



**ARMSTRONG  
FENTON**  
ASSOCIATES

**PROJECT:** Strategic Housing Development

**PLANNING STATEMENT:** for proposed residential development at Baltrasna & Milltown, Ashbourne, Co. Meath.

**CLIENTS:** Arnub Ltd. & Aspect Homes (ADC) Ltd

**DATE:** September 2022

**Planning &  
Development  
Consultants**



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## 1.0 Introduction

### 1.1 Purpose of this Statement

This Planning Statement has been prepared on behalf of Arnub Ltd. & Aspect Homes (ADC) Ltd (the Applicants) to accompany drawings and details put forward as part of a planning application to An Bord Pleanála for a proposed Strategic Housing Development on lands located at Baltrasna and Milltown, Ashbourne, Co. Meath.

It is the intention of the applicants to apply for permission for a development that comprises a Strategic Housing Development as defined within Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016. The Planning Statement has been prepared in accordance with the requirements of the Planning and Development Regulations 2001 (as amended).

The purpose of this Planning Statement is to provide background information on the site and a description of the proposed development. This Planning Statement should be read in conjunction with the accompanying Statement of Consistency and Material Contravention Statement as well as the submitted Architectural Design Statement, and all of the submitted drawings, technical reports and documents listed within the enclosed Cover Letter by Armstrong Fenton Associates.

### 1.2. Accompanying Documents

Section 8(1)(a)(iv)(I) of the Planning and Development (Housing) and Residential Tenancies Act 2016 provides that the applicant is to submit a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan. In accordance with same, this Planning Statement is accompanied by a Statement of Consistency, prepared by Armstrong Fenton Associates, which is submitted with the application as a separate standalone document, and should be read in conjunction with same.

Section 8(1)(a)(iv)(II) of the Planning and Development (Housing) and Residential Tenancies Act 2016 also directs an applicant for Strategic Housing Development to submit a statement indicating why permission should be granted in cases where a development proposal will materially contravene the relevant development plan and/or local area plan other than in relation to the zoning of the land. In accordance with same, this Planning Report is accompanied by a Material Contravention Statement, prepared by Armstrong Fenton Associates, which is submitted with the application as a separate standalone document, and should be read in conjunction with same.

The subject application is also supported by a comprehensive range of additional documentation, drawings, technical reports, and details, prepared by the various disciplines of applicant's design team. This Planning Statement should be read in conjunction with all the supporting documentation, drawings, technical reports, and details, submitted as part of the subject application, a full schedule of which can be found in the Cover Letter prepared by Armstrong Fenton Associates which accompanies the application.

The application is also supported by a comprehensive range of additional planning documentation including for, *inter alia*:

- Statement of Response to An Bord Pleanála's Notice of Pre-Application Consultation Opinion
- Social & Community Infrastructure Assessment
- Housing Quality Assessment
- Building Life Cycle Report



All of these documents have been prepared by the applicants' design team and accompany the application as separate standalone documents.

This Planning Statement should be read in conjunction with all the supporting drawings, documentation and details submitted with the application.

### 1.3 Application Distribution

In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2001 (as amended), the application has been distributed as follows:

- An Bord Pleanála - 2 no. printed copies & 3 no. digital copies submitted (on USB sticks)
- Meath County Council - 6 no. printed copies & 1 no. digital copy submitted (on USB stick)

Furthermore, An Bord Pleanála's Notice of Pre-Application Consultation Opinion directed the applicant send copies of the application to 5 no. prescribed bodies as follows:

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Department of Education and Skills
5. The relevant Childcare Committee

Due to the Covid-19 pandemic and associated working restrictions related to same, 1 no. digital copy (i.e. usb) only of the application has been issued to the above named prescribed bodies as well an email link to the dedicated website set up for this application at [www.ashbourneshd.ie](http://www.ashbourneshd.ie)

### 1.4 The Applicants

This application for permission, for a Strategic Housing Development (SHD), consisting of 702 no. dwellings, with associated non-residential uses such as childcare facilities, retail units, GP practice / medical unit etc., is being put forward by two separate landowners, relating to two adjoining sites to be developed by (a) Arnub Ltd. And (b) Aspect Homes (ADC) Ltd. Please refer to Fig. 1 overleaf which illustrates that the north-eastern side of the application site is owned by Aspect Homes (ADC) Ltd, while the south / south-western side is owned by Arnub Ltd.

The proposed application represents the development of the majority of the lands identified as being part of / subject to one of four Master Plan areas identified in Ashbourne. The application site lies within "Master Plan 18" (MP18) which relates to the lands at Milltown, to the south of Ashbourne and has an area of c.19.9 hectares. The aim of the Master Plan is that these lands shall provide a primary school site, lands for recreational uses, including playing fields, and lands for residential development. The development of the lands shall be on a phased basis to be agreed as part of the preparation of the Master Plan.

It should be noted that the applicants, as the majority landowners in the MP18 lands have come together as joint applicants for the proposed development and as a result, a coordinated and comprehensive development proposal is now put forward for permission to An Bord Pleanála, as it is considered this joint approach best meets the objectives of the MP18 Master Plan and represents the proper planning and sustainable development of the lands at Milltown, Ashbourne.



In its totality, the proposal put forward provides for a sustainable, integrated development. It should also be noted that the applicants are long established house builders, having delivered hundreds of homes in County Meath and the Greater Dublin Area, for circa 30 years. Upon a grant of permission, it is their intention to carry out the proposed development and deliver much needed housing. Given the separate ownership of the two plots of land, it is likely that the development will be carried out by the applicants on their own landholdings in an independent manner and therefore we request that cognisance be paid to this fact when considering the overall development proposal and the accompanying drawings and details.

Set out further in this report (section 4.2) is the planning history associated with the subject site, however, the applicants have taken on board the previous decision to refuse permission on this site and it is considered that the overall current proposal has been designed in a manner that addresses previous concerns, whilst also taking into consideration the context of the site itself and current planning policy and guidance.



Fig. 1 – Site Location and Land Ownership



## 2.0 Pre-planning Consultation

### 2.1 Section 247 Pre-planning Consultation

A Section 247 pre-planning meeting took place with Meath County Council (hereafter MCC) on 1st December 2021, via Microsoft Teams.

The proposed development was discussed in detail at this meeting with all of the applicants' design team disciplines / members represented. In addition, representatives of the various Local Authority departments were in attendance including Planning, Parks, Roads/Transportation, Water Services and Housing. Feedback from this pre-planning meeting is incorporated into the design and layout of the proposed development.

Subsequent to the formal S.247 pre-planning meeting under Ref. SHD1SPP006/20, the applicants and their design team have liaised considerably with the various sections of MCC offline to work through details of the development proposal that will satisfy the Planning Authority's requirements, including correspondence and meetings with the Planning, and Roads/Transportation Departments of MCC.

### 2.2 Pre-Application Consultation with An Bord Pleanála and Applicant's Response to Opinion

Pre-application consultation with An Bord Pleanála, under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016, took place on 10<sup>th</sup> November 2020, (via Microsoft Teams) under Ref. ABP-312246-21.

The Board's Notice of Pre-Application Consultation Opinion was issued on 19<sup>th</sup> May 2022, a copy of which is set out in the Appendix of the submitted "Statement of Response to An Bord Pleanála Opinion". The Opinion identifies nine items of additional specific information to be submitted with any application for permission.

We enclose as a separate report, entitled "Statement of Response to An Bord Pleanála's Opinion" which describes in detail the additional specific information that is submitted with this SHD planning application. However, a synopsis of same is set out under the following summarised headings:

1. *Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is advised to address the following in the documents submitted:*
  - (a) *A detailed phasing and delivery plan, including timing and delivery of the works to on the site, the surrounding area and the overall roll out of lands within the defined masterplan area. The phasing and masterplan documentation should include justification and/or compliance with any required commercial/residential mix for the site, phasing and delivery of the infrastructure.*
  - (b) *Further consideration/ and or justification for the density proposed having regard to the location of the site within Ashbourne, the Core Strategy allocation and requirement for compliance with the national guidance "Sustainable Residential Developments in Urban Areas". In this regard, the documentation shall clearly indicate the efficient use of residential zoned lands within a growth town.*
  - (c) *Provide further justification for the design and layout of all public open space areas. This further justification should address, inter alia, the location of the public open space, the need for passive surveillance and appropriate functionality of space.*



2. *In relation to access and transportation, the following information should be submitted:*
  - (a) *Full plans and particulars of all road upgrades required for the proposed development including, inter alia, the signalised junction at the interchange of the new east west link road with the Dublin Road.*
  - (b) *A Travel Plan / Mobility Management Plan and a statement describing how the proposed development will contribute to sustainable travel patterns and a reduced dependency on the private car.*
  - (c) *A report demonstrating compliance with the applicable standards set out in DMURS and the National Cycle Manual, including sections 1.9 and 4.9 of the cycle manual.*
  - (d) *A Quality Audit in accordance with Annex 4 of the Design Manual for Urban Roads and Streets (DMURS) which shall include as a minimum a Street Design Audit, Road Safety Audits and Pedestrian and Cycling Audits.*
  - (e) *A report addressing other matters raised in the report of the Meath County Council Transportation Planning Section.*
3. *Submission of a visual impact assessment that comprises a photomontage report with key viewpoints from locations around the vicinity of the site and including, inter alia, adjoining Dublin Road and existing residential development.*
4. *Submission of Part V proposals.*
5. *Submission of all boundary treatments.*
6. *Submission of cross-section drawings through the site clearly illustrating the existing topography and any changes proposed. In this regard, the applicant shall ensure the existing dwellings adjoining the site are highlighted.*
7. *Submission of a Sunlight/Daylight/Overshadowing analysis including all relevant plans/ documentation showing an acceptable level of residential amenity, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.*
8. *In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such a statement should have regard to the development plan in place at the time of the application and that likely to be in place at the date of the decision of the Board in respect of the application.*
9. *The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.*

Please refer to the separate submitted report titled "Statement of Response to An Bord Pleanála's Pre-Application Consultation Opinion Ref. ABP-312246-21" for full details of the applicant's response to the nine items above. However, for convenience, the following table provides a summary of same:



Item No.	Item Requested	Method of Response
1(a)	A detailed phasing and delivery plan, including timing and delivery of the works to on the site, the surrounding area and the overall roll out of lands within the defined masterplan area. The phasing and masterplan documentation should include justification and/or compliance with any required commercial/ residential mix for the site, phasing and delivery of the infrastructure	<p>Section 6.22 of this Planning Statement sets out details of the proposed phasing of the overall development. It is envisaged that the development will be delivered across 3 phases, with each phase including the delivery of <i>inter alia</i> open spaces, roads infrastructure and non-residential uses etc. which will serve the needs of the quantum of units being delivered in each phase.</p> <p>Please also refer to the submitted drawing no. D2101.S.10 "Overall Site Layout - Phasing Map by Davey-Smith Architects which illustrates the proposed phasing of the development.</p> <p>The proposed phasing is based upon the phasing identified in the agreed Master Plan.</p>
1(b)	Further consideration/ and or justification for the density proposed having regard to the location of the site within Ashbourne, the Core Strategy allocation and requirement for compliance with the national guidance "Sustainable Residential Developments in Urban Areas". In this regard, the documentation shall clearly indicate the efficient use of residential zoned lands within a growth town.	The proposed development equates to a net density of 40 units per hectare net, which accords with the national guidance set out the 2009 "Sustainable Residential Developments in Urban Areas" guidelines. The proposed net density of 40 units per hectare is also consistent with DM OBJ 14 of the Development Plan which requires densities of greater than 35 units per hectare for Self-Sustaining Growth Towns such as Ashbourne. Refer to section 6.13 of this Planning Statement for further details.
1(c)	Provide further justification for the design and layout of all public open space areas. This further justification should address, <i>inter alia</i> , the location of the public open space, the need for passive surveillance and appropriate functionality of space	Cunnane Stratton Reynolds (CSR) Landscape Architects have prepared the submitted landscape design proposals for the proposed development and their submitted Landscape Design Report sets out the rationale for the design, layout and function of the open spaces – please refer to same.
2(a)	Full plans and particulars of all road upgrades required for the proposed development including, <i>inter alia</i> , the signalised junction at the interchange of the new east west link road with the Dublin Road	DBFL Consulting Engineers have prepared all of the submitted roads design plans, which have been based upon consultation with Meath County Council. A letter of consent from MCC is also submitted with this application permission, demonstrating their consent to the applicants including lands in their control for the purposes of (i) the proposed upgrade works to Hickey's Lane and (b) associated works on the Dublin Road (R135) which include a signalised junction at the entrance to the development at the junction on Cherry Lane (new east – west link street) and the Dublin Road. All of the proposed works are set out on the submitted DBFL drawings no.s 200059-DBFL-RD-SP-DR-C-1200 to 1204.





