Meath County Council

Planning Report

To	Wendy Bagnall, Senior Executive Planner
From	Kathryn Hosey, Executive Planner
Date	23/01/18
File Number	NA170997
Applicant	Hunt Capital Ltd
Townland	Metges Road, Johnstown, Navan
Description	Permission for the construction of 5 no. buildings outlined as follows: 1 no. 4 storey mixed use building referred to as Block A, 1 no. 5 storey (including car park level) apartment building referred to as Block B, 1 no. external stair/lift core servicing Blocks A & B, 1 no. 4 to 5 storey (including car park level) apartment building referred to as Block C, 1 no. 4 to 5 storey (including car park level) apartment building referred to as Block D and 1 no. 3 to 4 storey (including car park level) apartment building referred to as Block E - all with solar panels to roof. A new car park at ground level will be accessible via 2 no. vehicular egress points off Metges Road along with 2 no. pedestrian entrances. Parking for 205 no. cars will be provided at car park level while spaces for 94 no. bikes will be provided between car park level and a new plaza. The development will contain 8 no. 1 bed apartments, 82 no. 2 bed apartments and 9 no. 3 bed apartments along with 1 no. sports facility of 348sqm and 1 no. commercial hub of 348sqm both located in Block A, 1 no. ESB substation and switch room, plant rooms and ancillary accommodation for both residential and commercial development along with landscaped open space, decks, new plaza and all associated site works.
Decision Due	26/01/18

Note: Please read previous report prepared on 17/10/17 in conjunction with this report

1.0 Site Description

The application site measures 0.9679ha and is located on C1 zoned lands and partially on E1 zoned lands along Metges Road, Johnstown to the south-east of Navan. There are apartment blocks located immediately to the north. The Johnstown neighbourhood centre is located further north of the application site. To the rear is Navan Business Park lands which are divided by an existing double ditch/stream. These lands are currently undeveloped.

The application site is long and narrow and is currently overgrown. The application site comprises of light woodland. There is an established housing development located opposite the application site

The application site is not located within an Architectural Conservation Area or within a Zone of Archaeological Potential.

There are no protected structures or recorded monuments within or in close proximity to the application site.

Services
Water Supply: Public mains
Effluent Disposal: Public sewer
Surface Water: Public sewer/drain, watercourse

2.0 Referral of Further Information
Transportation, recommendation received – report outlined below.

Water Services, recommendation received – report outlined below.

3.0 Prescribed Bodies
Irish Water, recommendation received – report outlined below.

NTA, no response received.

4.0 Submissions received on Further Information
Submissions have been received from the following:

1. Martin & Anne Marie Kane
2. Julian Lee
3. Alan Lawes
4. Carol Whelan
5. Miriam Thornton
6. Deborah Plunkett Murray
7. Bailis Village Management Company
8. Joseph Plunkett

The following matters have been raised:

- Concerns regarding traffic impact
- Concerns regarding the removal of woodland

- Concerns regarding impact on privacy (overlooking)
- Lack of capacity in existing schools to accommodate the proposed development
- Impact on services
- Concerns regarding social housing
- Consider the response to the further information request in terms of E1 zoning to be unsatisfactory.
- Non compliance with the Design Standards for New Apartments (2015)
- Non compliance with C1 zoning
- Excessive building height
- Overshadowing/loss of light

The above submissions have been noted.

5.0 Further Information

The applicants have responded to the further information response as follows:

1. It has been noted that a portion of the application site to the south is located on E1 zoned lands. Residential development is not considered acceptable on E1 zoned lands. You are requested to clarify and submit alternative proposals to address this matter.

    - The applicant has removed the proposed development out of the E1 zoned lands. It has been indicated that the lands will be reserved for future development. The access is to be maintained through these lands. The proposed amendments have resulted in a reduction in 3 number apartments. The previously proposed 99 apartments have now been reduced to a total of 96 apartments.

2. The proposed mix of apartment units is not compliant with section 3.0 of the *'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities'*. You are requested to submit proposals which demonstrate full compliance with the guidelines regarding the unit mix requirement.

