

Comhairle Chontae na Mí

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



Meath County Council

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

Planning Reference Number: 23/60290

TO: Bennettstown Residents
Bennettstown
Dunboyne Co. Meath

Date: 04/06/2024

Planning and Development Act 2000 – 2022 Planning & Development Regulations 2001 to 2023

Notification of Decision on planning application in the name of Marina Quarter Ltd. N/A

Dear Sir/Madam,

I wish to inform you that by order dated 04/06/2024 Meath County Council has **CONDITIONAL PERMISSION** for Permission for the following Large-Scale Residential Development consisting of: i) 267 no. residential units comprising 145 no. dwelling houses and 122 no. apartments/duplexes providing a mix of 1, 2, 3 and 4-bed units. The dwelling houses range in height from 2-3 storeys. The apartments/duplexes are in 8 no. blocks (i.e. Blocks A-H, with Blocks B and C joined) ranging in height from 3 to 5 storeys; ii) a single storey creche; iii) modifications to the R157 regional road including changes to the existing carriageway/traffic lanes and the replacement of an existing roundabout with a new signalised junction; iv) a new signalised junction and link road (including new bridge over the River Tolka) connecting the R157 and the Old Navan Road; v) the provision of footpaths, cycle lanes and 2 no. pedestrian crossings on the existing M3 Parkway access road, vi) a foul pumping station and connection to the existing public sewerage system via the Old Navan Road; vii) a watermain connection to the north of the site at Pace (townland); viii) 3 no. ESB substation/kiosks and the undergrounding/re-routing of existing electricity lines; ix) reprofiling of land and relocation of existing berm adjoining the River Tolka as part of flood mitigation measures; and x) all associated ancillary development works including footpaths, cycle lanes, car and bicycle parking, drainage, public lighting, bin storage, boundary treatments and landscaping/amenity areas at this site measuring 14.17 hectares principally located in Bennetstown (townland) to the south of the M3 Parkway park and ride and rail station, and also extending into Pace & Dunboyne (townlands), Dunboyne North, Co. Meath. Access will be via 2 no. new vehicular access points along the new link road between the R157 and the Old Navan Road. Pedestrian access will also be provided on to the existing M3 Parkway access road.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application. Significant further information/revised plans submitted with this application at Principally located in Bennetstown (townland) to the south of the M3 Parkway park and ride and rail station, and also extending into Pace & Dunboyne (townlands), Dunboyne North, Co. Meath, .

If you are aggrieved by this decision you may appeal it **WITHIN FOUR WEEKS** of the date of the decision by forwarding your grounds of appeal to An Bord Pleanala, 64 Marlborough Street, Dublin 1. The fee for an appeal against a decision of a Planning Authority is € 220. An appeal will be invalid unless accompanied by the appropriate fee together with evidence of payment of submission fee to Planning Authority and/ or Acknowledgement Letter from the Planning Authority. Where an appeal is made by another party you may make submissions or observations on the appeal as an observer. The time limit for this is four weeks from the receipt of the appeal by An Bord Pleanala and a fee of € 50 (at present) must be paid to An Bord Pleanala with any such submissions or observations.

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

Yours Faithfully,

On behalf of Meath County Council

Schedule of Conditions

1. The development hereby permitted shall be constructed in accordance with the plans and particulars including the Environmental Impact Assessment Report lodged with the Planning Authority on the 22/09/23, 28/03/24 and 10/04/24 except where conditions hereunder specify otherwise. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in strict accordance with the agreed particulars.

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

2. The development hereby permitted shall contain **267 no. residential units**. Each residential unit shall be used and occupied as a single unit for residential purposes and shall not be subdivided or used for any commercial purpose (including short-term letting) without a separate planning permission.

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

3. The development shall be carried out on a phased basis. The phasing plan which accompanies the application shall not be permitted. Prior to the commencement of development, a revised phasing scheme for the development inclusive of all associated infrastructure shall be submitted for the written agreement of the Planning Authority. The childcare facility shall be included in phase one.

Reason: To ensure the timely provision of services, for the benefit of the occupants of the proposed dwellings.

