



o'daly architects

ARCHITECTURAL DESIGN STATEMENT  
(Including Urban Design Manual Statement of Consistency)

PROPOSED RESIDENTIAL DEVELOPMENT  
AT "Crowpark (1<sup>st</sup> Division)", Kildalkey Road, Trim, County Meath



**Applicant:**  
**Loughglynn Developments Limited**  
**Doc. Ref.: 24004-AR-ADS**  
**Prepared by Ivan O'Daly, MRIAI**  
**June 2026**

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## 1.0 INTRODUCTION

### 1.1 Purpose of Design Statement

This design statement had been prepared by O'Daly Architects to describe the architectural design of a proposed residential scheme at Kildalkey Road, Trim, County Meath which is being developed in collaboration with a multi-disciplinary project team. This statement was prepared to accompany the formal LRD (Large-Scale Residential Development) planning application to Meath County Council.

The Meath County Development Plan 2021 – 2027 (hereinafter referred to as the "Development Plan") is the operative Development Plan. *Development Management Objective DM OBJ13 requires that a detailed design statement shall accompany all planning applications for residential development on sites in excess of 0.2 hectares or for more than 10 residential units. The design statement shall:*

- *Provide a Site Analysis*
- *Outline the design concept*
- *Clearly demonstrate how the 12 Urban Design Criteria have been taken into account when designing schemes in urban area (as per the 'Urban Design Manual – A Best Practice Guide (2009)'*
- *Set out how the development meets the relevant Development Plan Objectives, Local Area Plan, Masterplan, Public Realm Strategy, etc.*
- *Provide site photographs*
- *Provide an open space / landscape strategy which identifies any areas of ecological interest and sets out proposals for same*
- *Set out how energy efficiency measures have been incorporated into the project design process.*

The design statement has evolved as the overall design for the development was refined through the preplanning process. This is the final iteration of the design statement.

### 1.2 Applicant

The applicant, Loughglynn Developments Ltd., is a Meath based development company owned by the Hora Family who also operate as Hora Developments Limited and Hora Homes. The Hora family have been building quality developments in Meath and surrounding counties since the 1970's (now a second-generation developer) and is in the business of bringing to market, quality family homes for owner occupiers. It is a long-held company policy not to sell to investors. The applicant is not and never has been in the business of "flipping" development lands and if this proposal is granted planning permission, the Planning Authority will be ensuring that quality homes will be provided for families by a reputable, longstanding local developer. In the past 12 years, the applicant has completed developments in:

#### **Dunshaughlin**

Seachnall Abbey (53 Units), Seachnall House (a protected structure), The Stables, Seachnall Abbey (2 no. protected structures), Hanson Wood (28 units), Grange Park (32 units), Castle Court (8 no. apartments) and is currently constructing 211 units at Grange End (Ratoath Road).

#### **Trim**

Teaguestown Wood, Victorine Abbey & Wellington Hall (194 units), Effernock Grove/Effernock Woods (43 units).

#### **Athboy**

Castletown Manor (80 units).

#### **Summerhill**

Langford Park & Langford Park Green (60 units) currently completing, Beresford Park (40 units) construction recently commenced.

#### **Donabate, County Dublin**

Beresford (500 units) completed in 2023 and Beaverton House (a protected structure).



Seachnall Abbey, Dunshaughlin



Seachnall House, Dunshaughlin (a Protected Structure)



Seachnall Abbey, Dunshaughlin



Stables Conversion to House & Extension at Seachnall Abbey, Dunshaughlin (a Protected Structure)



Wellington Hall, Trim



Hanson Wood, Dunshaughlin



Castletown Manor, Athboy

### 1.3 Outline Description of Brief

The project brief is to deliver a residential development consistent with the Applicant's long-standing and proven philosophy of constructing high-quality owner-occupier homes in the form of houses and apartments across the subject site accompanied by high-quality and functional public amenities. The design for the development should exploit site opportunities, respond sensitively to site constraints and surrounding context, apply national planning and design guidance and meet applicable statutory requirements.

## 2.0 SITE ANALYSIS

### 2.1 Site Location

The application site (hereinafter referred to as the "site") is located in the townland of Crowpark (1<sup>st</sup> Division), approximately 635m to the North-West of the centre of Trim town (junction of Market Street and Bridge Street). The site is bounded to the North by and is accessed from the Kildalkey Road as it transitions from urban to rural area at the Western fringe of the town. There is existing low-density residential development to the East and North of the site, agricultural lands to the West and the River Boyne bounds the site to the South.

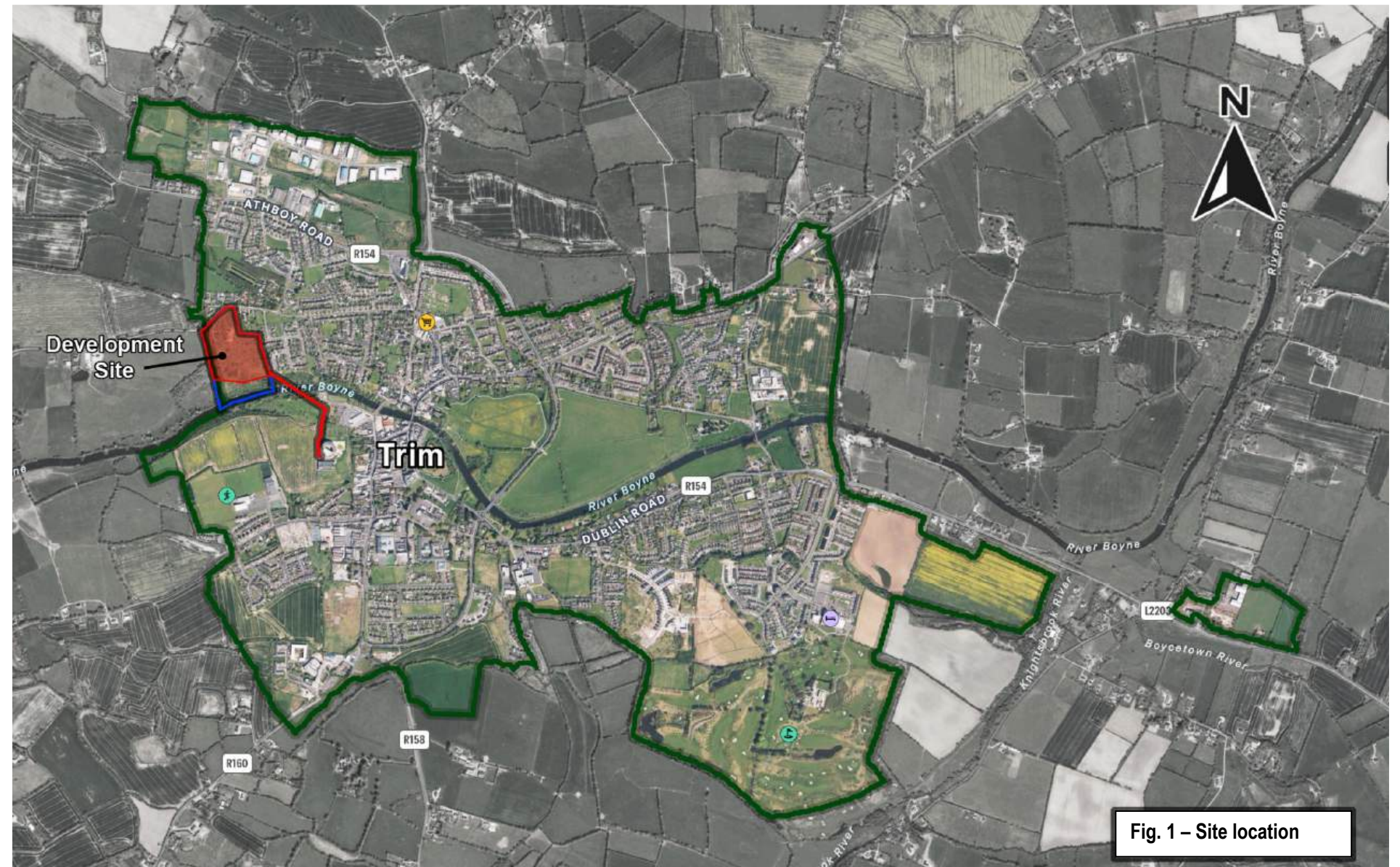


Fig. 1 – Site location

## 2.2 Site Description

The applicant's landholding at Crowpark (1<sup>st</sup> Division), the full extent of Meath Folios MH52454F and MH76572F. The Southern-most quarter of the overall landholding site along the bank of the River Boyne is within a Special Area of Conservation, a Flood Zone and is zoned partly F1 (Open Space) and H1 (High Amenity).

No development is proposed in the SAC area and therefore is excluded from the development site and shown edged blue, as required (lands in the applicant's ownership adjacent to the development site).

There is an additional element of the application site, the proposed route of a new public sewer under the SAC & River Boyne to connect to an existing public sewer on the Southern bank of the River at the entry to the OPW building, this additional route (see site location maps) brings the overall application site area up to 6.087 hectares.

The area shaded red is the net development site area which is zoned "A2" (New Residential) and has an area of 5.648 hectares.

The site is bounded to the North by the Kildalkey Road, to the West by agricultural lands, to the East by the existing Elder Grove housing development and 3 no. detached dwelling houses and to the South by the River Boyne. The levels on site fall broadly from North to South, from a road level of 65.00 at the Kildalkey Road to a level of 53.00 at the Riverbank, approximately 12m of a fall over a distance of 360 metres.



Fig. 2 – Aerial Image of Site

### 2.3 Land Use Zoning Objectives

The area edged red in Fig. 3 (the net development site area) is zoned "A2" (New Residential) in the Development Plan. In the area edged blue bounding the Riverbank, there are two zoning objectives, in the main, "H1" (High Amenity) and a small pocket of "F1" (Open Space).

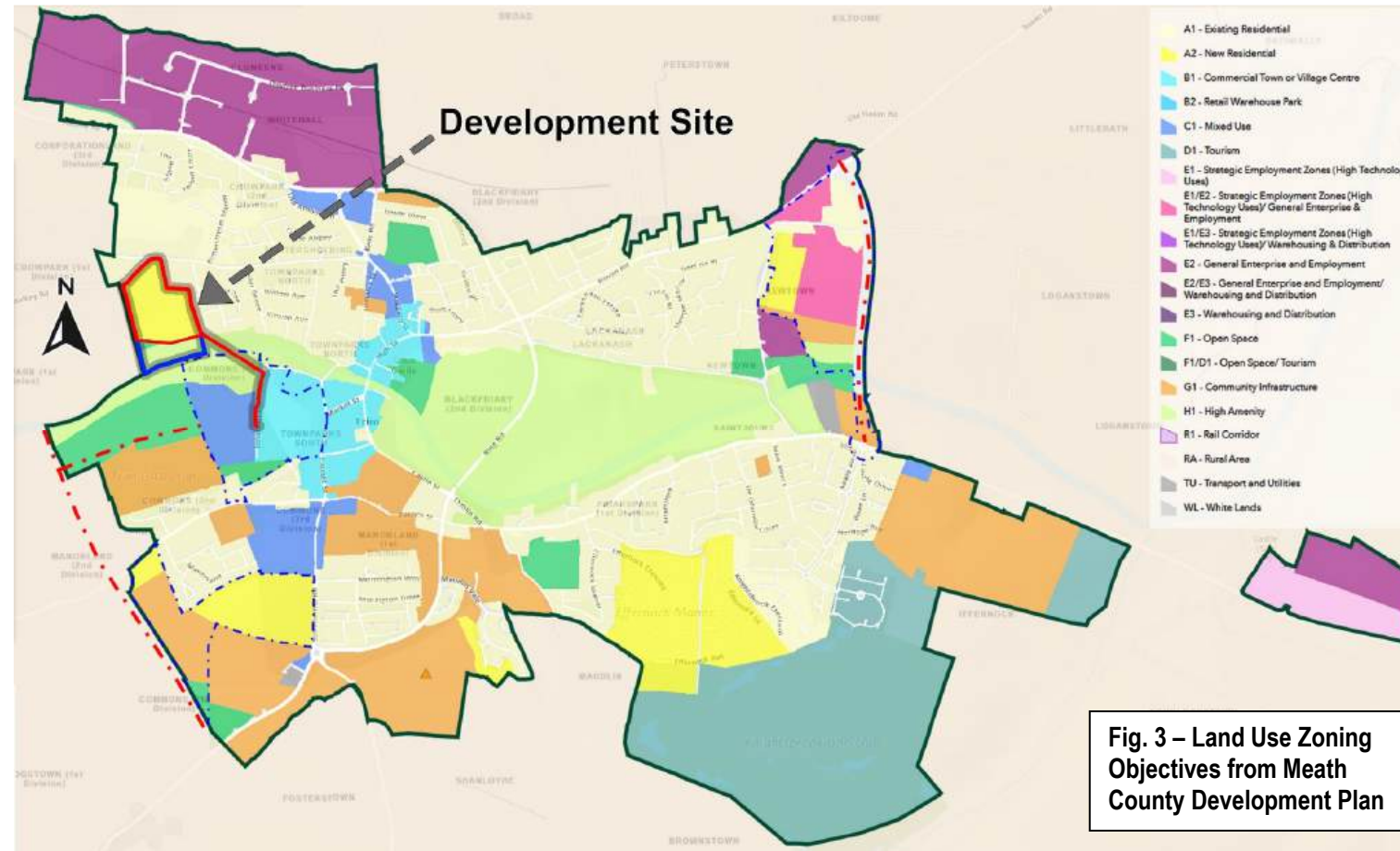


Fig. 3 – Land Use Zoning Objectives from Meath County Development Plan

### 2.4 Cultural Heritage

According to the Record of Protected Structures in the Development Plan, there is a water pump located directly North of the site (opposite side of Kildalkey Road), described as a "cast-iron" water pump c. 1870 with slender pumping arm and fluted cap, RPS ID MH036-112; NIAH ID 14328078.