    - The applicant has amended the mix of apartments as follows:

7.5% - 1 bed
81% - 2 bed
11.5% - 3 bed

The applicant has made a justification for the high percentage of 2 bed apartments proposed based on market demand.

3. The balcony area for apartments C & E are not acceptable due to an additional access provided from bedroom areas which is not compliant with the Sustainable Urban Housing: Design Standards for New Apartments (2015). You are requested to submit alternative proposals to address this matter.

    - This matter has been addressed. Revised elevation and floor plans have been submitted to the satisfaction of the planning authority.

4. The proposed development is for 99 residential units. No proposals have been submitted to demonstrate compliance with The Childcare Facilities Guidelines for Planning Authorities which

states that for new housing an average of one childcare facility for a minimum of 20 children for each 75 dwellings is required to be provided. You are requested to submit proposals to address this matter. It should be noted that any proposed childcare facility would be appropriately located within Block A consistent with proposed community/commercial development.

- A crèche has been provided to accommodate 27 children. The childcare facility has been the proposed within Block A to the satisfaction of the Planning Authority.

5. It should be noted that in order to comply with the C1 zoning objective there is a requirement for the provision of commercial development on 30% of the application site. You are requested to provide more details on the proposed start up – hub for the consideration of the Planning Authority. You are also requested to provide a detailed justification for the under provision of 30% for commercial development at this location.

    - The applicants have amended their proposal within block A which now includes for a crèche facility. The commercial block is also to comprise a sports facility and a start up hub. It has been stated that the start up hub is to measure 1000sq.m in floor area and is intended as an affordable shared office space which is to be targeted at entrepreneurs, freelancers and start up customers.

      The total commercial allocation equates to 10 %. The applicants have put forward a justification that there is a lack of commercial demand at this location. It is therefore considered that the proposed commercial allocation is acceptable in this instance.

6. You are requested to submit details of the proposed external finishes of the proposed blocks. The details to be submitted shall be supported by examples i.e catalogue which clearly outlines the materials and colours to be used. Photographs should also be submitted showing the proposed finishes on finished constructed buildings.

    - A brochure has been submitted of different colour brick finishes. The specific colour proposed to be used has not been clearly stated. It is recommended that the proposed finishes to be used to be agreed by way of condition.

7. You are requested to submit an overshadowing analysis which clearly demonstrates that no adjoining residential development would be impacted by the proposed development.

    - The applicants have submitted shadow analysis which demonstrates there will be minimal overshadowing impact on any adjoining residents.

8. You have made reference to phasing the proposed development. You are requested to submit a detailed phasing plan for the application site.

    - The applicants have indicated that the proposed development may be constructed in 2 phases. Phase 1 Blocks A, B & C and associated car parking. Phase 2: Blocks D & E and associated car parking.

9. You are requested to examine the detailed submission received from the National Transport Authority (NTA) and submit a response to the matters raised.

- In response to the NTA submission a drawing prepared by Muir Associates Limited has been submitted which illustrates the cycle track crossing the development access.

  The further information response was referred to NTA for comment no response has been received.

Transportation

10. There is an area/strip of land between the existing public footpath and the proposed site, up to 7m wide that is not within the ownership of the applicant. This strip of land is owned by Meath Co Council. You are requested to integrate this strip of land into the overall development. The proposed works are required to be agreed with Meath Co Council.

11. (a)You are proposing to carry out significant works along the road frontage of The application site including the construction of a loading bay and two access points, the removal of trees, relocation of bus stop etc. These works must be included within the red line boundary of the application site. You are requested to submit proposals to address this matter.

    (b)You are requested to ensure that the relocated bus stop does not block sightlines from the proposed access point to the east of the development.

12. You are requested to submit a Traffic and Transport Assessment report to include an assessment of the impact of the traffic generated by the proposed development on the local access roads, in particular Metges Road. The scope of the assessment should be agreed with Joe McGarvey, Meath County Council Transportation Department

Note: The applicant shall be required to pay a special levy of €50,000 towards the cost of a pedestrian crossing to facilitate the development.