4. (a) The applicant is required to engage the services of a suitably qualified archaeologist to carry out an Archaeological Impact Assessment of the development site. The assessment will include the analysis of the archaeological geophysical survey and the results of archaeological test excavations to be carried out across the development site (both geophysical detected features and other locations where impacts may occur). No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent.
 - (b) The works associated with the archaeological assessment will be incorporated into the Construction and Environmental Management Plan.
 - (c) The archaeologist should carry out any relevant documentary research and inspect the site. Test trenches will be excavated at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings.
 - (d) The Archaeological Impact Assessment Report will describe clearly the results of the archaeological testing and the resulting proposed mitigation measures. Furthermore, the Archaeological Impact Assessment Report will provide a detailed conservation plan for the

protection, preservation in situ and presentation of the geophysical detected enclosure located in the north-east boundaries of the development site.

(e) Having completed the work, the archaeologist should submit a written report of the Archaeological Impact Assessment Report to the Planning Authority and to the Department in advance of the commencement of construction works. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.

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

5. Proposals for names for the overall development, buildings, public plaza, home zones/streets inclusive of a numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signage and unit numbers, shall be provided in accordance with the agreed scheme unless the planning authority agrees in writing to an alternative scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s). The use of the name parkway plaza shall not be permitted.

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

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

Reason: To clarify the plans and particulars for which permission is granted and to ensure that the mitigation measures contained in the NIS are implemented to avoid any likelihood of significant effects on any European site, having regard to the qualifying interests and conservation interests for any such site and in the interest of environmental protection.

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

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

8. (a) The external wall, roof finishes and design detail of the development shall be as illustrated on the plans submitted on 22/09/23, 28/03/24 and 10/04/24, unless otherwise agreed in writing with the Planning Authority. All public facing external finishes shall be of durable materials. The use of render on the blocks fronting the plaza shall not be permitted, revised proposals shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.

(b) No development of a class specified in column 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001-2023, shall be permitted within the curtilage of any residential unit hereby permitted.

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

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

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

10. (a) Prior to the occupation of any residential unit hereby permitted, the applicant shall provide the public open space and landscaping as indicated on the drawings and specification date received 22/09/23. The open spaces shall be developed for, and devoted to, public use and shall be maintained as public open space by the developer until taken in charge by the local authority or management company.

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

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

(d) The exact location and detail of boundary treatment adjoining the property of Irish Rail shall be agreed with Irish Rail, revised detail shall be submitted for the written agreement of the Planning Authority including written confirmation of the agreement of Irish Rail.

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

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

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

11. (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 2000-2022, 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.

12. Prior to commencement of development hereby permitted, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of Section 94(4) and Section 96(2) and (3) (Part V) of the Planning and Development Acts 2000-2022, 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 Acts 2000-2022 and of the housing strategy in the development plan for the area. (Housing)

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

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

14. (a) Prior to the commencement of development the Applicant/developer shall submit for the written agreement of the Planning Authority, the detailed design of the R-157 upgrade works including the signalised junctions, the road geometry and layout, kerbs, drainage, traffic signals, street lighting and the footpaths and cycleways included within the site boundary.
 (b) Prior to the commencement of development, the Applicant/developer shall submit for the written agreement of the Planning Authority the detailed design of the R157 link road.
 (c) The infrastructure, including the R-157 upgrade works, the Old Navan road/R-157 link road and the pedestrian and cycle linkages to Dunboyne Town centre, may be completed in tandem with the construction of the development.
 (d) The Applicant/developer shall complete Road Safety Audits and Quality Audits, in accordance with TII and DMURS requirements, for the Internal and External roads. The Applicant/developer shall submit for the written agreement of the Planning Authority, amended layouts that address the recommendations of the audits at each stage as appropriate.
 (e) Junction layouts and cycling infrastructure shall be designed in accordance with the Cycle Design Manual (CDM) 2023.
 (f) The Applicant/developer shall submit engineering drawings that show a uniform width of 4.8m and 1.2m comfort zone for all the proposed home zones throughout the proposed development.
 (g) The Applicant/developer shall agree the content and detail of the Construction Stage Traffic Management Plan with the Local Authority at compliance stage prior to construction commencement.
 (h) Public lighting shall be designed and installed in accordance with "Meath County Councils: Public Lighting Technical Specification & Requirements" document.

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

15. (a) All work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
 (b) All work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.'