There is a Recorded Monument, St. Patrick's Holy Well, Sites and Monuments Record (SMR) ID ME036-050. The (SMR) ITM location for the Holy Well is 679241,757073, which is outside the site in the field immediately to the West (not owned by applicant). However, it is understood that the actual spring has moved over time and is now located just inside the Western boundary of the site in the area zoned "F1" and within the SAC as shown in Fig. 4. The recorded (historic) location of the Holy Well and the current location of the spring are both shown on the site layout plan.

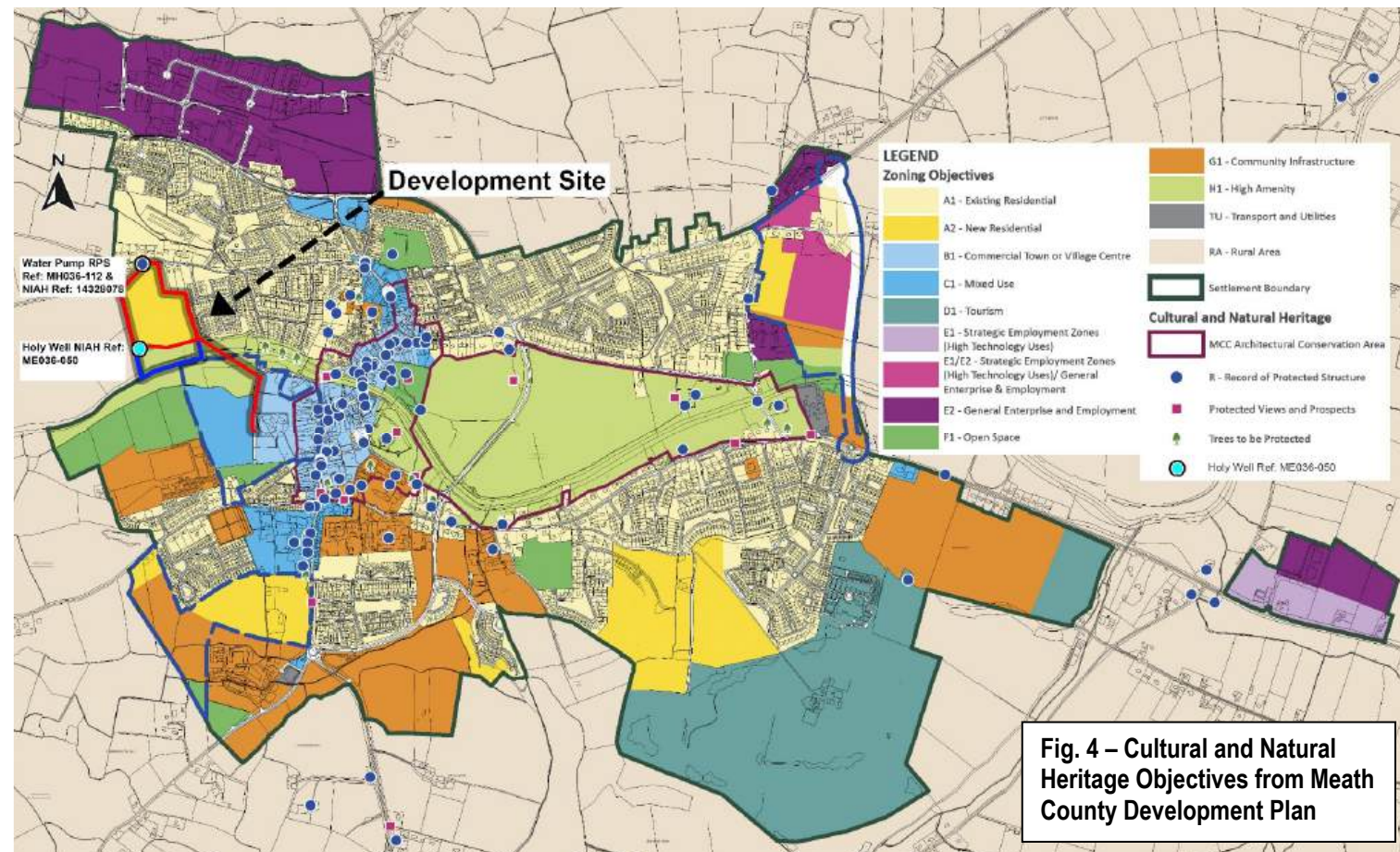


Fig. 4 – Cultural and Natural Heritage Objectives from Meath County Development Plan

## 2.5 Ecology / Appropriate Assessment / Natura Impact

The Southern quarter of the overall site along the bank of the River Boyne is within the River Boyne and River Blackwater Special Area of Conservation (SAC) and the River itself is a Special Protection Area (SPA). Fig. 5 shows the extents of the River Boyne and River Blackwater SAC & SPA in the vicinity of the site. The net development area shown edged / coloured red borders but does not include the SAC area (to the South of the dashed red line).

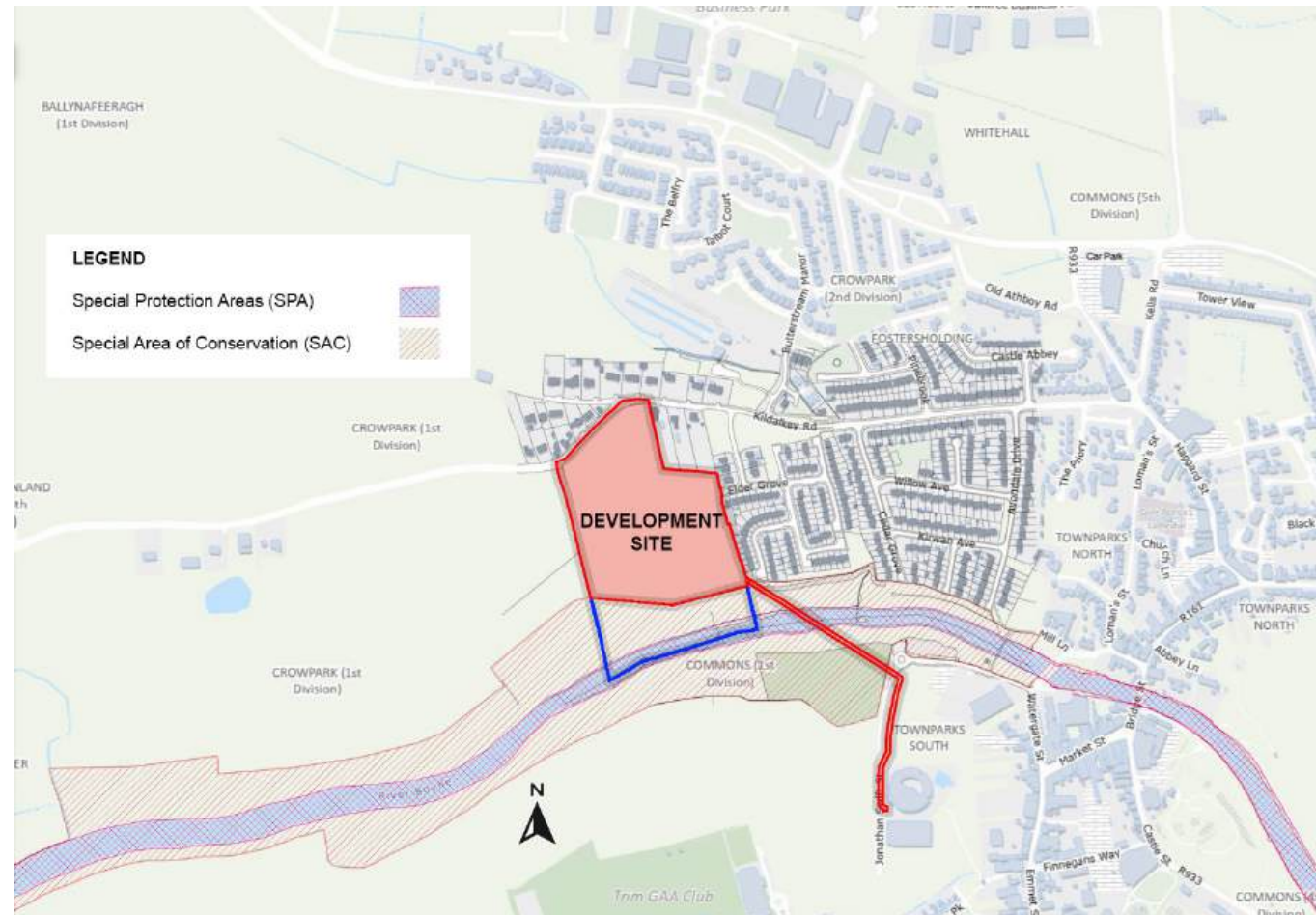


Fig. 5 – SAC / SPA Extents taken from NPWS mapping

## 2.6 Flood Risk

The Southern quarter of the overall site along the bank of the River Boyne is within Flood Zones A & B as defined in the Strategic Flood Risk Assessment in the Development Plan. Fig. 6 shows the extents of the Flood Zones in the vicinity of the site. The net development area shown edged / coloured red borders but does not include Flood Zones A or B.