- The applicants have responded to points 10-12 above. A report has been received from Meath County Councils Transportation Department which outlines as follows:

"Recommendation
The applicant should be conditioned to include the following:

1. *The applicant proposes to carry out significant works along the road frontage of the site including the construction of a loading bay and two access points, the removal of trees and landscaping, relocation of bus stop etc. The applicant should be requested to agree final details of the proposed works prior to commencing on site.*
2. *Meath Co. Council intends to upgrade the roundabout on Bothar Sion/Metges Road junction to a signalised junction. The applicant should be requested to pay a special levy of €100,000 towards the costs to complete the works.*
3. *The applicant should be requested to pay a special levy of €50,000.00c towards the cost of a pedestrian crossing to facilitate the development."*

Water Services

13. You are requested to submit the following:

(a)

- Details of water connection and way leave required for neighbours foul sewer.
- You are requested to *submit a revised water supply design showing your proposals for connections to the various blocks within the development.*
- *You are requested to contact David O' Reilly, Meath County Council Water Services Engineer in relation to the proposed water main layout and the requirement for a water main in the footpath adjacent to the site.*

(b) You are requested to submit a revised foul water design showing an increased pipe size of 225mm for any pipe runs serving 20 or more properties.

14. You are requested to submit the following:

(a) A revised surface water design to incorporate a petrol interceptor on the surface water discharge from the site.

(b) A design for the attenuation system you proposed to use on the site.

(c) Meath County Council Water Services Department has concerns in relation to how the proposed development will impact the flow path of the existing drainage on site. The applicant is requested to undertake and submit a study of the catchment area of the drainage ditch which cross the site east to west and also the drainage ditch which runs parallel to the western boundary of the site. The applicant is requested to demonstrate that adequate capacity exists within the proposed drainage network to accept the anticipated flows from both catchments.

(d) You are requested to submit details of how you propose to re-grade the double ditch which encroaches onto the western boundary of your site. You are requested to demonstrate how access will be maintained to this ditch upon completion of the proposed development.

The applicants have submitted a response to item no's 13 & 14 above. A report has been received from Meath County Councils Water Services Department which outlines as follows:

"Surface Water Treatment & Disposal

The design for the development as proposed broadly meets the requirements of Meath County Council with respect to the orderly collection, treatment and disposal of surface water.

Should planning permission be granted, the following conditions shall be applied;

- Prior to commencement the applicant shall submit for approval the specification for the attenuation system they propose to use on site.
- Prior to commencement the applicant shall submit a revised design for the 900mm diameter surface water pipe to ensure adequate cover to all pipelines.

- Prior to commencement the applicant shall submit details of how they propose to regrade the double ditch which encroach onto the western side of their site. The applicant shall demonstrate how access will be maintained to this ditch upon completion of the proposed development."

Irish Water Report

"IW has no objection to the proposal based on the plans and particulars included in the planning application.
Note: 1) where the applicant proposed to connect to a public water/wastewater network operated by IW, the applicant must sign a connection agreement with IW prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
2) In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Wastewater Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.
3) All work to comply with current Irish Water code of practice for Water and Wastewater.
4) All water mains shall terminate in a loop or ring to accommodate one-directional flushing of the network. Loops shall have a minimum of four connected houses and one hydrant.
5) Prior to commencing construction works the applicant shall submit water connection details outlining how they propose to separate water service connections to each of the new units.
6) Prior to commencement the applicant shall submit details of the proposed size of watermain connection to each block.
7) Prior to commencement the applicant shall submit details of proposals to ensure 24 hour storage and adequate water pressure within the proposed dwellings."

The above reports have been noted and will be taken into consideration in the assessment of this application.

15. You are requested to examine the third party submissions and submit a response to the matters raised.

- The applicant has submitted a response to the third party submissions.

16. The further information response was deemed significant in nature. Revised public notices have been submitted. Submissions have been received on the further information response.

6.0 Development Contributions

Development levies are applicable in accordance with the Planning and Development Contribution Schemes 2016.