<b>2(b)</b>	A Travel Plan / Mobility Management Plan and a statement describing how the proposed development will contribute to sustainable travel patterns and a reduced dependency on the private car	DBFL Consulting Engineers have prepared the submitted Mobility Management Plan – please refer to this standalone document.
<b>2 (c)</b>	A report demonstrating compliance with the applicable standards set out in DMURS and the National Cycle Manual, including sections 1.9 and 4.9 of the cycle manual	DBFL Consulting Engineers have prepared the submitted DMURS Design Statement – please refer to this standalone document
<b>2 (d)</b>	A Quality Audit in accordance with Annex 4 of the Design Manual for Urban Roads and Streets (DMURS) which shall include as a minimum a Street Design Audit, Road Safety Audits and Pedestrian and Cycling Audits	Please refer to the submitted Preliminary Design Stage Quality Audit prepared by DBFL Consulting Engineers
<b>2 (e)</b>	A report addressing other matters raised in the report of the Meath County Council Transportation Planning Section	Please refer to section 9 of the submitted Traffic & Transport assessment (TTA) prepared by DBFL Consulting Engineers which addresses all of the matters raised by MCC Transportation Planning Section at pre-planning stage.
<b>3</b>	Submission of a visual impact assessment that comprises a photomontage report with key viewpoints from locations around the vicinity of the site and including, inter alia, adjoining Dublin Road and existing residential development	Please refer to Chapter 13 “The Landscape” of the submitted Environmental Impact Assessment Report (EIAR) prepared by Cunnane Stratton Reynolds (CSR) Landscape Architects. In addition, 3D Design Bureau have prepared the submitted photomontages of the proposed development which are enclosed in a separate booklet entitled “Verified Views & CGI” – please refer to same
<b>4</b>	Submission of Part V proposals	Please refer to the Part V proposal from the applicants which proposes the delivery of 70 no. units to satisfy their Part V obligation associated with the proposed development, including indicative costs. Please also refer to drawing no. D2101.S.11 “Site Layout - Part V” (prepared by Davey-Smith Architects) which identifies the location and type of the units being proposed to satisfy Part V requirements.
<b>5</b>	Submission of all boundary treatments	Please refer to drawing no. 21659-3-105 “Boundary Treatments” prepared by CSR Landscape Architects which illustrates all of the proposed boundary treatments throughout the development.
<b>6</b>	Submission of cross-section drawings through the site clearly illustrating the existing topography and any changes proposed. In this regard, the applicant shall	Please refer to the submitted drawing no.s D2101.SC.01 to D2101.SC.04 prepared by Davey-Smith Architects which illustrate the cross sections



	ensure the existing dwellings adjoining the site are highlighted	through the proposed development, including levels and neighbouring dwellings.
7	<p>Submission of a Sunlight/Daylight/Overshadowing analysis including all relevant plans/ documentation showing an acceptable level of residential amenity, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable</p>	<p>3D Design Bureau has prepared the submitted report entitled “Daylight and Sunlight Assessment Report”. The submitted report has taken into account the recently published BRE - Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice (2022). This document will be referred to as the BRE Guidelines in this report. 3D Design Bureau asserts that at the time of writing the submitted report, the BRE Guidelines are in the third edition (BRE 209). The BRE Guidelines sets out recommendations for appropriate levels of daylight and sunlight within a proposed development, as well as providing guidance on impacts arising from a proposed development to surrounding properties and amenity areas. Whilst the primary reference document for the BRE Guidelines is BS EN 17037, there are some subtle differences between BRE 209 and BS EN 17037. For the purposes of this report, the BRE Guidelines (BRE 209) is considered the primary reference. A detailed description of the various recommendations for impact assessment and scheme performance is contained in section “4.0 Assessment Overview” on page 16 of the submitted report by 3D Design Bureau – please refer to same.</p> <p>The submitted report notes that the BRE Guidelines (BRE 209), will be the primary reference document for this report as it is referenced in both Sustainable Urban Housing: Design Standards for New Apartments (2020) and Urban Development and Building Heights (2018). For daylight within proposed developments, a supplementary study will be carried out under the criteria of I.S. EN 17037. Neither the British Standard, European Standard, British Annex to the European Standard nor the BRE Guide set out rigid standards or limits. They are all considered advisory documents.</p>
8	<p>In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant’s opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such a statement should have regard to the development plan in place at the time of the application and that likely to be in place at the date of the decision of the Board in respect of the application.</p>	<p>A “Statement of Consistency” has been prepared by Armstrong Fenton Associates and is submitted as a separate report – please refer to same.</p>



9	The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIA at application stage	<p>The proposed development is comprised of 702 no. dwellings, along with 4 no. retail units, GP practice / medical suite, 2 no. crèches and all associated site development works, on an overall site area of c.20Ha. Therefore, an Environmental Impact Assessment Report (EIA) is required under Part 2(10) (b) of the Planning and Development Regulations 2001 (as amended). Accordingly, an EIA has been prepared and forms part of the subject application for permission.</p> <p>Please refer to the submitted EIA which is comprised of 3 no. volumes for further details.</p>

### 3.0 Site Location and Description

The subject site is a greenfield site, lying to the west of the R135 Dublin Road into Ashbourne, west of The Briars residential estate and west of Hickey's Lane. To the south are agricultural lands in the Rural Area (i.e. outside of Ashbourne's development boundary) while to the west are greenfield lands that are zoned "F1 - Open Space". The subject site abuts existing residential development at Alderbrook Rise, Alderbrook Downs and Alderbrook Heath to the north, and Tara Close and Tara Court to the north-west. The application site also encircles a third party property, accessed off Cherry Lane, in the northern part of the site, that is excluded from the red line of application.

The site is located within the settlement boundary of Ashbourne, in the townlands of Baltrasna and Milltown, located south-east of Ashbourne town centre (c.1.5km away). It has mature hedging around the entire perimeter of the site and is accessed via an agricultural entrance directly off Cherry Lane at its north-east corner. The site is also accessible from Hickey's Lane to the south-east. Both Cherry Lane and Hickey's Lane connect directly onto the R135 Dublin Road.

There are a number of buildings on the site, i.e. 3 no. detached dwellings (354sq.m in total) along with their associated outbuildings (305 sq.m) that are proposed to be demolished.

The site comprises eleven large agricultural fields over a total area of c. 20Ha. The application site generally slopes from east to west, with the exception of an area near the G1 zoned lands in the western part of the site, which slopes from west to east.



Fig. 2 – Aerial view of subject site, outlined in red

## 4.0 Planning History & Context

### 4.1 Planning Context of Subject Site

Set out below is a synopsis of the planning history attached to the site. However, it is also prudent to note the current planning context applicable to the site is also detailed in the accompanying Statement of Consistency.

The relevant Development Plan pertaining to the site is the Meath County Development Plan 2021-2027, under which the site is subject to three separate land use zoning objectives, namely:

- i. Land use zoning objective A2 – New Residential: *“To provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate”*. Circa 19 Ha is zoned A2.
- ii. Land use zoning objective G1 - Community Infrastructure: *“To provide for necessary community, social, and educational facilities”*. Circa 1 Ha is zoned G1.
- iii. A small portion of the site, to the south-east, occupied by a single dwelling & associated outbuilding, of c.0.2Ha, is zoned objective A1 – Existing Residential: *“To protect and enhance the amenity and character of existing residential communities”*.

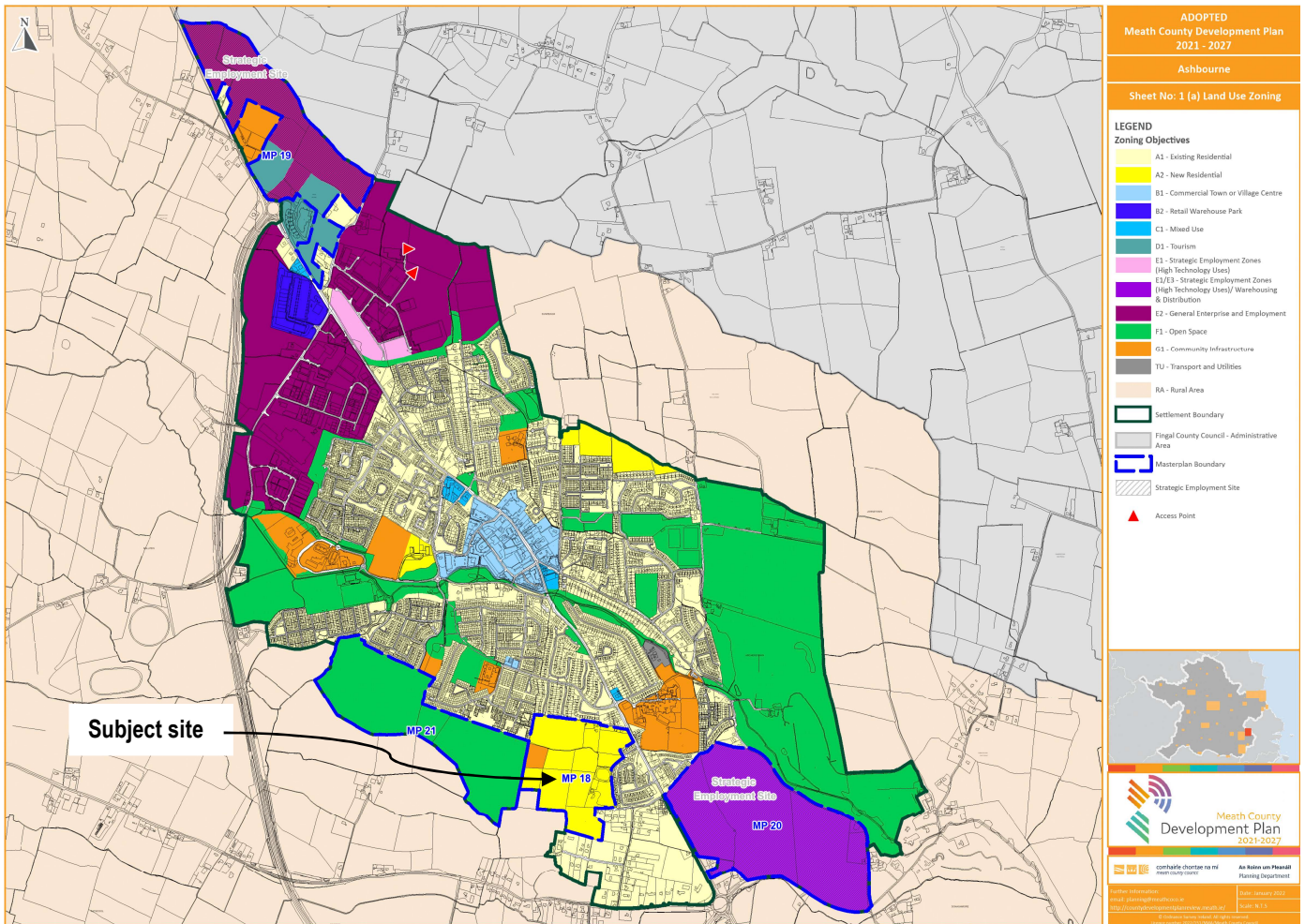


Fig. 3 – Copy of Meath County Development Plan Land Use Zoning Map for Ashbourne

Volume 2 of the Meath County Development Plan 2021-2027 sets out the Written Statement for Ashbourne and within same, under section 6, the topic of masterplans is covered. The Development Plan states that there are 4 Master Plan areas identified in Ashbourne and that “the purpose of a Master Plan is to ensure an integrated approach is taken to the phasing, management, and development of lands within the Master Plan Area. A planning application will not be considered in the absence of the Master Plan being agreed in writing with the Executive of the Planning Authority”.

The proposed development site is covered by Master Plan 18 (MP18). All of the subject site, plus the field to the immediate east of same, which is in third party ownership, is subject to the MP18 Master Plan.



Section 6.0 “Master Plans” of the Written Statement for Ashbourne states the following in relation to Master Plan 18:

Master Plan	Description	Status
<b>Master Plan 18</b>	Master Plan 18 relates to the lands at Milltown to the south of Ashbourne and has an area of c.19.9 hectares. It is intended that these lands shall provide a primary school site, lands for recreational uses, including playing fields, and lands for residential development. The development of the lands shall be on a phased basis to be agreed as part of the preparation of the Master Plan.	Awaiting Preparation

In accordance with the requirement to prepare a Master Plan, we enclose a Master Plan for the entire MP18 lands, which predominantly affects the subject site, but also includes the neighbouring third-party site to the east. This is submitted as a separate stand-alone document – please refer to same. The Master Plan illustrates that a school site is reserved for the future accommodation of a primary school, upon confirmation of the need / uptake by the Department of Education and Skills (DES). In addition, a playing pitch is proposed to be accommodated on the G1 zoned part of the site and is conveniently located adjacent to the school site. Both the school and pitch are proposed on the G1 zoned lands which accords with the permitted uses under the G1 zoning.

The Master Plan sets out a layout framework and design principles for the subject lands which aim to create an integrated, high quality residential development with a strong sense of place that includes a local centre, playing pitches and school site. The Master Plan also caters for an interconnected network of open spaces across the site that retains existing trees and hedgerows and delivers high quality public amenity spaces for the area. A key design principle is also the creation of a key route through the lands (link street) that will cater for vehicular traffic as well as segregated pedestrian and bicycle green links from the R135 Dublin Road to the F1 - Open Space zoned lands to the west, thus delivering a key piece of transport infrastructure for the southern environs of Ashbourne.

The principles of the Master Plan have been presented to the Planning Authority prior to the submission of this application for permission and agreed. Please refer to confirmation of same set out in Appendix A of this Planning Statement.

## 4.2 Planning History

### Ref.s DA/140010 & PL17. 243223

Permission was previously sought on part of the subject site, (i.e. 9.9Ha / the southern portion of the current site). Permission was sought for a ten year permission, for a development consisting of 188 number dwellings (68 number four bed semi-detached houses, 100 number three bed semi-detached houses, 20 number four bed detached houses), one number crèche (circa 277 square metres), one new vehicular entrance point on the eastern boundary of the site to Hickey’s Lane to serve the entire development. It was also proposed to carry out upgrade works to the section of Hickey’s Lane from the new entrance on Hickey’s Lane which connects the site with the Dublin Road (N2); all ancillary and associated site development and landscape works; and



demolition of a habitable dwelling. Permission was refused by both the Planning Authority and An Bord Pleanála based upon the following, summarised reasons:

1. At the time of the decision in 2014, the site was zoned residential phase II (post 2019) under the Meath County Development Plan 2013-2019, as varied in May 2014. Under policy SP1(ii) for Ashbourne, such lands were available for residential development within the life of this Development Plan. It was considered, therefore, that the proposed development would be contrary to the zoning of the site and to the provisions set out in the said Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. It was considered that the proposed development would not achieve a proper standard of urban design due to the low density of development; the preponderance of semi-detached houses; the failure to differentiate the various parts of the housing estate by providing a suitable sense of enclosure for the open spaces and cul-de-sacs or by articulating the streetscape along the main route through the site; and due to the visual impact of the car parking spaces in small front gardens and the likely haphazard parking on footpaths and other spaces due to the absence of identifiable visitor parking in certain parts of the scheme. The widths of the proposed roads and the radii of the junctions between them would contravene the standards set out in the 'Design Manual for Urban Roads and Streets' issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2013 which provide the applicable guidance on the matter, as would the proposed roundabout within the housing estate, all of which would tend to facilitate inappropriate vehicular speeds and movements within the scheme at the expense of pedestrians. The proposed development was deemed to fail to comply with the guidelines and therefore, be contrary to the proper planning and sustainable development of the area.
3. The Board was not satisfied that the application had been made by a person who had sufficient legal estate or interest in the land the subject of the application to provide an adequate roads access along Hickey's Lane to serve the proposed development.

#### **Response to above stated reasons for refusal:**

1. In the time since the issuing of the above decision to refuse permission, a new Development Plan has been adopted and come into effect, i.e. Meath County Development Plan 2021-2027. Within same, there are no longer any phasing restrictions attached to the application site. The Core Strategy of the current Development Plan (namely Table 2.12 "Core Strategy Table, Population and Household distribution to 2027") identifies that Ashbourne has a proposed household allocation of 1,349 no. units over the lifetime of the Development Plan, therefore the proposed development is not only acceptable in principle but also complies with the housing targets set out in the Core Strategy for Ashbourne.
2. The design of the proposed development has been based upon good urban design principles and is compliant with DMURS – a DMURS Design Statement of compliance is submitted as a separate document, prepared by DBFL Consulting Engineers – please refer to same. As set out further on, a wide mix of housing typologies is proposed which are to be delivered across a number of character areas thus achieving variety and distinctiveness throughout.
3. It is our understanding that Hickey's Lane is in the charge of Meath County Council who has consented to us including same within the red line of application in order to carry out the necessary proposed upgrade works to same to facilitate access to the subject site. Access is also proposed via Cherry Lane to the north-east which is in the control of the applicants.