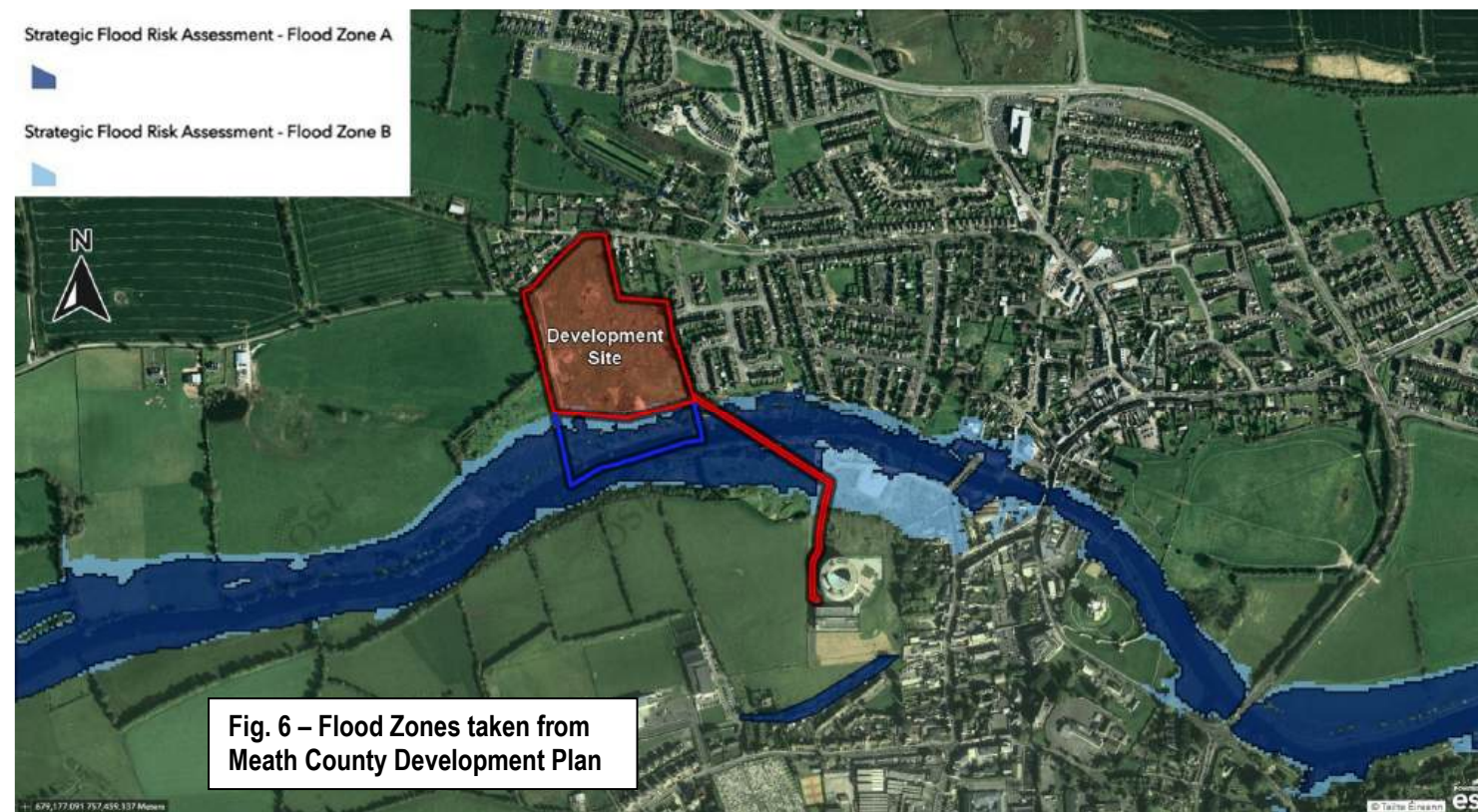


Fig. 6 – Flood Zones taken from Meath County Development Plan

## 2.7 Site Context

The site is located approximately 650m to the North-West of the centre of Trim town and all the amenities that Trim has to offer including schools, local shops / supermarkets, sporting facilities, hospitality, public parks and a medial primary care centre. A Social and Community Infrastructure Audit has been prepared by McGill Planning Consultants and is included with the planning application. Fig. 7 identifies some of the local infrastructure and amenities in the area.

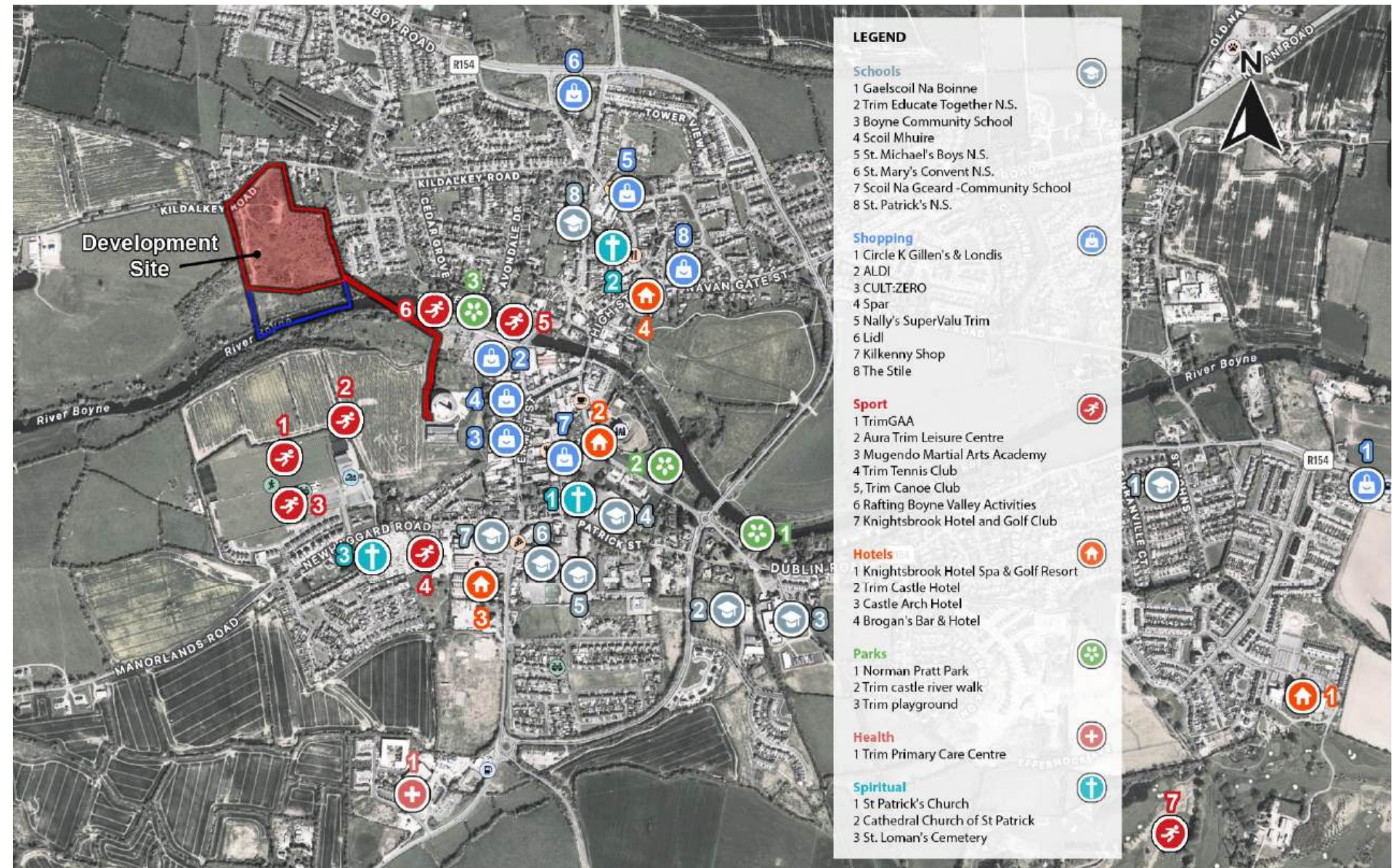
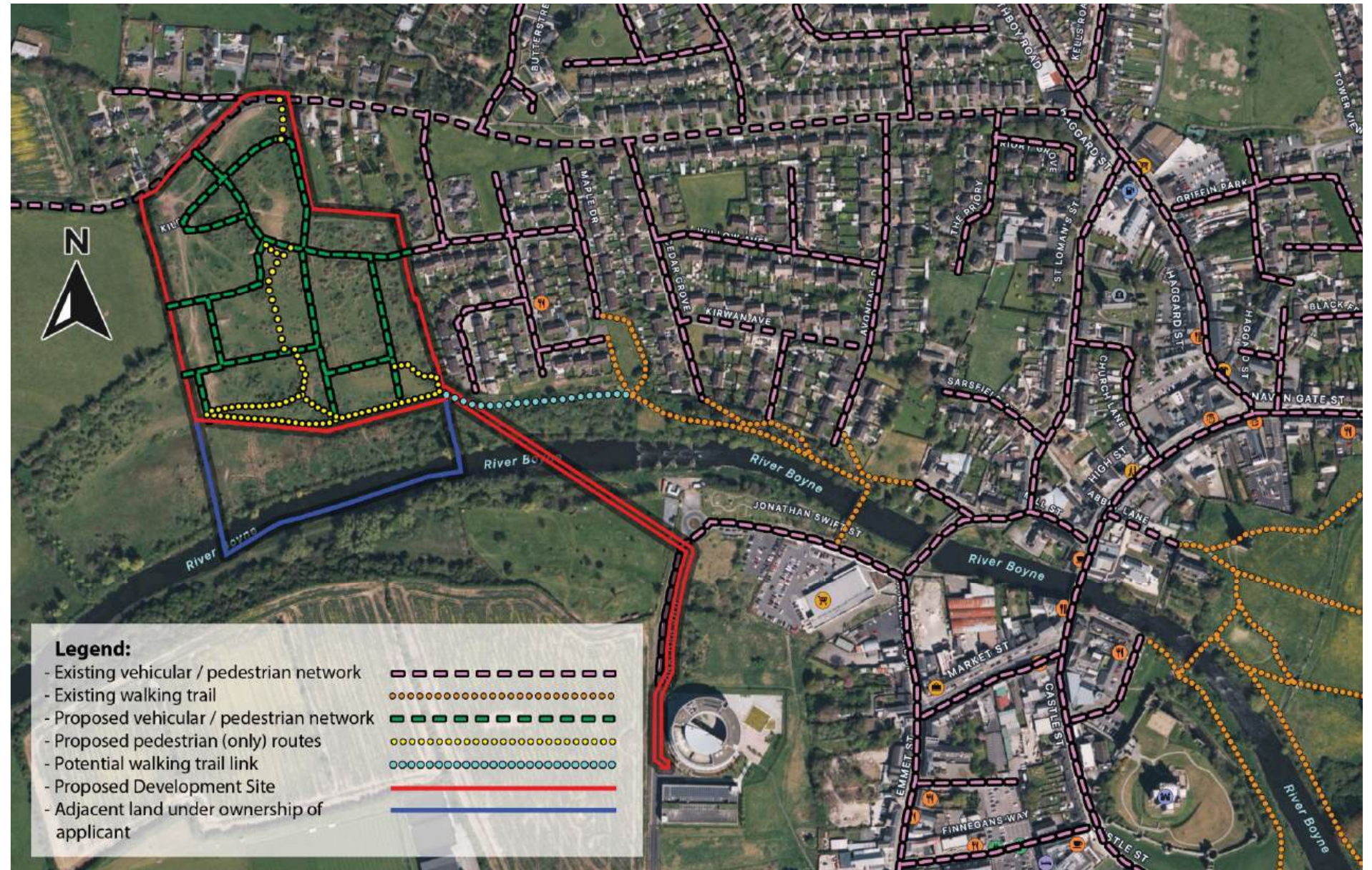


Fig. 7 – Site location in context with existing social and community infrastructure

## 2.8 Movement

Fig. 8 shows the existing road and path layout in the area (purple dashed lines). As outlined earlier, the site is and will be accessed by vehicles, cyclists and pedestrians via the Kildalkey Road which borders the site to the North. A pedestrian / cyclist (only) link is proposed at the Eastern boundary with the existing Elder Grove housing development.

Trim benefits from a number of existing pedestrian trails (shown as orange dotted lines in Fig. 8) along the Riverbank and through public park areas. Of particular relevance to the proposed new development is an existing trail that starts at the existing Aldi store on the Southern bank of the River, crosses the River via a pedestrian bridge and travels West along the Northern Riverbank providing direct pedestrian access into Mill Lane, Avondale Drive, Cedar Grove and Elder Grove. The potential exists for an extension of this trail (shown as blue dotted line in Fig. 8) to link to the proposed development path network. This potential link would be located in County Council owned land, however it would also be located within the SAC. If any potential impact for this link can be mitigated in an appropriate / acceptable manner by the Local Authority, it would greatly enhance pedestrian movement both for the proposed development and the wider area in general.



**Fig. 8 – Existing roads/paths infrastructure and proposed internal network of movement on site**

### 3.0 PROPOSED DEVELOPMENT

The proposed development comprises a Large-Scale Residential Development (LRD) on lands at Crowpark (1<sup>st</sup> Division), Kildalkey Road, Trim, Co. Meath.

The scheme provides a total of 183 residential units, comprising 127 houses and 56 apartments. The housing mix includes 19 no. detached 4-bedroom houses, 9 no. semi-detached/end-terrace 4-bedroom houses, 4 no. detached 3-bedroom houses, 43 no. semi-detached/end-terrace 3-bedroom houses, and 52 no. mid-terrace 3-bedroom houses, with building heights from 2 to 2 ½ storeys. The apartment element comprises 56 no. units in two blocks of up to four storeys, including 16 no. one-bedroom and 40 no. two-bedroom units.

The development also includes a crèche facility, new vehicular and pedestrian accesses from Kildalkey Road.

The proposal provides for associated infrastructure and site works, including landscaping, public and communal open space, internal streets and footpaths, car and bicycle parking, bin stores, private open space, boundary treatments, plant and waste management areas, utility infrastructure and a foul sewer connection to the existing network adjoining the OPW offices on Jonathan Swift Street, to be delivered beneath the River Boyne and Trim Pitch & Putt.