Residential – 96 Apartments

<100 sq. m - 85 units

100 – 140sq.m – 11 units

Surface Water Drainage – €29,075.00

Roads – €319,825.00

Amenity – €232,600.00c

Total (Residential) – €581,500.00c

25/11/18

Irene Lynch 25/11/18

Commercial – Sports facility – 325sq.m

Crèche – 315sq.m

Start up Hub – 1000sq.m (failed to submit floor plan – to be conditioned)

Total – 1,640sq.m

Surface Water Drainage – ~~€1,525.00c~~ €1,182

Roads - ~~€37,622.00c~~ €29,199

Amenity - ~~€11,693.00c~~ €9,077

mlh 25/1/18

Irene Lynch 25/1/18

Total (Commercial) - ~~**€50,840.00c**~~ 39,458

7.0 Conclusion

The proposed development is considered to be acceptable and in accordance with the proper planning and sustainable development of the area.

8.0 Recommendation

It is recommended that permission be **granted** subject to the following conditions:

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on '29/08/17' and further information received on '14/12/17' & '21/12/17' 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 clarity**

2. Prior to the commencement of the development the applicant shall submit the following for the written agreement of the Planning Authority:

   (a) A 3rd floor plan for proposed Block E

   (b) A floor plan outlining the details of the proposed start up hub measuring 1000sq.m.

   Reason: In the interests of Clarity

3. The external finish of the proposed apartments and commercial development shall be agreed in writing with the Planning Authority prior to the commencement of the development.

   Reason: **In the interests of visual amenity.**

4. The roof of the proposed structures shall be dark brown, dark grey, blue/black or other colour approved by the Planning Authority.

Reason: In the interest of visual amenity.

5. The boundary treatment to the site shall be submitted and agreed in writing with the Planning Authority prior to the commencement of the development.

Reason: In the interests of orderly development and the proper planning and sustainable development.

6. The site shall be landscaped in accordance with the agreed scheme submitted 14/12/17 unless otherwise agreed in writing with the Planning Authority. All planting shall be carried out in the first planting season following the commencement of development and shall be permanently retained thereafter. Any tree which dies, decays or is removed within the first five years of being planted shall be replaced with a tree of similar species and size.
All proposed trees shall be fitted with root control bags to prevent roots spreading and affecting footpaths and roadways.

Reason: In the interest of visual amenity and to protect the rural character of the area.

7. Public lighting shall be provided to all public spaces within the confines of the development. The public lighting shall be designed and installed as per "Meath County Councils; Public Lighting Technical Specification & Requirements" document.

Reason: In the interest of public safety

8. Prior to the commencement of the development the applicant shall submit the following for the written agreement of the Planning Authority, the final details of the proposed works along the road frontage of the site and a timescale for carrying out same including the construction of a loading bay and two access points, the removal of trees and landscaping and relocation of bus stop.

Reason: In the interests of Traffic Safety

9. Prior to commencement of the development the applicant shall submit for the written agreement of the Planning Authority the specification for the attenuation system they propose to use on site.

Reason: In the interests of Public Health

10 Prior to the commencement of the development the applicant shall submit for the written agreement of the Planning Authority a revised design for the 900mm diameter surface water pipe to ensure adequate cover to all pipelines.

Reason: In the interests of Public Health

11. Prior to commencement of the development the applicant shall submit for the written agreement of the Planning Authority details of how they propose to regrade the double

ditch which encroach onto the western side of their site. The applicant shall demonstrate how access shall be maintained to this ditch upon completion of the proposed development

Reason: In the interests of Public Health

12. All work shall comply with current Irish Water code of practice for Water and Wastewater.

Reason: In the interests of Public Health

13. All water mains shall terminate in a loop or ring to accommodate one-directional flushing of the network. Loops shall have a minimum of four connected houses and one hydrant.

Reason: In the interests of Public Health

14. Prior to the commencement of construction the applicant shall submit the following for the written agreement of the Planning Authority, water connection details outlining how they propose to separate water service connections to each of the new units for the written agreement of the Planning Authority.

Reason: In the interests of Public Health

15. Prior to the commencement of the development the applicant shall submit the following for the written agreement of the Planning Authority, the proposed size of water main connection to each block.

Reason: In the interests of Public Health

16. Prior to the commencement of the development the applicant shall submit the following for the written agreement of the Planning Authority, details of proposals to ensure 24 hour storage and adequate water pressure within the proposed dwellings.

