significant, cumulative effects on European sites.

5 Mitigation Measures

Section 4.2 of this report outlines the potential effects arising as a result of the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response.

In order to reduce the likelihood and significance of potential effects upon the Natura 2000 sites identified, a series of mitigation measures is proposed to be implemented during development.

5.1 General Mitigation Measures

- The work areas must be kept to the minimum area required to carry out the proposed works, and the area should be clearly demarcated and cordoned off in advance of work commencement.
- Prior to the commencement of developments on site, the site engineer and the contractors should be made aware of the ecological sensitivity of the site and its surrounding habitats. They should also be notified of the proximity and connectivity of the site to Natura 2000 sites via the Ferganstown and Ballymacon stream. They must be made familiar with the mitigation measures outlined in this NIS, and if possible, a statement signed by them acknowledging these mitigation measures should be presented to the Local Authority along with the Notice of Commencement.
- It is vital that there is no deterioration in water quality in the screened in Natura 2000 sites. This will protect both habitats and species that are sensitive to pollution within the designated sites. Strict controls of erosion, sediment generation and other pollutants associated with the construction process should be implemented, including the provision of attenuation measures, silt traps or geotextile curtains to reduce and intercept sediment release into the local watercourse. Guidelines in the following best practice documents should be adhered to:

    - Construction Industry Research and Information Association (CIRIA) (2005) *Environmental Good Practice on Site (C692)*
    - Construction Industry Research and Information Association (2001) *Control of Water Pollution from Construction Sites, Guidance for Consultants and Contractors (C532)*
    - Construction Industry Research and Information Association (2000) *Environmental Handbook for Building and Civil Engineering Projects (C512)*
    - Environmental Protection Agency (2015) *List of Waste and Determining if Waste is Hazardous or Non-Hazardous*
    - Environment Agency *et al*. (2015) Guidance on the Classification and Assessment of Waste, Technical Guidance WM3

5.2 Site Preparation and Construction

5.2.1 Protection of Surface and Groundwater

The main pollutants with the potential to impact water receptors are silt, fuel/oil, concrete and chemicals. The steps outlined below aim to eliminate contamination of the site's surface water runoff. The measures are advised with reference to the Inland Fisheries Board recommendations for the protection of adjacent water courses during the construction phase. They are also intended to contain groundwater contamination.

- Harmful materials such as fuels, oils, greases, paints and hydraulic fluids must be stored in bunded compounds well away from storm water drains and gullies. Refuelling of machinery should be carried out using drip trays.
- Only appropriately trained site operatives permitted to refuel plant and machinery onsite.
- Regular inspections to be carried out on plant and machinery for leaks and general condition.
- All manholes and gullies will be covered with silt fencing material and sandbags to limit silt and chemical run-off into surface water.
- Runoff from machine service and concrete/grout mixing areas must not enter storm water drains, ditches leading off-site, and the Ferganstown and Ballymacon stream.
- Spill kits shall be available on site.
- No direct discharges to be made to waters where there is potential for cement/ residues/ oils/ chemicals in discharges.
- Stockpile areas for sands and gravel should be kept to a minimum size, well away from storm water drains, ditches leading off-site, and the Ferganstown and Ballymacon stream.
- Open excavations to be backfilled immediately following installation of services, etc.
- Earthworks and the movement of plants on soil surfaces will be avoided during periods of extensive rainfall to limit silt-laden runoff and damage to soil structure.
- Pre-cast concrete should be used wherever possible. When this is not possible, any works using cast-in-place (poured) concrete must be done in the dry and effectively isolated from any flowing water or drains for a sufficient period to ensure no leachate from the concrete.
- Where concrete is being poured on site, the following concrete / aggregate management measures should include:
    - Best practice in bulk-liquid concrete management must be employed on site, addressing pouring and handling, secure shuttering, adequate curing times etc.
    - Where concrete shuttering is used, measures should be put in place to prevent shutter failure and control storage, handling and disposal of shutter oils.
    - Ready mix concrete wagons and mixers should be washed off site to minimise emissions into any local watercourses.
    - Activities which result in the creation of cement dust should be controlled by dampening down the areas.
    - Raw and uncured waste concrete should be disposed of by removal from the site or by burial on the site in a location and manner which will not impact upon the local watercourses.
    - Scheduling cement pours for dry days.
- Silt fencing should be established along the western site boundary between the works area and the Ferganstown and Ballymacon stream. Silt fencing will be positioned to allow an appropriate working area and installed as per the manufacturer's guidelines. Condition of the fencing will be regularly inspected by the Environmental Manager and the fencing should be retained until all ground disturbance and silt-generating activities have ceased. The proposed location of silt fencing is provided in **Appendix A**.
- All material and earth removed should be stockpiled within a bunded area or within a geotextile barrier until required for use.
- Covers are to be provided over soil stockpiles when high wind and inclement weather are encountered, if required.
- No instream works are to take place without prior consultation with the Local Authority (Meath County Council), Inland Fisheries Ireland (IFI), National Parks and Wildlife Service (NPWS), Office of Public Works (OPW), and Uisce Éireann (UÉ).

5.2.2 Disturbance and Displacement Effects

The primary sources of disturbance during the construction will result from emissions of noise, dust and vibrations from the subject site. Thus, mitigation measures to prevent excessive emissions are proposed in line with best practice and are listed as follows:

Noise and Vibration

The Contractor will aim to restrict noise levels to the following levels:

- Daytime (7:00 to 19:00 hrs) – 65dB
- Evening (19:00 to 23:00 hrs) – 50dB
- Night-time (23:00 to 07:00 hrs) – 45dB (measured from nearest noise sensitive location).

To minimise noise from construction operations, no heavy construction equipment/ machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 07:00 or after 19:00, Monday to Friday, and before 08:00 or after 14:00 on Saturdays. No activities shall take place in site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 19:00 and 07:00am.

The proposed development will be obliged to comply with BS 5228 "*Noise Control on Construction and open sites Part 1*". The contractor shall implement the following measures to eliminate or reduce noise levels where possible:

- Material and plant loading and unloading shall only take place during normal working hours.
- Ensure that each item of plant and equipment complies with the noise limits quoted in the relevant European Commission Directive 2000/14/EC.
- Fit all plant and equipment with appropriate mufflers or silencers of the type recommended by the manufacturer.
- Use all plant and equipment only for the tasks for which it has been designed.
- Locate movable plant away from noise sensitive receptors.
- Avoid use of diesel- or petrol-powered generators and use mains electricity or battery-powered equipment where practicable.
- Ensure written confirmation is received from Meath County Council Planning Department when applying for extensions to normal working hours. No out of hours work to be undertaken unless written permission to do so has been granted.
- In the event that excessive noise levels are deemed necessary, Meath County Council and local residents must be suitably notified in advance of said works.

Dust and Air Quality

- Soil will not be exposed until a replacement capping layer is almost ready to be placed. This is to ensure that soil is left exposed for the minimum amount of time possible.
- Throughout working hours, dust control procedures will be assessed as appropriate, subject to the prevailing meteorological conditions.
- Material stockpiles will be strategically placed to reduce wind exposure. Materials will be ordered on an ''as needed'' basis to reduce excessive storage.
- The contractor will spray water on the surface of all roads in the vicinity of the site if required in order to minimise dust generation from the construction activities.
- Appropriate dust suppression will be employed to prevent fugitive emissions affecting those

occupying neighbouring properties or pathways.
- Covers or dampening of soil and material stockpiles when high wind and dry weather are encountered, if required.
- All consignments containing material with the potential to cause air pollution being transported by skips, lorries, trucks or tippers shall be covered during transit on and off-site.
- No materials shall be burned on-site.

5.2.3 Habitat Loss and Fragmentation

The proposed development will not result in the direct land-take or degradation of habitats associated with the Natura 2000 sites. Indirect effects on aquatic habitats associated with the Natura 2000 sites could arise as a result of surface water emissions from the site, particularly in the event of heavy rainfall. Mitigation measures for the prevention of these indirect effects are provided in **Section 5.2.1** above.

5.2.4 Habitat Degradation Resulting from the Spread of Invasive Species

- Vehicles will be required to undergo inspection prior to entry to site to ensure they are free from invasive species. Vehicles will be washed down prior to entry to site, as required.
- Any soil imported to site shall be confirmed free of invasive species prior to utilisation on site.
- Resilient and highly propagative invasive species such as Japanese Knotweed (*Reynoutria japonica*) have the potential to easily establish on site or traverse downstream via emission of rhizomes to the Ferganstown and Ballymacon stream or underlying aquifer. It is important that equipment if free of rhizomes before entering the site.
- Should invasive species be encountered on site, the area should be clearly demarcated, and an Invasive Species Management Plan shall be prepared outlining methods to limit further spread on site and prevent translocation of invasive species beyond the site.

5.3 Operation

5.3.1 Protection of Surface and Groundwater

It is not considered likely that significant effects on surface/groundwater quality will occur during operation. Significant effects on the Natura 2000 sites are not considered likely during the operational phase.

5.3.2 Disturbance and Displacement Effects

Measures to prevent excessive noise and light emissions emanating from the site during operation should be considered and are listed as follows:

- Restrict noisy activities (e.g. maintenance, landscape maintenance) to daytime hours (e.g., 8:00–18:00) to avoid disturbance to nocturnal or crepuscular species.
- Where feasible, all external lighting should be directed downwards and fully cut off to eliminate upward and horizontal light spill.
- Warm-colour temperature (e.g., <3000K) LED lighting, which is less disruptive to nocturnal wildlife is recommended.
- Where feasible and safe to do so, install motion-activated lights and timers in communal or external areas to ensure lights are only on when necessary.

- Maintain unlit or low-light corridors on site to support wildlife movement and reduce skyglow.
- Plant hedgerows or trees between light sources and near site boundaries to further screen light emissions.

5.3.3 Habitat Loss and Fragmentation

No habitat loss or fragmentation of the Natura 2000 sites is expected as a result of the operational phase of the development. No specific mitigation measures for this aspect are proposed.

5.3.4 Habitat Degradation Resulting from the Spread of Invasive Species

No specific measures for the control of invasive species during the operational phase are proposed, provided the construction phase does not result in the translocation of invasive species to the site. Biosecurity protocols will continue throughout the operational phase. Any future soil importation or site works must confirm materials and machinery are free of invasive plant propagules.

6 Conclusion

This NIS has been undertaken to evaluate the potential impacts of the proposed development as updated as part of the Further Information response and with the detail provided in the appeal response, with regard to the effects upon the conservation objectives and qualifying interests (including the habitats and species) of the River Boyne and River Blackwater SAC and River Boyne and River Blackwater SPA. It is considered that, following mitigation, the proposed project does not have the potential to significantly affect the conservation objectives of the aforementioned Natura 2000 sites, and will not adversely affect the integrity of the sites.

The qualifying interests of the sites and their potential to be affected by the potential development were listed in **Section 4**. It is considered that these potential impacts can be successfully mitigated. With the implementation of the mitigation measures, there will be no deterioration in water quality or impacts upon any designated habitat or any species dependent on the designated habitats. The attributes and targets which have been set out in order to maintain or restore the favourable conservation condition of these interests in the Natura 2000 sites will not be adversely affected.

Table 6.1 overleaf follows the integrity of the SAC / SPA checklist, which shows that the integrity of the site would not be affected by the proposed development when considering the application of the mitigation measures outlined in **Section 5,** as well as the adherence to good housekeeping and best practice construction and environmental management procedures. The proposed development, as updated as part of the Further Information response and with the detail provided in the appeal response, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Site in view of its conservation objectives. This conclusion is based on a complete assessment of all aspects of the proposed project and there is no reasonable scientific doubt as to the absence of adverse effects.

Table 6.1: Integrity of the SAC / SPA Checklist (From NPWS, Information Checklist for AA, Box 6, EC (2002)	
Conservation Objective: Does the project have the potential to:	**Yes / No**
Cause delays in progress towards achieving the conservation objectives of the site?	No
Interrupt progress towards achieving the conservation objectives of the site?	No
Disrupt those factors that help to maintain the favourable conditions of the site?	No
Interfere with the balance, distribution and density of key species that are the indicators of the favourable condition of the site?	No
Other Objectives: does the project have the potential to:	
Cause changes to the vital defining aspects (e.g. nutrient balance) that determine how the site functions as a habitat or ecosystem?	No
Change the dynamics of the relationships (between, for example, soil and water or plants and animals) that define the structure and/or function of the site?	No
Interfere with predicted or expected natural changes to the site (such as water dynamics or chemical composition)?	No
Reduce the area of key habitats?	No
Reduce the population of key species?	No
Change the balance between key species?	No
Reduce diversity of the site?	No
Result in disturbance that could affect population size or density or the balance between key species?	No
Result in fragmentation?	No
Result in loss or reduction of key features (e.g. tree cover, tidal exposure, annual flooding, etc.)	No



Olivia Hamilton, BSc (Hons), MSc
Ecological Consultant

Appendix A: Proposed Silt Fencing Location



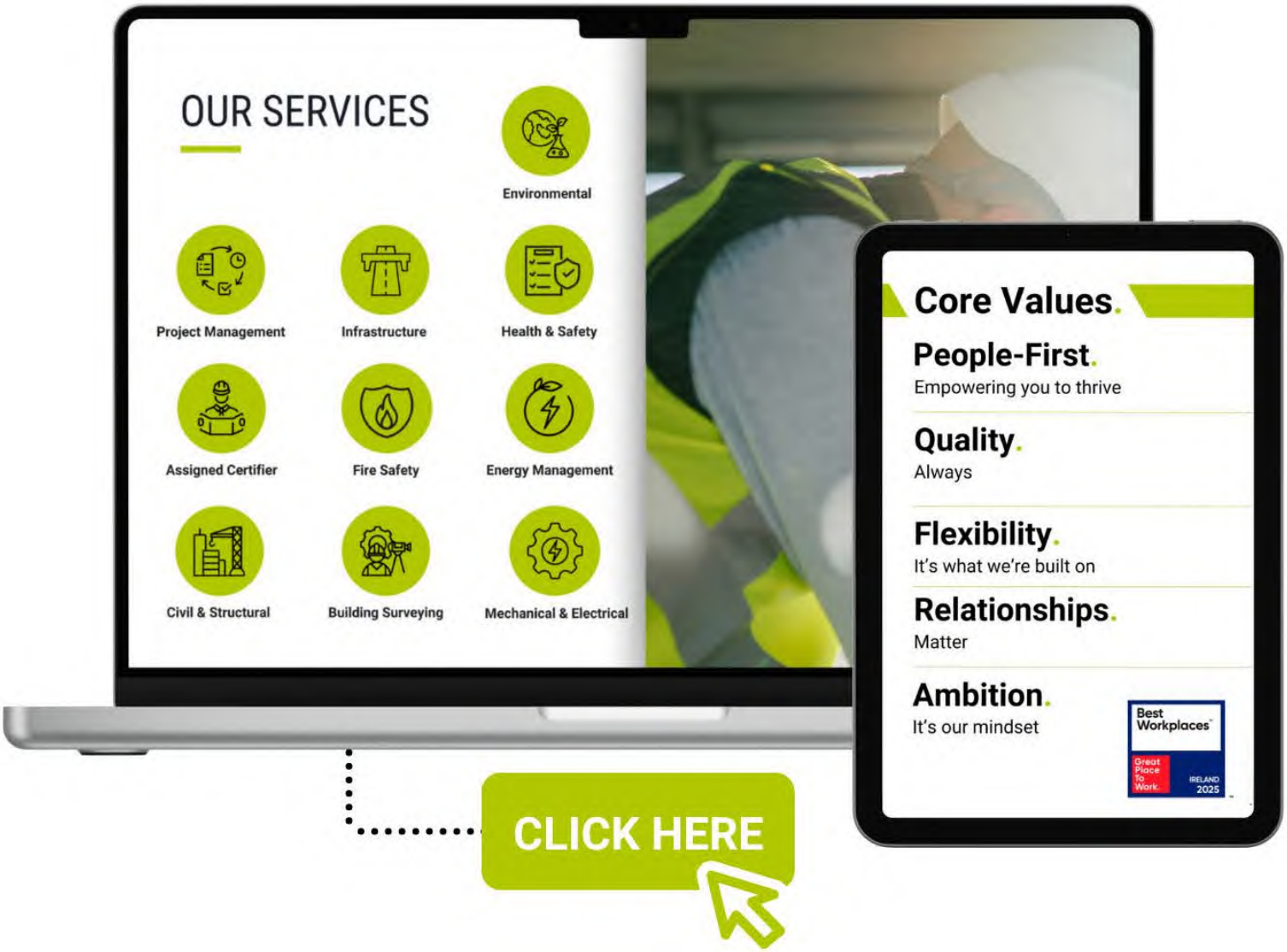
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APPENDIX F: ORS WATER FRAMEWORK DIRECTIVE REPORT

2026

Response to An Coimisiún Pleanála, ACP Ref: PL-501989-MH-26 Boyne Village, Phase 1d, Athlumney, Navan, Co. Meath

Water Framework Directive Assessment

ORS

ENGINEERS IRELAND CORPORATE PARTNER 2025

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Water Framework Directive Assessment Report
Response to An Coimisiún Pleanála,
ACP Ref: PL-501989-MH-26
Boyne Village, Phase 1d, Athlumney, Navan, Co. Meath

Document Control Sheet

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1 Introduction

1.1 Purpose of Assessment

This Water Framework Directive (WFD) Assessment has been prepared by ORS Building Consultants (ORS) on behalf of Fitzwilliam Properties Limited in response to the third-party appeal lodged to An Coimisiún Pleanála (***ACP Ref: PL-501989-MH-26***) against the grant of planning permission for the proposed residential development at Boyne Village Phase 1D, Athlumney/Ferganstown, Navan, Co. Meath.

