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**Planning & Development Act 2000 – 2021**  
**NOTIFICATION OF FINAL GRANT**

TO: Elderwood Construction Ltd,  
Shay Duff  
Lobinstown  
Navan, Co Meath

Planning Register Number: 21/2073  
Application Receipt Date: 27/10/2021  
Further Information Received Date: 21/03/2022

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 26/04/2022 GRANTED PERMISSION to the above named for the development of land in accordance with the documents submitted namely:- an amendment to a previously approved planning application under Reg. Ref. No. TA190892. This will include a reduction in house numbers from 36 down to 35 and the development will now contain 6 no. 4 bed semi-detached and 1 no. 4 bed detached unit, 16 no. 3 bed semi-detached units, 8 no. 2 bed mid-terrace and 4 no. 4 bed end-terrace units, to revise site boundaries and site layout and any ancillary site works. It is also proposed to install a wastewater treatment system to be located on sites 1-6 as a temporary measure for the primary treatment of waste generated by the development. Significant Further information/Revised plans submitted on this application. at Longwood, Co Meath, , subject to the 16 conditions set out in the Schedule attached.



On behalf of Meath County Council.

DATE: 08/06/2022

**NOTE: (Outline Permission Applications Only)**

OUTLINE PERMISSION is subject to the subsequent Application for Permission consequent on the grant of Outline Permission of the Planning Authority. Outline Permission is for 3 Years only. Until such has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.

**NOTE:**

The permission herein granted shall, on the expiration of 5 years (unless otherwise conditioned / Outline Permission) beginning on the date of the granting of permission, cease to have effect as regards: -

- (1) In case the development to which the permission relates is not commenced during the period, the entire development and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

\*Personal Data/ Information – If you have submitted personal data relating to your application, this will be destroyed within 1 month of this Notification. If you wish to collect your Personal Data / Information please arrange to collect within 1 week of the date of this Notification. Photographic ID ( Passport / Driving Licence) will be required and the Planning Authority must be satisfied with same.

**Schedule of Conditions:**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 27/10/2021, 21/03/2022 & 31/03/2022, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of proper planning and sustainable development of the area.

2. The development shall be constructed and laid out in accordance with the revised site layout plan submitted to the Planning Authority on 21/03/2022.

**Reason:** In the interest of proper planning and sustainable development of the area.

3. The total number of dwelling units permitted shall be 35 no. dwelling units only, as per the Site Layout Plan submitted to the Planning Authority on 21/03/2022.

**Reason:** In the interest of proper planning and sustainable development of the area.

4. All relevant conditions attached to planning reg. ref. no. TA190892 shall be complied with, in full, to the satisfaction of the Planning Authority.

**Reason:** In the interest of proper planning and sustainable development of the area.

5. This permission shall cease to have effect on the same expiry date of the parent permission, planning reg. ref. no. TA190892.

**Reason:** In the interests of development control.

## 6. Irish Water

- i) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
- ii) In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.
- iii) All development shall be carried out in compliance with Irish Water Standards codes and practices.
- iv) The applicant shall be responsible for the operation and maintenance of the temporary on site wastewater treatment plant.
- v) The applicant shall decommission and remove the temporary wastewater treatment plant within one month of a completion of a permanent connection to the existing Irish water network.
- vi) Prior to commencement the applicant shall enter into a diversion agreement with Irish Water to divert the existiwastewaterter network.
- vii) A wayleave agreement is required for the area along a line of the proposed wastewater diversion placed across lands outside of the ownership of the applicant. Prior to commencement, the applicant shall submit documentary evidence that the consent of the owner of the lands in question has been provided for this purpose.

**Reason:** In the interest of proper planning and sustainable development of the area.

7. Prior to the occupation of any dwelling on the subject site and unless the prior written agreement of the Planning Authority is first obtained, the applicant shall install a Temporary Waste Water Treatment Plant (WWTP) on the subject site, as per the details received by the Planning Authority on 21/03/2022.