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

16. (a) Prior to the commencement of development the applicant shall submit the detailed design of the proposed bridge crossing the Tolka Flood plain and shall submit an amended SSFRA taking the detailed design of this bridge into account for the written agreement of the Planning Authority. Detailed design shall include, but is not limited to, the foundations, supports, deck, approach embankments, width and span, junctions, geometry, gradients, levels, layout, kerbs,

drainage, street lighting, footpaths and cycleways. The Minimum Soffit levels of the proposed bridge shall be as set out in Fig A-1 of Appendix A of IE Consulting letter reference IE2510/MOF/5996 of 20th March 2024 except that the minimum soffit level of the most westerly span of the bridge shall be 70.70m OD.

(b) Details of all Water and Wastewater infrastructure crossing Flood Zones A&B on the development site shall be in accordance with Uisce Eireann Requirements and shall be submitted for the written agreement of the Planning Authority.

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

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

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

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

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

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

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

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

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

18. (a) A designated Community Liaison Officer (CLO) shall be appointed prior to commencement of construction works, appointment shall be confirmed in writing with the Planning Authority.
- (b) The site and building works required to implement the development shall only be carried out between the hours of 8.00am to 7.00 pm Monday to Friday and 9.00 am to 1.00pm on Saturdays. No activity on site Sundays and Bank Holidays. In exceptional circumstances, hours of operation may be extended for a specified period of time subject to written agreement from the Planning Authority
- (c) During the construction phase noise levels at noise sensitive locations shall not exceed 70dB(A) between 0700 to 1900 hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time. Noise exceedance activities must be agreed in writing with the Planning Authority prior to the activity taking place. C
- (d) The construction works shall be carried out in accordance with the noise guidance set out by BS 5228-1:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the NRA Guidelines for the treatment of Noise and Vibration in National Roads Schemes.

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

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

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

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

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

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

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

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

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

Reason: In the interest of visual amenity.

23. Noise sensitive uses shall be provided with noise insulation to an appropriate standard, having regard to the location of the site within Noise Zone C of Dublin Airport. This is to ensure appropriate internal noise levels of habitable rooms in accordance with Meath County Development Plan 2021-2027 Policies DM POL 31, DM POL 32 and Objective DM OBJ 111.

Reason: In the interests of proper planning and sustainable development and to satisfy the requirements of the DAA.

24. The developer shall pay the sum of €658,200.00 to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 - 2022. 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 2024 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.

25. The developer shall pay the sum of €906,862.00 to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in

accordance with the provisions of Section 48 of the Planning & Development Acts 2000 - 2022. 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 2024 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.

26. The developer shall pay the sum of **€82,279.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision of surface water drainage infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 - 2022. 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 2024 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

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

27. The developer shall lodge with the Planning Authority a cash deposit of **€386,400.00** 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 developer shall pay to the Planning Authority a financial contribution of €874,394.00 in respect of the re-opening of the Navan to Dublin Railway Line Phase 1- Clonsilla to Dunboyne (PACE) in accordance with the terms of the Supplementary Development Contribution Scheme made by the Planning Authority under Section 49 of the Planning and Development Act 2000-2022. The contribution shall be paid prior to commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the Planning Authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000-2022 that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under Section 49 of the Act be applied to the permission

29. The developer shall pay the sum of €53,400.00 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 2024 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

- (i) 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.
- (ii) 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.
- (iii) 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.
- (iv) 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).
- (v) The Applicant/Developer shall make all necessary arrangements to apply for and obtain a Section 50 Consent from the OPW for bridge works.

- (vi) 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.
- (vii) 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.
- (viii) 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.
- (ix) 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.
- (x) In accordance with the Wildlife Act, any hedgerow removal necessary to improve the site entrance should be carried out outside of the main bird nesting season (March 1st to August 31st, inclusive).
- (xi) 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/>.
- (xii) Where the applicant proposes to connect to a public water/wastewater network operated by Uisce Éireann, the applicant must sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

Note 1: 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.

Note 2: All work to comply with current Uisce Éireann Code of Practice for Water and Wastewater.

Note 3: Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Uisce Éireann for written approval prior to works commencing.
- (xiii) Planning Compliance must be submitted (hard copies not required) in the following format: Forward by e mail to planningcompliance@meathcoco.ie and shall include a cover letter outlining relevant compliance issues together with appropriate drawings in PDF format.