The purpose of this assessment is to evaluate the proposed development in the context of the requirements of the Water Framework Directive (2000/60/EC), with particular regard to the potential for deterioration in the status of any receiving waterbody and the potential to compromise the achievement of established environmental objectives. The assessment considers the receiving aquatic environment, the proposed surface water, foul water and potable water infrastructure, the identified hydrological pathways, and the mitigation measures incorporated into the development design.

In particular, the assessment addresses the matters raised in the appeal concerning the proposed drainage strategy and associated water environment impacts. It evaluates the potential effects of the development, both alone and in combination with other plans and projects and demonstrates that the proposed development will not result in deterioration of waterbody status and will not prevent the achievement of the environmental objectives established for relevant WFD waterbodies.

This assessment draws upon, and should be read in conjunction with, the Natura Impact Statement (***Document Ref: 252656-ORS-XX-XX-RP-EN-13d-002***), the appeal response prepared by JBA in relation to the flood risk grounds of appeal (***Document Ref.: RFC-JBAI-00-00-RP-HO-0002-S3-P01-Appeal_Athlumney_Phase1D***), the final drainage strategy proposals, and the associated Sustainable Drainage Systems (SuDS) design (***Hendrick Ryan Consulting Engineers Drawings No. 2654-400 to 450***). The information contained within these documents has been reviewed and assessed against the requirements of the WFD to determine whether the proposed development complies with the Directive's objectives and associated environmental protection obligations.

1.2 Proposed Development

The proposed development comprises the construction of 83 no. residential dwellings on a site of *ca.* 6.14 hectares within the townlands of Ferganstown and Ballymacon and Athlumney, Navan, Co. Meath. The development includes 22 no. three-bedroom semi-detached houses, 21 no. three-bedroom terraced houses, 20 no. three-bedroom three-storey terraced houses, 6 no. two-bedroom semi-detached houses and 14 no. two-bedroom terraced houses.

Access to the development is provided through an extension of the permitted internal road network associated with the adjoining Boyne Village Phase 1B development to the east. The proposal includes vehicular, pedestrian and cyclist infrastructure comprising internal roads, shared surface streets, footpaths, pedestrian crossings and permeability connections to adjoining lands.

The development incorporates *ca.* 0.2 hectares of public open space including a pocket park

and outdoor play facilities, together with *ca.* 4 hectares of public open space to the north and west of the residential area comprising an all-purpose sports pitch, kickabout area, informal play areas, meadow walk and native woodland planting.

Ancillary development includes 166 resident car parking spaces, site landscaping, boundary treatments, public lighting, surface water attenuation measures, connection to the public water supply network, connection to the public foul drainage network, and all associated infrastructure and site development works required to facilitate the development.

From a WFD perspective, the key elements of the proposed development comprise the construction-phase and operational-phase surface water drainage infrastructure, SuDS, foul water drainage connections, potable water supply connections, and associated flood risk mitigation measures.

1.3 Report Structure

This report is structured as follows:

- Section 2 sets out the legislative and policy context;
- Section 3 describes the assessment methodology;
- Section 4 describes the water-relevant elements of the Proposed Development;
- Section 5 presents the baseline water environment;
- Section 6 presents the Stage 1 screening assessment;
- Section 7 presents the Stage 2 detailed assessment for those pathways not screened out;
- Section 8 summarises mitigation; and
- Section 9 presents the overall conclusion and statement of compliance with the WFD's environmental objectives.

1.4 Authorship

This assessment has been prepared by Bianca Severgnini, B.Eng. (Hons) in Environmental Engineer with the University of Caxias do Sul, Brazil, Environmental Consultant (*ca.* 5 years' experience). Bianca has 4 years' experience in hydrogeology, sustainable resource management, and environmental impact assessments. Her skill set includes Geographic Information Systems (GIS), data modelling, and technical reporting.

This assessment has been reviewed by Oisín Doherty, BSc (Geography with Environmental Science), MSc (Environmental Management), CEnv, MIEnvSc, Chartered Environmentalist. Consultant (*ca.* 16 years' experience).

2 Legislative and Policy Context

2.1 The Water Framework Directive (2000/60/EC)

Directive 2000/60/EC establishing a framework for Community action in the field of water policy (the WFD) requires Member States to achieve at least good status (or good ecological potential, for heavily modified/artificial water bodies) in all surface waters and good status in all groundwater bodies, and to prevent deterioration in the status of all water bodies. Status is classified as High, Good, Moderate, Poor or Bad, assessed against biological, chemical, physico-chemical and morphological quality elements. River Basin Management Plans (RBMPs) and their associated Programmes of Measures are the principal mechanisms for delivering these objectives.

2.2 Irish Transposing Legislation

The WFD's environmental objectives are transposed into Irish law principally through:

- the European Communities (Water Policy) Regulations 2003 (S.I. No. 722/2003), which established the overarching framework and river basin districts;
- the European Union Environmental Objectives (Surface Waters) Regulations 2009 (S.I. No. 272/2009), as amended (including S.I. No. 386/2015 and subsequent amendments), which set the no-deterioration and status-improvement objectives for surface waters and the framework for authorising activities that may affect them;
- the European Communities Environmental Objectives (Groundwater) Regulations 2010 (S.I. No. 9/2010), as amended (including S.I. No. 366/2016), which set equivalent objectives for groundwater;
- the European Union (Surface Waters) Regulations 2009, as amended by S.I. No. 77/2019, which set environmental quality standards (EQS) for specific pollutants; and
- the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (S.I. No. 113/2022), relevant to the off-site land-spreading of the biobased fertiliser produced by the facility.

2.3 WFD Objectives

The Water Framework Directive (WFD) has two principal objectives:

- To ensure that all water bodies achieve at least Good Status by 2027. For surface waters, this requires both Good Ecological Status (or Potential) and Good Chemical Status.
- To prevent the deterioration of any water body, including any of the individual quality elements that contribute to its overall status.

The condition, or baseline status, of Ireland's water bodies is assessed and reported through the ***River Basin Management Plan (RBMP)*** process, which operates on six-year planning cycles. The current framework is set out in ***Water Action Plan 2024: A River Basin Management Plan for Ireland (2022-2027)***, published in September 2024. This plan identifies the measures required to improve water quality, prioritises areas for action, and incorporates consideration of climate change impacts, including drought and water scarcity, into water resource management.

For the purposes of this assessment, the key WFD tests are whether the proposed

development would:

1. Cause a deterioration in the status of any water body; or
2. Prevent the relevant water body from achieving its WFD environmental objectives.

2.4 WFD Status Classification

The WFD classifies water bodies based on Ecological Status and Chemical Status, which are combined to determine Overall Status.

- Ecological Status is a comprehensive assessment, classified as High, Good, Moderate, Poor, or Bad. It integrates biological quality elements (e.g., fish, invertebrates), supporting physico-chemical conditions (e.g., dissolved oxygen, nutrients), specific pollutants, and, for High Status, hydromorphological conditions. The 'one-out, all-out' principle applies.
- Chemical Status is a binary classification of 'Good' or 'Fail', based on compliance with Environmental Quality Standards for priority substances.
- Overall Status is determined by the poorer of the Ecological or Chemical Status classifications.
- The objective for all water bodies is to achieve at least 'Good' Overall Status.

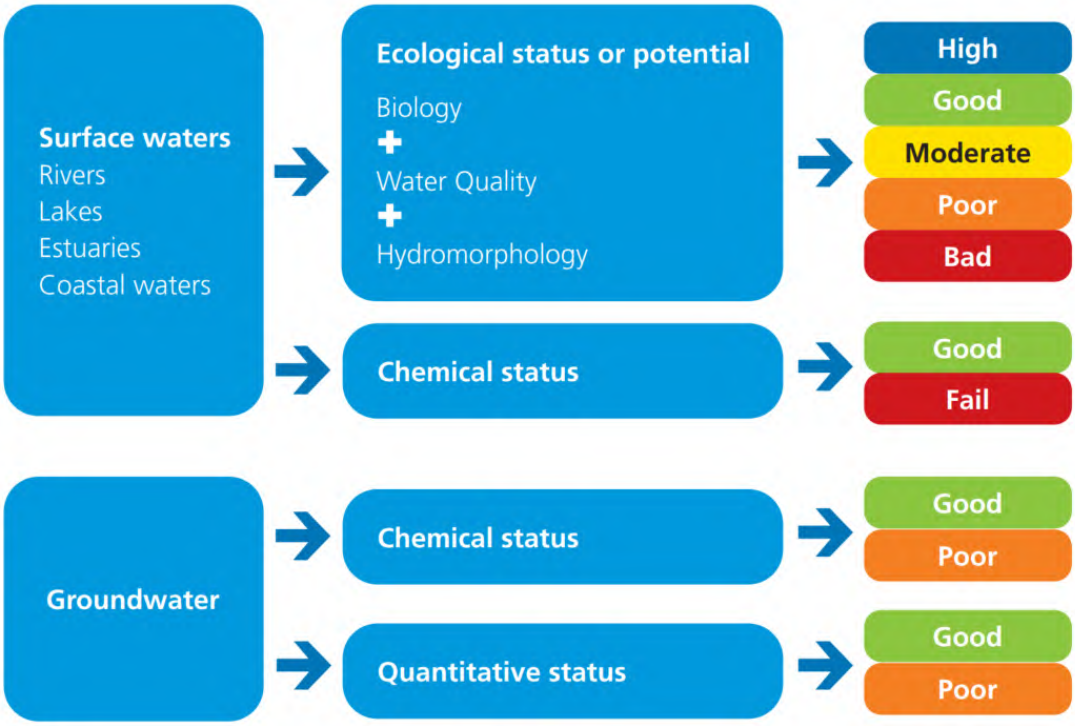


Figure 2.1: Quality elements for the classification (Directive 2000/60/EC of The European Parliament and of The Council of 23 October 2000)

2.5 Meath County Development Plan 2021–2027

The Meath County Development Plan (MCDP) 2021–2027 sets out water quality objectives at Chapter 6 - Infrastructure Strategy, requiring protection of water quality in accordance with the WFD, support for the RBMP, retention of riparian buffer zones, and the use of sustainable drainage systems (SuDS) incorporating nature-based solutions. The Proposed Development's surface water drainage strategy has been designed with reference to these objectives (see **Section 4.1**).

3 Assessment Methodology and Process

As no specific national technical guidance for WFD Assessment is published, this assessment follows the relevant UK guidance (*Nationally significant infrastructure projects: advice on the Water Framework Directive* [2024]) the aligns with the WFD and Irish regulations. The stages are as follows:

Stage 1 WFD screening: to identify the WFD waterbodies that may be hydrologically connected to the proposed development and determines whether any aspect of the project has the potential to affect their status or objectives. This is undertaken through a review of the site location, drainage proposals, flood risk information, surface water and foul water infrastructure, and the receiving aquatic environment. The relevant WFD waterbodies are identified and mapped, and the potential pathways linking the development to those waterbodies are established.

The screening then considers whether the construction or operation of the development could result in impacts on any identified waterbody. Where no pathway for impact exists, these are screened out with justification. Any impact pathway with the potential to affect a WFD waterbody is taken forward for detailed assessment against the WFD objectives of preventing deterioration in waterbody status and achieving environmental objectives.

Stage 2 WFD scoping: to identify the specific receptors, water quality elements and potential impact pathways that require detailed assessment, having regard to the characteristics of the proposed development and the receiving water environment.

Stage 3 WFD impact assessment: Where potential impact pathways are identified during screening and scoping, a detailed impact assessment is undertaken to evaluate the potential effects of the proposed development on relevant WFD waterbodies. The assessment is undertaken in the context of the current River Basin Management Plan and considers the baseline condition, status, objectives and existing pressures affecting the identified waterbodies.

The assessment evaluates the potential impacts associated with the construction and operation of the proposed development. The significance of potential impacts is assessed, taking account of the proposed mitigation measures, to determine whether the development could result in deterioration of waterbody status or compromise the achievement of WFD environmental objectives. Where relevant, any additional mitigation measures, beneficial effects, or contributions towards waterbody objectives are identified and considered in the overall conclusion of WFD compliance.

If the water bodies might deteriorate, and it’s not possible to mitigate the impacts, the project would need to be assessed in the context of Article 4.7. Actions sought to avoid deterioration of the water body or bodies must be provided.

4 Proposed Development

The proposed development will consist of:

i. The construction of 83 no. residential dwellings comprising 22 no. 3-bedroom, 2-storey semi-detached houses, 21 no. 3-bedroom, 2-storey terraced houses, 20 no. 3-bedroom, 3-storey terraced houses, 6 no. 2-bedroom, 2-storey semi-detached houses and 14 no. 2-bedroom, 2-storey terraced houses;

ii. Vehicular and pedestrian access via an extension of the existing internal road network from the permitted Boyne Village Phase 1B development to the east (approved under MCC Ref. 24/60415 and ACP Ref. 322341-25) including pedestrian crossings, footpaths and shared pedestrian/cycle routes along with minor amendments to provide connections, tie ins and for permeability to integrate with the interface of the permitted Phase 1B development;

iii. Provision of c.0.2 hectares of Public Open Space including a Pocket Park and outdoor play provision, hard and soft landscaping (including public lighting & boundary treatment) along with the provision of c.4 hectares of Public Open Space to the north and west of the proposed residential development to provide for an All-Purpose Sports Pitch, a kickabout area, informal play area, meadow walk and native woodland areas;

iv. Provision of 166 no. surface resident car parking spaces, internal road and shared surface networks;

v. Surface water attenuation measures, connection to water supply, provision of foul drainage, landscaping and boundary treatment, infrastructural works and all associated site development works necessary to facilitate the development.

The site layout is provided in **Figure 4.1** overleaf.



Figure 4.1: Site Proposed Layout (Adapted from Reddy Architectures, 2026)

4.1 Surface Water Drainage Strategy

The surface water drainage strategy for the proposed development is shown on Hendrick Ryan Consulting Engineers Drawing No. 2654-400 (Storm Drainage Layout, Rev P4), Drawing No. 1654-410 (Proposed SuDS Measures, Rev P4), Drawing No. 2654-411 (Attenuation Zones, Rev P5) and Drawing No. 2654-414 (Attenuation Pond Details, Rev P2). The site is divided into four attenuation zones. Zones 1 to 3 are served by proprietary StormTech underground attenuation systems, each with a Hydro-Brake flow control device, and Zone 4 is served by a detention basin and permanent attenuation pond in the western part of the site. Permeable paving is provided within all private parking areas and external terraces, while soft landscaping occupies most of the site to support infiltration as a source-control measure (Drawing No. 2654-410, Proposed SuDS Measures, Rev P4), and rainwater harvesting forms an additional SuDS component.

Each zone has been designed for a critical storm event of the 1-in-100-year return period plus a 20% allowance for climate change (180-minute duration), with the storage provided exceeding the storage required in each case: Zone 1 (3,332 m² drained area) provides 126.7 m³ against 121.6 m³ required, discharging at 2.5 l/s; Zone 2 (2,825 m²) provides 95.6 m³ against 89.2 m³ required, discharging at 2.2 l/s; Zone 3 (1,905 m²) provides 51.6 m³ against 45.7 m³ required, discharging at 1.5 l/s; and Zone 4 (3,070 m²) provides 500 m³ against 354 m³ required within the detention basin. Zones 1 to 3 discharge through their respective flow controls into the Zone 4 detention basin and pond, which provides the final control on the single

site outfall. The total discharge from the site is accordingly restricted to 7.4 l/s, as stated on Drawing No. 2654-411, Rev P5.

The restricted discharge rate compares with an estimated greenfield run-off rate for the site of 12.3 l/s, calculated using SOIL Index 4 as advised by the geotechnical specialist (Ground Investigations Ireland). The drainage system has in fact been designed to a greenfield run-off rate of 9.9 l/s, some 20% below the applicable greenfield rate, and the resulting controlled site discharge of 7.4 l/s is therefore substantially below the existing greenfield run-off from the site. The design has been prepared in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2 for New Developments, the Greater Dublin Regional Code of Practice for Drainage Works Volume 6, and the SuDS Manual.