## 5.0 Statement of Effects of Environment and European Sites

### 5.1 Environmental Impact Assessment

An Environmental Impact Assessment Report (EIAR) is required under Section 8(2) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended) and Schedule 5 Part 2(10)(b)(i) of the Planning and Development Regulations 2001 (as amended) and has been prepared in association with the submission of this application for permission. The proposed development is comprised of 702 no. dwellings, with 2 no crèches, 4 no. retail units, GP practice / medical use unit and all associated site development works. Therefore, the proposal exceeds the threshold of 500 dwelling units included in Schedule 5 Part 2(10)(b)(i) of the Planning and Development Regulations 2001 (as amended) and the preparation of an Environmental Impact Assessment Report (EIAR), is required to be prepared for the application under Section 8(2) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended).

The EIAR has regard to the Strategic Environmental Assessment prepared with the *Meath County Development Plan, 2021-2027*. The EIAR has considered the likely, significant, adverse effects of the proposed project on the receiving environment. Mitigation measures are included, to reduce impacts on the environment, where considered necessary. Mitigation measures have also been incorporated into the design of the proposed development to avoid or reduce the effects on the environment, as appropriate. The EIAR concludes that there are no material or significant environmental issues arising which were not anticipated by the Development Plan and associated Strategic Environmental Assessment.

### 5.2 Appropriate Assessment

Scott Cawley, consulting ecologists, (hereafter SCE) have been appointed by the applicants to undertake Appropriate Assessment (AA) for the proposed development, which provides information on, and assesses the potential for, the proposed development to impact on the Natura 2000 network. An AA is required if significant effects on European sites arising from a proposed development cannot be ruled out at the screening stage, either alone or in combination with other plans or projects. It is the responsibility of the competent authority to make a decision as to whether or not the proposed development is likely to have significant effects on European sites, either individually or in combination with other plans or projects. The submitted AA Screening Report states that *“For the reasons set out in detail in this AA Screening Report, a Stage Two **Appropriate Assessment of the proposed development is not required in this instance** as it can be concluded, on the basis of objective information, that the proposed development, either individually or in combination with other plans or projects, will not have a significant effect on any European sites”*.

The submitted AA Screening Report outlines the various surveys undertaken on the subject site which include:

- A habitat survey was undertaken of the proposed development site on the 31<sup>st</sup> August 2020, on the 18<sup>th</sup> June 2021 and 20<sup>th</sup> April 2022.
- Fauna surveys, i.e. terrestrial fauna surveys (excluding bats) were undertaken on the 31<sup>st</sup> August 2020, and resurveyed on the 18<sup>th</sup> June 2021 and 20<sup>th</sup> April 2022. The presence/absence of terrestrial fauna species were surveyed through the detection of field signs such as tracks, markings, feeding signs, and droppings, as well as by direct observation. The habitats on site were assessed for signs of usage by protected/red-listed fauna species, and their potential to support these species. Surveys to check for the presence of badger setts within the study area, and to record any evidence of use, were also undertaken.





- Several breeding bird surveys were undertaken on the following dates; 23<sup>rd</sup> April 2021, 1<sup>st</sup> June 2021, 11<sup>th</sup> June 2021, and on the 20<sup>th</sup> April 2022. Lands within the study area were slowly walked in a manner allowing the surveyor to come within 50m of all habitat features. Birds were identified by sight and song. The barns and sheds within the proposed development site were also checked for nesting suitability and evidence of barn swallows, house martins, and barn owls.
- Wintering bird surveys were undertaken on the 16<sup>th</sup> February 2021, on the 3<sup>rd</sup> March 2021, on the 25<sup>th</sup> March 2022. Lands were surveyed by a walkover of the area to identify birds which may be using the fields for foraging and identifying evidence of usage by wildfowl such as swans or geese (e.g. droppings).
- Chapter 4 “Biodiversity” of the submitted EIAR notes that five separate bat activity surveys were undertaken within the lands by surveyors who are experienced in bat transect surveys and bat roost presence/absence surveys. The aim of the surveys was to both document the usage of the proposed development site by bats, and to determine whether any buildings within the proposed development site were bat roosts. Four surveys involved completion of a walked transect within the proposed development site, and four surveys were preceded/followed by bat roost emergence/re-entry surveys at the buildings/structures within the proposed development site. Observations of bat activity were recorded, and where necessary, data collected in the field was analysed using specialist software (Elekon BatExplorer) to aid in the identification of bat species by their calls.

The submitted AA Screening Report provides an assessment of the receiving environment in terms of habitats, hydrology, flora and fauna. It examines the potential impacts associated with the proposed development, examines whether there are any European sites within the Zone of Influence (Zoi) of effects from the proposed development, and assesses whether there is any risk of the proposed development resulting in a significant effect on any European site, either alone or in combination with other plans or projects. The report asserts that *“The potential impacts associated with the proposed development do not have the potential to affect the receiving environment and, consequently, do not have the potential to affect the conservation objectives supporting the qualifying interest/special conservation interests of any European sites. Therefore, the proposed development is not likely to have significant effects on any European sites”*.

The AA Screening Report concludes that *“following an examination, analysis and evaluation of the best available information, and applying the precautionary principle, it can be concluded that the possibility of any significant effects on any European sites, whether arising from the project alone or in combination with other plans and projects, can be excluded, for the reasons set out in Section 3.3 above. In reaching this conclusion, the nature of the project and its potential relationship with all European sites within the zone of influence, and their conservation objectives, have been fully considered. Therefore, it is the professional opinion of the authors of this report that the application for consent for the proposed development does not require a Stage Two Appropriate Assessment or the preparation of a Natura Impact Statement (NIS)”*.



## 6.0 Proposed Development

6.1 Our clients, Arnub Ltd. & Aspect Homes (ADC) Ltd are jointly applying to An Bord Pleanála for permission for a strategic housing development on an overall site area of c. 20Ha located at Baltrasna and Milltown, Ashbourne, Co. Meath. Arnub Ltd owns the southern part of the site extending to western and north-western boundaries, while Aspect Homes (ADC) Ltd owns the north-eastern portion of the site.

The permission being sought can be described as follows:

**Arnub Ltd. & Aspect Homes (ADC) Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development, on an overall site of c. 20.04 hectares, located in the townlands of Baltrasna and Milltown, Ashbourne, County Meath. The application site is located to the west / south-west of Dublin Road (R135), south-west of Cherry Lane, west of the existing dwellings at The Briars and Cherry Court, south of the existing dwellings at Alderbrook Heath, Alderbrook Downs & Alderbrook Rise, east / south-east of the existing dwellings at Tara Close & Tara Place, and north-west and south-west of Hickey's Lane.**

The development will consist of the following:

- (1) Demolition of all existing structures on site, comprising 3 no. single storey dwellings and their associated outbuildings (total demolition area: c.659m<sup>2</sup>).
- (2) Construction of 702 no. residential dwellings comprised of: 420 no. 2 & 3 storey 2, 3, 4, & 5 bed detached, semi-detached & terraced houses, 38 no. 2 & 3 bed duplex units in 19 no. 3 storey buildings, and 244 no. 1, 2, & 3 bed apartments in 20 no. buildings ranging in height from 3 to 6 storeys.
- (3) The development also includes for the following non-residential uses: (i) 2 no. childcare facilities located in Blocks A and A1 (c. 289m<sup>2</sup> & c.384m<sup>2</sup> respectively), (ii) 4 no. retail units comprised of: 2 no. units in Block A (c.106m<sup>2</sup> & c.174m<sup>2</sup> respectively), 1 no. unit in Block A1 (c.191m<sup>2</sup>), & 1 no. unit in Block B1 (c.469m<sup>2</sup>), and (iii) 1 no. GP practice / medical use unit located in Block A1 (c.186m<sup>2</sup>).
- (4) The development provides for a basement level car park located under Block A1 (c. 4,095m<sup>2</sup>) and, 2 no. undercroft car parks located at the ground floor level of Block A (c. 466m<sup>2</sup>) and Block B1 (c. 1,466m<sup>2</sup>).
- (5) The development provides for an area of c.1 hectare reserved for a future school site and playing pitch at the western boundary of the site.
- (6) Vehicular access to the development will be via 2 no. access points as follows: (i) from Cherry Lane, located off Dublin Road (R135), in the north-east of the site and, (ii) from Hickey's Lane, located off Dublin Road (R135), to the east of the site. The development includes for road upgrades / improvement works to both Cherry Lane and Hickey's Lane and their junctions with Dublin Road (R135). A new east-west access road through the development site extending from Cherry Lane to the western boundary of the site and all associated site development works is proposed. The development includes for 1 no. pedestrian / bicycle green link access point from Dublin Road (R135) and pedestrian and cycle paths throughout the development site.
- (7) The development also provides for (i) all ancillary / associated site development works above and below ground, (ii) public open spaces (c.28,885m<sup>2</sup> total), including hard & soft landscaping, play equipment & boundary treatments, (iii) communal open spaces (c.3,180m<sup>2</sup> total) (iv) undercroft, basement, and surface car parking, including for EV, mobility impaired, and car share parking spaces (total 1,262 no. car parking spaces) (v) 869 no. dedicated bicycle parking spaces at undercroft and surface level, including



for external bicycle stores & visitor spaces (vi) bin storage, (vii) public lighting, (viii) signage (ix) plant (M&E) & utility services, including for 7 no. ESB sub-stations (x) green roofs, all on an overall application site area of 20.04 hectares.

The application contains a statement setting out how the proposal is consistent with the objectives of the Meath County Development Plan 2021-2027, and also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the development proposal and accompanies the application. The application, together with the Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Meath County Council. The application may also be inspected online at the following website set up by the applicant: [www.ashbourneshd.ie](http://www.ashbourneshd.ie).



Fig. 4 – Subject site outlined in red in the context of Ashbourne - (Extract from Google Maps)



**6.2** This planning application is accompanied by an Architectural Design Statement, prepared by Davey-Smith Architects, which sets out the design rationale of the proposed development and the guiding urban design principles that have been applied to proposed layout and building typologies.

**6.3** As can be seen from the enclosed site layout plan, the proposed development responds to its context by proposing a new east-west road (link street) through the northern portion of the site, from Cherry Lane, to create a new street that will, in the future, facilitate access to adjoining lands to the west. Buildings will appropriately address this new street creating a strong street frontage along same. Housing will generally be of a scale comparable with existing housing to the north, east and west. Apartments are proposed to cater for an efficient density of development and variety in dwelling typology, as well as creating definition and focal points throughout the scheme. Throughout the proposed the development is a central necklace of parkland that runs in a general north-south spine through the scheme which, at its western end, will culminate in an urban plaza between Blocks A1 and B1, but is overlooked by buildings along its entire length in order to provide active surveillance.



**Fig. 5 – Proposed Site Layout Plan**



**6.4** The proposed development layout also appropriately addresses the existing housing to the north and west, and also takes into account the future development potential of A2 zoned land to the east that is in third party ownership. Access to same in the future is not inhibited but rather afford as part of the current layout, with an indicative sketch illustrating how housing may be delivered there in the future for illustration purposes only.

### **6.5 Character Areas**

As set out in the enclosed Architectural Design Statement, the development is divided into five character areas each with a distinct architectural quality. These areas define recognizable neighbourhoods within the overall development which assist in wayfinding and create a sense of place in each instance.



**Fig. 6 – Proposed Character Areas within the Development**

The site benefits from having two independent developers, Aspect and Arnub, which automatically brings a variety of unit typology preferences and construction approaches to the development. The interconnected open spaces, green link and east-west link street are other strong characterizing elements which provide common strands through the character areas and will facilitate in way-finding through the development.



### 6.5.1 Character Area 1 - Dublin Road Gateway & North-Eastern Quarter.



Plan highlighting distinct stepping pattern

This area encompasses Aspect’s development area and will form the interface with the Dublin Road. Block A forms a strong urban anchor point at the junction with the Dublin Road and turns the corner along Cherry Lane to address the proposed new link street into the development. Further south along the Dublin Road, a gateway, formed between Blocks A and B, introduces the green link into the development and sets up strong visual connections along the interconnected open space.



Street view as one moves through the scheme



Views of Blocks A & B addressing Dublin Road at entrance to the development



Introduction of green link through the development

This linear open space is typically addressed with 3 storey apartment building (F type) or wide frontage houses (E type). These units are staggered at the end of each urban block to create a distinct stepping movement which invites pedestrians and cyclists further into the development and gives a distinct shape to the open spaces.

Streets branch off the irregular open space on a strict north/south axis, providing east/west orientation to the houses. Houses within this area are typically 2-3 storeys, with contemporary zinc dormers, which provide a unique character and identity to the street scene.



### 6.5.2 Character Area 1 – North-West Quarter.

This area, which is in Arnub’s landholding, forms the northern edge of the Link Street and will have a strong relationship to the existing developments to the north and west to which new pedestrian linkages may be provided. The area will be further characterized by its distinct square-shaped landscaped open space and associated play area, which is overlooked on three sides by a variety of house types. Dual aspect duplex units or wide frontage gabled units provide frontage to the Link Street to the south. This area will have contrasting unit typologies and material finishes to those within Character Area 1.



Plan of Character Area 2

### 6.5.3 Character Area 3A - Local Centre and School Quarter

This area will form the focal point of the neighbourhood with a distinct change in the scale and grain of development from the surrounding residential units. It is intended that the Local Centre will serve the community’s everyday local grocery, medical, childcare and coffee shop needs. These active ground floor uses, coupled with the varying building height (4-5 storeys), variety of finishes and forms and high-quality landscaping, will create a unique and attractive space with a strong sense of place. The plaza area, which forms part of the green link, will make a secure and safe place for children to congregate before and after school.



CGI view from Green Link looking west towards Local Centre and Plaza



Plan of Character Area 3A

Plan showing change in the grain of development from CGI view of Local Centre looking northeast houses to apartments & school site



CGI view of Local Centre looking northeast





### 6.5.4 Character Area 3B – South-West Quarter

This area sits to the south of the Local Centre where it enjoys a strong connection to the main open space to the east and the open space along the western boundary and the F1 Open Space zoned lands beyond. Streets typically run east to west connecting these two areas of open space. A small pocket park is located at the centre allowing pedestrian permeability from north to south.