Expressed as a percentage of the total residential yield, the mix is as follows:

- 16 no. one-bedroom units – 9%
- 40 no. two-bedroom units – 22%
- 99 no. three-bedroom units – 54%
- 28 no. four-bedroom units – 15%

### 3.1 Design Team

The preparation and coordination of this planning application involved the following project team:

- Client / Applicant: Loughglynn Developments Ltd.
- Architects: O'Daly Architects
- Planning Consultants: McGill Planning Consultants
- Civil Engineering & Roads: Waterman Moylan Consulting Engineers
- Flood Risk Assessment: JBA Consulting
- Ecology: Altemar Marine & Environmental Consultants
- Petrifying Springs Assessment: Denyer Ecology
- Hydrology / Geology: Dr. Robert Meehan
- Landscape Architecture: Jane McCorkell
- Land Surveying: James Weir Surveying Ltd.
- Arborist: Charles McCorkell, Arborist
- M & E: ORS Consulting Engineers
- Daylight & Sunlight Assessment: Digital Dimensions
- Waste Management: Traynor Environmental
- Climate & Energy: ORS Consulting Engineers

- Archaeology: Archer Heritage
- Part V: Hora Property Consultants

### 3.2 Design Guidance & Urban Design Standards

The design has been informed by the Meath County Development Plan 2021–2027, relevant national policy, and established urban design and technical guidance. Key documents considered include, but are not limited to:

- *Sustainable Residential Development and Compact Settlements (2024)*
- *Development Management Standards, Meath County Development Plan 2021–2027*
- *Sustainable Urban Housing: Design Standards for New Apartments (2025)*
- *Urban Development and Building Heights (2018)*
- *Child Care Act 1991 (Early Years Services) Regulations (2016)*
- *Design Manual for Urban Roads and Streets (2013)*
- *Universal Design Guidance for Homes in Ireland (2013)*
- *National Cycle Manual (2011)*
- *Urban Design Manual – A Best Practice Guide (2009)*
- *Quality Housing for Sustainable Communities (2007)*

- *Building Regulations*, in particular Part L (Conservation of Fuel and Energy) and Part M (Access and Use)

### 3.3 Density

Trim is identified as a *Self-Sustaining Growth Town* within both the Regional Spatial and Economic Strategy (RSES) and the Meath County Development Plan. The site lies within an area classified as a *suburban / urban extension (peripheral)* in the *Sustainable Residential Development and Compact Settlements Guidelines 2024* (Section 3.3.3 – Key Towns and Large Towns), where a net density range of 30–50 dwellings per hectare (dph) is advocated.

Section 3.4 of the 2024 Guidelines further advises on the refinement of density. Given the site's peripheral position at the urban–rural transition and its location outside an "accessible area" (defined as lands within 500 m of existing or planned high-frequency urban bus services), densities *below the mid-range* are considered appropriate.

The prevailing density in the surrounding context is low. Detached houses on substantial plots lie to the north-east of the site and to the north side of the Kildalkey Road opposite the site. The adjoining Elder Grove development accommodates 93 houses on c. 4.88 ha, equating to approximately 19.06 dph.

The gross site area (as outlined in red on the Site Location Map) is 6.087 ha. The net developable area, calculated in accordance with Appendix B of the *Sustainable Residential Development and Compact Settlements Guidelines*, is 5.648 ha. With 183 residential units proposed (128 houses and 56 apartments), the resulting net density is 32.40 dph (see *site layout plan drawing no. 24004-AR-141 – Net Development Site Area Defined*).

This density is appropriate, as it sits comfortably within the guideline range, aligns with the site's peripheral context, and responds to the established low-density character of the surrounding area.

### 3.4 Design Concept

Figure 9 illustrates the overarching design approach for the development of the site, including the following key principles:

- **Strong street frontage to Kildalkey Road:** Development along the Kildalkey Road has been arranged to provide a defined street edge consistent with DMURS, with building lines positioned relatively close to the public footpath and small front gardens providing buffer and defensible space. Owing to the curved alignment of the road, detached housing is considered the most appropriate typology here, offering greater flexibility in addressing the curve.
- **Vehicular access location:** The position of the proposed vehicular access onto the Kildalkey Road is primarily determined by the requirement to achieve compliant sightlines.
- **Primary pedestrian desire-line connection:** A direct, legible pedestrian route is proposed between the public footpath at the north-east corner of the site and a potential link at the south-east corner connecting to the existing riverbank walk. This will facilitate a more direct walking route to the town centre via the existing pedestrian bridge over the River Boyne adjacent to Aldi.
- **Central public open space network:** A large central open space—or a series of connected open spaces—is proposed to form the spine of the development, maximising accessibility, functionality, and passive surveillance.
- **Provision for future connectivity:** The layout allows for potential links to adjoining lands to the east and west and includes a pedestrian connection to the boundary of the Elder Grove estate.

- **Appropriate residential typologies in response to site gradients:** Terraced housing is concentrated in the central portion of the site, where gradients are most moderate, with split-level units introduced where required to respect existing levels. Gradients steepen towards the riverbank to the south, making this area more suited to apartment buildings. Housing is positioned to back onto the eastern boundary shared with Elder Grove, in line with good design practice, creating a buffer between existing dwellings and the proposed apartment blocks.
- **Apartment buildings at the southern end of the site:** Apartments are located where ground levels fall significantly below the Kildalkey Road, allowing the site to visually absorb increased building height. The flexibility of apartment structures—including opportunities for split levels or undercroft parking—makes them particularly suitable for addressing changes in level. The orientation provides an attractive southern aspect towards the river, offering high-quality outlooks and private amenity spaces.
- **Retention of existing ground levels:** Earthworks have been kept to a minimum, both to respect the natural landform and to maintain the existing hydrological regime on this riverside site.
- **Protection of the Special Area of Conservation (SAC):** The layout and design principles have been developed with full regard for the need to protect the adjacent SAC.

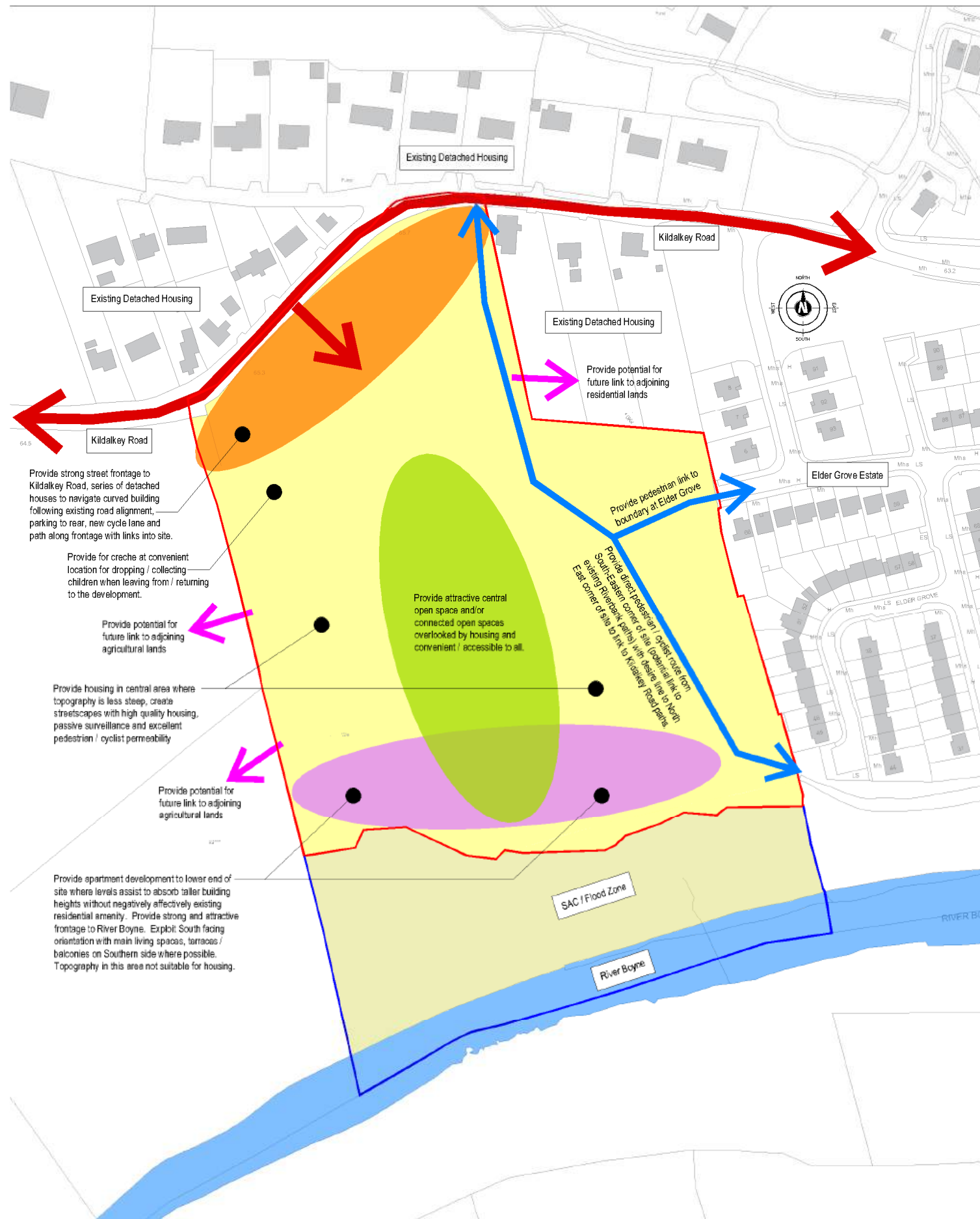


Fig. 9 – Design Concept / Approach to Site Layout

### 3.5 Design Development / Iteration

The proposed scheme has undergone several in-house design iterations, with revisions incorporated throughout the initial design process in response to inputs from the wider design team.

#### 3.5.1 S247 Preplanning Site Layout

A site layout plan was submitted to the Planning Authority as part of the Section 247 pre-planning consultation (see Fig. 10), which took place on 07 May 2025. The layout presented at that meeting—comprising 180 residential units and a crèche—was generally well received, with each relevant department providing constructive comments, recommending revisions, and identifying additional information to be included in the formal application.



Fig. 10 – Site Layout Plan submitted for S247 Preplanning Meeting

### 3.5.2 Stage 2 Site Layout

All design-team submissions now forming part of the Stage 2 assessment have been prepared with regard to the guidance and requirements set out in the pre-planning minutes and, where necessary, supplemented by further liaison with the relevant County Council departments.

The overall development concept remained consistent with that presented at pre-planning. However, following refinement in response to the feedback received, the proposed development at Stage 2 accommodated 184 residential units together with a crèche, representing an increase of four units from the previous iteration.

The revised site layout forming the basis of this application is shown in Fig. 11.



Fig. 11 – Site Layout Plan Submitted at Stage 2

### 3.5.3 Final Site Layout for Formal Application

The contents of the LRD Opinion issued by Meath County Council subsequent to the Stage 2 meeting did not require significant changes to the proposal, but concerns and guidance in relation to the following issues were set out in the Opinion to be taken into account / complied with in the final proposal:

- Connectivity / Permeability
- Corner Units / Active Frontage
- Landscaping
- Bicycle and Bin Storage
- Separation Distances
- Boundary Treatments
- Building Height
- Daylight / Sunlight
- Visual Impact
- Creche Design & Services

The final proposed layout (see Fig. 12) has been revised to take account of the issues raised in the LRD Opinion, as outlined in more detail later in this Design Statement (see Section 6).

The proposed development now consists of 183 no. residential units (127 no. houses and 56 no. apartments) and a creche. The SAC area to the Southern end of the applicant's lands has been excluded from the application site as no works are proposed here.



### 3.6 Character Areas

The proposed site layout is arranged around three distinct *Character Areas*, as illustrated in Figure 13.

A detailed description of each area is provided in Section 4 (*Detailed Design*). In summary:

**Character Area 1** comprises two-storey rendered detached houses addressing the Kildalkey Road, establishing a strong and coherent street frontage. The traditional architectural approach, together with a restrained palette of materials and finishes, integrates well with the existing detached housing that characterises this section of the Kildalkey Road.