The drainage design incorporates a treatment train ahead of the point of discharge, which is of direct relevance to the water quality assessment at **Section 7**. Silt trap manholes are to be provided upstream of all attenuation zones; a petrol interceptor is provided on the surface water network upstream of the attenuation pond; and flows then pass through a forebay, a permanent pond, a permeable berm and the detention basin before reaching the outfall. A non-return valve is to be fitted to the outfall manhole. The permanent pond has a base level of 42.80 mOD and a permanent water level of approximately 43.50 mOD, with the detention basin above it having a base level of 43.30 mOD and a top level of 44.05 mOD, a 2.5 m safety bench and 200 mm of freeboard above the 1-in-100-year design water level.

Infiltration-based SuDS (soakaways) have been excluded from the design on the basis of the site-specific BRE Digest 365 testing described at **Section 5.3**: six soakaway tests were undertaken and in each case the water level dropped too slowly to permit calculation of a soil infiltration value ('f'). Surface water is therefore managed within engineered attenuation storage prior to controlled discharge to surface water.

4.2 Compensatory Flood Storage

The site-specific Flood Risk Assessment prepared by JBA Consulting identified 145 m³ of floodplain displacement during the 0.1% AEP (1-in-1,000-year) flood event. Compensatory storage of 167 m³ is proposed within the western open space area of the development, exceeding the volume displaced.

The compensatory storage feature has a base level of 43.56 mOD against an existing average ground level of approximately 43.86 mOD, requiring a shallow excavation of approximately 300 mm over an area of 638 m². During the 0.1% AEP event the area is predicted to inundate to 43.80 mOD, giving a maximum storage depth of 0.24 m and a storage volume of approximately 167 m³ against the 145 m³ displaced (as per HRA drawing). The storage has been incorporated directly within the JBA hydraulic model, the outputs of which confirm no increase in water levels elsewhere within the modelled area (see **Section 5.5**).

An assessment of Site Hydrogeological Conditions (***Document Ref.: 252656-ORS-XX-XX-CO-EN-1e-003***) concludes, on the basis of the site investigation data, that no significant groundwater is expected to be encountered during construction of the compensatory storage area or attenuation pond, and recommends that the base level of the feature should not extend below 43.56 mOD so that the storage void remains available in practice.

4.3 Foul Water Drainage

Uisce Éireann have commenced construction of a new wastewater pump station and associated drainage on adjoining lands owned by Albert Developments. The location of the proposed municipal WWPS, which will facilitate existing and future developments in the east of Navan, is identified on Figure 4-3 of the Engineering Services Report prepare by Hendrick Ryan Consulting Engineers (HRA). These works include the construction of a 750Φ gravity sewer from the LDR 6 and new rising mains to the treatment plant at Farganstown. It is intended that the municipal WWPS will be fully operational in 2027/2028 allowing the temporary pump station to be de-commissioned.

The wastewater drainage system for the proposed development is shown on Hendrick Ryan Drawing No. 2654-500. In the short term, the wastewater will discharge to the temporary WWPS and be pumped along an existing rising main to the LDR6. It will then discharge to an existing public gravity sewer which flows to the municipal Wastewater Treatment Plant (WWTP). The municipal pumping station is planned to be completed in 2028. At that stage the temporary pumping station will be decommissioned and removed.

The change-over from the temporary pumping station to the permanent station will be done by diverting the flow at the inlet manhole to the temporary pump station into a new pipe which flows to the municipal pump station.

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry which has confirmed feasibility for wastewater connection subjected to the upgrades mentioned above.

Foul drainage discharge from the construction compound will be tankered off site to a licensed facility until a connection to the public foul drainage network has been established.

4.4 Water Supply

Permission was previously granted for the installation of a new 150Φ watermain from the LDR6 to the boundary of the site subject to this planning application (MCC Ref. 24/60415, ACP Ref. 322341-25).

It is intended that a new connection will be made to this watermain to provide potable water to the proposed development.

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry which has confirmed connection is feasible without infrastructure upgrade.

4.5 Landscape and Green Infrastructure

From a WFD perspective this green infrastructure is relevant in three respects. First, it maintains a substantial undeveloped buffer between the built development and the Ferganstown and Ballymacon Stream along the western site boundary: a 10 m riparian strip is to be provided either side of the watercourse, as confirmed in the applicant's Further Information response of 27 May 2026 and as previously agreed with Meath County Council, consistent with Objective INF OBJ 38 of the Meath County Development Plan. Second, it accommodates the compensatory flood storage area and the Zone 4 attenuation pond and detention basin within a vegetated setting, providing both hydrological attenuation and

vegetative treatment ahead of discharge. Third, the retention of permeable, vegetated surfaces across a substantial proportion of the site limits the net increase in impermeable area, and therefore the net increase in runoff generation.

5 Baseline Water Environment

For this WFD assessment, all water bodies located within, intersecting, or hydrologically connected to the subject development site have been identified. These constitute the relevant water bodies for the subsequent stages of the WFD compliance assessment and are collectively defined as the "WFD assessment study area" (hereafter "WFD Study Area").

Under the WFD framework, surface waters, all rivers, lakes, coastal interbasins, estuaries, and coastal waters – those waters within one nautical mile from the coastline - are categorised into management units termed "water bodies." The condition of each surface water body is reported to the European Commission via its ecological and chemical status, while groundwater bodies are assessed against quantitative and chemical status.

5.1 WFD Management Units

The Water Action Plan 2024 outlines Ireland's river basin management planning framework, which is based on a single national River Basin District incorporating two international River Basin Districts shared with Northern Ireland. The proposed development is located within the Eastern River Basin District (ERBD). This designation follows the EU Water Framework Directive (2000/60/EC), which defines a River Basin District as the primary management unit for river basins, including associated land, groundwater, and coastal waters. In Ireland, this is implemented through S.I. No. 722/2003 – European Communities (Water Policy) Regulations 2003, which assigns Hydrometric Areas 7 to 10 to the Eastern River Basin District.

The site lies within the Boyne Catchment (Hydrometric Area 07), specifically sub-catchment 07_1 (Boyne_SC_110). Under the latest WFD monitoring cycle (SW 2019–2024), 28% of surface waterbodies in the catchment are classified as Good or High Ecological Status. Four waterbodies have a High Ecological Status Objective (HSO), with two currently failing to meet that objective.

According to WFD Cycle 3, 54% of rivers in the Boyne Catchment are At Risk of not meeting their environmental objectives, while 21% are Under Review. Agriculture is identified as the most significant pressure, affecting 46 rivers, followed by hydromorphology (34) and urban and domestic wastewater (15). These pressures result in impacts including nutrient enrichment, morphological habitat alteration, and organic pollution.

There are no Heavily Modified Water Bodies (HMWBs) within the Boyne Catchment. Two artificial waterbodies are present: the Grand Canal Main Line (Boyne) and the Royal Canal Main Line (Boyne). Both are currently classified as Not At Risk under the WFD assessment.

Within sub-catchment 07_1 (Boyne_SC_110), the latest WFD monitoring cycle (SW 2019–2024) reports four river waterbodies at Good Ecological Status and three at Moderate Status. Three waterbodies are considered Not At Risk, while four are Under Review. The principal pressures identified in this sub-catchment are agriculture and urban wastewater, which primarily drive organic pollution impacts.

5.2 Local Hydrology

The primary surface water receptor for the proposed development is the Mill Stream (EPA Name: FERGANSTOWN_and_BALLYMACON), which flows north along the western boundary

of the site before joining the River Boyne approximately 600 m downstream. The Mill Stream, its tributaries, and the receiving reach of the River Boyne form part of the BOYNE_140 river sub-basin, draining a total area of 10.5 km².

The local hydrology is illustrated in **Figure 5.1**.

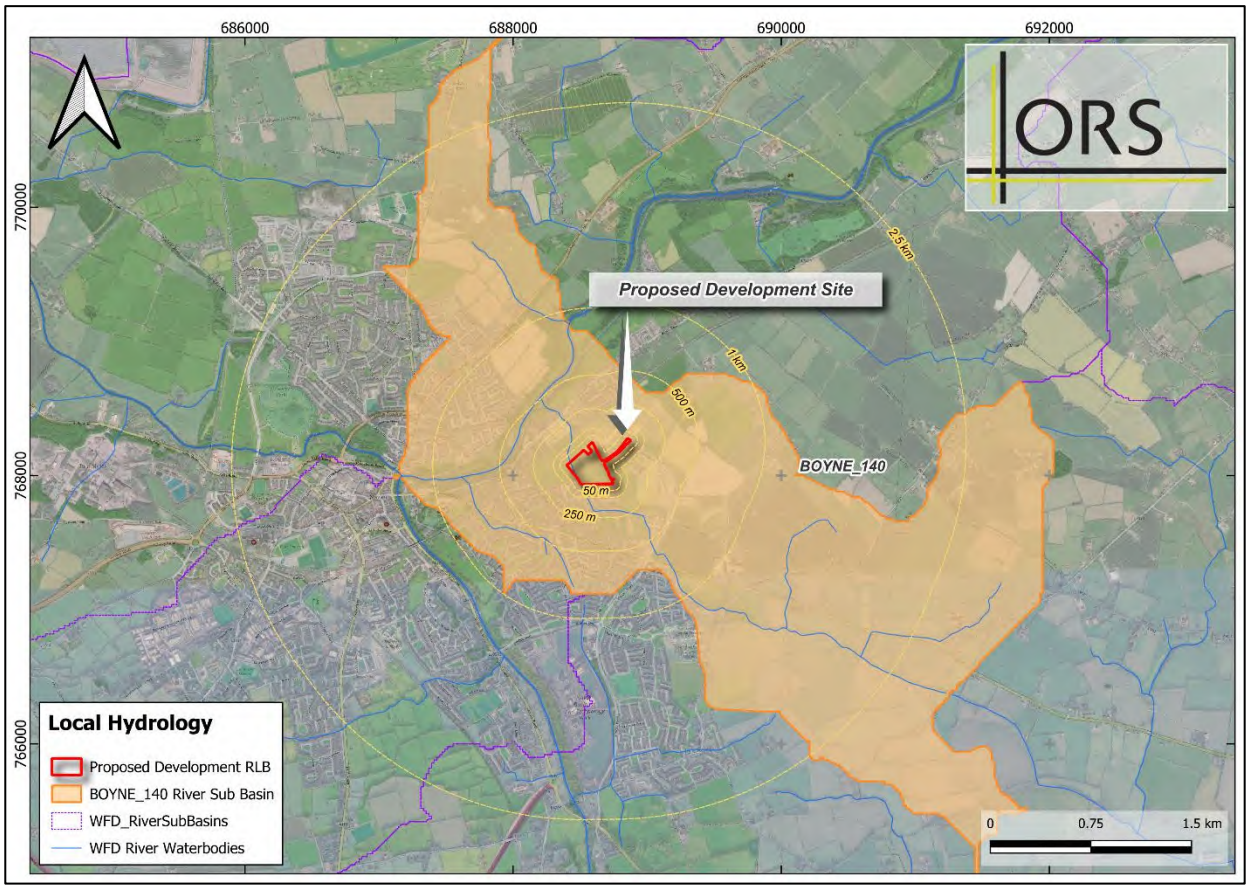


Figure 5.1: Local Hydrology (EPA, WFD).

Under the WFD, the Mill Stream is currently classified as Moderate Ecological Status and is not meeting its status objective of Good. Its risk classification is Under Review, and no significant pressures or primary impacts are identified for this waterbody in the Catchment Reports.

The Mill Stream is also designated as Nutrient Sensitive under the Urban Waste Water Treatment Regulations, indicating susceptibility to eutrophication from nutrient inputs. It is further identified as Salmonid Waters, meaning it must support conditions suitable for salmonid species in accordance with the European Communities (Quality of Salmonid Waters) Regulations. These designations require the maintenance of high water quality, particularly in relation to dissolved oxygen, temperature, suspended solids, and nutrient concentrations.

Hydrologically, the Mill Stream forms part of the wider Boyne SAC/SPA hydrological network, with downstream connectivity to European Sites via the River Boyne and River Blackwater system. This establishes a potential pathway, and therefore any changes in surface water quality or hydrological regime within the Mill Stream have the potential to influence downstream designated habitats and species (see accompanying NIS for more information).

5.3 Local Hydrogeology

The site is underlain by the Trim Groundwater Body, a Locally Important Aquifer (LI) comprising Generally Moderately Productive Bedrock. Groundwater flow within this aquifer is understood to follow the local topographic and surface-water drainage pattern, with hydraulic gradients directing flow towards the River Boyne. Given the site's close proximity to both the River Boyne and the Mill Stream, any groundwater recharge occurring within the site is expected to discharge to these surface-water features via short, shallow flow paths typical of LI fractured bedrock aquifers.

The presence of low-permeability subsoils, combined with the limited regional transmissivity of the Trim GWB, further supports the conclusion that groundwater movement is local in scale and that recharge generated within the site will not migrate over long distances. Instead, groundwater is likely to enter the adjacent streams and river reaches within a few hundred metres of the site, contributing to baseflow in the Mill Stream and the River Boyne.

Groundwater vulnerability is mapped as High across the site. Site-specific ground investigation undertaken in June 2025 indicates a consistent clay-dominant subsoil profile, comprising soft to stiff slightly sandy gravelly CLAY with increasing cobble and boulder content at depth. Secondary sand and gravel fractions were present but varied laterally.

Groundwater was recorded in only two of the trial pits at the time of excavation (SA01 and SA05), at 1.60 m and 1.50 m below ground level respectively and with slow to very slow ingress, with all other excavations remaining dry. No bedrock was encountered in any investigation location, indicating a deep overburden and low-permeability cohesive subsoils. In addition to the initial logging, several trial pits were left open for a period of months so that groundwater levels could be monitored, and the results were submitted to the planning authority with the Further Information response of 27th May 2026.
BRE Digest 365 infiltration tests also recorded very slow percolation rates, confirming that the subsoil is unsuitable for discharge to ground. Collectively, these findings suggest that actual groundwater vulnerability at the site is likely lower than the High rating shown on GSI mapping, indicating limited vertical hydraulic connectivity.

The GSI Groundwater Wells and Springs database note a dug well (GSI Name: 2625NEW107) located at the junction of the access road and the main site area, with a reported location accuracy of 100 m. The well has a recorded total depth of 7.3 m bgl, with no bedrock encountered, indicating excavation entirely within the overburden.

No registered groundwater abstraction wells or springs are located down-gradient of the site between the development area and either the Mill Stream or the River Boyne, and no Source Protection Areas (SPAs) are intersected or affected.

No karstic features are recorded within the vicinity of the site, and no karst landforms or indicators of karstification (such as swallow holes, sinking streams, turloughs, or karst springs) are identified in the GSI datasets for the surrounding area.

5.4 Protected Areas

There are 2 no. Natura 2000 designated sites (1 SAC and 1 SPA) located within 15km of the proposed site. A full description of the sites and their shapefiles is available on the NPWS website (www.npws.ie) and online database (https://www.npws.ie/maps-and-data).

The Natura Impact Statement (NIS) identified a hydrological connection between the proposed development and the River Boyne and River Blackwater SAC (002299) and River Boyne and River Blackwater SPA (004232) via the Ferganstown and Ballymacon Stream (EPA Code 07F17), which forms the western boundary of the site and flows northwards to both designated sites. As a result, both European sites were screened in for further assessment on the basis that a source-pathway-receptor link exists between the development and downstream aquatic receptors. The principal risk identified relates to the potential for sediment, concrete washings, fuels, oils or other pollutants generated during construction to enter the stream and affect downstream water quality.