Reason: In the interests of Public Health

17. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

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

18. No development exempted or otherwise shall be erected over the public sewer, drain or watermain.

Reason: In the interest of public health.

19. A Construction Environmental Management Plan (CEMP) shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development. The CEMP shall include for the following:

- The no. of construction traffic vehicles to and from the site on a daily basis.
- The haul routes to be used by the construction traffic
- Noise management measures

- Disposal of demolition and construction waste
- A scheme for dust and dirt control
- The days and hours of operation of the construction site.

Reason: In the interests of Residential Amenity

20. The site and building works required to implement the development shall only be carried out between the hours of 8.00am to 7.00pm Monday to Friday and 9.00am to 1.00pm on Saturdays, unless otherwise agreed in writing with the Planning Authority. There shall be no activity on site on Sundays and Bank Holidays.

Reason: To safeguard the amenities of adjoining residential occupiers.

21. Prior to commencement of development, the developer shall submit, and obtain the written agreement of the Planning Authority to, a plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, and for the ongoing operation of these facilities.

Reason: To provide for the appropriate management of waste and, in particular, recyclable materials, in the interest of protecting the environment.

22. 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 material within the applicant's site boundary.

Reason: In the interests of Public Health

23. Pre-development testing shall consist of the following:

(a) The applicant is required to engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930 – 2004) to carry out pre-development testing at the site. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.

(b) The archaeologist is required to notify the Department of Culture, Heritage and the Gaeltacht in writing at least four weeks prior to the commencement of site preparations. This will allow the archaeologist sufficient time to obtain a licence to carry out the work.

(c) The archaeologist shall carry out any relevant documentary research and may excavate test trenches at locations chosen by the archaeologist, having consulted the proposed plans.

(d) Having completed the work, the archaeologist shall submit a written report to the Planning Authority and to the Department of Culture, Heritage and the Gaeltacht for consideration.

(e) Where archaeological material is shown to be present, avoidance, preservation in situ, preservation by record (excavation) and/or monitoring may be required and the Department of Culture, Heritage and the Gaeltacht will advise the Applicant/Developer with regard to these matters.

(f) No site preparation or construction work shall be carried out until after the archaeologists report has been submitted and permission to proceed has been received in writing from the Planning Authority in consultation with the Department of Culture, Heritage and the Gaeltacht.

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

24. Prior to the lodgement of a commencement notice within the meaning of Part 11 of the Building Regulations 1997, the developer shall enter into an agreement with the Planning Authority providing for the requirements of Section 96 (3) of the Planning and Development Acts as amended, in respect of the proposed development, in accordance with the requirements of the Meath Development plan and Housing Strategy.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000-2017.

MC 25/1/18 Irene Lynch 25/1/18

25. The developer / applicant shall pay the sum of €30,257 **~~€30,600~~.00c** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision of surface water drainage infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Planning Authority's Contribution Scheme adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 – 2017. Payment of this sum shall be made prior to commencement of development.

The above sum shall apply until 31st December, 2018 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.

MC 25/1/18

26. The developer / applicant shall pay the sum of €349,024 **~~€353,447~~.00c** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Planning Authority's Contribution Scheme

Irene Lynch 25/1/18

adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 – 2017. Payment of this sum shall be made prior to commencement of development.

The above sum shall apply until 31st December, 2018 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.

MW 25/1/18

27. The developer / applicant shall pay the sum of **€244,293.00c** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Planning Authority's Contribution Scheme adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 – 2017. Payment of this sum shall be made prior to commencement of development.

241,677

Irene Lynch 25/1/18

The above sum shall apply until 31st December, 2018 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

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

28. Prior to the commencement of development the developer shall lodge with the planning authority a cash deposit of **€277,200.00c** as a security for the satisfactory completion and maintenance until taken in charge by the Council of roads, footpaths, watermains, sewers, drains, public lighting, open space, landscaping and any other services required with the development. In the event of the non-completion or maintenance of the services the planning authority shall be empowered to apply the said funds or part thereof for the satisfactory completion of and maintenance as aforesaid of any part of the development.