This area contains a large number of existing trees which are to be retained, giving the area a mature and leafy character - the central open space will include a line of native Ash trees and the western and southern boundaries will retain as much of their greenery as possible.



Plan of South-West Quarter



Proposed Housing & Street Typology in South-West Quarter



### 6.5.5 Character Area 4 – South-East Quarter

This area links into Hickey's Lane and can be classified as a quieter, low-rise section of the development, predominantly made up of 2 storey, single occupancy houses which are aggregated in a variety of ways.

Streets to the north will enjoy framed views of the linear open space, Local Centre and line of mature Ash trees to the west. The area to the south includes more intimate open spaces which are addressed with wide frontage double gabled houses.





View looking north-west towards open space and in direction of Local Centre

## 6.6 Access

A key piece of infrastructure to be delivered as part of the proposed development is the northern located, east-west link street that will see the upgrade of Cherry Lane from its junction with the Dublin Road (R135), running westwards/south-westwards to boundary of the application site and abutting third party, open space zoned lands to the west. This proposed link street opens up the subject lands to development but also affords future connectivity to lands to the west, which is a considerable land bank, currently zoned objective F1 - Open Space.

The provision of this Link Street, consisting of a 6m wide single carriageway plus on either side of the carriageway 2m wide footpath, 1.75m wide cycle track and 1.5m wide verge, catering for segregated cycle tracks and quality footpaths on both side of the carriageway. This east-west link street will also provide access to the G1 zoned part of the site, which is proposed to be reserved in order to accommodate a future school site and playing pitch. In addition to the internal roads/streets, a 4m wide shared pedestrian and cyclist's greenway is proposed which weaves through the site from east to west and will extend from the Dublin Road (between Blocks A and B), providing a connection to the main green spine, local centre, and G1 lands reserved for a school and playing pitch, and facilitating access into the adjoining lands to the west in the future, thus providing improved connectivity and permeability for the immediate environs.

In addition to the internal roads/streets, it is proposed to provide a 4m wide green link which weaves through the site from east to west, connecting the Dublin Road with the main green spine, local centre, school, playing pitches and into the adjoining lands to the west. This will cater for a shared pedestrian / cycle path providing access through / alongside open space that provides direct connectivity from the Cherry Lane / Dublin Road junction to the proposed local centre area in the western part of the site and further onto the G1 lands that are reserved for future school and playing pitch use.



The main vehicular access into the development will be off the R135 Dublin Road to the east via:

- i. Cherry Lane to the north-east which is in the control of the applicants and
- ii. Hickey's Lane to the south-east which is in the control of Meath County Council.

The locations of these proposed accesses are set out on the submitted DBFL Consulting Engineers drawing no. 200059-DBFL-RD-SP-DR-C-1200 to 1204 – please refer to same. At both proposed entrances, raised tables at these junctions provide a suitable transition from the existing constructed roads to the proposed DMURS local streets.

The development will be accessed primarily via Cherry Lane which will be upgraded to a signalised junction. The site will have a secondary site access via Hickey's Lane. Meath County Council has consented to the inclusion of lands in their charge/control being included within the red line of application which includes consent to cater for the proposed aforementioned road upgrade works, including signalised junction – please refer to same in Appendix II of this report.

The proposed internal road layout is designed in accordance with the recommendations of the Design Manual for Urban Roads and Streets (DMURS), as outlined in the DMURS Design Statement which is submitted as separate report – please refer to same. The standard road cross-sections and construction details are shown on the submitted DBFL Consulting Engineers drawing no.s 200059- DBFL-RD-SP-DR-C-5201 to 5204 and comprise the following:

- Link street – 6.0m wide carriageway, with 2.0m wide footpath and 2.0m wide cycletrack on both sides of the street.
- Internal Local Streets – 5.0 to 5.5m wide carriageway, with 2.0m wide footpath on one / both sides of the street and perpendicular / parallel parking spaces.
- Shared Area / Homezones – 4.8m wide carriageway, with 1.2 (or 1.5m) wide flush footpath on one side of the street and perpendicular / parallel parking spaces

The potential to deliver pedestrian linkages to adjoining lands / developments is also facilitated as part of the proposed layout plan which allows for the potential to create connectivity to adjoining lands, i.e. existing and future residential development to the north and east as well as the open space lands to the west.

## **6.7 Pedestrian & Cyclist Access**

The proposed development caters for excellent connectivity for pedestrians and cyclists with a number of connecting paths that route through the scheme, in particular the proposed 4m wide greenway route, providing safe segregated access to the local centre and potential future school. This aforementioned infrastructure will enable pedestrians and cyclists to route easily through the site with no barriers or segregated areas to hinder movement.

In addition to the demarcated routes through the development site, pedestrian and cycle priority will be emphasized through different material finishes on shared surface streets to lower vehicle speeds throughout the development.

Pedestrians and cyclists will be able to access or egress the site from a number of proposed/future pedestrian/cyclist access locations (Refer to Fig. 7 over).



The development also provides cycle facilities along either side of the main Link Street which will be segregated from vehicular traffic by a 1.5m wide verge. A segregated 2m wide footpath and 1.75m wide cycle track on either side of the link street is proposed.

Pedestrians and cyclists can access the site from three locations along the R135:

- i. At the upgraded junction of Cherry Lane and Dublin Road (R135) via new link street;
- ii. Via the 4m dedicated pedestrian / cycle path between Blocks A and B
- iii. Via Hickey's Lane to the south-east.

Potential pedestrian/cycle connections can be provided into the existing housing estates to the north and west at Alderbrook and Tara Close respectively, if required in the future, to connect to neighbouring lands.



Fig. 7 – Pedestrian & Cyclist Accessibility



## 6.8 Housing Mix

The proposed development for 702 no. dwellings provides for a mix of dwelling types in the form of houses, duplex units and apartments.

The proposed houses are comprised of detached, semi-detached and terraced houses in the form of 2, 3, 4 and 5 bed units, with a total of 420 no. houses proposed.

39 no. 2 and 3 bed duplex units are also proposed in the G type buildings.

243 no. 1, 2 and 3 bed apartments are proposed which will be accommodated in Blocks A, B, A1 & B1. In addition, the proposed F and F-O type buildings will accommodate 2 bed apartments.

**NOTE:** the public notices refer to 38 no. 2 & 3 bed duplex units, but in consideration of detailing the housing mix, and in keeping with the unit name/types, the tables for duplexes overleaf include unit no. 158 which is accounted for within the 244 no. apartments as stated in public notices.

A mix of 1, 2, 3, 4 and 5 bedroom dwellings are proposed throughout the entire scheme and details of same are set out in the following tables 1 - 7 over. This application is also accompanied by a detailed Housing Quality Assessment (hereafter HQA), however, the drawings enclosed detail the floor areas and room sizes of all units, which either meet or exceed the relevant Development Plan / Section 28 Guidelines standards for internal accommodation.

**NOTE:** Please note that on the enclosed plans, for the proposed unit types A, A(C), B, B(C), C, D, E-O, E-O(C), E-O(D), and H, the plans for same illustrate that these house types can have their attics converted to accommodate an additional bedroom(s). To provide either option will have no impact on the footprint of the house, or the elevations as currently submitted for permission – the breakdown of this option is scheduled in Table 2 overleaf. It is considered that the adaptability of these proposed house types is in compliance with the Urban Design Manual – a Best Practice Guide, which includes key criteria such as adaptability (no. 9) with the design of the proposed houses designed to demonstrate that they are proven to be ideal for adaptation and that they can be extended without ruining the character of the types, layout and outdoor space. On table 1 overleaf, the minimum floor area of these unit types are provided (i.e. without the attic converted).

The proposed housing mix reflects the locational context of the site on the edge of Ashbourne centre but within the Core Region as per the Regional Spatial and Economic Strategy (RSES) published by the Eastern and Midland Regional Assembly. The proposed houses are a sustainable house type that provide for family type housing and can cater for all lifecycle stages as well as consumer choice, while the proposed apartments and duplex units will also satisfy current demand for starter homes, as well as those looking to downsize. Overall, there is a good mix of dwelling type that also creates an efficient density of development on zoned lands.



**Proposed Houses:**

House Type	Description	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
A	4 Bed Semi-Detached (5 Bed with attic converted)	35	131.2	4,592
A(C)	4 Bed Semi-Detached, Corner (5 Bed with attic converted)	3	131.2	393.6
B	3 Bed Semi-Detached (4 Bed with attic converted)	28	121.76	3,409.28
B(C)	3 Bed Semi-Detached, Corner (4 Bed with attic converted)	3	121.76	365.28
C	3 Bed Mid-Terraced House (4 Bed with attic converted)	10	121.76	1,217.6
D	2 Bed Mid-Terraced House (3 Bed with attic converted)	17	93.39	1,587.63
E	3 Bed Wide Frontage House (2 Storey) (Semi-Detached /Terraced)	20	122.1	2,442
E-O	3 Bed Wide Frontage (3 Storey) (5 Bed with attic converted)	11	119.8	1,317.8
E-O(C)	3 Bed Wide Frontage, Corner (5 Bed with attic converted)	10	119.8	1,198
E-O(D)	3 Bed Wide Frontage, Detached (5 Bed with attic converted)	3	119.8	359.4
H	3 Bed Wide Frontage (Special) (5 Bed with attic converted)	1	139.32	139.32
A1	5 Bed Semi-detached side entry (3 storey)	12	158.15	1,897.8
B1	3 Bed Semi-detached	27	121	3,267
B1-O	4 Bed Semi-detached (3 storey)	80	160.3	12,824
C1	3 Bed Mid-Terrace	75	121	9,075
D1	2 Bed Mid-Terrace	31	101.6	3,149.6
E1	3 Bed Wide Frontage	32	119.2	3,814.4
E1 (C)	3 Bed Wide Frontage, Corner	20	119.2	2,384
E1(D)	3 Bed Wide Frontage, Detached	1	119.2	119.2
F1	4 Bed Detached House	1	166.14	166.14
<b>Total</b>		<b>420</b>		<b>53,719.05m<sup>2</sup></b>

**Table 1: Proposed House Types**

House Type	2 beds	2-3 beds	3 bed	3-4 bed	3-5 bed	4 bed	4-5 bed	5 bed	Total
No. of Units	17	31	175	41	25	116	3	12	420
Percentage %	4	7	42	10	6	27	1	3	100%

**Table 2: Total Proposed House Type Mix**



**Proposed Duplex/Apartment:**

(Note: the public notices refer to 38 no. 2 & 3 bed duplex units but in consideration of detailing the housing mix, and in keeping with the unit name/types, the tables for duplexes below include unit no. 158 which is accounted for within the 244 no. apartments as stated in public notices).

Unit Type	Description	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
G1 (unit no. 158)	2 Bed / 4 Person apartment	1	78.81	78.81
G1	2 Bed / 4 Person apartment	18	86.1	1,549.8
G1	3 Bed / 5 Person Duplex	18	132	2,376
G1-O	2 Bed / 4 Person apartment	1	85.6	85.6
G1-O	3 Bed / 5 Person Duplex	1	132	132
<b>Total</b>		<b>39</b>	<b>/</b>	<b>4,222.21m<sup>2</sup></b>

**Table 3: Proposed Duplexes**

Apartment / Duplex Type	2 bed	3 bed	Total
<b>No. of Units</b>	20	19	<b>39</b>
<b>% Mix</b>	51%	49%	<b>100%</b>

**Table 4: Total Proposed Duplex Type Mix**





**Proposed Apartments:**

**Block A:**

Unit No.	Description	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
1, 6, 11, 16, 19	2 bed / 4 person	5	80.64	403.2
2, 7, 12, 17	2 bed / 4 person	4	83.36	333.44
3, 8, 13, 18	2 bed / 4 person	4	85.74	342.96
4, 9, 14	2 bed / 4 person	3	81.53	244.59
5, 10, 15	2 bed / 4 person	3	82.08	246.24
20	2 bed / 4 person	1	88.14	88.14
21, 25, 29	1 bed / 2 person	3	69.04	207.12
22, 26, 30	1 bed / 2 person	3	56.23	168.69
23, 27, 31	2 bed / 4 person	3	81.46	244.38
24, 28, 32	2 bed / 4 person	3	81.46	244.38
<b>Total</b>		<b>32</b>		<b>2,523.14 m<sup>2</sup></b>

**Block B:**

Unit No.	Description	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
1, 5, 9, 13	2 bed / 4 person	4	81.23	324.92
2	1 bed / 2 person	1	50.91	50.91
3, 7, 11	1 bed / 2 person	3	49.01	147.03
4, 8, 12	2 bed / 4 person	3	89.63	268.89
6, 10	2 bed / 4 person	2	79.36	158.72
14	2 bed / 4 person	1	85.9	85.9
<b>Total</b>		<b>14</b>		<b>1,036.37 m<sup>2</sup></b>



**Block A1:**

Unit No.	Description	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
<b>East Block</b>				
1, 10, 22, 34	2 bed / 4 person	4	84.81	339.24
2, 11, 23, 35	2 bed / 4 person	4	84.81	339.24
3	2 bed / 3 person	1	68.69	68.69
4, 14, 26, 38	3 bed / 5 person	4	106.14	424.56
5, 15, 27, 39	3 bed / 5 person	4	106	424
6, 17, 29, 41	1 bed / 2 person	4	56.65	226.6
7, 16, 28, 40	2 bed / 4 person	4	79.46	317.84
8	1 bed / 2 person	1	59.19	59.19
9	1 bed / 2 person	1	49.67	49.67
13, 25, 37	2 bed / 4 person	3	89.03	267.09
12, 24, 36	1 bed / 2 person	3	58.43	175.29
19, 31, 43, 47	2 bed / 4 person	4	79	316
18, 30, 42, 46	1 bed / 2 person	4	49.67	198.68
21, 33, 45, 49	2 bed / 4 person	4	84.88	339.52
20, 32, 44, 48	2 bed / 4 person	4	81.97	327.88
<b>West Block</b>				
1	2 bed / 4 person	1	89.89	89.89
2	2 bed / 4 person	1	93.39	93.39
3	2 bed / 4 person	1	95.46	95.46
4	2 bed / 4 person	1	76.54	76.54
5, 16, 27	2 bed / 4 person	3	83.63	250.89
6, 17, 28,	2 bed / 4 person	3	85	255
7, 18, 29,	2 bed / 4 person	3	78.82	236.46
8, 19, 30	1 bed / 2 person	3	51.35	154.05
9, 20, 31	2 bed / 4 person	3	94.58	283.74
10, 21, 32	3 bed / 5 person	3	115.61	346.83
11, 22, 33	1 bed / 2 person	3	55	165
12, 23, 34	1 bed / 2 person	3	65.27	195.81
13, 24, 35, 38, 41	1 bed / 2 person	5	55.91	279.55
14, 25, 36, 39, 42	3 bed / 5 person	5	98.85	494.25
15, 26, 37, 40, 43	2 bed / 4 person	5	81	405
<b>Total</b>		<b>92</b>		<b>7,295.35 m<sup>2</sup></b>