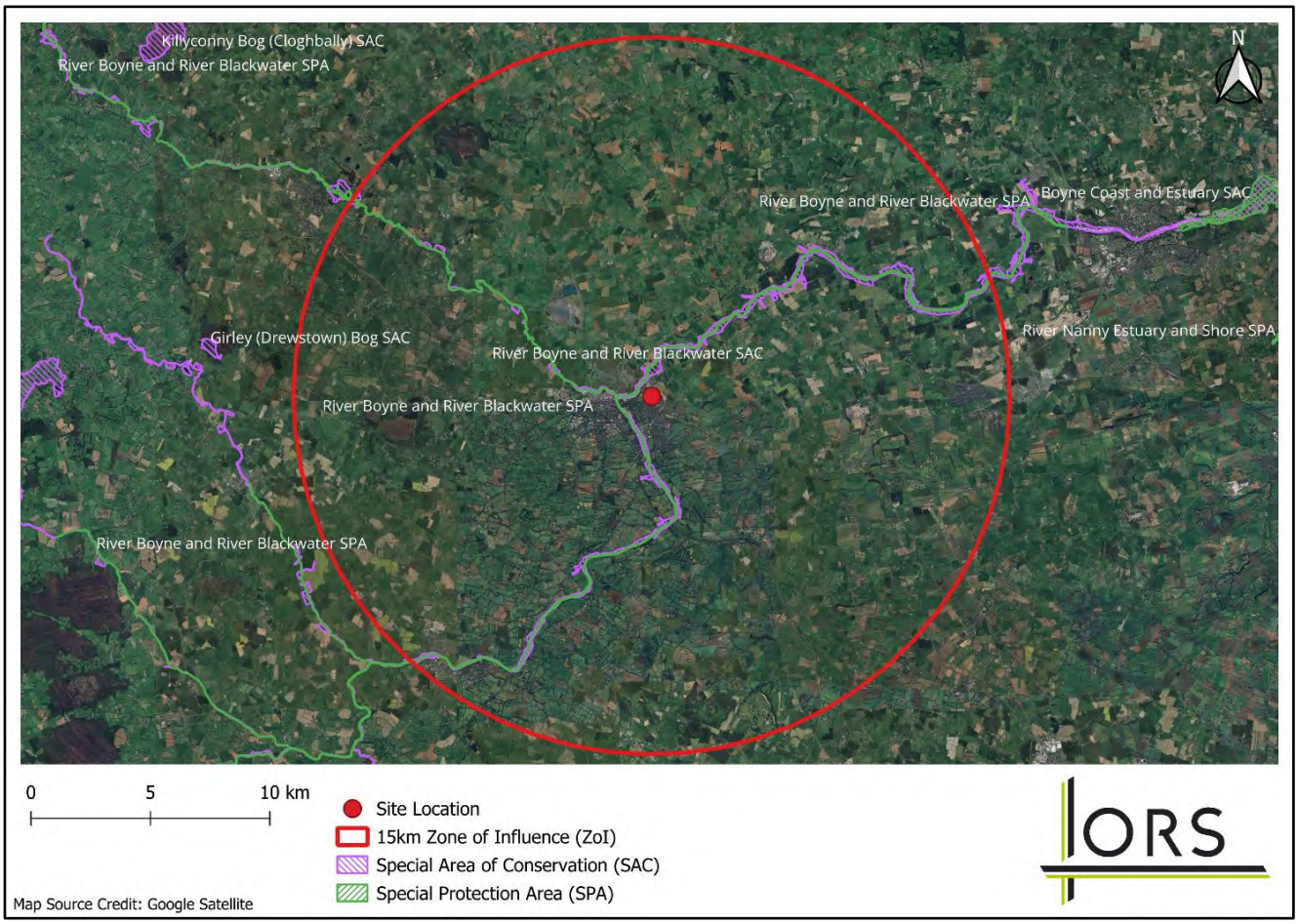


Figure 5.2: Natura 2000 sites within 15km of the proposed development site.

The nearest designated site is the Boyne Woods pNHA (001592), located *ca.* 2.8 km northeast of the proposed development site. The site is hydrologically connected to the pNHA via the Ferganstown and Ballymacon Stream, which flows northwards to the River Boyne and associated downstream designated sites. As a result, pollutants generated during the construction phase, such as sediment, concrete washings, fuels or oils, have the potential to

enter the receiving water environment and be transported downstream.

Further information is available on the accompanying NIS (***Document Ref.: 252656-ORS-XX-XX-RP-EN-13d-002***) and the Ecological Impact Assessment (EcIA) (***Document Ref.: 252656-ORS-XX-XX-RP-EN-13d-001***).

5.5 Flood Risk

A site-specific Flood Risk Assessment (FRA) has been undertaken by JBA Consulting for the proposed development. The assessment identifies the principal source of flood risk as the watercourse and associated drainage network located along the western boundary of the site. To inform the assessment, a detailed 1D-2D hydraulic model was developed using surveyed topographical information and a site-specific Digital Terrain Model (DTM).

The hydraulic modelling demonstrates that the majority of the site is located within Flood Zone C and is therefore at low risk of flooding. Limited areas associated with the existing watercourse and drainage ditch are located within Flood Zone A, while a small area within the western/south-western part of the site is affected by the 0.1% AEP (1 in 1,000-year) flood event and falls within Flood Zone B. The proposed development layout has been designed to avoid flood risk through the use of appropriate site levels and finished floor levels, which are set a minimum of 300 mm above the modelled 1% AEP climate change flood level.

The assessment identified 145 m³ of floodplain displacement during the 0.1% AEP flood event. To compensate for this displacement, 167 m³ of compensatory flood storage is proposed within the western open space area of the development. The compensatory storage volume exceeds the calculated displaced volume and has been incorporated directly within the hydraulic model. Model outputs indicate no increase in flood levels elsewhere within the modelled catchment and demonstrate that pre-development and post-development flood levels remain unchanged at the representative assessment locations.

As part of the appeal process, concerns were raised regarding the compensatory flood storage provision, groundwater conditions, supporting cross-sectional information and the validity of the hydraulic modelling. In response, JBA confirmed that the flood storage arrangement assessed within the hydraulic model is consistent with the detailed design proposals and that the additional cross-sectional information provided does not alter the storage geometry previously assessed. As such, the conclusions of the Flood Risk Assessment remain unchanged. Additional groundwater information indicates that the highest recorded groundwater level remains below the formation level of the proposed compensatory flood storage area, suggesting that groundwater would not occupy or reduce the available storage volume.

The flood risk assessment demonstrates that the development has been designed to maintain existing floodplain function and flood storage capacity, while avoiding any increase in flood risk elsewhere. The proposed compensatory storage area ensures that floodplain displacement is fully offset and that the development does not alter downstream hydrological conditions in a manner that could adversely affect the status or environmental objectives of the receiving WFD waterbodies.

5.6 WFD Status Classification

5.6.1 Surface Water

All surface watercourses within the BOYNE_140 river sub basin are currently classified as having Moderate status under the WFD and are having its risk of failing to achieve their environmental objectives being reviewed. The Boyne River ultimately discharges to the Boyne Estuary (EPA Code: IE_EA_010_0100), *ca.* 25 km downstream of the Proposed Development. The Boyne Estuary is currently assigned Poor ecological WFD status and is considered to be at risk of failing to achieve its environmental objectives.

The WFD status and risk classification of the local surface waterbodies are shown in **Figure 5.3** and **Figure 5.4** overleaf.

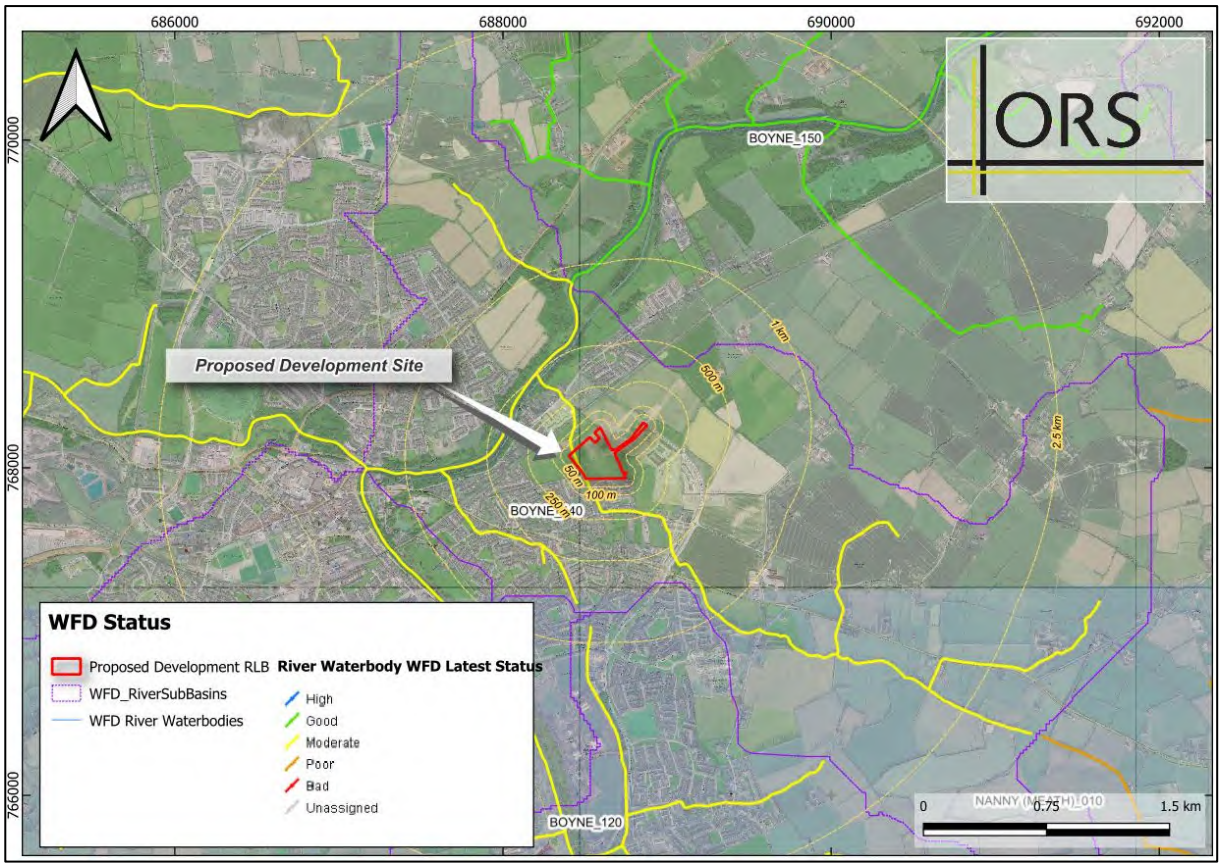


Figure 5.3: Local River Waterbodies WFD Status (Source: EPA & WFD).

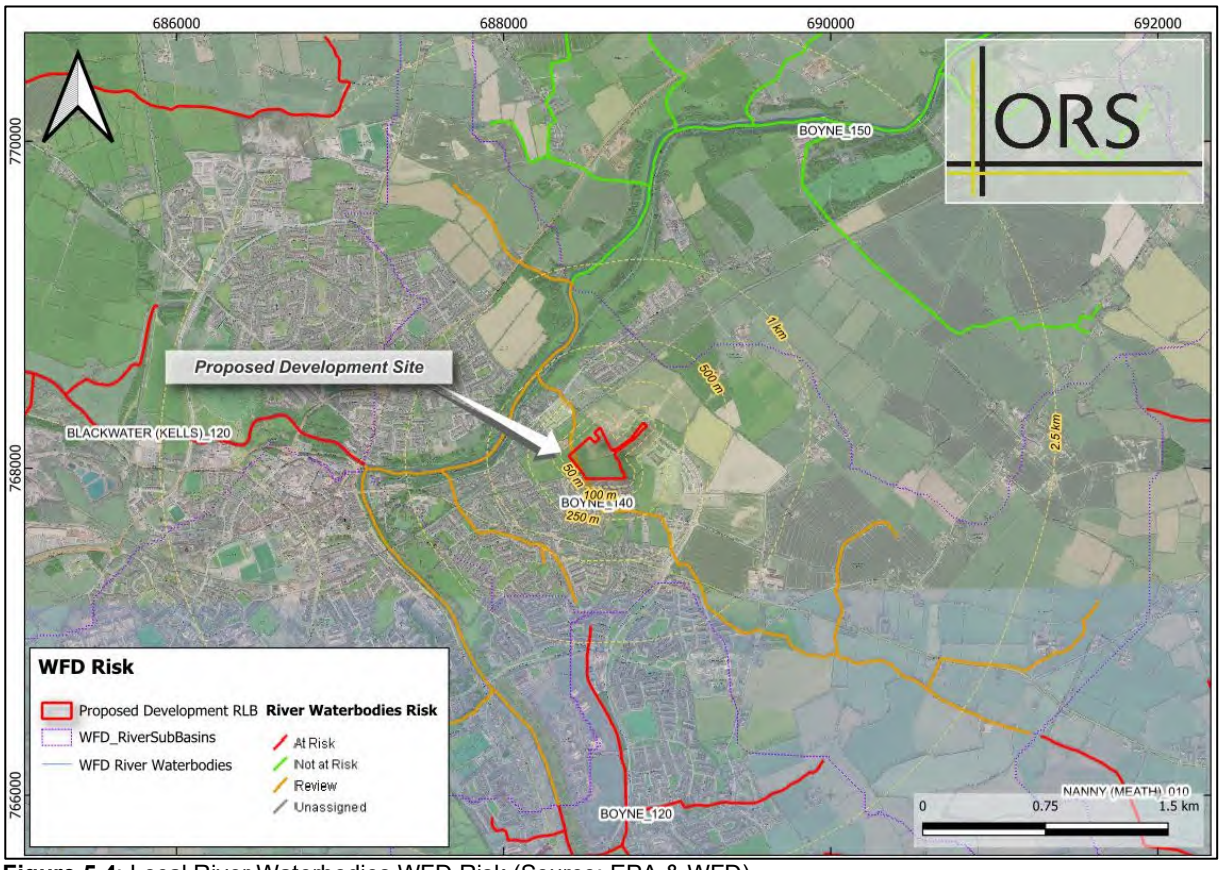


Figure 5.4: Local River Waterbodies WFD Risk (Source: EPA & WFD).

The basis for assigning current water-quality status to the three surface-water features is outlined in **Table 5.1**.

Table 5.1: Receiving Waters Overview – River Brosna and relevant tributaries (Catchments.ie)

Receiving Waterbody Name	*BOYNE_130*	*BLACKWATER (KELLS)_120*	*BOYNE_140*	*BOYNE_150*
Surface waterbody class	River	River	River	River
Inputting Surface Waterbodies	BOYNE_120	BLACKWATER (KELLS)_110; YELLOW (Blackwater Kells)_020	BOYNE_130; BLACKWATER (KELLS)_120	BOYNE_140
Receiving Surface Waterbodies	BOYNE_140	BOYNE_140	BOYNE_150	BOYNE_160
Protected Surface Waterbody	SAC; Fish; SPA	DWPA; SAC; SPA	SAC; Fish; SPA; NSA	SAC; Fish; SPA; NSA
Dissolved Oxygen (% Sat)	Pass	N/A	N/A	Pass
Other determinant for oxygenation conditions	High	N/A	N/A	High
Acidification Conditions	Pass	N/A	N/A	Pass

Receiving Waterbody Name	*BOYNE_130*	*BLACKWATER (KELLS)_120*	*BOYNE_140*	*BOYNE_150*
pH	Pass	N/A	N/A	Pass
Nutrient Conditions	Pass	N/A	N/A	Pass
Nitrogen Conditions	Moderate	N/A	N/A	Moderate
Nitrate	Moderate	N/A	N/A	Moderate
Ammonium	High	N/A	N/A	High
Phosphorous Conditions	High	N/A	N/A	High
Orthophosphate	High	N/A	N/A	High
Invertebrate Status or Potential	Moderate	Moderate	Moderate	Good
Specific Pollutant Conditions	Pass	N/A	N/A	N/A
WFD Quality Status (SW 2019-2024)	Moderate	Moderate	Moderate	Good
Risk Status	At Risk	At Risk	Under Review	Not At Risk

The latest catchment report (May, 2024) indicates that BLACKWATER (KELLS)_120 is subject to morphological pressures, nutrient inputs, and combined agricultural, urban runoff and hydromorphological (HYMO) influences, reflecting the Moderate ecological status recorded for this waterbody. Downstream, BOYNE_150 had previously been associated with nutrient and organic pollution pressures, along with unknown impact types linked to domestic wastewater treatment systems (DWTS) and other unclassified sources during the SW 2016–2021 assessment cycle, when the waterbody was classified as Moderate status. More recent monitoring under the SW 2019–2024 cycle (as per the dataset above) now classifies BOYNE_150 as Good status, indicating an improvement in ecological condition and a reduction in the significance of previously identified pressures.

In contrast, BOYNE_130 and BOYNE_140 had no pressures or impacts assigned in the May 2024 catchment report, as both waterbodies were still classified Under Review, and therefore not yet subject to confirmed WFD pressure attribution.

Biological Water Quality

Recent biological Q-value data are available for both the BLACKWATER (KELLS)_120 and BOYNE_150 watercourses, representing upstream and downstream conditions relative to the site (***Monitoring Stations: RS07B011800 and RS07B042010***, respectively). The 2024 EPA assessments recorded Q3–4 at BLACKWATER (KELLS)_120, indicating Moderate biological quality, and Q4 at BOYNE_150, corresponding to Good biological condition. These results align with the respective WFD status classifications and reflect the differing levels of nutrient and hydromorphological pressure within each waterbody.

Chemical Water Quality

EPA hydrochemical monitoring data are available for the watercourses in the study area with the exception of BOYNE_130, with quarterly sampling undertaken since 2007. These long-term datasets have been reviewed and used to inform the baseline surface water quality assessment.

Table 5.2 presents the five-year average baseline hydrochemical concentrations recorded within the local hydrological features.