**Character Area 2** forms the central portion of the development and accommodates the majority of the housing mix, offering a broad variety of house types and sizes. This area is visually unified through a consistent palette of materials—principally red brick with limestone detailing—which reflects the applicant's established approach to delivering high-quality residential environments within the County.

**Character Area 3** occupies the southern end of the site overlooking the River Boyne. This area accommodates two four-storey apartment buildings positioned on the lowest part of the site, thereby reducing potential visual impacts on neighbouring developments. The apartments are of contemporary design, characterised by clean lines and a simple, refined palette of materials including light-coloured yellow and white brick and metal cladding detailing. Their siting and orientation take full advantage of the southerly aspect, providing long hours of daylight to balconies and terraces and capitalising on views towards the river.

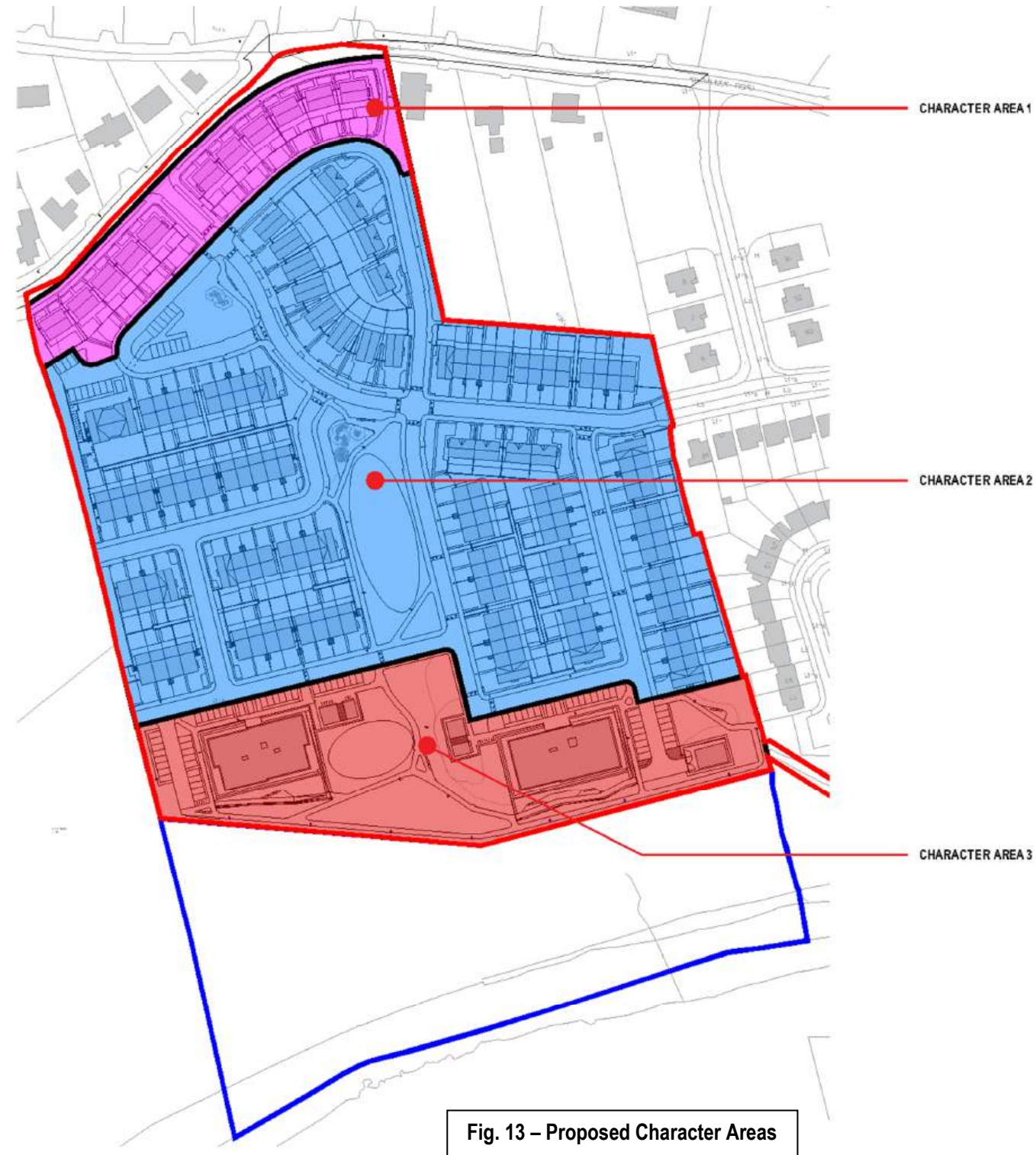


Fig. 13 – Proposed Character Areas

Figure 14 provides an indicative site section illustrating the natural fall in ground levels from the Kildalkey Road towards the River Boyne, and how the proposed housing and apartment buildings have been arranged to retain, insofar as practicable, the existing site contours. The parapet shoulder of the apartment block sits at Level 73.025, which is approximately 940mm lower than the proposed ridge level of the housing along the Kildalkey Road (Level 73.969).

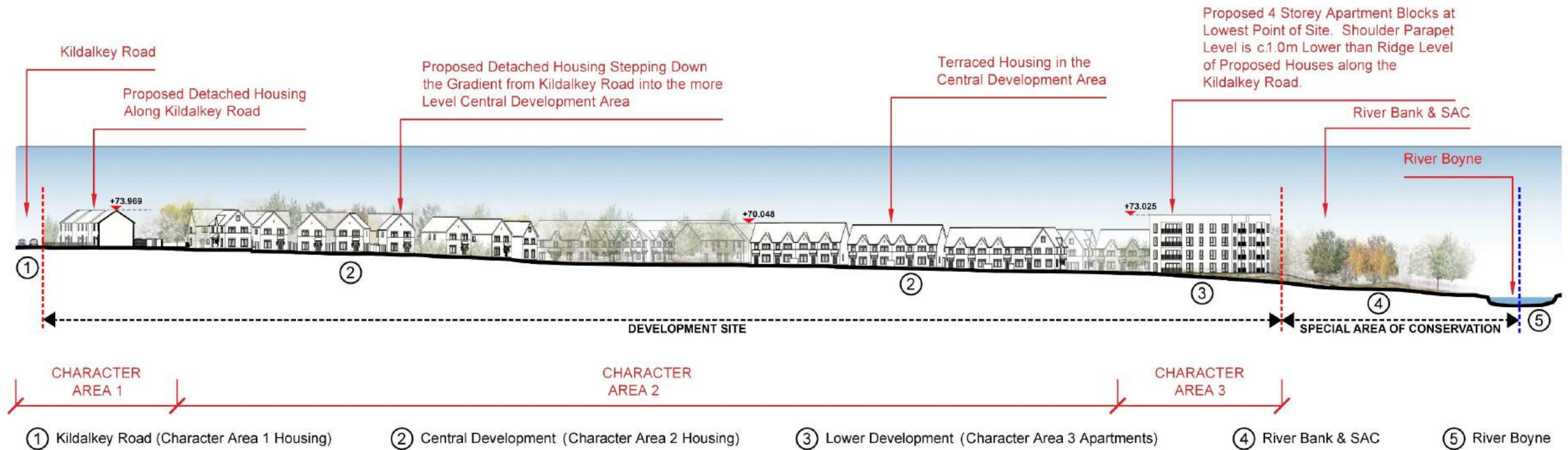


Fig. 14 – Site Section through site looking East (existing ground levels to be preserved as much as possible)

## CHARACTER AREA 1

### PROPOSED HOUSING FRONTING ONTO KILDALKEY ROAD



Fig. 15 – Verified Image of Proposed Housing fronting onto Kildalkey Road looking West from the Trim side.



Fig. 17 – Verified Image of Proposed Housing fronting onto Kildalkey Road looking East from the Kildalkey side.



Fig. 16 – CGI of the Side / Rear of Proposed Housing fronting onto Kildalkey Road viewed from within the Development at Transition to Character Area 2 (Red Brick Houses with Limestone Detailing)



Fig. 18 – Verified Image of Proposed Housing (Character Area 2 - Red Brick Houses with Limestone Detailing) looking into the Development at through the Potential Pedestrian Link point with Elder Grove (existing)

## CHARACTER AREA 2

### PROPOSED HOUSING WITHIN CENTRAL AREA OF DEVELOPMENT



Fig. 19 – CGI of Proposed Housing with Red Brick Finish and Limestone Detailing in Central Area of the Development (Character Area 2) fronting onto Public Open Space.



Fig. 20 – CGI of Proposed Housing with Red Brick Finish and Limestone Detailing in Central Area of the Development (Character Area 2). Proposed Apartment Block B Visible in the Background.



Fig. 21 – CGI of Proposed Housing with Red Brick Finish and Limestone Detailing in Central Area of the Development (Character Area 2).

### CHARACTER AREA 3

#### PROPOSED APARTMENTS AT LOWER (SOUTHERN) END OF SITE



Fig. 22 – CGI Image of the North-Eastern Corner of Apartment Block B viewed from within the Development at Transition between Character Area 2 (Red Brick Houses with Limestone Detailing) and Character Area 3 (Apartment Blocks with White & Yellow Coloured Brick (no render) and Metal Cladding Detailing).



Fig. 23 – CGI Image of the Northern Elevation of Apartment Block A viewed the North-West within the Development in Character Area 3 (Apartment Blocks with White & Yellow Coloured Brick (no render) and Metal Cladding Detailing).



Fig. 24 – CGI Image of the Northern Elevation of Apartment Block A viewed the North within the Development in Character Area 3 (Apartment Blocks with White & Yellow Coloured Brick (no render) and Metal Cladding Detailing). The ancillary Bicycle & Bin storage building (visible to left of apartment block) will be finished with same materials as the apartment block with hit & miss brick detailing and pergola roof over central access area to stores.

#### 4.0 URBAN DESIGN MANUAL – A BEST PRACTICE GUIDE

The Urban Design Manual – A Best Practice Guide, published in May 2009 by the Department of Environment, Heritage and Local Government sets out 12 criteria to guide and assess designs for new residential development in urban areas. The 12 criteria are categorised under three headings, Neighbourhood, Site and Home.



This section of the Design Statement has been laid out in the same format and quotes the 12 criteria set down in the Urban Design Manual, to facilitate ease of reference and to clearly demonstrate how the guidance has been applied to the design of the proposed development.

#### NEIGHBOURHOOD

##### 01. CONTEXT

*(Refer also to Figs. 2 & 7 earlier herein)*

The subject lands comprise a greenfield site located on the eastern edge of Trim. The Kildalkey Road forms the northern boundary, while the River Boyne defines the southern edge. Agricultural lands lie to the west, with detached one-off dwellings situated both opposite the site on the north side of the

Kildalkey Road and immediately to the east. The Elder Grove residential estate also adjoins the eastern boundary.

Ground levels fall generally from north to south, descending from approximately 65.00 at the Kildalkey Road to around 53.00 at the riverbank—an overall fall of roughly 12 metres across a distance of 360 metres.

The site is situated approximately 650 metres north-west of Trim town centre and is therefore within convenient reach of the full range of amenities offered by the town, including schools, shops and supermarkets, sports facilities, hospitality services, public parks, and a primary care medical centre.

##### 02. CONNECTIONS

*(Refer also to Fig 8 earlier herein)*

Access for vehicles, cyclists, and pedestrians will be provided from the Kildalkey Road along the northern boundary. In addition, a pedestrian and cyclist connection is proposed to the east, linking the scheme to the existing Elder Grove housing development.

Trim benefits from an established network of pedestrian routes along the riverbank and through public open spaces. Of particular relevance is the existing trail beginning at the Aldi store on the southern bank of the river, crossing via a pedestrian bridge, and continuing west along the northern riverbank. This route provides direct pedestrian access to Mill Lane, Avondale Drive, Cedar Grove, and Elder Grove. There is clear potential for this trail to be extended to integrate with the proposed internal path network, thereby enhancing wider connectivity.

##### 03. INCLUSIVITY

The development delivers a strong mix of dwelling types and tenures, supporting an inclusive community structure. The proposed house types provide adaptable ground floor layouts capable of accommodating varied needs—including ground-floor bedrooms for residents with limited mobility or

dedicated workspaces for remote working. All apartments will be fully lift-served.

Despite a challenging topography, the layout has been designed to facilitate movement for all users and will comply with Part M of the Building Regulations. Public open spaces are centrally and conveniently located, easily accessible to all homes, and positioned to ensure natural surveillance from overlooking dwellings.