**Block B1:**

Unit No.	Description	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
<b>East Block</b>				
1	2 bed / 4 person	1	79.92	79.92
5, 12, 19, 26	2 bed / 4 person	4	79.92	319.68
2, 6, 13, 20, 27	3 bed / 6 person	5	104.13	520.65
3	1 bed / 2 person	1	62.58	62.58
8, 15, 22	1 bed / 2 person	3	62.58	187.74
4	2 bed / 4 person	1	86.2	86.2
7	2 bed / 4 person	1	81.98	81.98
9, 16, 23	2 bed / 4 person	3	80.76	242.28
10, 17, 24,	2 bed / 4 person	3	80.76	242.28
11	2 bed / 4 person	1	74.64	74.64
14, 21	2 bed / 4 person	2	81.55	163.1
18, 25	2 bed / 4 person	2	88.71	177.42
28	3 bed / 6 person	1	115.11	115.11
29	2 bed / 3 person	1	69.06	69.06
<b>West Block</b>				
1	1 bed / 2 person	1	58.82	58.82
2	1 bed / 2 person	1	57.41	57.41
3	1 bed / 2 person	1	54.79	54.79
4	2 bed / 4 person	1	74.64	74.64
5, 12, 19	2 bed / 4 person	3	80.76	242.28
6, 13, 20	2 bed / 4 person	3	80.76	242.28
7, 14, 21	1 bed / 2 person	3	62.58	187.74
8, 15, 22	2 bed / 4 person	3	81.55	244.65
9, 16, 23, 27	3 bed / 6 person	4	104.13	416.52
10, 17, 24, 28	2 bed / 4 person	4	79.92	319.68
11, 18	2 bed / 4 person	2	88.71	177.42
25	2 bed / 3 person	1	69.06	69.06
26	3 bed / 6 person	1	115.11	115.11
<b>Total</b>		<b>57</b>		<b>4,683.34 m<sup>2</sup></b>

**Blocks F & F-O:**

Unit Type	Description	No. of Units	Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )
F	2 Bed / 4 Person apartment	26	89.5	2,327
F	2 Bed / 4 Person apartment	13	105.9	1,376.7
F-O	2 Bed / 4 Person apartment	6	84.9	509.4
F-O	2 Bed / 4 Person apartment	3	109.9	329.7
<b>Total</b>		<b>48</b>		<b>4,542.8m<sup>2</sup></b>



**Table 5: Proposed Apartments**

Apartment Type	1 bed / 2 person	2 bed / 3 person	2 bed / 4 person	3 bed / 5 person	3 bed / 6 person	Total
No. of Units	47	3	167	16	11	244
% Mix	19	1	68	7	5	100

**Table 6: Total Proposed Apartment Type Mix**

Dwelling Type	1 bed	2 bed	2-3 bed	3 bed	3-4 bed	3-5 bed	4 bed	4-5 bed	5 bed	Total
Houses	-	31	17	175	41	25	81	38	12	420
Apartments	47	170	-	27	-	-	-	-	-	244
Duplex	-	19	-	19	-	-	-	-	-	38
<b>Total No.</b>	<b>47</b>	<b>220</b>	<b>17</b>	<b>221</b>	<b>41</b>	<b>25</b>	<b>81</b>	<b>38</b>	<b>12</b>	<b>702</b>
<b>% Mix</b>	<b>7%</b>	<b>31%</b>	<b>2%</b>	<b>31%</b>	<b>6%</b>	<b>4%</b>	<b>12%</b>	<b>5%</b>	<b>2%</b>	<b>100%</b>

**Table 7: Overall Proposed Dwelling Mix**

It is put forward that the current proposal provides for apartments, duplex units and houses of varying size and typology. The proposed mix of dwelling types is dispersed throughout the site to create a compact urban layout at an efficient density. In accordance with the National Planning Framework, which recognises the increasing demand to cater for one and two person households, a mix of 1 and 2 bed dwellings are catered for, equating to a c. 40% of the overall proposed unit types.



Fig. 8 – Colour coded housing mix dispersed through site layout plan



## 6.9 Ancillary Services / Other Proposed Uses

Non-residential uses within the current application are comprised of the following:

- Retail;
- Childcare/creche;
- GP / medical suite use.

The above uses are proposed to be provided as follows:

### **Block A**

Located at the north-east of the site as one enters the development via Cherry Lane. Block A, being 4-6 storeys in height, acts as a focal building as one enters the scheme, addressing both Cherry Lane and the Dublin Road. At ground floor level it is proposed to provide the following:

- Crèche – c.289m<sup>2</sup>, with associated dedicated open space of 86.6m<sup>2</sup>;
- 2 no. retail units – c.106m<sup>2</sup> & c.174m<sup>2</sup>.

### **Block A1**

Located in the centre of the site, within the “local neighbourhood centre area”, to the east of the reserved school site, south of the Link Street and west of public open space, Block A1, being 4-5 storeys in height accommodates the following proposed uses:

- Crèche – 384m<sup>2</sup>, with 2 no. associated dedicated areas of open space (108.82m<sup>2</sup> & 73.23m<sup>2</sup> - total 182.05m<sup>2</sup>);
- 1 no. retail unit – c.191m<sup>2</sup>;
- GP / medical suite – c.186m<sup>2</sup>.

### **Block B1**

Located to the south of / adjacent to Block A1, it is proposed to have 1 no. retail unit of c.469m<sup>2</sup> on the ground floor of Block B1.

**Note:** a landscaped urban plaza is proposed to be created between Blocks A1 and B1. This will be an external plaza space that can cater for seating areas, gathering spaces, high-quality paved footpaths, small awned areas that will complement the ground floor non-residential uses fronting onto same.

All of the above proposed non-residential uses are proposed to be provided on the A2 zoned part of the site, with the current Development Plan catering for the following uses that are permitted or open for consideration on A2 lands:



### 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, (emphasis added).

### Open for Consideration Uses:

Betting Office, Caravan Park, Cultural Facility, Education (Third Level), Enterprise Centre, Health Centre, **Healthcare Practitioner**, Hotel / Motel / Hostel, Offices <100m (not for visiting members of the public), Place of Public Worship, Bar/ Restaurant / Café, Take-Away / Fast Food Outlet, Veterinary Surgery, (emphasis added).

The proposed 4 no. retail units are considered to be of a shop local / convenience type outlet / hairdresser / retail pharmacy type units that are of a type and scale that is considered appropriate and sufficient to serve the needs of future residents within the proposed development (i.e. 702 no. dwellings) and immediate environs, on a sustainable basis without detracting from the available services and facilities in Ashbourne town centre located c. 1.5km to the north-west.

The Childcare Facilities Guidelines for Planning Authorities 2001 refer to a benchmark of an average of one facility (with 20 childcare spaces) for 75 houses. The proposed development comprises 702 no. dwellings consisting of 420 no. 2, 3, 4 and 5 bed houses, 38 no. 2 and 3 duplex units and 244 no. 1, 2 and 3 bed apartments. As set out in the Sustainable Urban Housing: Design Standards for New Apartments (2020), 1 bed units should not generally be considered to contribute a requirement for childcare provision. Therefore, excluding the proposed 47 no. 1 bed units, the proposed development comprises 655 no. 2, 3, 4 and 5 bed units which would give a requirement for c. 175 no. childcare spaces based on the standards of the 2001 Guidelines.

The 2001 Guidelines apply a minimum floor space per child of 2.32sq.m, exclusive of kitchen, bathroom and hall, furniture or permanent fixtures. Applying that standard, a childcare facility to serve the proposed development and meeting the requirement for c. 175 childcare spaces would need to be a minimum of c. 406sq.m net floor area.

The proposed development provides for 2 no. childcare facilities as follows:

- Block A – 289m<sup>2</sup>
- Block A1 – 384m<sup>2</sup>
- Total childcare floor space = 673m<sup>2</sup>

Both creches are located at ground floor level with independent access and dedicated play areas (total 268.65m<sup>2</sup>). The proposed floor area of the combined crèches exceeds the minimum requirement and includes sufficient additional floorspace to accommodate food prep, toilets, sleep room, reception/office, circulation and escape route spaces, furniture and permanent fixtures as required, and cater for 175 no. children.

Circa 1 hectare of the proposed development site is zoned objective G1 Community Infrastructure. In accordance with this land use zoning as well as the MP18 Masterplan requirement attached to the site, it is proposed to reserve a site to accommodate a school in the future, dependent upon confirmation from Department of Education and Skills (DES) for the need for same. We confirm that the reserved site can accommodate a standard 16 classroom primary school and an initial feasibility on same has been carried out – refer to the submitted architect's site layout plan (drawing no. S06) which illustrates how a school may be accommodated on the site. It is the applicants' intention to seed and grass the reserved school site upon



completion of the proposed development and it will remain reserved for use by the Department of Education and Skills upon their confirmation of need for same. Adjacent to same it is also proposed to provide a playing pitch, the intention of which is to serve the wider community as well as shared usage by a future school. The G1 part of the application site can will accommodate a playing pitch separate to the public open space provision (including a MUGA) on the A2 zoned lands.

Under the G1 zoning, the following are uses that are permitted:

Permitted Uses:

Allotments, Car Park (incl. Park and Ride), Cemetery/Crematorium, Children Play / Adventure Centre, Childcare Facility, Community Facility / Centre, Cultural Facility, **Education**, Health Centre, Hospital, Leisure / Recreation / Sports Facilities, Place of Public Worship, **Playing Pitches**, Playgrounds, Recycling Facility (Civic & Amenity), Utilities, (emphasis added).

The development also includes for all associated site development works including car parking, landscaping and open spaces and piped and wired services, all on an overall site area of c. 20Ha.

### 6.10 Gross Floor Space

The proposed residential accommodation comprises a total of 78,008.76m<sup>2</sup> gross floor area. The proposed non-residential elements are as follows:

- Crèches – 2 no. = 673m<sup>2</sup>;
- Retail units – 4 no. = 940m<sup>2</sup>;
- GP / Medical suite – 186m<sup>2</sup>;
- Total non-residential floor area – 1,799m<sup>2</sup>.

The total gross floor area proposed is 79,807.76m<sup>2</sup>.

### 6.11 Plot Ratio

The proposed development has total floor area of 79,807.76m<sup>2</sup> (including the non-residential uses) and based upon the gross site area of 200,400m<sup>2</sup>, produces a plot ratio of 0.40.

### 6.12 Site Coverage

The proposed site coverage is 41%.

### 6.13 Density

The total area of the application site (i.e. the area within the red line of application) is 20.04 hectares. The G1 zoned land, reserved for a future school site and playing pitch occupies c.1 hectare. Based upon the area of the red line of application i.e. 20.04Ha, the proposed development produces a gross density of 35 units per hectare. If the G1 lands are discounted, the gross density of development on lands zoned A1 and A2 is 36.8 units per hectare.





For the purposes of calculating the net density of the proposed development, the following areas within the application site have been discounted:

- The area occupied by Hickey's Lane (0.28 hectares);
- The area occupied by the proposed east-west Link Street (1.01 hectare);
- The G1 lands (1 hectare)

By discounting the above areas (total = 2.29Ha), the net developable area of residential zoned lands is 17.7Ha, thus producing a net residential density of development of c.40 (39.6) units per hectare.

As agreed with Meath County Council, the proposed development seeks to build a new east-west link street that opens up these lands as well as facilitating access to a significant land bank to the west, currently zoned Open Space. The area occupied by the proposed east-west link street is 1.01Ha.

There is no residential use proposed on the G1 lands, therefore for the purposes of addressing residential density, we are dealing with the A1 and A2 zoned lands only and the 1Ha of G1 lands has been discounted for density purposes.

The proposed density is put forward for consideration in accordance with the guidance set out in the 2009 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas. Based upon same, and the guidance set out in Appendix A of said guidelines, which provides for net density to be calculated based upon the exclusion of:

- *major and local distributor roads;*
- *primary schools, churches, local shopping etc.;*
- *open spaces serving a wider area; and*
- *significant landscape buffer strips,*

We have discounted (a) the area (1.29Ha) occupied by the proposed road works (i.e. Hickey's Lane and the proposed link street) and (b) the 1 hectare of land zoned G1, which results in a net development area of 17.7Ha, which produces a net residential density of c.40 units per hectare.

The Meath County Development Plan 2021-2027 identifies Ashbourne under the settlement typology of "Self-Sustaining Growth Town". In addition, it is considered that the subject site can also be described as an Outer Suburban / Greenfield Site and complies with section 5.11 of the Guidelines for Planning Authorities on 'Sustainable Residential Development in Urban Areas', which define such sites as "as open lands on the periphery of cities or larger towns". The guidelines state that "the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. Development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares".

The Development Plan states (under Section 11.5.2 "Density") that the number of units to be provided on a site should be determined with reference to the Guidelines for Planning Authorities on 'Sustainable Residential Development in Urban Areas (2009) or any update thereof. It is a stated objective of the Development Plan i.e. DM OBJ 14 that Self-Sustaining Growth Towns should have a density greater than 35 unit per hectare, i.e.:



<b>DM OBJ 14</b>	The following densities shall be encouraged when considering planning applications for residential development: <ul style="list-style-type: none"><li>▪ Residential Development Beside Rail Stations: 50 uph or above</li><li>▪ Regional Growth Centres/Key Towns: (Navan/Drogheda) - 35-45 uph</li><li>▪ Self-Sustaining Growth Towns: (Dunboyne, <b>Ashbourne</b>, Trim, Kells): greater than 35uph</li><li>▪ Self-Sustaining Towns: 25uph - 35uph</li><li>▪ Smaller Towns and Villages: 25uph - 35 uph</li><li>▪ Outer locations: 15uph – 25uph</li></ul>
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The proposed net density of 40 units per hectare is therefore consistent with the aforementioned guidelines, as well as DM OBJ 14 which requires densities of greater than 35 units per hectare for Self-Sustaining Growth Towns such as Ashbourne.

Taking all of the above into consideration, it is put forward that the proposed development of 702 no. units on lands zoned A1 and A2, which produces a net density of 40 units per hectare and a gross density of 35 units per hectare, accords with Ashbourne’s status as a Self Sustaining Growth Town and also with the density guidance/requirements as set out in (i) the Guidelines on Sustainable Residential Development in Urban Areas (2009) and, (ii) the Meath County Development Plan 2021-2027.