Table 5.2: Average EPA Hydrochemistry data for the study area (Source: Cacthment.ie)

Parameter	Unit	2019-2024	2025-2026
Blackwater (Kells)_120			
Ammonia-Total	mg/l as N	0.033	0.048
BOD - 5 days (Total)	mg/l	1.206	1.427
Dissolved Oxygen	mg/l	10.850	10.700
ortho-Phosphate	mg/l as P	0.037	0.036
Total Oxidised Nitrogen	mg/l as N	2.378	2.664
pH	pH units	8.053	8.091
BOYNE_140			
Ammonia-Total	mg/l as N	0.025	No monitoring data have been collected since 2024.
BOD - 5 days (Total)	mg/l	1.252	
Dissolved Oxygen	mg/l	10.673	
ortho-Phosphate	mg/l as P	0.032	
Total Oxidised Nitrogen	mg/l as N	2.923	
pH	pH units	8.057	
BOYNE_150			
Ammonia-Total	mg/l as N	0.226	0.052
BOD - 5 days (Total)	mg/l	1.179	0.740
Dissolved Oxygen	mg/l	10.965	11.680
ortho-Phosphate	mg/l as P	0.171	0.210
Total Oxidised Nitrogen	mg/l as N	2.475	2.380
pH	pH units	7.381	7.733

Across the study area, comparison of the SW 2019–2024 baseline with the 2025–2026 averages shows mixed hydrochemical trends relative to EQS compliance and WFD status. For Blackwater (Kells)_120, the 2025–2026 averages indicate slight deterioration, with ammonia (0.048 mg/L) and BOD (1.427 mg/L) increasing relative to the 2019–2024 baseline, and TON (2.664 mg/L) remaining above the indicative good-status threshold. Orthophosphate (0.036 mg/L) remains stable and close to the EQS limit, while DO (10.7 mg/L) and pH (8.09) continue to meet EQS criteria. These results support the continuation of a Moderate WFD status, consistent with nutrient and organic pressures.

For BOYNE_140, only 2019–2024 data are available, which supports its Moderate classification, though the absence of post-2024 monitoring prevents confirmation of current status.

In contrast, BOYNE_150 shows improvement in ammonia (0.052 mg/L) and BOD (0.740 mg/L), alongside increased DO (11.68 mg/L), indicating enhanced oxygenation and reduced organic load. However, orthophosphate (0.210 mg/L) remains well above EQS and TON (2.38 mg/L) continues to exceed indicative limits, confirming persistent nutrient enrichment despite its Good WFD status.

5.6.2 Groundwater

The subject development is located within the Trim GWB (IE_EA_G_002), which currently holds a "Good" status and is classified as "At Risk" under the latest Water Framework Directive (WFD) assessment, as shown in **Figure 5.5** and **Figure 5.6** overleaf. This GWB have maintained an overall 'Good' status consistently since 2007.

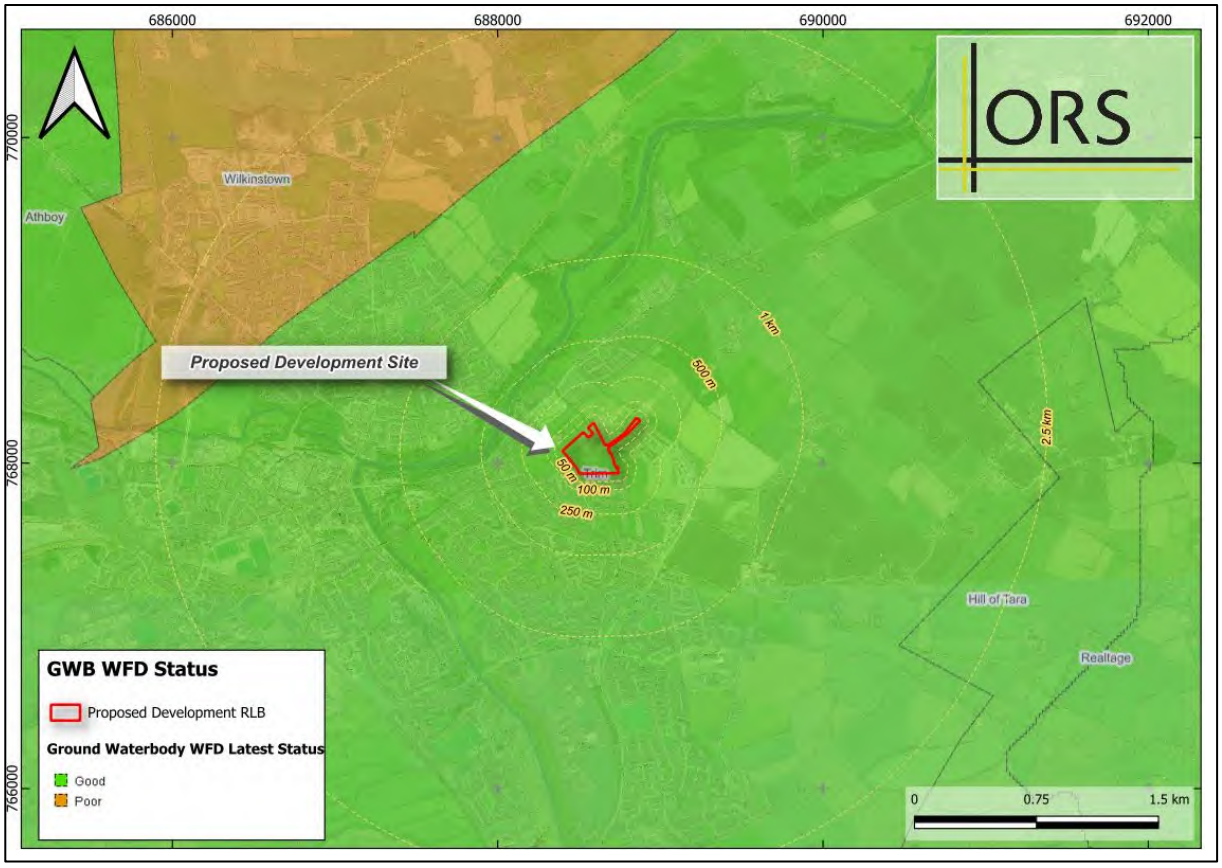


Figure 5.5: Local Ground Waterbodies WFD Status (Source: EPA & WFD).

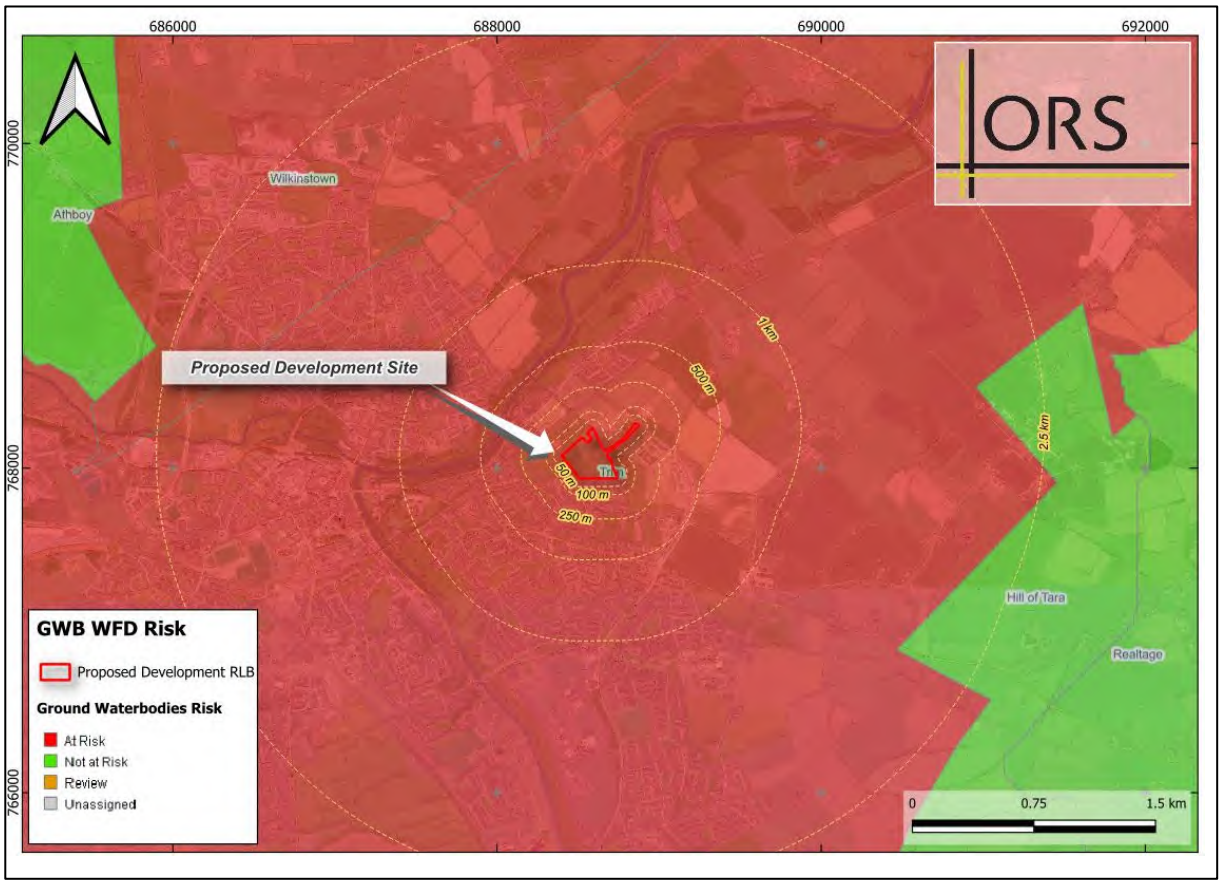


Figure 5.6: Local Ground Waterbodies WFD Risk (Source: EPA & WFD).

5.7 River Waterbody High Status Objective / Blue Dot

High Status Objective (HSO), or Blue Dot, waterbodies are rivers, lakes, transitional, or coastal waters designated to achieve or maintain high ecological status under the Water Framework Directive (WFD). These objectives were established during the WFD characterisation for the second cycle and published in Ireland's River Basin Management Plan 2018-2021. Designations were applied to waterbodies that had historically achieved high ecological status or were located within eight key freshwater pearl mussel catchments. Nineteen additional waterbodies were upgraded to HSO status for the third cycle based on consistent high-status performance. When meeting their objectives, these waterbodies protect some of the best aquatic habitats and vulnerable species, serving as vital sources for recolonisation by sensitive taxa.

No High-Status Objective waterbodies are located within the study area.

6 Stage 1 – WFD Screening Assessment

6.1 Objectives and Approach

The screening process qualitatively assesses the potential risk to WFD objectives posed by the project. It utilises project design information and the collated WFD baseline data, applying expert judgement to evaluate risks. Project details as specified in **Section 4**, were assessed for the construction and operation.

Each identified source-pathway-receptor linkage has been screened against three questions, consistent with Article 4 WFD:

- Could the activity cause a deterioration in the status of a surface water or groundwater body, including at the level of an individual quality element?
- Could the activity compromise the achievement of good status/good ecological potential by the applicable objective date?
- Could the activity compromise compliance with the standards and objectives of a protected area (e.g. a Salmonid Water or a Natura 2000 site)?

Where standard, well-precedented mitigation reliably reduces a risk to negligible and the pathway is temporary or readily reversible, the linkage is screened out at Stage 1.

6.2 Screening Outcome

The activities on the site are detailed in **Section 4**.

Table 6.1: Stage 1 WFD screening of construction sources

Construction Phase		
Source / Activity	***Screening Outcome***	***Rationale***
Construction contaminated runoff (sediment, concrete washout, fuels/chemicals, stockpiles)	**Screened IN**	Direct pathway to the Ferganstown and Ballymacon Stream along the western boundary. Assessed at **Section 7.1**.
Ground disturbance (excavations for foundations, levelling, utility trenches and compensatory storage)	**Screened IN**	Earthworks for the compensatory storage and attenuation features are closest to the watercourse. Assessed at **Section 7.1**.
Increased runoff volumes (construction phase)	**Screened OUT**	Temporary and controlled by construction-phase surface water management; no permanent alteration to the flow regime.
Accidental spills/leaks or direct discharges	**Screened OUT**	Low likelihood; controlled by standard bunded storage, refuelling controls and spill response procedures (Section 8).

Dewatering and groundwater control during excavations	**Screened OUT**	Site investigation records groundwater in only two trial pits with slow ingress; storage base level set at 43.56 mOD to avoid interception. No significant dewatering anticipated.
Works near watercourses and drainage channels (including compensatory storage)	**Screened IN**	Works adjacent to the watercourse and formation of the outfall headwall (Drg. 2654-427). Assessed at **Section 7.1**.
Large-scale infill / regrading within the flood plain	**Screened OUT**	Floodplain displacement is limited to 145 m^3 and is fully offset by 167 m^3 of compensatory storage; hydraulic modelling shows no increase in flood levels elsewhere.
Disturbance of contaminated soils	**Screened OUT**	Greenfield agricultural land with no recorded history of contaminative use; no contaminated soils identified in the ground investigation.
Damage to existing watermain and foul drainage infrastructure	**Screened OUT**	Controlled by pre-construction service location, method statements and standard utility protection measures.
Welfare facilities (foul discharges)	**Screened OUT**	Construction compound foul drainage is tankered off site to a licensed facility until the public connection is established; no discharge to any water body.

Table 6.2: Stage 1 WFD screening of operational sources

Operation Phase		
Source / Activity	***Screening Outcome***	***Rationale***
Increased runoff from impermeable surfaces	**Screened IN**	Permanent change in runoff characteristics discharging to the receiving watercourse. Assessed at **Section 7.2**.
Compensatory Storage	**Screened IN**	Passive flood storage feature; maintains existing floodplain function and does not introduce a discharge or modify the watercourse (see **Sections 4.2** and **5.5**). However, base levels could intercept groundwater table, providing a direct pathway to the Trim GWB. Assessed at **Section 7.3**.
Stormwater drainage and SuDS infrastructure	**Screened IN**	The SuDS and attenuation network provide the operational discharge point to the watercourse. Assessed at **Section 7.2**.
Contaminated runoff from residential, traffic and landscaping activities	**Screened IN**	Potential hydrocarbons and suspended solids in road and parking runoff; silt traps and petrol interceptor provided. Assessed at **Section 7.2**.
Foul water and drainage	**Screened OUT**	Discharges to the public foul network for treatment at the municipal wastewater treatment plant under Uisce Eireann's own authorisation; no discharge to ground or surface water from the site.

6.3 Screening Determination

The majority of construction-phase risks, and several operational-phase risks, are screened out at Stage 1 on the basis of standard, proven mitigation and/or the absence of a direct, uncontrolled pathway to a water body. There is no process discharge to surface water or groundwater during the operational phase: foul drainage discharges to the public network for treatment at the municipal wastewater treatment plant under Uisce Éireann's own authorisation, and no infiltration to ground is proposed, the subsoils having been shown to be effectively non-infiltrating.

Two pathways cannot be screened out at Stage 1 and are carried forward to the Stage 2 detailed assessment in **Section 7**: the construction-phase pathway associated with earthworks, excavation and working adjacent to the Ferganstown and Ballymacon Stream; and the operational-phase surface water discharge from the SuDS and attenuation network to that same watercourse.

7 Stage 2 – Detailed WFD Assessment

Section 6 screened out the operational foul water pathway on the basis that foul drainage from the development discharges to the public network for treatment at the municipal wastewater treatment plant and screened out infiltration to ground on the basis that no infiltration-based drainage is proposed. No Stage 2 assessment of those pathways is therefore required.

The two pathways retained at Stage 1 - the construction-phase pathway associated with earthworks and working adjacent to the Ferganstown and Ballymacon Stream, and the operational-phase surface water discharge from the SuDS and attenuation network - are assessed in detail below.

7.1 Construction Phase: Surface Water Quality

The principal construction-phase risk is the mobilisation of suspended sediment, and to a lesser extent cement-based washings, hydrocarbons or other pollutants, to the Ferganstown and Ballymacon Stream, which is found to the western boundary of the site. The risk is greatest during the earthworks required to form the compensatory flood storage area and the Zone 4 attenuation pond, which are located in the western part of the site closest to the watercourse.

The receiving watercourse holds Moderate ecological status and connects downstream to the Boyne River, which is designated as Nutrient Sensitive and Salmonid Waters, and is hydrologically linked to the River Boyne and River Blackwater SAC/SPA. The local surface-water network is therefore a sensitive receptor, and an uncontrolled sediment release would be capable of affecting the supporting physico-chemical conditions and the invertebrate quality element on which the water body's status depends.

This is, however, a well-understood and readily controlled construction risk. With the mitigation set out in **Section 8.1** implemented - silt fencing at the locations identified in the Natura Impact Statement, settlement and sediment control measures, a designated concrete washout area, bunded fuel and chemical storage, and a defined working method for works adjacent to the watercourse - the residual effect on the status of the receiving water body is assessed as **not significant**. The effect would in any event be **temporary** and **reversible** and would not affect the ability of the water body to achieve its Good status objective.