Irene Lynch 25/1/18

MW 25/1/18

If the amount of security required by this condition has not been lodged with the Planning Authority within 12 months of the date of this decision, the amount required shall be adjusted in accordance with an increase in the House Building Cost Index, which occurs between the date of the decision and the date on which the condition is satisfied.

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

MW 25/1/18

29. The developer shall pay the sum of **€19,200.00c** to the Planning Authority as a contribution towards expenditure to be incurred by the Planning Authority in the monitoring of the

Irene Lynch 25/1/18

construction phases of the development. Payment of this sum shall be made prior to commencement of the development.

The above sum shall apply until 31st December, 2018 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rate shall be updated effective from 1st January each year 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.

30. The developer shall pay the sum of **€150,000.00c** to the Planning Authority as a special contribution towards expenditure that is proposed to be incurred by the Planning Authority to upgrade the roundabout at Bothar Sion/Metges Road junction to a signalised junction and towards the cost of providing a pedestrian crossing to facilitate the development therefore benefiting development in the area of the Authority, in accordance with the provisions of Section 48 (2) (c) of the Planning & Development Act, 2000 as amended. Payment of this sum shall be made prior to the commencement of development. The above sum shall apply until 31st December, 2018, 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 traffic improvements in the area by the Council are necessary to facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

31. Prior to the commencement of the development, the name of the residential development shall be agreed in writing with the planning authority. The applicant shall refer to Section 8.2.5 of the Navan Development 2013-2019 in relation to the naming of developments in the Navan Area.

Reason: In the interest of proper planning and sustainable development

Advice Note:

1. Compliance with the above planning conditions should be forwarded to planning@meathcoco.ie and shall include a cover letter outlining relevant compliance issues together with appropriate drawings in PDF format.

2. The applicant is advised that they should contact Irish Water regarding connection to Irish Water Services Infrastructure.

3. Hedges and trees should not be removed during the nesting season (i.e. March 1st to August 31st) in accordance with the Wildlife Act (as amended).

RECOMMENDATION ACCEPTED

25 JAN 2018

Signed:

GRANT

Kathryn Hosey

Executive Planner

Date:

Wendy Bagnall
Senior Executive Planner

Date:

_____

Pat Gallagher
Senior Planner

DEVELOPMENT CONTRIBUTIONS CALCULATION FROM 1st January 2016

MEATH CO CO

SUMMARY	DCS16 Total	SWD	Roads	Social Infra.
Residential + Retail/Commercial	620,958.00	30,257.00	349,024.00	241,677.00
Bond	277,200.00			
Estate Monitoring	19,200.00			
Special	150,000.00			
SUMMARY TOTAL	1,067,358.00			

Mhuta 25/1/2018

Residential Calc	Plan Ref--->	NA170997	Unit(s)	Site No.(s)	581,500.00 DCS16 Total	29,075.00 SWD	319,825.00 Roads	232,600.00 Social Infra.
Residential	<100 m^2		85		6,000	300	3,300	2,400
Residential	100 m2 140 m^2		11		6,500	325	3,575	2,600
Residential	141 m^2 200 m^2				7,500	375	4,125	3,000
Residential	201 m^2 300 m^2				9,000	450	4,950	3,600
Residential	>300 m2				11,000	550	6,050	4,400
					0.00	0.00	0.00	0.00

Irene Lynch 25/1/18.