#### 6.14 Building Heights

The proposed development has a range of building heights from 2 up to 6 storeys.

The proposed houses range from 2-3 storeys.

The proposed duplex units are 3 storeys (with the exception of 1 no. G type duplex unit that is 2 storeys and labelled as unit no. AS158, and is attached to the F-O types, unit no.s AS155-157).

The proposed apartments have the following building heights:

- Block A: 4-6 storeys (ranging from c.13.5m up to c.20m);
- Block B: 3-4 storeys (ranging from c.10m up to c.13.5m);
- Block A1: 4-5 storeys (ranging from c.13.3m up to c.19.8m);
- Blocks B1: 4-5 storeys (ranging from c.14m up to c.17m);
- F / F-O type apartments: 3 storeys.

The above apartment buildings have been designed in accordance with the guidance set out in the 2018 Urban Development and Building Heights Guidelines and the specific planning policy requirements (SPPRs) contained in same. Details of full compliance of the proposed development with same is set out in the submitted Statement of Consistency (refer to section 4.2.2 of same).

We note that in relation to building height in suburban/edge locations (City and Town), the Guidelines state that newer housing developments at the suburban edges of towns and cities, “typically now include town-houses (2-3 storeys), duplexes (3-4 storeys) and apartments (4 storeys upwards). Such developments deliver medium densities, in the range of 35-50 dwellings per hectare net. Such developments also address the need for more 1- and 2-bedroom units in line with wider demographic and household formation trends, while at the same time providing for the larger 3, 4 or more bedroom homes across a variety of building typology and tenure options, enabling households to meet changing accommodation requirements over longer periods of time



*without necessitating relocation". In light of this, the Guidelines require that "development should include an effective mix of 2, 3 and 4-storey development which integrates well into existing and historical neighbourhoods and 4 storeys or more can be accommodated alongside existing larger buildings, trees and parkland, river/sea frontage or along wider streets".*

The Guidelines consider that such development patterns are generally appropriate outside city centres and inner suburbs for both infill and greenfield development and should not be subject to specific height restrictions. Where DMURS principles are incorporated, the Guidelines encourage more compact urban forms and require the relevant planning authority and An Bord Pleanála to apply Specific Planning Policy Requirement 4 which states:

#### **SPPR 4**

*It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:*

- 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines;*
- 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and*
- 3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.*

Given the locational context of the site, the proposed development is put forward for consideration in compliance with these guidelines, namely it provides for an urban design led layout that creates legibility through the site and caters for future integration with adjoining lands in a cohesive manner. The proposal also positively contributes to the dwelling typologies available in the area, with a wide range of dwelling types provided for. The proposed dwelling typology is also designed to reflect the existing character of the environs while the dispersion of varied building heights throughout the layout has been carefully considered to create variety, distinctiveness, legibility and to appropriately frame and enclose public areas.

The proposed development provides an appropriate density of development to ensure an efficiency in zoned land usage and will provide a compact urban form with a mix of 2, 2-3, 3, 3-4, 4-5 and 4-6 storey buildings, thus the proposed heights comply with the guidance set out in the Urban Development and Building Heights Guidelines. In addition, the proposed housing mix is acceptable and is in accordance with SPPR 4 of the Urban Development and Building Heights Guidelines for Planning Authorities.

The provision of apartments within the scheme and at this greenfield / edge of centre site is also in accordance with the guidance set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, which under section 5.11 sets out in that the greatest efficiency in land usage of outer suburban/greenfield sites will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare, that such densities should be encouraged generally, and that development at net



densities of less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency. The proposed net density of c.40 uph on these residentially zoned lands is in accordance with the guidance for outer suburban/greenfield sites.

For further details of the proposed development’s compliance with the Specific Planning Policy Requirements (SPPRs) of the Urban Development and Building Heights Guidelines – please refer to section 4.2.2 of the submitted Statement of Consistency.

### 6.15 Aspect

All of the proposed houses and duplex units are dual aspect.

The proposed development provides for 243 no. apartments accommodated in Blocks A, B, A1, B1 as well as the 16 no. F and F-O type 3 storey buildings.

All of the F and F-O type units are dual aspect. All of the units in Block A are dual aspect.

In Blocks A1, B and B1, a total of 78 apartments are single aspect which equates to a total of 32% of the overall quantum of proposed apartments being single aspect.

Apartment Block	No. of Units	No. Dual Aspect	No. Single Aspect
A	32	32	0
B	14	8	6
A1	92	34	58
B1	57	43	14
F / F-O	48	48	0
<b>Total</b>	<b>243</b>	<b>165 (68%)</b>	<b>78 (32%)</b>

**Table 8 – Aspect of Proposed Apartments**

The 2020 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, under section “Dual Aspect Ratios” and specifically SPPR4 of same require “*In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme*”. Based upon the submitted drawings and table 8 above, it is evident that the proposed development complies with the requirements of the aforementioned Apartment Guidelines, with 68% of the proposed apartments being dual aspect. It should also be noted that there are no north facing single aspect units proposed. The Apartment Guidelines (under section 3.17) also state that “Ideally, any 3 bedroom apartments should be dual aspect” – we note that in Block A1, 4 of the proposed 3 bed units that are single aspect are east facing and have a direct view over the adjoining large area of public open space which provides visual amenity and will have good morning light. A further 7 no. 3 bed units in Block A1 are west facing and have direct views of the G1 lands to the west and will enjoy good evening light. In conclusion, the proposed development exceeds the minimum requirement of having 50% of the proposed apartments dual aspect on greenfield sites, with 68% of the proposed apartments being dual aspect.



## **6.16 Public, Private & Communal Open Space Provision**

### **6.16.1 Public Open Space**

Public open space is provided for throughout the site in the form of a number of spaces of varying size and function. Running through the site, from the north-east corner, in a south-westerly / southern direction, a “necklace” of open space is proposed. In the north-west corner, another area of public open spaces is proposed while other smaller spaces are also proposed in the south-west and south-eastern parts of the site.

Section 11.5.11 “Public Open Space” of the Development Plan requires that “*public open space within residential developments should be designed so as to complement the residential layout and be informally supervised by residents*”, and that “*a variety of types and sizes of open spaces should be provided at suitable locations to cater for the active and passive recreational needs of children and adults of all ages*”.

It is a stated objective of the Development Plan (i.e. DM OBJ 26) that public open space be provided at a minimum rate of 15% of the total site area and that lands zoned G1 cannot be included as part of the required 15%.

The area of the red line of application is 20.04Ha and the G1 zoned part of the site is 1Ha in area. If we exclude the area of the application site occupied by the proposed works to Hickey’s Lane i.e. 0.28Ha, and the 1Ha of G1 lands, this leaves an area of 18.76Ha which requires a provision of 15% public open space in accordance with the aforementioned objective of the Development Plan (i.e. DM OBJ 26). This equates to a public open space requirement of 2.8Ha (28,140sq.m).

In accordance with same, on the A1 and A2 zoned part of the site, a total of 28,885sq.m (2.88Ha) of public open space is proposed which equates to 15.4% public open space provision. No open space proposed on the G1 lands is included in this calculation, with this part of the site envisaged as accommodating a playing pitch in accordance with the Masterplan for the lands, which would be in addition to the proposed 2.88Ha public open space provision.

The public open space will cater for children’s play, details of which are set out on the enclosed landscape drawings and details, prepared by Cunnane Stratton Reynolds (CSR) Landscape Architects, which include a Landscape Design Rational Report, Landscape Masterplan etc. – please refer to same.

### **6.16.2 Private Open Space**

Private open space for the proposed houses is in the form of rear gardens, the areas of which exceed the minimum standards of the Development Plan (Table 11.1) which require 55sq.m for 2 beds, 60sq.m for 3 beds and 75sq.m for 4 beds. The area of the proposed rear gardens ensures the 22m separation distance from first floor opposing windows, where necessary. Please also refer to the submitted Housing Quality Assessment (HQA) which sets out the private open space provision for all of the proposed houses. The areas of the rear gardens can also be identified on the submitted Davey-Smith site layout plan (drawing no.s S.05 & S.06) – please refer to same.



### 6.16.3 Communal Open Space

Appendix 1 of the 2020 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities sets out the required minimum floor areas and standards, including minimum floor areas for communal amenity space. In accordance with same, communal open space for the apartments (Blocks A, B, A1 & B1 – 195 no. units) is in the form of centrally located semi-private / communal open spaces, some in the form of a podium (i.e. Blocks A & B1).

Unit Type	No. of Units	Communal Open Space per unit (m <sup>2</sup> )	Total Communal Open Space Required (m <sup>2</sup> )
1 bed	47	5	235
2 bed / 3 person	3	6	18
2 bed / 4 person	118	7	826
3 bed	27	9	243
<b>Total</b>	<b>195</b>		<b>1,322m<sup>2</sup></b>

Table 9 – Required Communal Open Space for Blocks A, B, A1 & B1

The tables below set out the communal open space requirement for the individual blocks A, B, A1 and B1:

Block	Unit Type	No. of Units	Communal Open Space required per unit (m <sup>2</sup> )	Total Communal Open Space required (m <sup>2</sup> )
A	1 bed	6	5	30
A	2 bed / 4 person	26	7	182
<b>Total</b>		<b>32</b>		<b>212 m<sup>2</sup></b>

Table 10 – Required Communal Open Space for Block A

Block	Unit Type	No. of Units	Communal Open Space required per unit (m <sup>2</sup> )	Total Communal Open Space required (m <sup>2</sup> )
B	1 bed	4	5	20
B	2 bed / 4 person	10	7	70
<b>Total</b>		<b>14</b>		<b>90 m<sup>2</sup></b>

Table 11 – Required Communal Open Space for Block B



Block	Unit Type	No. of Units	Communal Open Space required per unit (m <sup>2</sup> )	Total Communal Open Space required (m <sup>2</sup> )
A1	1 bed	27	5	135
A1	2 bed / 3 person	1	6	6
A1	2 bed / 4 person	48	7	336
A1	3 bed	16	9	144
<b>Total</b>		<b>92</b>		<b>621m<sup>2</sup></b>

Table 12 – Required Communal Open Space for Block A1

Block	Unit Type	No. of Units	Communal Open Space required per unit (m <sup>2</sup> )	Total Communal Open Space required (m <sup>2</sup> )
B1	1 bed	10	5	50
B1	2 bed / 3 person	2	6	12
B1	2 bed / 4 person	34	7	238
B1	3 bed	11	9	99
<b>Total</b>		<b>57</b>		<b>399m<sup>2</sup></b>

Table 13 – Required Communal Open Space for Block B1

For the 195 no. apartments accommodated in Blocks A, B, A1 & B1, a minimum of 1,322m<sup>2</sup> communal open space is required. The following is the proposed communal open space provision for those blocks:

- Block A: 280m<sup>2</sup>
- Block B: 180m<sup>2</sup>
- Block A1: 919m<sup>2</sup>
- Block B1: 1152m<sup>2</sup> (upper) + 99m<sup>2</sup> (lower)
- **Total provision = 2,630m<sup>2</sup>.**

In addition, there are 48 no. F and F-O type, 2 bed / 4 person apartments, which require a total of 336m<sup>2</sup> of communal open space. Each of the 16 buildings, which accommodate 3 no. F/F-O type, 2 bed units, requires a minimum of 21m<sup>2</sup> of communal open space. In total, 550m<sup>2</sup> of communal open space is afforded to the 16 no. F/F-O type blocks, which exceeds the minimum standards.

In total, the 243 no. proposed apartments require a minimum of 1,658m<sup>2</sup> communal open space, with the proposed development providing a total of 3,180m<sup>2</sup> communal open space for the use of those units. The proposed communal open spaces will be for the benefit of these units only and will be privately managed by a management company.



## 6.17 Car Parking

Car parking is provided for in the form of surface level parking, basement and undercroft parking. Section 4.3 of the submitted Traffic & Transport Assessment (TTA) outlines the proposed car parking provision – please refer to same for details.

Car parking is provided for in accordance with the standards of the Development Plan (i.e. Section 11.9 & Table 11.2), which also states that “Refer to the Design Standards for New Apartments in relation to reduced car parking requirements for development adjacent to existing and future rail stations and minimum requirements in peripheral/or less accessible urban locations”. In accordance with these guidelines, the subject development site is located within an “Peripheral Urban Location”.

The proposed development caters for a total of 1,262 no. car parking spaces, including visitor car parking, to serve 702 no. residential units and the non-residential uses.

For the non-residential uses in Blocks A, A1 and B1, it is proposed to provide 39 no. car parking spaces.

For the 702 no. dwellings, a total of 1,223 no. car parking spaces are proposed as part of the development, with 1,122 spaces for permanent residents and 101 no. visitor spaces.

In terms of the 420 no. houses, a total of 840 no. car parking spaces are proposed, the majority of which are in the form of in-curtilage spaces, in accordance with DM OBJ 93 which states that vehicular parking for detached and semi-detached housing should be within the curtilage of the house. Where this has not been achieved, dedicated on-street, car parking, in close proximity to the individual dwellings is provided for with the dedicated car parking spaces numbered on the submitted site layout plan to correspond with the relevant dwelling.

In terms of the Apartments/Duplexes, a total of 383 no. spaces are proposed, comprising 282 no. resident and 101 no. visitor spaces. The residential car parking is provided at a ratio of 1.36 spaces per apartment unit (1 space for residents, 0.36 spaces for visitors), a reduced quantum from the Development Plan requirements of 2 spaces per unit. This reduced provision is in accordance with the Apartment Guidelines requirement, “one car parking space per unit, together with an element of visitor parking, such as one space for every 3-4 apartments, should generally be required”.

The proposed allocation of spaces is as follows:

- 840 no. car parking spaces for the housing units;
- 383 no. car parking spaces for the apartment/duplex units (282 no. resident spaces and 101 no. visitor spaces) including:
  - 22 no. Accessible/Mobility Impaired Parking spaces;
  - 2 no. GoCar spaces;
  - 84 no. Electric Vehicle spaces.

Refer to the submitted architects drawings and Fig,s 5.1 to 5.4 of section 5 of the submitted TTA to identify the location of EV spaces and mobility impaired spaces provided in the basement and undercroft car parks as well as the location of the proposed 2 no. GoCar spaces within the development.

On-street car parking will be broken up by hard and soft landscaping proposals.