7.2 Operational Phase: Surface Water Discharge

In the operational phase, surface water from roofs, roads, footpaths and parking areas is conveyed through permeable paving and the four attenuation zones described at **Section 4.1** before discharging to the Ferganstown and Ballymacon Stream at a restricted total rate of 7.4 l/s, designed against the 1-in-100-year plus 20% climate change critical storm.

In quantitative terms, the restriction of discharge to a controlled rate well below the unattenuated post-development rate means that the development will not materially alter the flow regime of the receiving watercourse and will not give rise to the increased peak flows, channel scour or morphological change that could otherwise affect the hydromorphological quality elements of the water body. The compensatory flood storage described at **Section 4.2** maintains existing floodplain function, and the JBA hydraulic modelling shows no increase in flood levels elsewhere.

In qualitative terms, the combination of permeable paving as source control and attenuation storage providing settlement of suspended solids prior to discharge constitutes a conventional SuDS treatment train appropriate for a residential development of this scale. Residential runoff is not associated with priority substances that could threaten the receiving waterbody's chemical status, and hydrocarbons or silt from parking areas and roads are effectively managed through silt-trap manholes upstream of attenuation zones and a petrol interceptor upstream of the attenuation pond. Nutrient loading is not materially increased, as the development connects to the public foul network rather than any on-site treatment or discharge.

7.3 Groundwater

The site is underlain by the Trim Groundwater Body (IE_EA_G_002). The site investigation described at **Section 5.3** confirms clay-dominated, effectively non-infiltrating subsoils, and no infiltration-based drainage is proposed. Two distinct features require consideration in relation to groundwater.

The compensatory flood storage area requires only a shallow excavation of approximately 300 mm to a base level of 43.56 mOD. That base level sits approximately 0.5 m above the highest groundwater level recorded during the monitoring period in this part of the site (43.06 mOD), so the feature will neither intercept groundwater during construction nor have its storage volume reduced by groundwater in operation. This accords with the recommendation in ORS's Assessment of Site Hydrogeological Conditions that the base level should not extend below 43.56 mOD.

The Zone 4 attenuation pond is different in kind. It is designed as a permanent wet pond with a base level of 42.80 mOD and a permanent water level of approximately 43.50 mOD, and Drawing No. 2654-414 records a groundwater level of 43.10 mOD at that location. The base of the permanent pond therefore lies below the water table, and the pond will be in hydraulic continuity with shallow groundwater. That is the normal and intended design condition for a permanent wet pond, which relies on that continuity to sustain its permanent water level and the biological treatment it provides.

The WFD implication of that continuity is that a pathway exists between surface water run-off collected by the development and the shallow groundwater beneath the western part of the site. This pathway is, however, at the downstream end of the treatment train described at **Section 4.1**: run-off reaching the pond has already passed through silt trap manholes, a petrol interceptor and a forebay, so the water in continuity with groundwater is treated rather than raw run-off. Having regard to the residential nature of the development, the absence of any process discharge, and the low permeability of the surrounding subsoils, the development is not assessed as capable of causing a deterioration in either the chemical or the quantitative status of the Trim Groundwater Body.

7.4 Assessment Against WFD Objectives

Drawing the above together, and applying the tests set out at Section 3, the proposed development is not assessed as likely to cause a deterioration in the status of the Ferganstown and Ballymacon Stream, the BOYNE_140 sub-basin, the downstream River Boyne water bodies or the Trim Groundwater Body, at the level of overall status or of any individual quality element; and it is not assessed as likely to compromise the achievement by those water bodies of their Good status objective within the current River Basin Management Plan cycle.

No modification to the physical characteristics of the Ferganstown and Ballymacon Stream is proposed beyond the formation of the surface water outfall itself. The development's interaction with the watercourse is limited to a single controlled, attenuated discharge through an outfall headwall fitted with a non-return valve, the details of which are given on ***Drawing No. 2654-427***. No realignment, culverting, desilting or regrading of the channel forms part of the proposed development.

8 Mitigation Measures

8.1 Construction Phase

Table 8.1: WFD-relevant construction phase mitigation measures

Risk Pathway	Key Mitigation Measures (WFD-relevant)
Construction contaminated runoff (sediment, concrete washout, fuels/chemicals, stockpiles)	CEMP with drainage strategy; silt fencing at location defined in the NIS, cut-off drains, settlement lagoons/geotextile checks; no direct discharge of untreated to the Ferganstown and Ballymacon Stream; inspection after rainfall; designated concrete washout area; bunded fuel and chemical storage; storage fuels/chemical away from drains and surface water features.
Ground disturbance (excavations for foundations, levelling, utility trenches and compensatory storage)	Phased earthworks with controlled excavation to design depths and prompt backfilling; use of clean imported fill; keep excavated material segregated and stored in designated areas; installation of temporary drainage system directing runoff away from open excavation; application of dust control measures in accordance with IAQM Construction Dust Guidance, management of construction traffic as per best practice measures.
Works near watercourses and drainage channels (including compensatory storage)	Works to be supervised by qualified person; keep excavation of compensatory storage and Zone 4 attenuation pond limited to design levels; manage compensatory storage excavations to maintain flow paths; reinstate disturbed embankments and implement landscaping promptly; install silt traps and silt fencing to prevent sediment-laden runoff entering watercourses; inspect watercourses throughout works; preparation (by the appointed contractor) of a detailed construction methodology before commencing works near watercourses.

8.2 Operational Phase

Table 8.2: WFD-relevant operational phase mitigation measures

Risk Pathway	Key Mitigation Measures (WFD-relevant)
Increased runoff from impermeable surfaces	The site is divided into four attenuation zones, each of them served either by an underground attenuation tank equipped with a Hydro-Brake flow control device, or direct by the detention basin and permanent attenuation pond in the western part of the site. The attenuation volume provided surpasses the minimum required and discharge will be controlled under greenfield rates. Permeable paving is provided within all private parking areas and external terraces, while soft landscaping occupies most of the site to support infiltration as a source-control measure.

Compensatory Storage	The compensatory storage excavation is shallow to a base level of 43.56 mOD, which sits about 0.5 m above the highest recorded groundwater level (43.06 mOD). This ensures the feature will not intercept groundwater and therefore does not create a direct contamination pathway.
Stormwater drainage and SuDS infrastructure	A fully separate gravity-fed surface-water network, geotextile-wrapped attenuation with granular backfill, drained hard surfaces only, 1-in-100 yr +20% CC attenuation via underground/pond storage, detention basins with 300 mm freeboard, overflow routes on control manholes, site discharge limited to 7.4 l/s (below greenfield), regular inspection and maintenance; and full compliance with GDSDS, Regional Code of Practice and the SuDS Manual.
Contaminated runoff from residential, traffic and landscaping activities	A SuDS treatment train comprising permeable paving, attenuation storage, silt-trap manholes and a petrol interceptor manages hydrocarbons and suspended solids, with no priority substances in residential runoff and no nutrient increase due to public foul connection.

9 Conclusion

This Water Framework Directive (WFD) Assessment Report has been prepared in accordance with Directive 2000/60/EC and relevant guidance. The methodology followed the established staged process of screening, scoping and impact assessment, referencing applicable UK guidance in the absence of specific Irish procedural guidance. The purpose of the assessment is to determine whether the proposed development poses a risk of causing deterioration in the status of the receiving water bodies, or of compromising the achievement of their environmental objectives.

The subject development is the proposed residential development of 83 no. dwellings and associated site works at Boyne Village Phase 1D, Athlumney/Ferganstown, Navan, Co. Meath, granted permission by Meath County Council under Reg. Ref. 26/60120 and the subject of a third-party appeal to An Coimisiún Pleanála under ACP Ref: PL-501989-MH-26.

The immediate receiving water body is the Ferganstown and Ballymacon Stream (Mill Stream), which forms the western boundary of the site and flows north to the River Boyne. The relevant water bodies are the BOYNE_140 sub-basin and the downstream River Boyne water bodies, together with the Trim Groundwater Body (IE_EA_G_002). The assessment has had regard to the Moderate status of the receiving watercourse, its designation as Nutrient Sensitive and as Salmonid Waters, and its hydrological connection to the River Boyne and River Blackwater SAC (002299) and SPA (004232).

The screening and assessment concluded that the following are the principal considerations:

- The scale and nature of the proposed development, which is a residential development on a greenfield site of ca. 6.14 hectares connecting to the public water supply and public foul drainage networks, with no process discharge and no infiltration to ground.

- The mitigation measures to be implemented during the construction phase, as set out in **Section 8**, including silt fencing, sediment control, concrete washout management and bunded storage of fuels and chemicals.

- The operational surface water drainage design, which restricts total discharge to 7.4 l/s through four attenuation zones designed for the 1-in-100-year plus 20% climate change critical storm, with permeable paving providing source control, and the provision of 167 m³ of compensatory flood storage against 145 m³ of floodplain displacement.

On this basis, the assessment concludes that the proposed development will not cause a deterioration in the status of any surface water or groundwater body, at the level of overall status or of any individual quality element and will not compromise the achievement by those water bodies of their environmental objectives under the Water Action Plan 2024. As no modification to the physical characteristics of any water body is proposed, recourse to the exemption provisions of Article 4(7) of the Directive is not required.

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APPENDIX G: ORS HYDROGEOLOGICAL REPORT

2026
Response to An Coimisiún Pleanála,

ACP Ref: PL-501989-MH-26
Assessment of Site Hydrogeological Conditions, Boyne Village, Phase 1d, Athlumney, Navan, Co. Meath

Assessment of Hydrogeological Conditions, Boyne Village Phase 1d, Athlumeny, Navan, Co. Meath

Document Control Sheet

Client:	Fitzwilliam Properties Limited
Document No:	252656-ORS-XX-XX-RP-EN-13d-003

Revision	Status	Author:	Reviewed by:	Approved By:	Issue Date
P01	**S2**	**SM**	**LM**	**SM**	**10/09/2026**
P02	**S2**	**SM**	**LM**	**SM**	**18/09/2026**

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1 Introduction

It is proposed to construct 83 dwellings and all associated site works including Flood Attenuation Storage in the Athlumney, southwest of the LDR6 Road , Navan Co. Meath. A third party appeal to An Coimisiún Pleanála has raised concerns in relation the proposed measures for flood attenuation on five grounds. This response document primarily addresses Ground 1 the establishment of the winter groundwater table level.

1.1 Purpose of the Report

The purpose of this hydrogeological assessment is to establish if a reasonable assessment of the winter groundwater table can be established based on available site-specific information and desk study information sources including data from the Geological Survey of Ireland GSI), The Office of Public Works (OPW), Environmental Protection Agency (EPA) and Met Eireann.

1.2 Limitations

The conclusions and recommendations contained in this report are based, in part, upon information provided by others and the assumption that all relevant information has been provided by those bodies from whom it has been requested.

2 Third Party Ground 1 Objection Summary

The primary concern for this point of appeal is that the attenuation-zone readings used to establish the flood mitigation measures do not provide the requested winter datum at the compensatory-storage location. As outlined in the FI the highest groundwater levels at the four attenuation zones at approximately 0.65 m to 0.85 m below their respective existing ground levels. The concern of the complainant is that these readings do not provide a site-specific measurement of the winter level at the western compensatory-storage area.

The western compensatory-storage feature has a base level of approximately 43.56mOD and is predicted to fill to approximately 43.80 mOD during the 0.1% AEP event. It has an area of 638 m^2 and provides c.167 m^3 of storage against approximately 145 m^3 displaced flood water. That leaves a nominal surplus of about 22 m^3, or roughly 13 mm across the quoted storage area.
The concern is as to whether datum used as base level is reliable without a confirmed winter groundwater table level.

3 Environmental Setting

3.1 Site Location

The proposed development site is located ca. 1.5km east of Navan town centre, Co. Meath (ITM Coordinates: 688578, 767993). The site is bounded by agricultural lands to the north, with the 'Tubberclaire Meadows' residential development located to the south and west. Lands currently undergoing development are located to the east.

3.2 Hydrology

The proposed site is located within the Boyne_140 Sub-Basin; Boyne Catchment; Boyne_SC_110 Subcatchment; Hydrometric Area 07.

The principal hydrological feature within the vicinity of the proposed works is the Ferganstown and Ballymacon River (EPA Code: 07F17) located on the western boundary of the application site. The stream flows in a north direction and meets the River Boyne (EPA Code: 07B04) *ca*. 460m north of the site Figure 3.1).

3.3 Geology

Teagasc soil mapping indicates the site is underlain primarily of glacial till derived from Carboniferous limestone (TdLs). It is a generally deep well drained mineral and mainly basic soil underlain by glacial till subsoil. The site is underlain by the bedrock from the Lucan Formation which is described as dark limestone and shale (Figure 3.2 and Figure 3.3).

3.4 Hydrogeology

The subsoils are not classified as an aquifer and given their composition their permeability can range from being moderate to poorly permeable depending on their composition. Where the matrix is clay or silt dominated the till will have a poor permeability and where it is gravel or sand dominated it will have a moderate permeability. Based on observations of the trial pit logs in the vicinity of the western flood attenuation zone (SA01, SA02, TP01 and TP02) the subsoils are clay dominated. SA01 has a gravel layer between 1.30m and 1.6m below ground level in which a groundwater strike was encountered toward the base of this layer but in the other trial pit locations in this area no groundwater was encountered. The trial pit logs from the investigations completed by Ground Investigations Ireland (GII) in 2025 at the site are in **Appendix A.** The clay dominated nature of the subsoil indicates that in this part of the site subsoils are very poorly permeably at least to a depth of 1.3m below ground level (SA01) and at deeper levels in the other trial pit locations. This may actually result in localised confinement of the water table.

According to GSI groundwater maps, the site overlays a 'Locally Important Aquifer – Bedrock which is Generally Moderately Productive' (Figure 3.4). This type of aquifer typically has relatively short flow paths with discharge to local streams and rivers. In this case shallow groundwater is likely to discharge as base flow to the Ferganstown River flowing northwest southeast along the west of the site. It is unlikely the first order stream to the east of the Ferganstown River which is a first order stream is deep enough to accept much if any groundwater recharge and that this stream allows surface water run off to drain to the Feganstown River.



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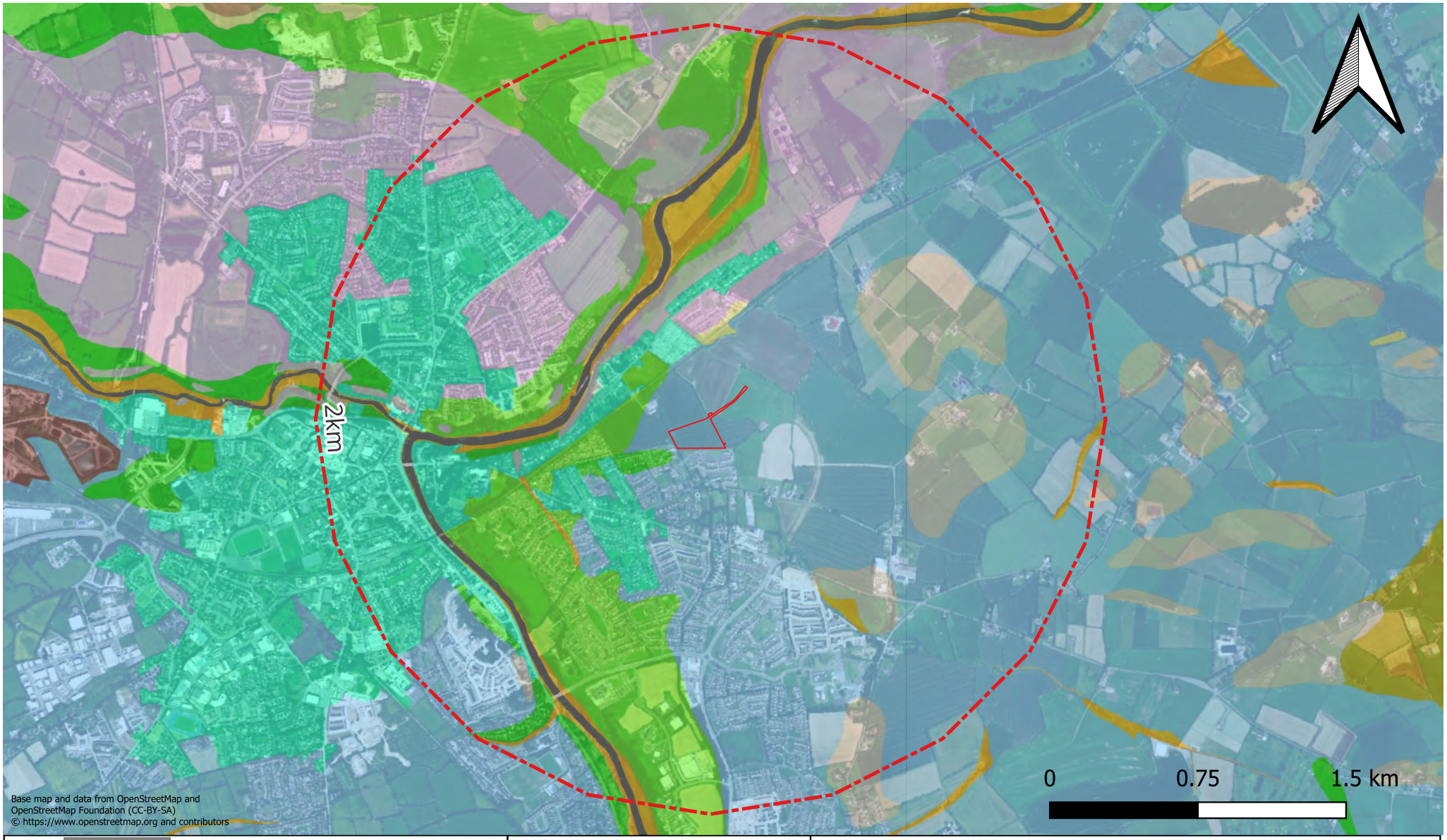
CLIENT
Fitzwilliam Properties Ltd

TITLE
Local Hydrology

DETAILS
Rivers

0 0.5 1 km

FIGURE 3.1



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TITLE
Subsoils

DETAILS

Quaternary Sediments

- A, Alluvium
- Cut, Cut over raised peat
- GLPSsS, Gravels derived from Lower Palaeozoic sandstones and shales
- GLs, Gravels derived from Limestones
- Industrial
- L, Lacustrine sediments
- TLs, Till derived from limestones
- TLPSsS, Till derived from Lower Palaeozoic sandstones and shales
- TNSSs, Till derived from Namurian sandstones and shales

FIGURE 3.2

The bedrock aquifer beneath the site is capable of supplying locally important water supplies. The groundwater vulnerability which is defined by the GSI as the intrinsic geological and hydrogeological characteristics that determine the ease with which groundwater may be contaminated by human activities. The GSI uses four groundwater vulnerability categories - Extreme, High, Moderate and Low - in the assessment of risk to groundwater. At the site the vulnerability is considered to be High meaning it is estimated that there is between 3-5m of subsoil overlying the bedrock locally (Figure 3.5).