Retail/Commercial Levy Calculation	Totals Sq. Metre	Unit(s)	Site No.(s)	39,458.00 DCS16 Total	1,182.00 SWD	29,199.00 Roads	9,077.00 Social Infra
Commercial/Retail/Retail Warehousing	See Multi Tab for breakdown			31,000.00	930.00	22940.00	7130.00
Commercial/Retail/Retail Warehousing-25% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Commercial/Retail/Retail Warehousing-50% reduction	See Multi Tab for breakdown			4,883.00	145.00	3613.00	1125.00
Non Financial/Non Professional Services Office Use/Data Centres	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Non Financial/Non Professional ServicesOffice Use/Data Centres-25% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Non Financial/Non Professional Services Office Use/Data Centres-50% reductio	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Industrial / Manufact./ Warehousing / Port Warehousing Property	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indust/Manuf/Warehsing/Port Warehsing Prop-25% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indust/Manuf/Warehsing/Port Warehsing Prop-50% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indoor Amenity / Play / Recreational / Sports Facility	See Multi Tab for breakdown			3,575.00	107.00	2,646.00	822.00
Indoor Amenity /Play /Recreational /Sports Facility-25% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indoor Amenity/Play/Recreational/Sports Facility-50% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Open Storage/Hard Surfaced Comm/Open Port Storage Space	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Agricultural Development including stables /kennels	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Quarries/Extractive Industry (Per 0.1 Hectare)	Per 0.1 Ha			0.00	0.00	0.00	0.00
Golf/ Pitch & Putt Clubs (Per Hectare)	Per Ha.			0.00	0.00	0.00	0.00
Telecommunications Mast (excluding broadband carriers)	Per Mast			0.00			0.00
Renewable Energy Initiatives (export to Grid)	Per 0.1mw			0.00			0.00
Electricity Pylons	Per Pylon						
220 kv				0.00			0.00
400 kv				0.00			0.00

Bond Surety Calculation		Units		277,200.00 Total	1-10 Units	11-20 Units	21+ Units
1-10 Units	(A)→	10		70,000.00	7,000.00		
11-20 Units	(B)→	10		40,000.00		4,000.00	
21+ Units	(C)→	76		167,200.00			2,200.00
		Per Acre					
New Commerial/Industrial Development					16,900.00		

Estate Monitoring Calculation	Totals		19,200.00
	Units		
No of House Units in Development	96		200

Special Contribution(s)	Total	150,000.00
1. To contribute to upgrade of Roundabout at Bothar Sion/Metges Road & to Pedestrian Crossing at this development		150,000.00
2.		
3.		
4.		

Thérèse Lynch 25/1/18 M 25/1/18

	Commercial / Retail / Warehousing - 50% reduction			MULTI	4,883.00	145.00	3,613.00	1,125.00
	NA170997	Sq. Metre	Unit(s)	Site No.(s)	DCS 16 Total	SWD	Roads	Social Infra
					4,883.00	145.00	3,613.00	1,125.00
1	Commercial/Retail/Retail Warehousing - 50% reduction	315	1		4,883.00	145.00	3,613.00	1,125.00
					0.00	0.00	0.00	0.00
2	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
3	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
4	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
5	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
6	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
7	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
8	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
9	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
10	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
11	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
12	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
13	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
14	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
15	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
16	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
17	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
18	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
19	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
20	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
21	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
22	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
23	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
24	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
25	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
26	Commercial/Retail/Retail Warehousing - 50% reduction				0.00	0.00	0.00	0.00

Creche

Irene Lynch 25/11/18

MJ 25/11/18

	Indoor Amenity / Play / Recreational / Sports Facility			MULTI	3,575.00	107.00	2,646.00	822.00
	NA170997	Sq. Metre	Unit(s)	Site No.(s)	DCS 16 Total	SWD	Roads	Social infra.
					3,575.00	107.00	2,646.00	822.00
1	Indoor Amenity / Play / Recreational / Sports Facility	325	1		3,575.00	107.00	2,646.00	822.00
2	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
3	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
4	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
5	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
6	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
7	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
8	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
9	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
10	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
11	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
12	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
13	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
14	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
15	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
16	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
17	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
18	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
19	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
20	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
21	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
22	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
23	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
24	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
25	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00
26	Indoor Amenity / Play / Recreational / Sports Facility				0.00	0.00	0.00	0.00

Irena Lynch 25/1/18

	Commercial / Retail / Warehousing			MULTI	31,000.00	930.00	22,940.00	7,130.00
	NA170997	Sq. Metre	Unit(s)	Site No.(s)	DCS16 Total	SWD	Roads	Social Infra.
					31,000.00	930.00	22,940.00	7,130.00
1	Commercial/Retail/Retail Warehousing	1000	1		31,000.00	930.00	22,940.00	7,130.00
					0.00	0.00	0.00	0.00
2	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
3	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
4	Commercial/Retail/Retail Warehousing	Start Up Hub			0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
5	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
6	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
7	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
8	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
9	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
10	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
11	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
12	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
13	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
14	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
15	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
16	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
17	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
18	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
19	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
20	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
21	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
22	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
23	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
24	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
25	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
26	Commercial/Retail/Retail Warehousing				0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00

Commercial Totals.