Section 5 of the TTA also details the strategy for non-residential car parking provision within the scheme – please refer to same. It is considered that in accordance with DM OBJ 89 and the guidance note associated with Table 11.2 which states “Non-residential car parking standards are set down as “maxima” standards” that





it is important to recognise the proposed development's proximity to the town centre and the likelihood of cross visitation when assessing the proposed development and thus the demand for car parking associated with the non-residential uses. 39 no. spaces are allocated to cater for the proposed non-residential uses – details of which are set out in Table 4.4 of the TTA.

### **6.18 Electric Vehicle Parking**

A total of 20% of the development's car parking provision will be provided with the necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points. This is equivalent to 84 no. spaces and is compliant with the CDP standards. Also, 10 no. fully functional charging points for Electric Vehicles will be provided which exceeds the minimum requirement of the CDP.

Further detail on the proposed car parking facilities and management regime is provided in the "Parking Management Strategy" (Section 5) of the submitted TTA – please refer to same.

### **6.19 Bicycle Parking**

Please refer to section 4.4 "Cycle Parking" of the TTA for full details regarding the allocation and provision of bicycle parking for the proposed development.

For the proposed 420 no. houses, dedicated cycle parking for the housing units with private gardens are not required, with bicycle parking to be accommodated within the curtilage of the individual properties.

For the 282 no. proposed apartments and duplex units, 817 no. cycle parking spaces are being provided, comprised of 610 spaces dedicated to residents and 207 no. visitor parking spaces, which exceeds CDP requirements (751 no.), and exceeding Apartment Guidelines standard (704 no.).

The non-residential uses will benefit from 52 no. spaces, higher than CDP requirement (25 no.).

### **6.20 Mobility Management Plan**

DBFL Consulting Engineers have also prepared the submitted Mobility Management Plan (MMP) which is enclosed as separate document and has been prepared to guide the delivery and management of a package of integrated initiatives which seek to encourage sustainable travel practises at the proposed residential development. This document aims to expand the awareness of and increase travel options and mobility opportunities for the residents located at the site. The Plan will be used mainly by the appointed Mobility Manager who will be responsible for implementing and managing the MMP for the benefits of the residents who may be interested in reading this document to see how it directly affects them.

This Framework MMP has been prepared to guide the delivery and management of a package of integrated initiatives which ultimately seek to encourage sustainable travel practices of all residents and visitors travelling to/from the proposed residential development.

The measures proposed in this document will not only benefit the residents but will also help to mitigate any potential transport impacts of the development on the wider local community. The identified preliminary action plan promotes a total of 69 initiatives across 6 sub strategy themes as presented in the Pie Chart below.



Fig. 9 - MMP Sub Strategy Themes & Initiatives

Please refer to the submitted Mobility Management Plan (MMP) for further details.

## 6.21 Proposals to Integrate with Surrounding Land Uses

The proposed development provides for pedestrian and cyclist connectivity to the surrounding environs as follows:

- Via Cherry Lane which connects directly to the R135 Dublin Road, including associated road works and signalised junction;
- Via Hickey's Lane which connects directly to the R135 Dublin Road, including proposed upgrade works.

The proposed development provides for potential pedestrian and cyclist connectivity to the surrounding environs as follows:

- To the west to Tara Close;
- To the F1 Open Space zoned lands to the west, north and south of the G1 lands / reserved school site / proposed playing pitch;
- To the north, at Alderbrook Rise.

Third party lands to the immediate east of the proposed development, that are also located within the Masterplan (MP18), may in the future be accessed via the proposed development, as the proposed internal roads run up to the boundary of these third party lands, thus facilitating future connectivity and permeability.

A letter of consent from Meath County Council is enclosed consenting to the lands outlined in red on the site location map and site layout plan that are in their control to be included as part of the proposed development.



## 6.22 Phasing

It is proposed that the development will be phased which accords with the MP18 Masterplan requirement for the subject site:

Master Plan	Description
<b>Master Plan 18</b>	Master Plan 18 relates to the lands at Milltown to the south of Ashbourne and has an area of c.19.9 hectares. It is intended that these lands shall provide a primary school site, lands for recreational uses, including playing fields, and lands for residential development. The development of the lands shall be on a phased basis to be agreed as part of the preparation of the Master Plan.

In accordance with the principles of the Masterplan, and given that the majority of the Masterplan lands are subject to this current application for permission, it is proposed to phase the proposed development, commencing at the northern end of the site, which abuts existing development within the town, and move southwards, across three phases, the details of which are as follows:

### Phase 1 - Northern Parcel

This phase includes the northern edge of the development and the interface with the Dublin Road, including proposed signalised junction. It will also include the delivery the east-west Link Street and 7,637m<sup>2</sup> of public open space. In terms of housing, phase 1 will deliver 167 no. dwellings, comprised of 127 no. houses and 6 no. duplex units (accommodated in 3 no. buildings), which equates to c. 24% of the proposed dwellings.

### Phase 2 - Central and Western Parcel

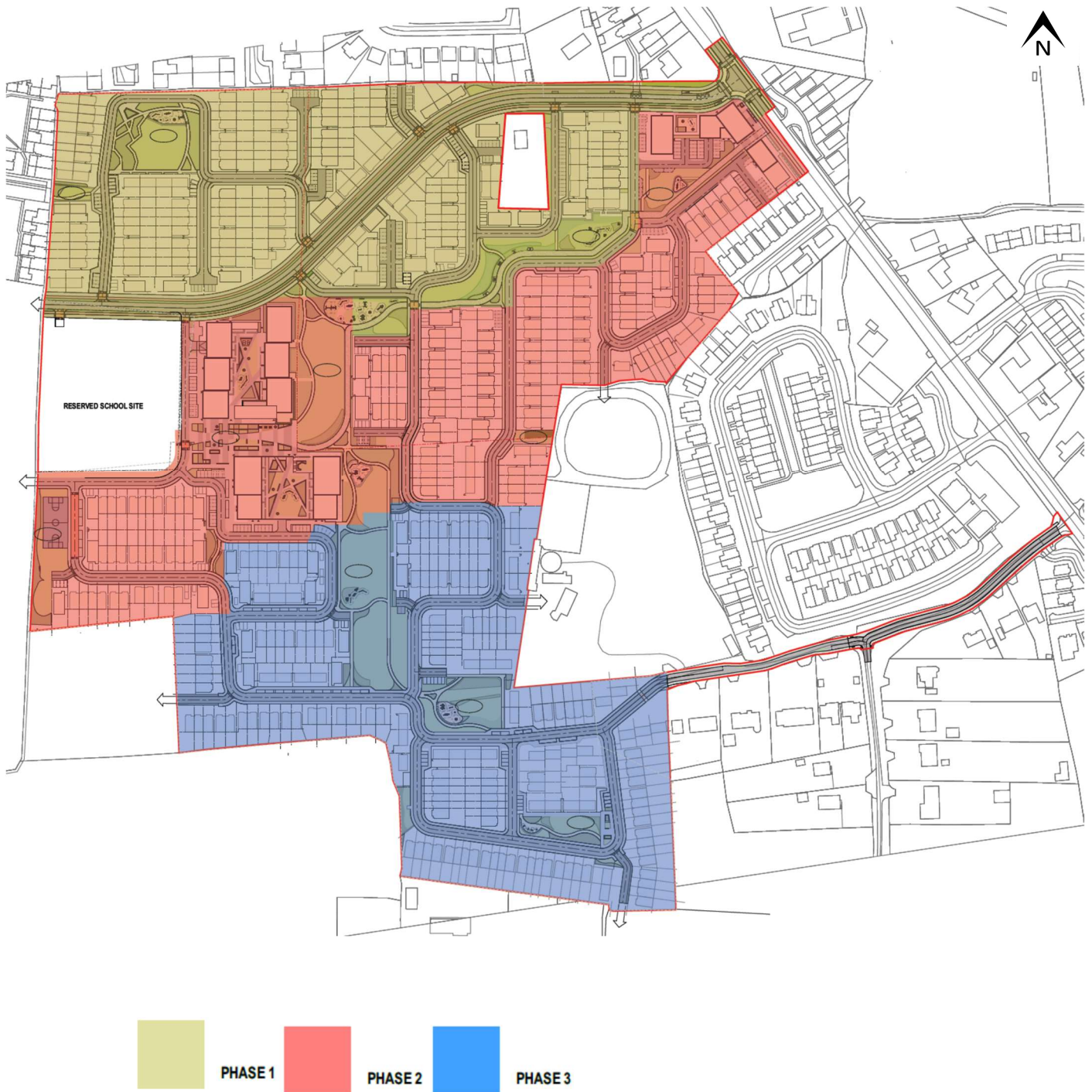
This phase, which covers the central and western extents of the development, will deliver 350 no. dwellings (c.50%), comprised of 128 no. houses, 12 no. duplex units (in 6 no. blocks) and 210 no. apartments (in 9 no. blocks). The proposed apartment blocks A, B, A1 and B1 are included in this phase which also will see the delivery of the proposed 2 no. creches, 4 no. retail units and the GP practice.

Phase 2 also includes the completion of the 4m wide green pedestrian / cyclist linkage from the Dublin Road to the adjoining F1 Open Space zoned lands to the west. Public open space of 12,466m<sup>2</sup>, including a MUGA will also be delivered in this phase.

### Phase 3 - South-East Parcel

The final phase will deliver the remainder of the dwellings i.e. 185 no. dwellings, comprised of 165 no. houses and 20 no. duplex units in 10 no. blocks, which equates to c.26% of the proposed dwellings. The remaining public open space (8,782m<sup>2</sup>) will also be delivered, as will the access and associated upgrade works to Hickey's Lane, thus completing the proposed development.

Refer to Fig. 10 over which illustrates how the proposed development will be phased in terms of its delivery. Please also refer to the submitted Davey-Smith drawing no. D2101.S.10 "Overall Site Layout - Phasing Map" for further details



**Fig. 10 – Phasing of proposed development**



## **7.0 Physical Infrastructure**

DBFL Consulting Engineers have prepared the enclosed engineering drawings, infrastructure design report, site specific flood risk assessment, traffic and transport assessment etc. – please refer to same for full details. A summary of the proposed water services infrastructure is set out as follows:

### **7.1 Foul Drainage**

The subject site has no existing foul loading as it a greenfield site. According to the records, there is an existing 225/300mm foul sewer which is located immediately to the west of the subject site in the Dublin Road.

Due to the site topography and proposed site layout, the subject site has been divided in two areas for the purposes of foul drainage management. The northern half of the site will discharge via gravity to an existing foul manhole in the Dublin Road via Cherry Lane. The units in the southern portion of the site will discharge to an existing foul sewer located in Hickeys Lane. Refer to the submitted DBFL drawing no.s 200059-DBFL-CS-SP-DR-C-1300 to 1304 for locations of same. All connections are to be agreed with Irish Water prior to commencement.

A Pre-Connection Enquiry Form was issued to Irish Water in relation to the proposed development. Irish Water provided a response, advising that waste water servicing is feasible subject to upgrade. The Irish Water Pre-Connection Enquiry Reference Number is CDS21000957 and a copy of same is enclosed in Appendix E of the submitted Infrastructure Design Report prepared by DBFL. A Statement of Design Acceptance was also received from Irish Water (Ref. CDS21000957) and is attached in Appendix F of the submitted Infrastructure Design Report prepared by DBFL– please refer to same.

### **7.2 Water Supply**

There is an existing 50mm diameter water main located within Hickeys Lane and an existing 75mm watermain located in Cherry Lane. A 315mm trunk watermain is noted within the Dublin Road.

It is proposed to connect the proposed new watermain system to the existing 315mm trunk watermain to the east of the subject site in the Dublin Road. The development's proposed water-main distribution system is indicated on drawing no.s 200059- DBFL-WM-SP-DR-C-1300 to 1304.

A Pre-Connection Enquiry Form was issued to Irish Water in relation to the proposed development. Irish Water provided a response, advising that water servicing is feasible subject to upgrade. The Irish Water Pre-Connection Enquiry Reference Number is CDS21000957 and a copy of same is enclosed in Appendix E of the submitted Infrastructure Design Report prepared by DBFL. A Statement of Design Acceptance was also received from Irish Water (Ref. CDS21000957) and is attached in Appendix F of the submitted Infrastructure Design Report prepared by DBFL– please refer to same.

### **7.3 Surface Water**

The existing site is predominantly greenfield and the topography of the site generally falls from the north-east corner towards the west corner. A topographical Survey was undertaken by Land Surveys in July 2012 and has been incorporated into DBFL drawing no.s 200059-DBFL-CS-SP-DR-C-1300 to 1304. It is noted that there are a number of drainage ditches located on the site's boundary. These discharge to the existing Fairyhouse stream to the south. There is an existing 375mm surface water line located opposite Cherry Lane on the Dublin Road.



The proposed surface water drainage strategy is as follows:

Surface water runoff from the development will be limited to greenfield runoff rates ( $Q_{bar}$ ) in accordance with the Greater Dublin Strategic Drainage Study (GSDSDS). Storms up to the 30-year critical storm with an additional 20% allowance for climate change will be stored underground in attenuation systems such as Stormtech or similar approved. Storms up to the 100 year critical storm with an additional 20% allowance for climate change will be stored above ground in detention/infiltration basins. Typical construction details are shown on the submitted DBFL drawing no.s 200059-DBFL-CS-SP-DR-C-5301 to 5303. Please also refer to the submitted DBFL drawing no. 200059-DBFL-CS-SP-DR-C-1300 to 1304 for proposed surface water outfall locations.

Surface water discharge rates from the proposed surface water drainage network will be controlled by a vortex flow control device (Hydrobrake or equivalent) and associated underground geo-cellular attenuation systems (Stormtech or approved equivalent). Surface water discharge will also pass via a Class 1 separator (sized in accordance with permitted discharge from the site).

The proposed surface water drainage network will collect surface water runoff from the site via a piped network prior to discharging off site via the attenuation tank, flow control device and separator arrangement as noted above.

Surface water runoff from the site's road network and roofs will be directed to the proposed pipe network via conventional road gullies while surface water runoff from driveways will be captured by permeable paving.

In accordance with the GSDSDS it is proposed to use Sustainable Urban Drainage systems (SUDS) for managing storm-water for the proposed development. The aim of the SUDS strategy for the site will be to:

- Attenuate storm-water runoff.
- Reduce storm-water runoff.
- Reduce pollution impact.
- Replicate the natural characteristics of rainfall runoff for the site.
- Recharge the groundwater profile

The proposed layout of the drainage and SUDS is detailed on the submitted DBFL drawing no.s 200059-DBFL-CS-SP-DR- C-1300 to 1304.

#### **7.4 Flood Risk**

DBFL Consulting Engineers has prepared the enclosed Site Specific Flood Risk Assessment (SSFRA) which has been carried out in accordance with "*The Planning System & Flood Risk Management Guidelines*" published by the Department of the Environment, Heritage and Local Government in November 2009.