A review of the GSI data base for areas of Groundwater Flooding indicates that there are no areas where groundwater flooding has occurred anywhere in this part of County Meath.



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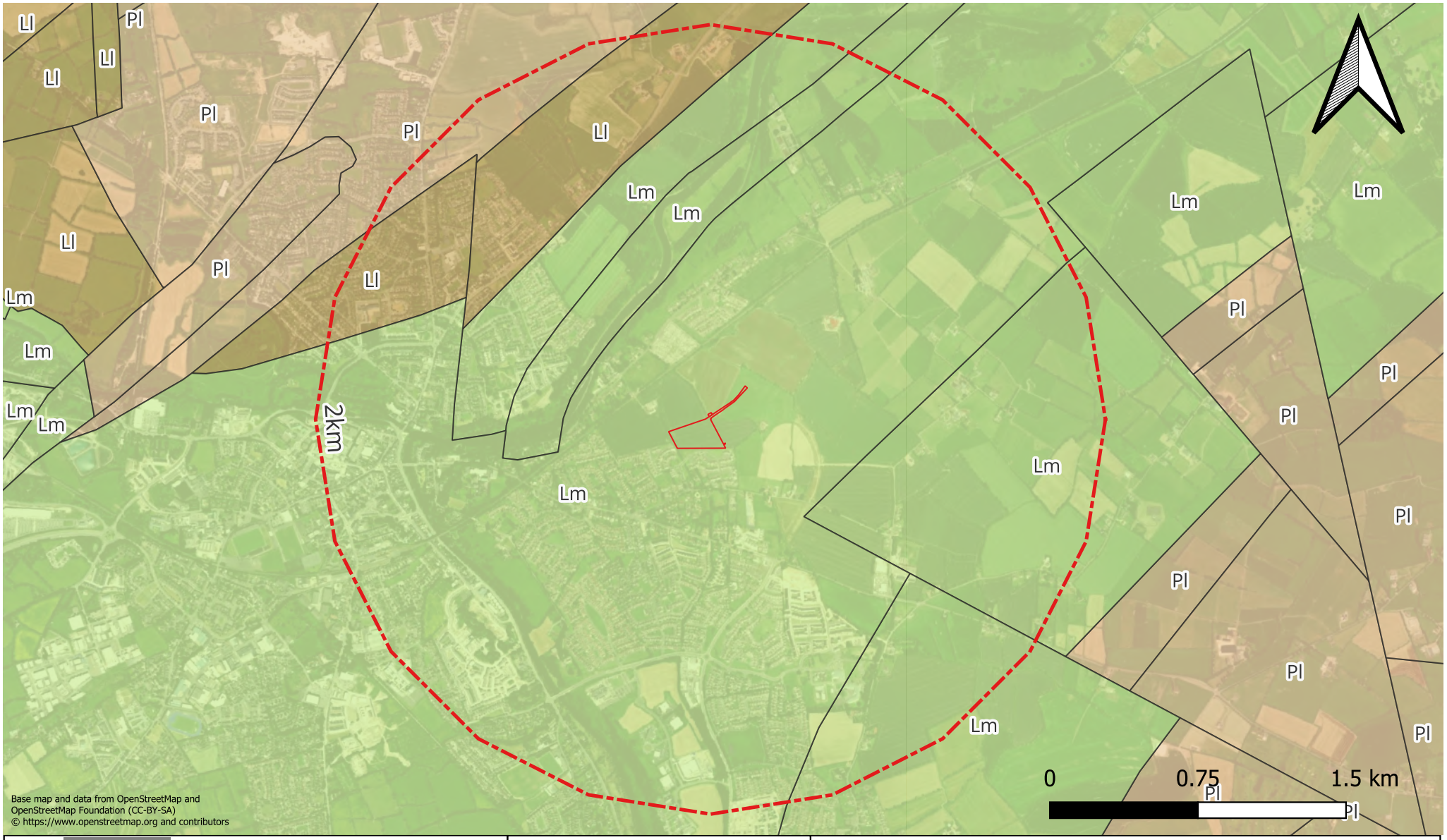
CLIENT
Fitzwilliam Properties Ltd

TITLE
Bedrock Geology

DETAILS
BEDROCK

- Brittstown Formation
- Liscarton Formation
- Meath Formation
- Boyne Formation
- Ardmulchan Member
- Beauparc Member
- Loughshinny Formation
- Lucan Formation
- Boulder Conglomerate
- Navan Beds
- Balrickard Formation
- Donore Formation
- Walshestown Formation
- Syenite
- Rathkenny Formation
- White Island Bridge Formation
- Dyke
- Fault
- Thrust, barbs on hanging-wall side
- Unconformity, dots on younger side
- Bedrock Outcrop

FIGURE 3.3



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CLIENT
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TITLE
Aquifer Classification

DETAILS

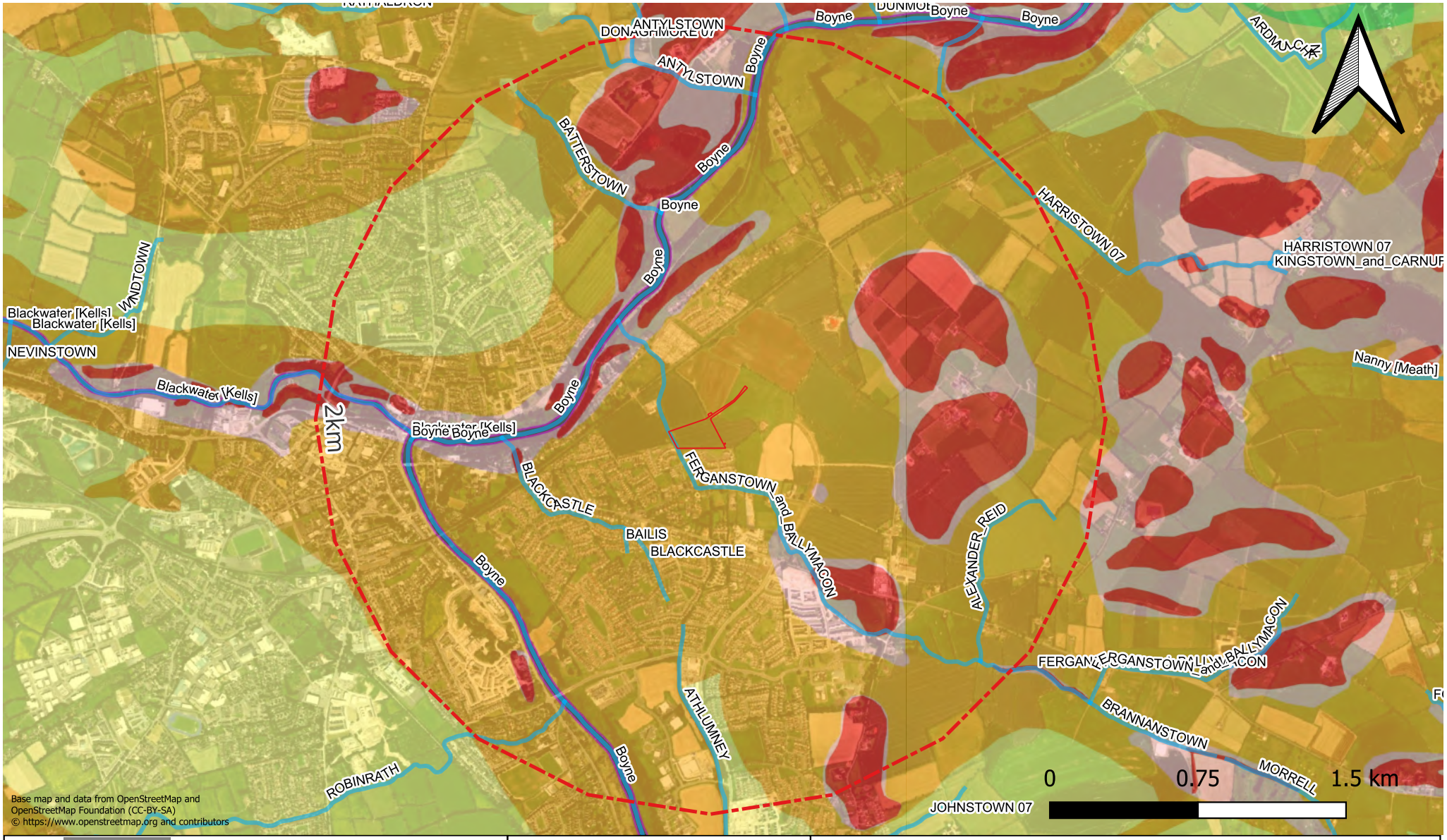
GSI Bedrock Aquifers

Ll - Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones

Lm - Locally Important Aquifer - Bedrock which is Generally Moderately Productive

Pl - Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones

FIGURE 3.4



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CLIENT
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TITLE
Aquifer Vulnerability

DETAILS

IE_GSI_Groundwater_Vulnerability_40K_IE26_ITM
Rock at or near Surface or Karst
Extreme
High
Moderate
Low
Water
Hydrology
Rivers

FIGURE 3.5

4 Assessment of Likely Winter Groundwater Table Level

Drawing No. 416 Compensatory Storage Flood Details was prepared by Hendrick Ryan Consulting Engineers and is in **Appendix B**. They show a cross-sections with the reference levels and the compensatory Storage area of 43.56mOD and a 0.1% AEP level of 43.80mOD.

Based on the site investigation information groundwater was only encountered in one of the four trial pits opened in this area (SA01) at a depth of 42.34m on June 23rd, 2025. The inflow of groundwater in this location three days later after which water table level would be considered to have stabilised was at a depth of 42.7m on June 26th, 2025.

It is further noted that infiltration tests undertaken in trial pit SA01 and SA02 failed because the water could not drain away. This illustrates the very low permeability of the subsoils locally.

The data indicates that groundwater beneath the compensatory storage is confined locally as a result of the poor permeability of the subsoil. While there may be some very slow infiltration of water through the clay the rate of movement is likely to be equivalent to less than 0.5m in a year based on the failed infiltration test. If the gravel layer is not penetrated during the construction of these features, then there is not going to be any groundwater encountered in these areas. When constructed, virtually all incident rainfall at the development will be manged within the compensatory storage area or attenuation pond prior to discharge to surface water in accordance with the proposed stormwater attenuation system design. It should also be noted that the gravel layer encountered in SA01 appear to be very localised as it was not encountered at the other three locations. So, unless the gravels here are connected to the river or stream it is likely that the gravel lens contains very limited amounts of groundwater that can easily be dewatered even if encountered.

5 Conclusions and Recommendations

5.1 Conclusions

Based on the available site-specific information on the hydrogeological conditions in the vicinity of the compensatory storage area and attenuation pond no significant groundwater will be encountered during their construction. Therefore, the establishment of the winter water table level locally is not relevant.

5.2 Recommendations

The base level of the compensatory storage area should not extend below the levels shown on the Cross Section Drawings prepared by Hendrick Ryan of 43.56mOD to ensure that groundwater is not encountered during construction of the pond.

Appendix A – GII Trial Pit Logs

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688515.06 N768013.29
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
SA01	TP	43.94m AoD	GGR	1:25	Sheet 1 of 1

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth (m)	Type	Results				
							Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets.
				0.30	43.64		Soft orangish brown slightly sandy gravelly CLAY. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.
				0.80	43.14		Soft to firm brown slightly sandy gravelly CLAY with low angular to sub-rounded cobble content. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.
				1.30	42.64		Grey slightly clayey sandy angular to sub-angular fine to coarse GRAVEL with low angular to sub-angular cobble content. Sand is fine to coarse.
▼				1.60	42.34		Stiff brownish grey slightly sandy gravelly CLAY with low angular to sub-angular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.
				1.80	42.14		

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
2.20	0.40	Spalling at 1.40m BGL		Groundwater encountered at 1.60m BGL: Slow ingress			

Remarks

Groundwater encountered at 1.60m BGL: Slow Ingress
Terminated at 1.80m BGL due to possible large boulder. Soakaway testing carried out on completion of trial hole.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688571.71 N768030.47
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
SA02	TP	43.84m AoD	GGR	1:25	Sheet 1 of 1

Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth (m)	Type	Results				
			0.30	43.54		Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets.
			0.50	43.34		Soft orangish brown slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular to subangular fine to coarse
			0.80	43.04		Soft to firm grey slightly sandy gravelly CLAY. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
			1.20	42.64		Firm greyish brown slightly sandy gravelly CLAY with low angular to subangular cobble content. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
			1.70	42.14		Stiff greyish brown slightly sandy gravelly CLAY with medium angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
2.00	0.40	Stable					

Remarks

No groundwater encountered. Soakaway testing carried out on completion of trial hole.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688598.88 N767975.08
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
SA03	TP	44.56m AoD	GGR	1:25	Sheet 1 of 1

Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth (m)	Type	Results				
			0.30	44.26		Brown grey slightly sandy slightly gravelly TOPSOIL with grass.
			0.70	43.86		Soft light brown slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.
			1.10	43.46		Firm brown slightly sandy gravelly CLAY with low angular to sub-angular cobble content. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.
			1.50	43.06		Firm to stiff brownish grey slightly sandy gravelly CLAY with low angular to sub-angular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
2.10	0.40	Stable		No groundwater encountered			

Remarks

No groundwater encountered. Soakaway testing carried out on completion of trial hole.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688631.45 N767977.91
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
SA04	TP	45.18m AoD	GGR	1:25	Sheet 1 of 1

Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth (m)	Type	Results				
			0.20	44.98		Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets
			0.80	44.38		Soft brown mottled grey slightly sandy gravelly CLAY. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.
			1.30	43.88		Firm brown slightly sandy gravelly CLAY with low angular to sub-angular cobble content. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.
			1.70	43.48		Firm to stiff greyish brown slightly sandy gravelly CLAY with low angular to sub-angular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
2.10	0.40	Stable		No groundwater encountered			

Remarks

No groundwater encountered. Soakaway testing carried out on completion of trial hole.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688713.26 N768042.89
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
SA05	TP	44.76m AoD	GGR	1:25	Sheet 1 of 1

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.30	44.46		Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets.
				0.90	43.86		Soft to firm grey sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.
▼				1.50	43.26		Firm to stiff grey sandy gravelly CLAY with low angular to sub-angular cobble content. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
1.90	0.40	Stable		Groundwater encountered at 1.50m BGL: Very slow ingress			

Remarks

Groundwater encountered at 1.50m BGL: Very slow Ingress. Soakaway testing carried out on completion of trial hole.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688715.85 N768004.62
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
SA06	TP	45.43m AoD	GGR	1:25	Sheet 1 of 1

Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth (m)	Type	Results				
			0.30	45.13		Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets.
			0.70	44.73		Soft brown mottled grey slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.
			1.20	44.23		Soft to firm brown slightly sandy gravelly CLAY with low angular to sub-angular cobble content. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.
			1.60	43.83		Firm to stiff greyish brown slightly sandy gravelly CLAY with low angular to sub-angular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.