The open space provision caters for residents of all ages, while private amenity space is provided through rear gardens for houses and balconies or terraces for apartments, all exceeding minimum standards.

##### 04. VARIETY

The proposed development offers a substantial mix of residential options, with eight distinct house types—including detached, semi-detached, and terraced units—alongside two apartment buildings accommodating at least four apartment typologies across one-bed and two-bed formats. A breakdown is provided below:

House Type	Format	Floor Area	Number of Units
A	Detached two-storey four-bedroom house	146.46m <sup>2</sup>	08
A-DF	Detached two-storey four-bedroom dual frontage house	149.01m <sup>2</sup>	03
B	Detached two-storey four-bedroom house	145.52m <sup>2</sup>	06
B-DF	Detached two-storey four-bedroom dual frontage house	145.52m <sup>2</sup>	02
C	Detached two-storey three-bedroom house	133.36m <sup>2</sup>	03

C-DF	Detached two-storey three-bedroom dual frontage house	136.58m <sup>2</sup>	01
Cs	Semi-detached two-storey three-bedroom house	130.12m <sup>2</sup>	02
Cs-DF	Semi-detached two-storey three-bedroom dual frontage house	133.28m <sup>2</sup>	02
D	Semi-detached / end-terrace two-storey four-bedroom dual frontage house	134.56m <sup>2</sup>	09
E	Mid-terrace two-storey three-bedroom house	110.64m <sup>2</sup>	39
F	Semi-detached / end-terrace two-storey three-bedroom house	111.42m <sup>2</sup>	27
G	Mid-terrace split level three-bedroom house	114.10m <sup>2</sup>	13
H	Semi-detached / end-terrace split-level three-bedroom house	113.76m <sup>2</sup>	08
H-DF	Semi-detached / end-terrace split-level three-bedroom dual frontage house	115.20m <sup>2</sup>	04

Apartment Block	Type / Format	Minimum Floor Area	Number of Units
A	Type 1 / 2-bedroom (4 person) apartment	87.17m <sup>2</sup>	04
A	Type 1a 2-bedroom (4 person) apartment	80.92m <sup>2</sup>	04
A	Type 2 / 2-bedroom (4 person) apartment	84.32m <sup>2</sup>	04
A	Type 2a / 2-bedroom (4 person) apartment	79.82m <sup>2</sup>	04

A	Type 3 / 1-bedroom (2 person) apartment	49.43m <sup>2</sup>	12
A	Type 3a / 1-bedroom (2 person) apartment	52.33m <sup>2</sup>	04
B	Type 4 / 2-bedroom (4 person) apartment	100.45m <sup>2</sup>	04
B	Type 4a / 2-bedroom (4 person) apartment	94.72m <sup>2</sup>	04
B	Type 5 / 2-bedroom (4 person) apartment	101.90m <sup>2</sup>	04
B	Type 5a / 2-bedroom (4 person) apartment	106.27m <sup>2</sup>	04
B	Type 6 / 2-bedroom (4 person) apartment	82.36m <sup>2</sup>	04
B	Type 6a / 2-bedroom (4 person) apartment	85.15m <sup>2</sup>	04

## SITE

### 05. EFFICIENCY

The gross site area, outlined in red on the site layout plan, is 6.087 hectares. The net developable area—calculated in accordance with Appendix B of the *Sustainable Residential Development and Compact Settlements Guidelines*—is 5.648 hectares (see *site layout plan drawing no. 24004-AR-141 – Net Development Site Area Defined*). The proposal comprises 183 new residential units, equating to a net density of 32.40 dwellings per hectare.

This density is appropriate given the site's peripheral location, the prevailing low-density character of the surrounding area, and the guidance set out in the 2024 Guidelines, which supports densities within the stated range and below the mid-range threshold in locations of this type.

### 06. DISTINCTIVENESS

The site benefits from its proximity to the River Boyne and its open views toward Trim. The proposed development will establish a clear sense of place through its distinct character areas: well-proportioned, traditionally styled homes with a restrained materials palette creating a strong street presence along the Kildalkey Road; an internal residential neighbourhood focused around a generous central open space; and contemporary riverfront apartment buildings that address the river corridor. These elements will create recognisable landmarks within the scheme, enabling residents to easily describe their place of residence and fostering attachment and identity. The development will represent a positive and coherent addition to the locality.

### 07. LAYOUT

As outlined in Section 3.4, the layout has been designed to:

- Provide a strong built edge along the Kildalkey Road, with building lines positioned close to the footpath and small front gardens offering buffer/defensible space. Detached units are used here to comfortably follow the curvature of the road.
- Deliver a direct pedestrian desire-line connection between the north-east corner of the site and a potential link at the south-east corner, enabling a convenient pedestrian route to the town centre via the existing Boyne bridge near Aldi.
- Incorporate a large central public open space—or a network of connected spaces—to maximise accessibility, multifunctionality, and safety.
- Facilitate potential future links to lands to the east and west, and provide a pedestrian connection to Elder Grove.

## HOME

- Locate housing within the central portion of the site where gradients are shallowest; place dwellings backing onto the Elder Grove boundary to respect existing residential amenity and form an appropriate transition to the apartment buildings.
- Position apartments at the southern end, where significantly lower ground levels allow taller buildings to be absorbed into the landscape. Their flexibility—through split levels and potential undercroft arrangements—makes them particularly suited to managing changes in site level. Their southerly aspect provides excellent daylight and high-quality views toward the river.
- Preserve existing ground levels as far as practicable, minimising cut and fill.

The orientation and positioning of buildings, the use of dual-frontage elevations where appropriate, and a robust landscape framework work together to create attractive, pedestrian-friendly internal streets.

## 08. PUBLIC REALM

Public open spaces are strategically located to be easily accessible and naturally overlooked by surrounding homes, supporting safety and usability. Semi-private front driveways defined by hedgerows and low railings provide a clear transition between public and private spaces while contributing positively to the streetscape.

All open spaces—including ancillary verges and strips not contained within the formal open space calculation—will be landscaped in accordance with the landscape masterplan. Extensive new tree planting will enhance the visual quality of the development and support biodiversity objectives.

## 09. ADAPTABILITY

The houses are designed to be adaptable to evolving household needs. Generous ground-floor layouts allow for easy reconfiguration—for example, converting a front living room into a ground-floor bedroom without requiring structural alteration.

Homes will be constructed drawing on current best practice in thermal performance, airtightness, ventilation, and minimisation of thermal bridging. Energy-efficient design and renewable heating technologies (air-to-water heat pumps) will ensure low running costs. The development will meet the *Near Zero Energy Buildings* (NZEB) requirements set out in Part L of the Building Regulations.

## 10. PRIVACY AND AMENITY

All houses and apartments meet or exceed the minimum private open space requirements set out in the *Sustainable Residential Development and Compact Settlements Guidelines 2024* and the *Sustainable Urban Housing: Design Standards for New Apartments 2025* (see Housing Quality Assessment and Apartment Quality Assessment Schedules).

Minimum separation distances of at least 16 metres are maintained between directly opposing first-floor habitable room windows, in accordance with national and Development Plan requirements (see *site layout plan drawing no. 24004-AR-144 – Separation Distance Overlay Plan*).

Detached, semi-detached, and end-terrace homes benefit from independent rear-garden access and do not require communal bin storage. Mid-terrace and split-level homes are provided with covered bin storage in the front curtilage. Apartments are served by secure, communal waste storage facilities located close to the main entrance.

## 11. PARKING

### *Car Parking*

Each house is provided with a minimum of two in-curtilage parking spaces, in accordance with SPPR 3 (Car Parking) of the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities*.

Apartments are provided with one on-street parking space per unit, together with one visitor space per 4 apartments. Maximum provision of 2 no. spaces per apartment is not considered appropriate based on recent comparable LRD's referenced. Provision is made based on 1 no. parking space per apartment plus 1 no. parking space per 4 apartments for visitor parking (i.e. 71 spaces provided for 56 no. apartments). All parking spaces to be managed by the Apartment Management Company and allocated on a need's basis including allocation of accessible and age friendly parking spaces close to apartment block entrances.

The creche is provided with 11 no. car parking spaces including 1 no. accessible space provided off-street within the curtilage of the creche property. 12 no. set-down / drop off spaces located on-street close to the entrance to the creche property.

### *Bicycle Parking*

All proposed houses have ground level open space in the format of private rear gardens. MCC indicated that any houses that do not have direct external access to their private rear gardens (such as mid-terraced houses) would need to be provided with secure bicycle storage in front driveways. There is insufficient space to provide 2 no. car parking spaces, bin storage and bike storage to front driveways of mid-terraced houses, therefore semi-private shared access lanes have been provided to all mid-terraced and split-level housing to accommodate external access to private rear gardens for secure bicycle storage.

There are 16 no. 1 bedroom and 40 no. 2 bedroom apartments, a total of 96 no. bedrooms, requiring 96 no. residents secure bicycle parking spaces. There

is a total of 56 no. apartments, requiring 28 no. visitor bicycle parking spaces (1 space per 2 units). The bicycle storage buildings proposed each provide 48 no. secure spaces (total of 96 spaces) including extra provision for cargo bike and electric bike charging. Visitor spaces are provided externally (visitors would not have access to secure stores) by way of sheffield stands, total of 28 visitor spaces (16+12).

For the creche, the standard of 1 bike space per car space has been applied, i.e. 23 no. bike spaces. The bicycle parking spaces are provided in a roofed shelter within the curtilage of the creche including 2 large spaces to accommodate a cargo bike and a trailer bike.

## **12. DETAILED DESIGN**

All elements of the scheme have been designed to deliver a high-quality living environment. Active frontages are provided throughout the development, supported by robust, durable materials. Character Area 1 (Kildalkey Road) employs fine aggregate wet dash render; Character Area 2 incorporates red brick with limestone window surrounds, sills, and string courses; and Character Area 3 features light-coloured yellow and white brick and metal cladding to give the apartment blocks a contemporary profile. Elevations will include A-rated windows and energy-efficient external doors. Metal railings with hedging and paved driveways contribute to the overall quality of the streetscape.

A comprehensive landscape scheme has been prepared by the Landscape Architect, ensuring an integrated and cohesive public realm. All open spaces are easily accessible to facilitate regular maintenance.

No chimneys are proposed. Ventilation systems will be positioned and specified to minimise noise transmission.

## DEVELOPMENT MANAGEMENT GUIDELINES & STANDARDS

### 5.0 DEVELOPMENT PLAN DEVELOPMENT MANAGEMENT REQUIREMENTS & PROVISIONS

Note: **This section has been laid out in the same format as the relevant elements at Chapter 11 (Development Management Standards) of the Development Plan to facilitate ease of reference** and to clearly demonstrate how the development management requirements have been met in the design of the proposed development.

It is noted that the Development Management Standards in the most up-to-date version of the Meath County Development Plan 2021 – 2027 including all adopted variations, are fully aligned with the *Sustainable Residential Development and Compact Settlements* (2024)

## 11.4 General Standards applicable to all Development Types

### 11.4.1 Energy Efficiency (DM POL 2 & DM OBJ 5, 6 & 7)

The homes have been designed drawing on significant experience in recent years in regard to achieving excellent levels of insulation, air tightness, reduction in thermal bridging / lowering heat loss through the building envelope, ensuring quality and efficient ventilation, so that the houses require less energy to run and heat and employ renewable technologies (air to water heat pump), at low running costs. The proposed development will be required to be constructed to Near Zero Energy Buildings (NZEB) standard defined by Part L (Conservation of Fuel and Energy) of the Building Regulations which sets high minimum standards for the energy efficiency and performance of new dwellings. The minimum BER rating for proposed houses will be "A". A **Climate and Energy Statement** has been prepared for the proposed development by ORS Consulting Engineers.

A **Daylight and Sunlight Assessment** Report has been prepared by Digital Dimensions for the proposed development, demonstrating that the design achieves excellent levels of solar gain and daylight.

Sustainable Urban Drainage Systems (SuDS) measures form part of the design, see **Surface Water design proposals** prepared by Waterman Moylan Consulting Engineers.

### 11.4.2 Access for All (DM OBJ 8)

The proposed development has been designed to comply with the requirements of Part M (Access and Use) of the Building Regulations. Disability Access Certificate applications will be submitted to the Building Control Authority for the Creche and the Apartment Blocks at the appropriate time. A **Universal Design Statement** (document ref. 24004-AR-UDS), a **Lifetime Adaptable Age Friendly Units & Universal Design Units Identification Site Layout Plan** (drawing ref. 24004-AR-143) and **Lifetime Adaptable Age Friendly Units & Universal Design Units Apartment Floor Plans** (drawing refs. 24004-AR-305 & 24004-AR-315) have been prepared and included with the planning application to demonstrate conformity with applicable design guidance.