MU 23/11/18

DEVELOPMENT CONTRIBUTIONS CALCULATION FROM 1st January 2016

MEATH CO CO

SUMMARY	DCS16 Total	SWD	Roads	Social Infra.
Residential + Retail/Commercial	39,458.00	1,182.00	29,199.00	9,077.00
Bond	0.00			
Estate Monitoring	0.00			
Special	0.00			
SUMMARY TOTAL	39,458.00			

				0.00	0.00	0.00	0.00
Residential Calc	**Plan Ref--->** NA170997	**Unit(s)**	**Site No.(s)**	**DCS16 Total**	**SWD**	**Roads**	**Social Infra.**
Residential	<100 m^2			6,000	300	3,300	2,400
Residential	100 m2 140 m^2			6,500	325	3,575	2,600
Residential	141 m^2 200 m^2			7,500	375	4,125	3,000
Residential	201 m^2 300 m^2			9,000	450	4,950	3,600
Residential	>300 m2			11,000	550	6,050	4,400
				0.00	0.00	0.00	0.00

				39,458.00	1,182.00	29,199.00	9,077.00
Retail/Commercial Levy Calculation	**Totals**						
	Sq. Metre	**Unit(s)**	**Site No.(s)**	**DCS16 Total**	**SWD**	**Roads**	**Social Infra**
Commercial/Retail/Retail Warehousing HUBS	See Multi Tab for breakdown			31,000.00	930.00	22940.00	7130.00
Commercial/Retail/Retail Warehousing-25% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Commercial/Retail/Retail Warehousing-50% reduction Creche	See Multi Tab for breakdown			4,883.00	145.00	3613.00	1125.00
Non Financial/Non Professional Services Office Use/Data Centres	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Non Financial/Non Professional ServicesOffice Use/Data Centres-25% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Non Financial/Non Professional Services Office Use/Data Centres-50% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Industrial / Manufact./ Warehousing / Port Warehousing Property	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indust/Manuf/Warehsing/Port Warehsing Prop-25% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indust/Manuf/Warehsing/Port Warehsing Prop-50% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indoor Amenity / Play / Recreational / Sports Facility	See Multi Tab for breakdown			3,575.00	107.00	2,646.00	822.00
Indoor Amenity /Play /Recreational /Sports Facility-25% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indoor Amenity/Play/Recreational/Sports Facility-50% reduction	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Open Storage/Hard Surfaced Comm/Open Port Storage Space	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Agricultural Development including stables /kennels	See Multi Tab for breakdown			0.00	0.00	0.00	0.00
	Per 0.1 Ha						
Quarries/Extractive Industry (Per 0.1 Hectare)				0.00	0.00	0.00	0.00
	Per Ha.						
Golf/ Pitch & Putt Clubs (Per Hectare)				0.00	0.00	0.00	0.00
	Per Mast						
Telecommunications Mast (excluding broadband carriers)				0.00			0.00
	Per 0.1mw						
Renewable Energy Initiatives (export to Grid)				0.00			0.00
Electricity Pylons	**Per Pylon**						
220 kv				0.00			0.00
400 kv				0.00			0.00

			0.00			
Bond Surety Calculation	**Units**		**Total**	**1-10 Units**	**11-20 Units**	**21+ Units**
1-10 Units (A)→			0.00	7,000.00		
11-20 Units (B)→			0.00		4,000.00	
21+ Units (C)→			0.00			2,200.00
	Per Acre					
New Commerial/Industrial Development				16,900.00		

Estata Monitoring Calculation	**Totals**		0.00
	Units		
No of House Units in Development			200

Special Contribution(s)	**Total**	0.00
1.		
2.		
3.		
4.		