0.5
1.0
1.5
2.0
2.5
3.0
3.5
4.0
4.5
5.0

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
2.00	0.40	Stable		No groundwater encountered			

Remarks

No groundwater encountered. Soakaway testing carried out on completion of trial hole.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688740.01 N767962.26
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
SA07	TP	46.61m AoD	GGR	1:25	Sheet 1 of 1

Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth (m)	Type	Results				
			0.30	46.31		Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets.
			0.70	45.91		Soft brown mottled grey slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.
			1.40	45.21		Firm brown slightly sandy gravelly CLAY with low angular to sub-angular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse.

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
1.80	0.40	Stable		No groundwater encountered			

Remarks

No groundwater encountered.
Terminated at 1.40m BGL due to large boulder. Soakaway testing carried out on completion of trial hole.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688508.94 N768012.09
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 Excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
TP01	TP	44.00m AoD	GGR	1:25	Sheet 1 of 1

Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth (m)	Type	Results				
						Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets.
			0.30	43.70		
0.50	B					Soft orangish brown slightly sandy gravelly CLAY. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
			0.80	43.20		
1.00	B					Soft to firm grey sandy gravelly CLAY with low angular to subangular cobble content. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
			1.30	42.70		
						Firm to stiff brownish grey slightly sandy gravelly CLAY with medium angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
			1.80	42.20		
2.00	B					Stiff brownish grey slightly sandy gravelly CLAY with medium angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
3.00	B		3.00	41.00		

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
3.40	0.80	Stable					

Remarks

Trial pit backfilled upon completion.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688568.09 N768033.88
Project No. : 14772-06-25	Crew Name:	Equipment: Excavator KX080

Location Number	Location Type	Level	Logged By	Scale	Page Number
TP02	TP	43.90m AoD	GGR	1:25	Sheet 1 of 1

Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth (m)	Type	Results				
						Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets
			0.30	43.60		
0.50	B					Soft orangish brown slightly sandy gravelly CLAY. Sand is fine to coarse. Gravel is angular to subangular fine to coarse
			0.60	43.30		
1.00	B					Soft to firm grey slightly sandy gravelly CLAY with low angular to subangular cobble content. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
			1.10	42.80		
						Firm to stiff greyish brown slightly sandy gravelly CLAY with medium angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
			1.70	42.20		
2.00	B					Stiff greyish brown slightly sandy gravelly CLAY with medium angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
3.00	B		3.00	40.90		

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
3.20	0.80	Stable					

Remarks

Trial pit backfilled upon completion.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688597.33 N767972.21
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 Excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
TP03	TP	44.56m AoD	GGR	1:25	Sheet 1 of 1

Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth (m)	Type	Results				
			0.30	44.26		Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets.
0.50	B		0.50	44.06		Soft slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
1.00	B		1.00	43.56		Soft to firm brown mottled grey slightly sandy gravelly CLAY with low angular to subangular cobble content. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
			1.80	42.76		Firm brown slightly sandy gravelly CLAY with low angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
2.00	B					Firm to stiff brownish grey slightly sandy gravelly CLAY with medium angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
			2.40	42.16		Stiff dark grey slightly sandy gravelly CLAY with medium angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
3.00	B		3.00	41.56		

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
3.20	0.80	Stable					

Remarks

Trial pit backfilled upon completion.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688630.75 N767974.90
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 Excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
TP04	TP	45.24m AoD	GGR	1:25	Sheet 1 of 1

Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth (m)	Type	Results				
						Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets
			0.30	44.94		
0.50	B					Soft brown mottled grey slightly sandy gravelly CLAY. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
			0.80	44.44		
1.00	B					Firm brown slightly sandy gravelly CLAY with medium angular to subangular cobble content. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
			1.40	43.84		
2.00	B					Stiff greyish brown slightly sandy gravelly CLAY with medium angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
			2.40	42.84		
3.00	B					Very stiff dark grey slightly sandy gravelly CLAY with medium angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
			3.00	42.24		

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
3.30	0.80	Stable					

Remarks

Trial pit backfilled upon completion.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688710.28 N768042.13
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
TP05	TP	44.72m AoD	GGR	1:25	Sheet 1 of 1

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.30	44.42		Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets.
	0.50	B					Soft grey sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
				0.80	43.92		
	1.00	B					Soft to firm grey sandy gravelly CLAY with low angular to subangular cobble content. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
				1.20	43.52		
▼							Grey sandy clayey fine to coarse angular to subangular GRAVEL with medium angular to subangular cobble and boulder content. Sand is fine to coarse.
	2.00	B					
				2.10	42.62		

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
3.30	0.80	Collapsing					

Remarks

Trial pit terminated due to groundwater and sidewalls collapsing.
Trial pit backfilled upon completion.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688712.37 N768007.41
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 Excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
TP06	TP	45.29m AoD	GGR	1:25	Sheet 1 of 1

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth (m)	Type	Results				
				0.30	44.99		Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets.
	0.50	B					Soft to firm brownish grey slightly sandy gravelly CLAY with medium angular to subangular cobble content. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
				0.80	44.49		
	1.00	B					Firm greyish brown slightly sandy gravelly CLAY with low angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
				1.40	43.89		
	2.00	B					Firm to stiff greyish brown slightly sandy gravelly CLAY with low angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
▼				2.30	42.99		Stiff grey slightly sandy gravelly CLAY with medium angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to subangular fine to coarse.
	3.00	B		3.00	42.29		

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
3.40	0.80	Stable					

Remarks

Trial pit backfilled upon completion.

Trial Pit Log

Project Name: Athlumney Navan	Client: Hendrick Ryan	Date: 23/06/2025
Location: Navan	Contractor: GII Ltd	Co-ords: E688742.83 N767964.02
Project No. : 14772-06-25	Crew Name:	Equipment: KX080 Excavator

Location Number	Location Type	Level	Logged By	Scale	Page Number
TP07	TP	46.83m AoD	GGR	1:25	Sheet 1 of 1

Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
Depth (m)	Type	Results				
			0.30	46.53		Brown slightly sandy slightly gravelly TOPSOIL with grass and rootlets.
0.50	B		0.50	46.33		Soft brown slightly sandy gravelly CLAY. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
1.00	B		1.00	45.83		Soft to firm brown mottled grey slightly sandy gravelly CLAY with medium angular to subangular cobble content. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
			1.50	45.33		Firm greyish brown slightly sandy gravelly CLAY with medium angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
2.00	B					Stiff brownish grey slightly sandy gravelly CLAY with medium angular to subangular cobble and boulder content. Sand is fine to coarse. Gravel is angular to sub angular fine to coarse.
			2.20	44.63		

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks
3.30	0.80	Stable					

Remarks

Trial pit terminated due to possible large boulder.
Trial pit backfilled upon completion.

Appendix B – Hendrick Ryan Compensatory Storage Areas Drawing

FOR STORM DRAINAGE DETAILS SEE DRG. No 2654/420–424

SILT TRAP MANHOLES TO BE PROVIDED UPSTREAM OF ALL ATTENUATION ZONES.
FOR ATTENUATION ZONES SEE DRG. No. 2654/411

CCTV CONDITION SURVEY TO BE CARRIED OUT ON ALL MAIN DRAINS FOLLOWING INSTALLATION

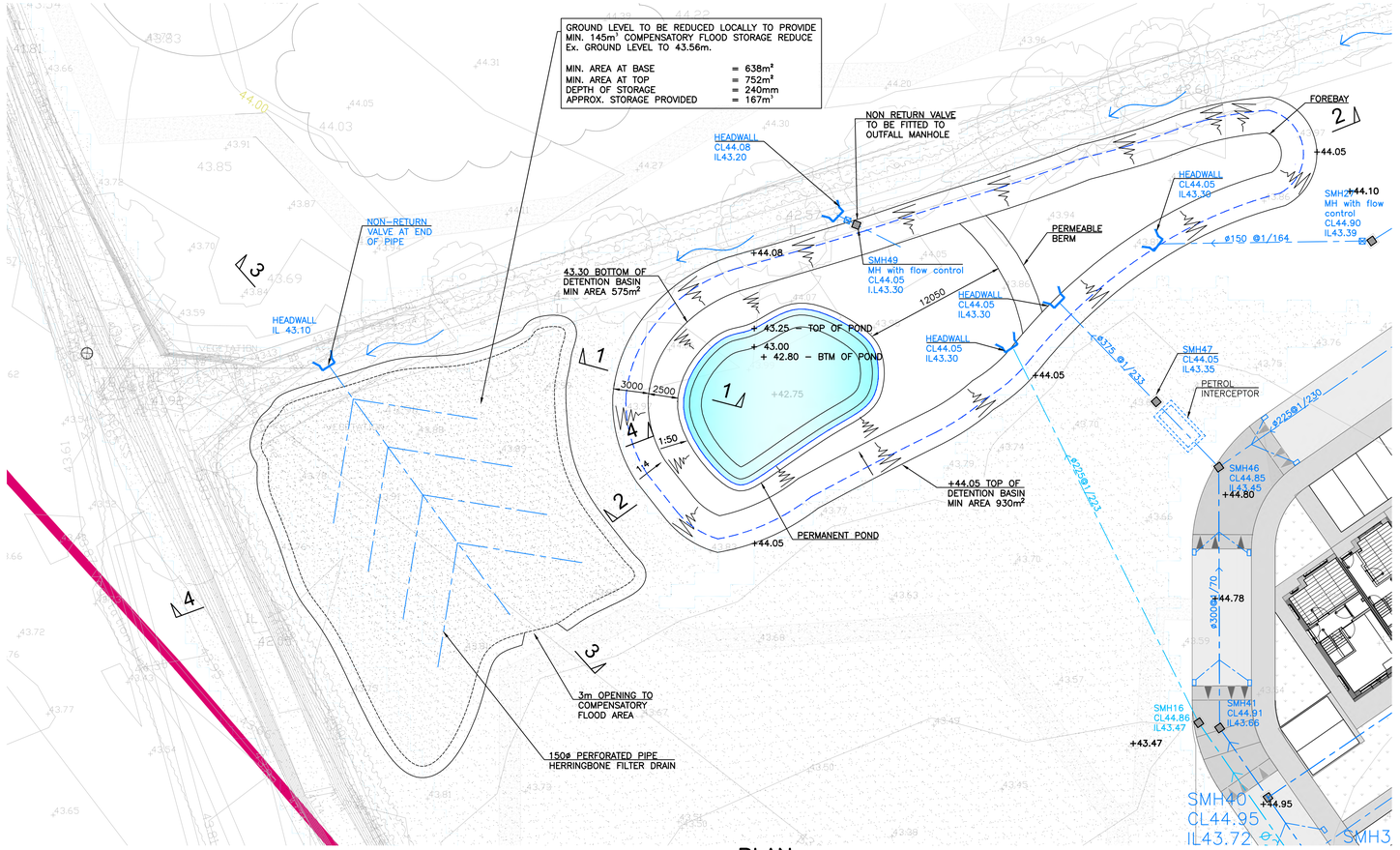
REFER TO DRG. No. 2654/427 FOR OUTFALL DETAILS

REFER TO DRG. No. 2654/414 FOR ATTENUATION POND DETAILS, SECTION 1–1 & 2–2

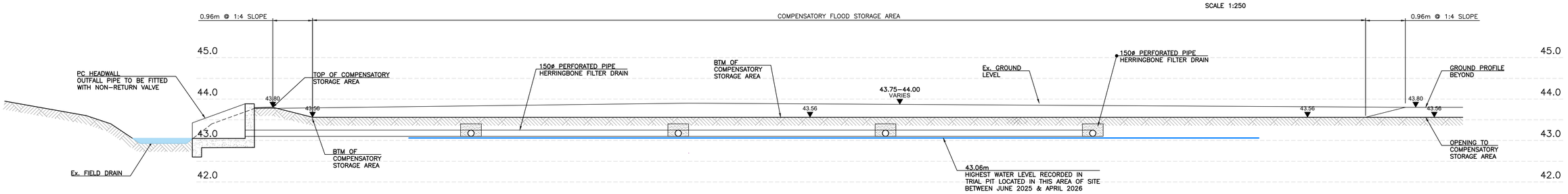
FILTER DRAINS TO BE CONSTRUCTED IN ACCORDANCE WTIH TII STANDARD CONSTRUCTION DETAIL RCD/500/29



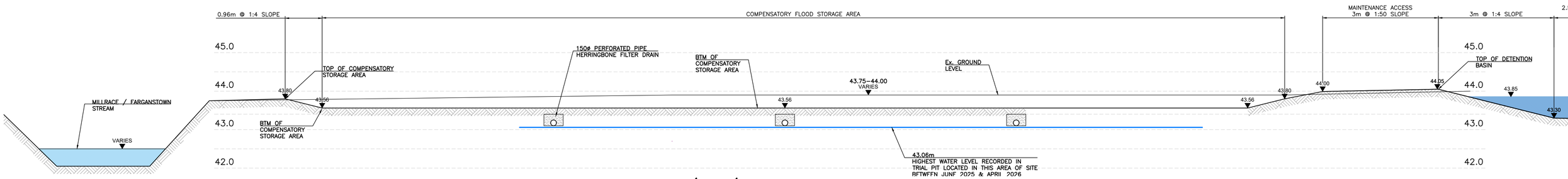
INCLINED FLAP VALVE WITH FLANGE
NTS



PLAN
SCALE 1:250



3 – 3
SCALE 1:50



4 – 4
SCALE 1:50

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NOTES
READ IN CONJUNCTION WITH ARCHITECT'S, ENGINEER'S & BUILDING WORK DRAWINGS & SPECIFICATIONS AND HENDRICK RYAN DRAWING No. N01 - CIVIL / STRUCTURAL ENGINEERING NOTES

DO NOT SCALE FROM THIS DRAWING.
USE WRITTEN DIMENSIONS ONLY
THE CONTRACTOR IS REQUIRED TO CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCY TO BE NOTIFIED TO THE ENGINEER/ARCHITECT

Rev.:	Date:	Description:	Drawn	Appr'd

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Project: BOYNE VILLAGE (PHASE 1D), ATHLUMNEY
Drawing Title: COMPENSATORY FLOOD STORAGE DETAILS

Project Number:	Drawing Number:	Revision:	Size:
2654	416	P1	A1
Scale: 1:250,50			Stage: PLANNING
Date: 15/09/2026	Drawn By: LB	Checked By: PMcS	Approved By: PMcS

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APPENDIX H: CSR RESPONSE

CSR
Land Planning & Design

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Dublin 2, D02 KF65
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Ref: 19187/AF

The Secretary,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1

22nd Sep 2026

Dear Sir/Madam,

RE: Response to Planning Appeal – Ref: 26/60120

With reference to the above application and to the subsequent Planning Appeal request by Mr. Stephen Flanagan. We act on behalf of the applicant, Albert Developments Ltd., as their landscape design consultant, to provide responses to the to the items relating to landscape design matters contained within the appeal letter.

The following consultant firms assisted in the preparation of this Response:

- **Cunnane Stratton Reynolds Ltd.** – landscape design
- **JBA Consulting** – environmental engineering / flooding
- **Hendrick Ryan & Associates** – civil engineering & drainage
- **JSA** – planning consultant
-

Ground 1 Summary: *Permission should be refused unless the Commission is satisfied, on the information before it at decision stage, that the compensatory flood storage provides the required physically available volume under the relevant event and seasonal conditions; that the final surface water/ attenuation/ SuDS design can perform as assessed; and that the final arrangement preserves the modelled no-increase result for the appellant's identified near-adjoining lands. If these matters can be resolved by further information, the appellant asks that the necessary winter-groundwater evidence, detailed storage geometry/cut-fill evidence, revised drainage calculations, final attenuation/SuDS particulars and confirmation of the final no-impact model result be obtained and assessed before determination, rather than left solely to post-permission compliance.*

As a response to Ground 1 of the Appeal, updates have been made to the drainage information by HRA (civil & drainage engineer), and an engineering and planning response has been provided.

In support of their response, please refer to **CSR Response** below where compatibility with the landscape information is demonstrated.

CSR Response:

CSR has reviewed the updated details provided by HRA (civil & drainage engineer) in their response to this appeal request, and we have liaised with both HRA and JBA (environmental engineer) in relation to the flood compensatory area in question. Following a review of the updated drainage information by HRA, this has now been incorporated into the Landscape Masterplan (extract shown below) with only minor updates to CSR drawings. We are satisfied that these updates can be accommodated without adversely affecting the purpose or function of the flood compensatory area and without impacting on the usability of the open space. The landscape uses as shown within the flood compensation areas (e.g. footpaths and woodland areas) are compatible with occasional inundation of floodwater.



Fig1. Landscape Masterplan extract

Conclusion

We trust that the concerns and queries as set out in the Planning Appeal by Mr. Stephen Flanagan, from a landscape perspective, are fully addressed.

Yours sincerely,



_____

Alastair Ferrar

Role: Associate Director

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