### 11.4.3 Public Lighting (DM POL 3 & DM OBJ 9 & 10)

A **Public Lighting Design Pack** has been prepared by ORS Consulting Engineers for the proposed development in accordance with Meath County Council Public Lighting requirements. A **Landscaping Services Coordination Layout** has been prepared Jane McCorkell Landscape Architect to demonstrate necessary setbacks between proposed public lighting and new tree planting has been achieved throughout the development. The Public Lighting Design has also taken care to ensure that there will be no light spill (1.0 lux or less, equivalent to moonlight) into the Special Area of Conservation (SAC) to the South of the site.

### 11.4.4 Trees and Hedgerows (DM OBJ 11)

An **Aboriginal Report, Tree Survey, Tree Removals Plan and Tree Protections Plan** has been prepared by Charles McCorkell, Arborist for the site to ensure that only low quality / unsafe trees are proposed for removal and that appropriate protection is specified for the retention of good quality trees and hedges. All existing trees and hedgerows are to the perimeter boundaries, there are no existing trees or hedges in the interior of the site.

A **Hedgerow Assessment** has been prepared by Altemar Environmental Consultants in accordance with the *Hedgerow Appraisal System – Best Practice Guidance on Hedgerow Survey, Data Collection and Appraisal* (as requested in the LRD Opinion)

The **Landscaping Design Pack** prepared by Jane McCorkell, Landscape Architect proposes a significant amount of quality tree and hedgerow planting within the development that will result in a net gain in biodiversity and canopy cover within the site.

## 11.5 Residential Development Standards

### 11.5.2 Urban Design & Detailed Design (DM POL 4, DM OBJ 12 & 13)

As required, Section 4 of this **Design Statement** (document ref. 24004-AR-DS) sets out how the development accords with the 12 key principles of good urban design as set out in the Urban Design Manual.

A **Housing Quality Assessment** (document ref. 24004-AR-HQA) and an **Apartment Quality Assessment** (document ref. 24004-AR-AQA) have been prepared to demonstrate compliance with the Sustainable Residential Development and Compact Settlement Guidelines and the Planning Design Standards for Apartment Guidelines.

This **Design Statement** (document ref. 24004-AR-DS) has also been prepared to include the information required as set out in Development Plan Objective DM OBJ 13.

### 11.5.3 Density (DM POL 5 & DM OBJ 14)

The **Net Site Area** of the proposed development is **5.648 hectares**. The number of residential units proposed is **183**. The density for the proposed development is **32.40 dph**. Please refer to Section 3.3 of this report for a more detailed rationale / justification for the proposed density.

### 11.5.4 Plot Ratio (DM OBJ 15)

**Plot ratio** is calculated by dividing the **gross buildings floor area** (20,980.13m<sup>2</sup>) by the **Net Site Area** (5.648 ha or 56,480m<sup>2</sup>). The plot ratio of the proposed development is **0.37** which is significantly below the Development Plan maximum plot ratio of **1.0** for housing at edge of town locations.

### 11.5.5 Site Coverage (DM OBJ 16)

**Site coverage** is calculated by dividing the **total area of ground covered by buildings** (10,988m<sup>2</sup>) by the **total ground area within the site** (5.648 ha or 56,480m<sup>2</sup>). The **site coverage** of the proposed development is 20% which is significantly below the Development Plan maximum of 80%.

### 11.5.6 Building Line (DM OBJ 17)

The existing building line established by the detached houses to the North-East of the site along the Kildalkey Road is relatively close to the road and this building line is respected by proposed housing along the Kildalkey Road which is also in conformity with DMURS principles of establishing active streetscape.

The existing building lines to the North and South of the existing road at the proposed pedestrian connection point to the Elder Grove housing estate to the East are respected / observed by new housing within the development as required.

### 11.5.7 Separation Distances (DM OBJ 18, 19, 20 & 21)

A minimum of 16 metres separation between directly opposing rear or side windows of detached, semi-detached and terraced units above ground floor level is met / exceeded throughout the development in conformity with the DM OBJ 18 and the Sustainable Residential Development and Compact Settlement Guidelines.

A minimum of 22 metres separation between the four storey apartment blocks and proposed housing is met / exceeded in conformity with DM OBJ 20.

A minimum distance of 2.3 metres is provided between dwellings for the full length of the flanks of all detached, semi-detached and end of terrace houses in conformity with DM OBJ 21,

A specific **Separation Distance Site Layout Plan** has been prepared (drawing no. 24004-AR-144) to demonstrate all required separation distances have been met / exceeded.

### 11.5.8 Dwelling Design, Size & Mix (DM POL 6, DM OBJ 22, 23 & 24)

The Development Plan requires that "all residential schemes should ensure an appropriate mix of housing typologies and unit sizes to support the provision of a variety of household types and tenures that accord with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)".

As outlined earlier in this design statement, the proposed development will provide an excellent variety / mix of units with seven distinct house types

(detached, semi-detached and terraced) with additional sub-variants (total of 127 no. houses) in addition to 2 no. apartment blocks that will accommodate at least 4 different types of apartments in both 1 bedroom and 2 bedroom formats (total of 56 no. apartments), breakdown as follows:-

House Type	Format	Floor Area	Number of Units
A	Detached two-storey four-bedroom house	146.46m <sup>2</sup>	08
A-DF	Detached two-storey four-bedroom house (dual frontage)	149.01m <sup>2</sup>	03
B	Detached two-storey four-bedroom house	145.52m <sup>2</sup>	06
B-DF	Detached two-storey four-bedroom house (dual frontage)	145.52m <sup>2</sup>	02
C	Detached two-storey three-bedroom house	133.36m <sup>2</sup>	03
C-DF	Detached two-storey three-bedroom house (dual frontage)	136.58m <sup>2</sup>	01
Cs	Semi-detached two-storey three-bedroom house	130.12m <sup>2</sup>	02
Cs-DF	Semi-detached two-storey three-bedroom house (dual frontage)	133.28m <sup>2</sup>	02
D	Semi-detached / end terrace two-storey four-bedroom house (dual frontage with attic level windows)	134.56m <sup>2</sup>	09
E	Mid-terrace two-storey three-bedroom house	110.64m <sup>2</sup>	39
F	Semi-detached / end-terrace two-storey three-bedroom house	111.42m <sup>2</sup>	27
G	Mid-terrace two-storey three-bedroom house (split-level)	114.10m <sup>2</sup>	13

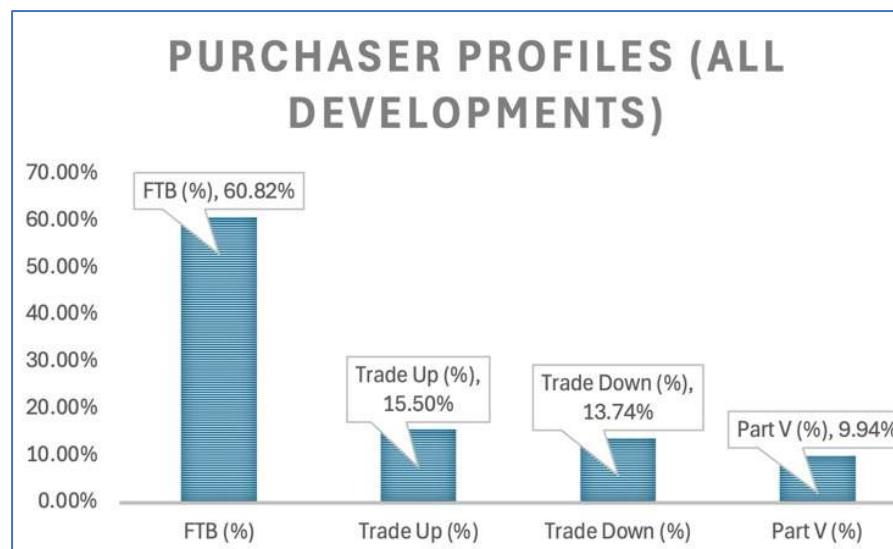
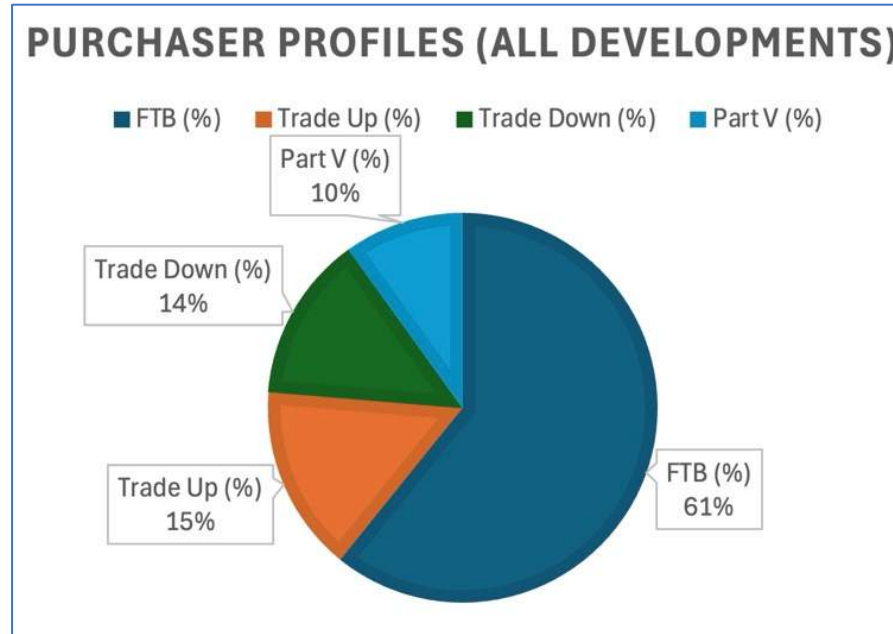
H	Semi-detached / end-terrace two-storey three-bedroom house <i>(split-level)</i>	113.76m <sup>2</sup>	08
H-DF	Semi-detached / end-terrace two-storey three-bedroom house <i>(split-level &amp; dual frontage)</i>	115.20m <sup>2</sup>	04
Apartment Block / Type	Format	Internal Floor Area	Number of Units
<b>BLOCK A</b>			
1	2-bedroom (4 person) apartment	87.17m <sup>2</sup>	04
1(a)	2-bedroom (4 person) apartment	80.92m <sup>2</sup>	04
2	2-bedroom (4 person) apartment	84.32m <sup>2</sup>	04
2(a)	2-bedroom (4 person) apartment	79.82m <sup>2</sup>	04
3	1-bedroom (2 person) apartment	49.43m <sup>2</sup>	12
3(a)	1-bedroom (2 person) apartment	52.33m <sup>2</sup>	04
<b>BLOCK B</b>			
4	2-bedroom (4 person) apartment	100.45m <sup>2</sup>	04
4(a)	2-bedroom (4 person) apartment	94.72m <sup>2</sup>	04
5	2-bedroom (4 person) apartment	101.90m <sup>2</sup>	04
5(a)	2-bedroom (4 person) apartment	106.27m <sup>2</sup>	04
6	2-bedroom (4 person) apartment	82.36m <sup>2</sup>	04
6(a)	2-bedroom (4 person) apartment	85.15m <sup>2</sup>	04

The proposed development will meet the aspirations of a range of people and households as the large ground floor plans are readily adaptable to a number of uses such as a ground floor bedroom for persons with limited mobility or office space for remote working. All apartments will be served by lifts.