There are no watercourses in the immediate vicinity of the site and the site is located approximately 19km west of the Irish Sea (air distance). The nearest EPA designated watercourse is the Broadmeadows located approx. 720m of the site's eastern boundary (air distance).

The Eastern CFRAM Study indicates that the subject site is located within Flood Zone C i.e. is outside the 0.1%AEP (Annual Exceedance Probability). Therefore, the proposed development is appropriate for the subject site. Following assessment of the flood risks to the subject site and available flood data, the entirety of the site is within Flood Zone Category C as defined by the Guidelines. The type of development proposed



is therefore appropriate for this flood zone category. The Guidelines Sequential Approach is therefore met and the 'Avoid' principal achieved.

The Site-Specific Flood Risk Assessment for the proposed development at Cherry Lane, Ashbourne was undertaken in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities", November 2009. Following the flood risk assessment stages, and it was determined that the lands are within Flood Zone C as defined by the Guidelines.

It is concluded that the:

- Residential development proposed is appropriate for the Site's flood zone category.
- Planning System and Flood Risk Management Guidelines Sequential Approach is met and the 'Avoid' principal achieved.

The development was concluded as having a good level of flood protection up to the 100- year return event. For pluvial floods exceeding the 100-year capacity of the drainage system then proposed flood routing mitigation measures are recommended.

## **7.5 Roads & Connectivity**

The proposed development will be accessed from the Dublin Road (R135) via Cherry lane and Hickeys Lane and Cherry Lane. The primary access will be via the proposed upgraded junction at Cherry Lane and Dublin Road in the north-east corner of the application site. From this junction, it is proposed to construct a new east-west link street which will provide direct access from the Dublin Road westwards through the proposed development to the western boundary of the site where it abuts third party lands that are currently zoned objective F1 Open Space. This new link street will also provide access to the G1 lands within the application site that are to be reserved for future use as a school site and playing pitch. The new link street will consist of a 6m wide single carriageway, plus on either side of the carriageway will be a 2m wide footpath, 1.75m wide cycle track and 1.5m wide verge.

It is also proposed to deliver a 4m wide shared pedestrian and cyclist's greenway which weaves through the site from east to west and will extend from the Dublin Road (between Blocks A and B), providing a connection to the main green spine, local centre, and G1 lands reserved for a school and playing pitch, and facilitating access into the adjoining lands to the west in the future, thus providing improved connectivity and permeability for the immediate environs.

The proposed layout provides for the potential to connect to adjoining lands to the north and north-west thus marrying connections between existing and new developments with the existing and future residential development and open space areas.

The proposed development's road layout and hierarchy is shown on the submitted DBFL drawing no. 200059-DBFLRD- SP-DR-C-1200 to 1204. The road layout is designed in accordance with the recommendations of the Design Manual for Urban Roads and Streets (DMURS), as outlined in the DMURS Design Statement which is submitted as a separate document.

Meath County Council has consented to the inclusion of lands in their charge/control being included within the red line of application which includes consent to cater for the proposed aforementioned road upgrade works, including signalised junction – please refer to same in Appendix II of this Planning Statement.



## 7.6 Other Services Infrastructure

There are no impediments to connections to existing natural gas and broadband services infrastructure in the area.

## 8.0 Part V Proposal

The applicants propose to allocate 10% of the proposed units on site for social housing in compliance with Part V, Section 96 (3)(b)(i) of the Planning and Development Act 2000 (as amended). 70 no. units are proposed to be provided as Social Housing.

Aspect Homes (ADC) Ltd propose to provide 23 no. dwellings comprised of 18 no. 2 bed apartments accommodated in 6 no. F type buildings which accommodate 18 no. 2 bed apartments & 5 no. E type, 3 bed houses.

Arnub Ltd proposes to provide 47 no. dwellings comprised of 29 no. apartments in Block B1 and 18 no. G1 duplex units as follows: i.e.

### Block B1:

- 1 no. bed apartment
- 19 no. 2 bed apartments
- 6 no. 3 bed apartments

### G1 type:

- 9 no. 2 bed units
- 9 no. 3 bed units

The individual units are identified on the enclosed drawing no. D2101.S.11 "Site Layout - Part V" and we also enclose the associated costs for these units.

Please find enclosed a Part V booklet which provides details of the units proposed to satisfy the Part V obligation associated with the proposed development as well as a cost summary report identifying the estimated costs of same.

Part V proposals were submitted by the applicants to the Housing Department of Meath County Council (MCC) and a letter confirming the applicant's engagement with the Housing Department of MCC was received on 17<sup>th</sup> June 2022 confirming same – please also refer to same enclosed.

The submitted information is intended to provide a reasonable estimate of the costs and values of the proposed Part V units based on construction costs and values prevailing at the time of this application. The information set out is for the purposes of facilitating the planning application and will be subject to finalisation and formal agreement with the Local Authority. The ultimate agreement with regard to compliance with Section 96 of the Act is dependent upon receipt of a final grant of permission and on the site value at the time the permission is granted. The applicants intend to fully comply with the requirements of Part V of the Planning and Development Act 2000 (as amended) and the Housing Strategy of Meath County Council with respect to the provision of Social Housing.





## 9.0 Cultural Heritage

There are no known Recorded Monuments on the application site, nor any Protected Structures or ACA's on or in the vicinity of the site. As part of the submitted EIAR, please refer to Chapter 12 "Cultural Heritage (Archaeological / Architectural)" which assesses the proposed development's impact on cultural heritage.

## 10.0 Conclusion

**10.1** The proposed development is considered to be an appropriate form of development for the subject site. Having regard to the land use zoning objectives attached to the site, along with the planning history associated with same, as well as its locational and planning context, it is put forward that the proposal to develop housing, with associated mixed uses on the subject site is acceptable.

**10.2** The proposed development of 702 no. dwellings, at a net density of c.40 units per hectare, represents an efficient density for this zoned, serviced site. The proposed site layout plan is based upon the principles of DMURS and good urban design as set out in the Urban Design Manual – a Best Practice Guide. The enclosed Master Plan and Architectural Design Statement demonstrate how key urban design criteria have been applied to the proposed site layout plan.

**10.3** There is a good mix of dwelling types, variation in design and character areas to establish a sense of place throughout the scheme. Good street frontage is proposed so as to create a strong urban edge with dwellings addressing streets, open spaces and adjoining open space zoned lands. The public open spaces will be passively overlooked, cater for a range of recreation types, while consolidating and enhancing existing open space. Heritage items such as townland boundaries and hedgerows are being respected and maintained as part of the proposed development.

**10.4** Having regard to the policies and objectives in the 2021-2027 Meath County Development Plan, along with guidance set out in the following:

- the Rebuilding Ireland Action Plan for Housing and Homelessness 2016;
- Housing for All – a New Housing Plan for Ireland (2021);
- the National Planning Framework (2018);
- the Design Manual for Urban Roads and Streets (DMURS) (2019);
- the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual – a Best Practice Guide (2009);
- the Sustainable Urban Housing: Design Standards for New Apartments, (2020);
- Urban Development and Building Heights Guidelines for Planning Authorities (2018);

along with the nature, scale and design of the proposed development and the pattern of existing and permitted development in the area, it is put forward that the proposed development accords with the proper planning and sustainable development of the area.



**10.5** Judicious consideration has been paid to the previous planning decision regarding the subject site, as well as the locational context of the site, in order to provide an appropriate form of residential development on the subject site. It is considered that the current proposal caters for variety and distinctiveness, creates a sense of place and is a good urban design response to the site. A variety of dwelling types are dispersed throughout the site in an efficient manner that accords with best urban design practice, whilst also providing for an adequate and acceptable level of density that accords with national guidance.

A summary of the site statistics are set out in Table 14:

<b>Gross Site Area</b>	20.04 Ha
<b>Net Developable Area: i.e. less Hickey's Lane, east-west link street &amp; G1 zoned lands</b>	17.7 Ha
<b>No. of Dwellings</b>	702
<b>Density (Net)</b>	40 units / Ha
<b>No. of Houses</b>	420
<b>No. of Duplex Units</b>	38
<b>No. of Apartments</b>	244
<b>Building Height</b>	2, 2-3, 3, 3-4, 4-5, 4-6 storeys
<b>No. of Car Parking Spaces</b>	1,262
<b>Site Coverage</b>	41%
<b>Plot Ratio (total site area)</b>	0.40
<b>Active Open Space Provision</b>	2.88Ha / c.15% of the site area
<b>Creche</b>	2 no. - total 673m <sup>2</sup>
<b>Retail Use</b>	4 units - total 940m <sup>2</sup>
<b>GP practice</b>	1 unit – 186m <sup>2</sup>

**Table 14 – Site Statistics**

**10.6** This Planning Statement, along with the accompanying Statement of Consistency, Material Contravention Statement and Environmental Impact Assessment Report etc. provide the background information on the site and the proposed development, and the required supplementary information to support this application for permission to An Bord Pleanála. We therefore respectfully request that the permission being sought be granted.

Yours sincerely,

Tracy Armstrong, BA, MRUP, MIPI, MRTPI  
**Armstrong Fenton Associates.**



## **APPENDIX I**

**Confirmation of agreement of MP 18 Ashbourne Masterplan from Meath County Council dated 31.08.2022**



### Comhairle Chontae na Mí

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,

Contae na Mí, C15 Y291

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**Tracy Armstrong,**  
**Armstrong Fenton Associates,**  
Planning & Development Consultants,  
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44-45 Clontarf Road,  
Dublin 3, D03 A0H3.

31<sup>st</sup> August 2022

**Re; MP 18 Ashbourne Masterplan (2022)**

Dear Ms Armstrong,

I refer to the above referenced Master Plan prepared by Davey Smith Architects on behalf of Arnub Ltd and Aspect Developments Ltd for the lands located to the south of Ashbourne, County Meath and received by the Planning Authority on the 30<sup>th</sup> of August 2022.

The Masterplan is a requirement of Section 6.0 'Masterplans' contained in the Ashbourne Written Statement contained within the Meath County Development Plan 2021-2027 which states "Master Plan 18 relates to the lands at Milltown to the south of Ashbourne and has an area of c.19.9 hectares. It is intended that these lands shall provide a primary school site, lands for recreational uses, including playing fields, and lands for residential development. The development of the lands shall be on a phased basis to be agreed as part of the preparation of the Master Plan."

It is therefore the purpose of this letter to approve the Masterplan (Masterplan 18) prior to the submission of any planning application as required by ASH OBJ 2 'To facilitate the development of the lands at Milltown identified as 'MP18' on the Land Use Zoning Map, subject to the preparation of a Master Plan'

The Masterplan Area comprises of A2 New Residential and G1 Community Infrastructure zoning, strategically located adjoining Ashbourne town centre and in proximity to the M2 corridor and will also provide access to all other lands to the west, including a new public park on the F1 Open Space zoned lands.

The Masterplan reflects the current policy and provides guidance for the coherent development of a significant area of strategic undeveloped land in Ashbourne. The Masterplan presents an accurate description and outline of current land uses within the area which predominantly comprises greenfield land in agricultural use. Future development proposals shall be reflective and compatible with the existing adjoining land uses whilst allowing for organic growth and development of the wider area. It is proposed



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to develop the Masterplan lands mainly for residential development and to include a site for a primary school, lands for recreational uses, including playing fields, and a local neighbourhood centre.

It should be noted that the Masterplan represents an indicative layout and proposals for the overall site and with the passing of time, changes in landownership and the local economy, this plan may be amended. It may therefore be viewed as part of an iterative process and can be amended in conjunction with future planning applications on site providing that it remains compliant with all policies and objectives of the Meath County Development Plan 2021-2027 (and any future iteration of these documents).

The Planning Authority note the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) Screening Reports included within the Appendices and which accompany the Masterplan. The SEA Report concludes that *'MP 18 will not result in significant adverse environmental effects and therefore does not require further assessment of the likely effect on the environment of the implementation of the Masterplan through SEA'*. The AA Report concludes that *'it is the professional opinion of the authors of this report that the proposed Masterplan does not require an Appropriate Assessment or the preparation of a Stage Two Natura Impact Report (NIR)'*.

The Masterplan comprises of an indicative layout as opposed to definitive plans for the masterplan area. The lands subject of the masterplan are zoned for A2 New Residential and G1 Community Infrastructure and have already been Strategically Environmentally Assessed as part of the Meath County Development Plan 2021-2027 process. The lands comprise of 2 landowners and will be developed via one Strategic Housing Development (SHD) application which will include an Environmental Impact Assessment Report (EIAR) and Appropriate Assessment (AA) Report for the definitive plans for the lands.

Having regard to the above, the Planning Authority is satisfied that a full Strategic Environmental Assessment and stage 2 Appropriate Assessment are not required in respect of the proposed Masterplan.

In summary, we confirm that the submitted Masterplan which has been assessed by the Planning Authority is deemed to be acceptable to the Planning Authority and in compliance with relevant requirements. We trust that the foregoing is to your satisfaction.

Alan Russell  
Senior Executive Planner

ASHBOURNE SHD

Padraig Maguire  
Senior Planner

PLANNING STATEMENT



## **APPENDIX II**

**Letter of Consent from Meath County Council for the inclusion of lands in their control within the red line of application.**



### **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

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### **Meath County Council**

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**Transportation, Projects, and Assets Management  
05<sup>th</sup> September 2022**

Anrub Ltd. & Aspect Homes (ADC) Ltd.  
Dublin Road  
Ashbourne  
County Meath

**Letter of Consent to proceed with a SHD application for proposed  
residential and mixed-use development at Baltrasna and Milltown, Ashbourne,  
County Meath**

**Applicant: Anrub Ltd. & Aspect Homes (ADC) Ltd.**

Meath County Council as the body having taken in charge the following estates: Alderbrook Rise and Tara Close hereby consent to Anrub Ltd. & Aspect Homes (ADC) Ltd. making a SHD Application for proposed new residential and mixed-use development as shown within the redline boundary on the attached Site Location Map drawing. At the Cherry Lane junction with Dublin Road, works including a signalised junction are proposed which will be included within the red line of application.

If planning is granted, please note that it would be subject to a road opening licence application at a later date from the Transportation Department.

I would point out that the Council gives this consent in its capacity as a Roads Authority and not as a Planning Authority. Nothing herein shall in any way limit the exercise by the Council of its statutory responsibilities as a Planning Authority and in particular should not be taken as an indication of what the Planning Authority's views might be in respect of the proposed development.

Yours faithfully

**Una McNamara**  
Administrative Officer

**ENC: Updated Site Location Map**





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