No residential development shall take place on sites 1 to 6 until such time as the Temporary Waste Water Treatment Plant (WWTP) has been fully decommissioned and a new waste water connection to the upgraded Irish Water Waste Water Treatment Plant is fully commissioned and operational to the satisfaction of the Planning Authority. The applicant shall ensure that the Temporary WWTP is operated and maintained (at their expense) to the required standards until it is de-commissioned.

**Reason:** In the interest of proper planning and sustainable development of the area.

8. Transportation

- i) Tactile paving shall be used at pedestrian crossing points, in accordance with the "Traffic Management Guidelines".
- ii) The proposed road/zebra/footpath infrastructure to be constructed as per road layout drawing S-4996-21a. The zebra crossing shall be in accordance with the MCC traffic specification. This is to be agreed with the applicant prior to commencement of the development.
- iii) An element of bicycle visitor parking shall be provided for the development, i.e. 6 visitor bicycle spaces in total. Final details shall be agreed in advance in writing with the Transportation Department.
- iv) Road drainage shall be provided in compliance with the Department of Transport "Guidelines for Road Drainage - 2nd Edition, 2022".
- v) The applicant shall install a 40m long external footpath along the site frontage on the L4020 from the proposed access junction site entrance to the footpath on the northeast of the L4020 on approach to the town centre, as per details shown on-site layout drawing ref. no. S-4996-21a received by the Planning Authority on 21/03/2022.

- vi) The applicant shall install a kerb between the new footpath and the edge of the road for the entire length of the proposed footpath. New kerbs shall be installed in accordance with T.I.I Standard Construction Details Series 1100 specifically CC-SCD-01101 Type A and CC-SCD-01105 Type 2. Final details shall be agreed in advance, in writing, by the Transportation Department, prior to the commencement of any work on site.
- vii) The applicant shall install road drainage along the length of the new footpath. All drainage shall be agreed with the Area Engineer prior to installation and shall comply with Guidelines for Road Drainage 2nd Edition March 2022. Final details shall be agreed in advance, in writing, by the Transportation Department, prior to the commencement of any work on site.

**Reason:** In the interest of proper planning and sustainable development of the area.

9. (a) Existing hedgerows, trees and shrubs on site shall be preserved, except where required to be removed to accommodate the entrance.

(b) Prior to the commencement of development, a revised landscape plan and boundary treatment plan, prepared by a qualified professional, shall be submitted for the site. Unless otherwise agreed in writing, in advance by the Planning Authority, the revised proposals shall clearly indicate revised boundary treatment proposals, as follows:

- i) The rear boundary of units 8 to 15 which back onto units 16 to 23 shall comprise a minimum 1.8 metre high, capped and rendered block/ brick wall,
- ii) The side/ northern boundary of unit no. 35 and the L-40201-0 shall comprise a part minimum 1.8 metre high, capped and rendered block/ brick wall to the rear garden and a part minimum 1.8 metre high block wall/ railing to the remainder,
- iii) The remainder of the northern site boundary along the L-40201-0 shall comprise a 1 metre high, capped and rendered block/ brick wall with 2 metre high piers and metal railing.

(c) Planting shall commence no later than the first planting season following commencement of development on site. Any plants which die, are removed or become

seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** To protect the visual amenity and natural heritage of the area.

10. All lighting works shall be constructed to '*Meath County Councils; Public Lighting Technical Specification & Requirements*', document. Prior to the commencement of any work on site, the Applicant shall submit revised public lighting proposals for the northern site boundary with along the L-40201-0 for the prior written agreement of the Planning Authority. The public lighting shall not conflict with the agreed landscaping scheme.

**Reason:** In the interest of proper planning and sustainable development of the area.

11. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the Planning Authority in relation to the provision of housing in accordance with the requirements of Section 94(4) and Section 96(2) and (3) (Part V) of the Planning and Development Acts, 2000 to 2021, unless an exemption certificate shall have been applied for and been granted under Section 97 of the Planning and Development Acts, 2000 to 2021. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which Section 96(7) applies) may be referred by the Planning Authority or any other prospective party to the agreement to An Bord Pleanála for determination.

**Reason:** To comply with the requirements of Part V of the Planning and Development Acts, 2000 to 2021 and of the housing strategy in the development plan for the area.

12. The developer shall pay the sum of **€119,350** to the Planning Authority as a contribution towards expenditure that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning &

Development Acts 2000 – 2021. Payment of this sum shall be made prior to commencement of development.

The above sum shall apply until 31st December, 2022 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

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

13. The developer shall pay the sum of **€86,800** to the Planning Authority as a contribution towards expenditure that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 – 2021. Payment of this sum shall be made prior to commencement of development.

The above sum shall apply until 31st December, 2022 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

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

14. The developer shall pay the sum of **€10,850** to the Planning Authority as a contribution towards expenditure that is proposed to be incurred by the Planning Authority in the provision of surface water drainage infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme

of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 – 2021. Payment of this sum shall be made prior to commencement of development.

The above sum shall apply until 31st December, 2022 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

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

15. The developer shall pay the sum of **€200** per unit as a contribution towards expenditure to be incurred by the Planning Authority in the monitoring of the construction phases of the development. Payment of this sum shall be made prior to the commencement of development.

The above sum shall apply until 31st December, 2022 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

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

16. Prior to the commencement of development the developer shall lodge with the Planning authority a cash deposit of **€108,000** as a security for the satisfactory completion and maintenance until taken in charge by the Council of roads, footpaths, surface water drains, public lighting, open space, landscaping and any other services required with the development. The form and lodgement schedule shall be agreed between the Planning Authority and the developer. In the event of the non-completion or maintenance of the services the Planning Authority shall be empowered to apply the

said funds or part thereof for the satisfactory completion of and maintenance as aforesaid of any part of the development.

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

**Advice Notes**

- (i) It should be clearly understood that a grant of permission does not relieve the applicant/developer of the responsibility of complying with any requirements under other statutory codes affecting the development.
- (ii) This permission does not confer title. It is the responsibility of the applicant/developer to ensure that they control all the lands necessary to carry out the proposed development.
- (iii) This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
- (iv) The applicant/developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
- (v) During construction the applicant should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.
- (vi) No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The applicant should arrange for vehicles leaving the site to be kept clean.

(vii) All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the applicant's site boundary.

(viii) Where the applicant/developer proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

Note 1: In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

Note 2: All works to comply with current Irish Water Code of Practice for Water and for Waste Water.

Note 3: Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

(ix) A Fire Safety Certificate is required for elements of the development under Part III of the Building Control Regulations.

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

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

(i) The development should operate and comply at all times with the general public exposure limits of the International Commission of Non-Ionising Radiation Protection (ICNIRP) Guidelines 1998 and European Pre-standard ENV50166-2- Human Exposure to Electromagnetic Fields - High Frequency (10KHz to 300GHz) promulgated by requirements of British Standard specification for 'Safety requirements for radio transmitting equipment' BS EN 60 215:1996, Section Five - 'High Temperature, Fire and Miscellaneous Hazards', Clause 22.1 relating to non-ionising radiation, including electromagnetic fields, should also be met.

(x) A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner

(xi) All applicants are advised to make themselves aware of the requirements of the Building Control Regulations 1997 to 2015 and the Construction Products Regulations (CPR) (Regulation (EU no. 305/2011). Information leaflets can be viewed or downloaded from the Department of Environment, Community and Local Government website <http://www.environ.ie/en/>.

(xii) The applicant is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.

(xiii) Planning Compliance must be submitted (hard copies not required) in the following format:

a. House Extensions and Single Residential Units (urban and rural)

Forward by e mail to [planning@meathcoco.ie](mailto:planning@meathcoco.ie) and shall include a cover letter outlining relevant compliance issues together with appropriate drawings in PDF format.

b. All Other Planning Compliance

Forward to Planning Compliance, Planning Department, Buyinda House, Dublin Road, Navan, C15 Y291 and shall include a cover letter outlining relevant compliance issues together with a CD that includes all relevant maps and drawings in PDF format (high resolution).

Meath County Council - Viewing Purposes Only!