**UNIT MIX JUSTIFICATION:**

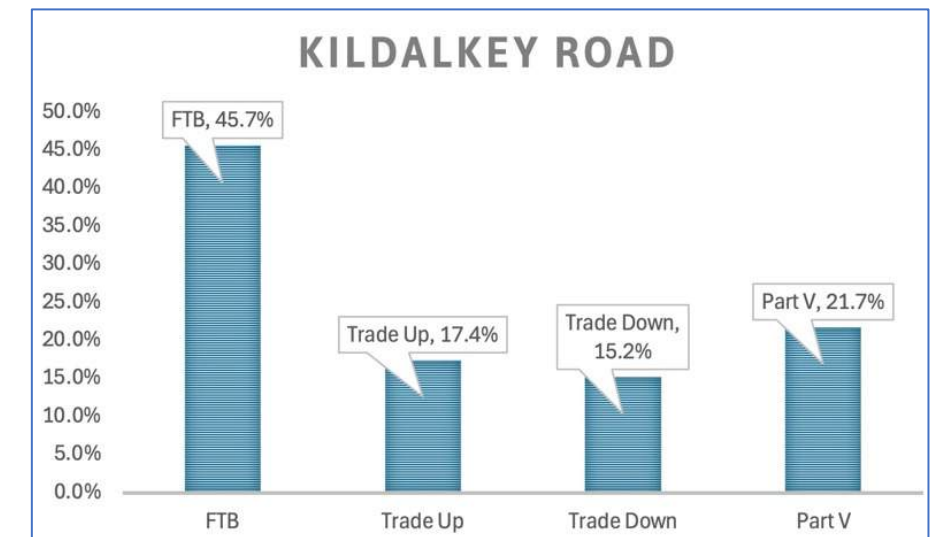
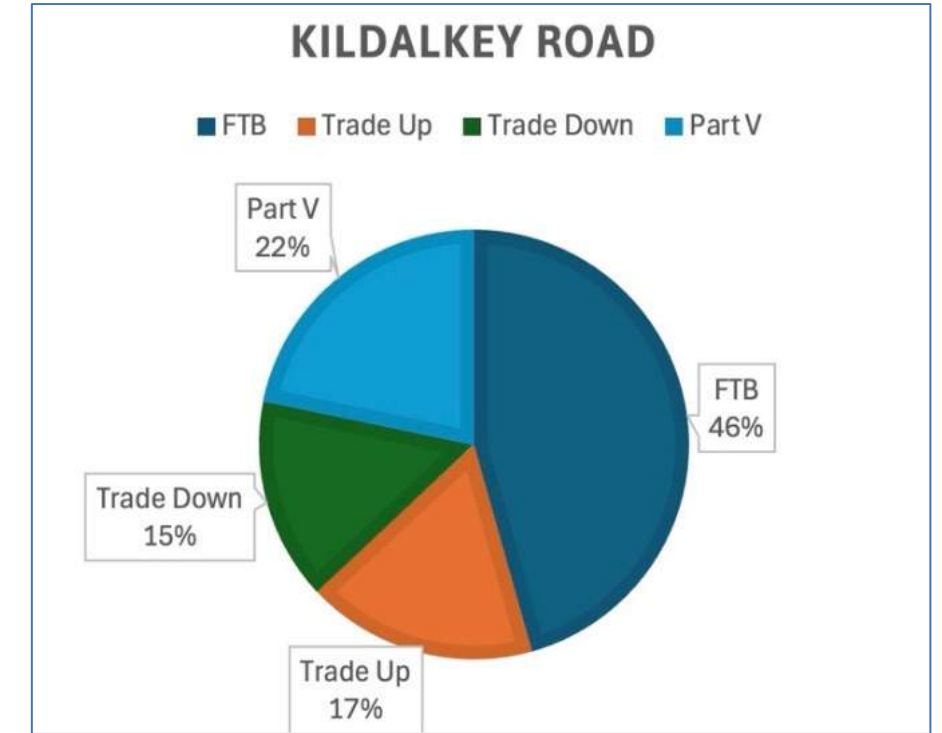
Hora Property Consultants have sold a series of residential developments in County Meath including Langford Park (Summerhill), Grange Park (Dunshaughlin), Castletown Manor (Athboy) and Charter School, Trim. The

sample has a total of 342 units. The purchaser profile of these developments is mapped out as follows:



The Proposed development at Kildalkey Road, Trim assumes that the purchaser will consist of a similar mix to those sold in recent years. Therefore, we expect the purchase profile to be made up as follows: First-time-buyers (84 units), trade-up purchasers (32 units), downsizers (28 units) and Part V provisions (40 units). The proposed development assumes a greater Part V provision as changes in the Planning and Development Act have increased the Part V requirement from 10% to 20%. However, a portion of the 40 units will

comprise a new category of "affordable home purchasers". The purchaser profile of the proposed development is mapped out as follows:



All elements of the scheme have been designed to achieve an attractive, high quality living environment. Houses are designed to present active frontages to all public areas using quality materials such as fine aggregate wet dash (houses facing Kildalkey Road), red brick, to front / dual frontage elevations, limestone window surrounds, sills and string courses to brick elevations, A-

rated windows and external doors, black PVC rainwater goods, metal railings with hedgerows to front boundaries with paved driveways.

Apartment blocks are designed to present active frontage on all four elevations to public and communal areas and to the River Boyne. Quality materials including a mix of buff and white brick to all elevations (no render) with a bronze colour-matching to all (A-rated) windows, external doors, aluminium sills, entrance cladding and parapet copings. Boundaries comprise metal railings and hedgerows. The ancillary, secure bicycle and bin storage buildings are finished in the same materials as the apartment block with a hit-and-miss brick detailing to front and side elevations.

### 11.5.9 Building Height

The proposed housing is two-storey, most of which are designed with sufficient roof height to accommodate future (conversion) habitable attic space such that some housing could ultimately become three-storey. End of terrace, dual frontage houses are provided with attic space (third storey) gable windows to aid ease of future conversion but also to create a three storey "book-end" at terrace ends.

The proposed apartments are four-storey in height and are located at the lower end (Southern) of the site, the natural topography of the land can absorb the additional height of the apartments at this location without impacting existing residential developments. Sections 3.4 and 3.6 of the Urban Development and Building Height Guidelines state the following in relation to building height in suburban/edge locations in cities and towns:

*3.4 Newer housing developments outside city and town centres and inner suburbs, i.e. 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. These forms of developments set out above also benefit from using traditional construction methods, which can enhance viability as compared to larger apartment-only type projects.*

*3.6 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 proposed four-storey apartment blocks being at the lowest end of the site and alongside River frontage, buffered from existing housing by new housing, are consistent with the criteria set down in the Building Height Guidelines and appropriate at this specific location.

### 11.5.11 Public Open Space (DM OBJ 26 & 27)

DM OBJ 26 requires a minimum public open space provision of 15% of total site area. Section 5.3.3 (Policy and Objective 5.1 – Public Open Space) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities stipulates a minimum / maximum provision of 10% / 15% of net site area. The net development area of the application site is 5.648 hectares or 56,480m<sup>2</sup>. The minimum area of public open space required is between 5,648m<sup>2</sup> (10%) and 8,472m<sup>2</sup> (15%). The cumulative area of the 4 no. public open spaces identified within the site is 8,842m<sup>2</sup> which equates to 15.65% of the site area. There are ancillary landscaped areas and strips not included in the public open space provision calculation, however these spaces make a considerable and positive contribution to the overall amenity of the proposed development.

### 11.5.12 Private Open Space (DM POL 7)

All houses are provided with private rear gardens that exceed, in most cases, significantly exceed the minimum private open space requirements stipulated in Table 11.1 of the Development Plan and by the Sustainable Residential Development and Compact Settlement Guidelines. Cumulatively, the minimum private rear garden area required for all houses is 5,360m<sup>2</sup> and the actual cumulative provision is 7,648m<sup>2</sup> (42% greater than minimum requirement). See the **Housing Quality Assessment Schedule** for individual private garden areas.

All apartments are provided with balconies / terraces that meet or in most cases, exceed the minimum private open space requirements stipulated by the Sustainable Urban Housing: Design Standards for New Apartments 2025. See the **Apartment Quality Assessment Schedule** for individual balcony / terrace areas.

### 11.5.13 Boundary Treatments (DM POL's 8-9 & DM OBJ's 28-32)

The existing site boundaries have been assessed by the Arborist and Ecologist (see **Arborist Report and Tree Survey and Ecologist Hedgerow Assessment**) and in most cases, perimeter boundaries are to be retained except along the Kildalkey Road (where new public path, cycle lane and access to site are proposed). Some low-quality / poor health trees are proposed for removal as identified and per justification set out in the Arborist Report.

Proposed boundary treatments are set out on the **Landscape Architect's drawing PP507-02-02**. Boundaries between the rear of existing and proposed dwellings are a minimum of 1.8m high concrete block or durable fencing with 1.8m brick faced walls between private rear gardens and public areas and 1.0m metal railings with hedgerow planting to front boundaries.

Boundary treatments along existing boundaries where trees and existing hedgerows must be protected / retained are specified (such as 2m high v-mesh fencing) as opposed to concrete block walls whose conventional trench foundation excavations are not possible without damaging the existing trees/hedges.

#### 11.5.14 Naming of Residential Development (DM POL 10 & DM OBJ's 33-37)

The applicant proposes the name "**WELLBROOK**" for the proposed Large-scale Residential Development.

The proposed name derives directly from existing natural and historic features located within the application lands. In particular, the lands contain St. Patrick's Holy Well together with a number of natural springs and water sources which give rise to small streams or brooks flowing southwards towards the River Boyne and associated riparian corridor (SAC area).

The proposed name therefore reflects both the historic well feature present on the site and the natural brook / stream network associated with the lands. The name establishes a distinct identity for the development which is rooted in the physical and historical characteristics of the site itself and is locally relevant to the receiving environment.

Having regard to the prevalence of existing residential developments within Trim and the wider county using references to "St. Patrick" and "Boyne", the proposed name "**WELLBROOK**" provides a distinctive and site-specific alternative while still appropriately acknowledging the historical and environmental context of the lands.

The proposed Irish translation, "**Sruthán an Tobair**", may be interpreted as "the brook/stream of the well" and reflects the same landscape and historic associations underpinning the English name.

#### 11.5.15 Art Work (DM OBJ 38)

The Landscape Architect has outlined in their LRD Opinion response that the applicant proposes to work collaboratively with the Arts Office and a suitably qualified artist/sculptor to identify an appropriate artwork and location within the scheme. It is envisaged that the artwork will be integrated within a prominent and accessible area of public open space, where it can contribute positively to placemaking, local identity and the overall quality of the public realm. The final location, design and specification of the artwork will be developed in consultation with Meath County Council's Arts Department to ensure that the selected piece is appropriate to the character of the development and its landscape setting.

#### 11.5.16 Light and Overshadowing (DM POL 11)

Most houses have West facing, East facing or South facing gardens. Any gardens that are North facing have exposure to Eastern and/or Western sunlight at some point in the day. Most apartments are provided with South facing terraces / balconies onto which main living areas open, otherwise, terraces / balconies are either East or West facing. All residential units are designed with large, well-proportioned glazing to the main living spaces which will deliver excellent levels of daylight into these areas.

The separation distances between proposed apartments, proposed houses and to existing houses on either side of the site will ensure that no overshadowing will occur. The minimum separation distances specified in Section 11.5.7 of the Development Plan and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities are all met / exceeded, see **Separation Distance Overlay Site Layout Plan** (drawing ref. 24004-AR-144).

A **Daylight and Sunlight Assessment** of the design for the proposed development has been prepared by Digital Dimensions that demonstrates the

design meets and exceeds all requirements in conformity with Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (Br 209 2022).

#### 11.5.17 Apartments (DM POL's 12-14 & DM OBJ's 39-40)

The proposed apartments have been designed to exceed the minimum standards set down in the Sustainable Urban Housing: Design Standards for New Apartments 2025 and Section 11.5.17 of the Development Plan. An **Apartment Quality Assessment Schedule** (document ref. 24004-AR-AQA) has been prepared to demonstrate conformity with required standards.

#### 11.5.27 Waste Management (DM POL 16 & DM OBJ's 52-54)

Each detached, semi-detached and end terrace house type has been provided with independent access to their rear private gardens and will not require dedicated bin storage.

Covered bin storage (4 bin system) is provided in the front curtilage of mid-terrace and split-level houses, see housing **Bin Store** (drawing ref. 24004-AR-216).

Apartment blocks are provided with secure communal bin storage facilities close to the main entrance and to the public road, see apartment **Bin & Bicycle Store** (drawing ref.'s 24004-AR-320 and 24004-AR-321).

The proposed creche has been provided with a secure bin storage area that is not accessible to children or the public, see **Creche Curtilage & Set Down Parking** (drawing ref. 24004-AR-400).

All bin storage has been designed to accommodate the bin storage / volume requirements in accordance with the calculations set out in the **Operational Waste & Recycling Management Plan (OWRMP)** prepared by Traynor Environmental Ltd. The bin stores for the apartments and the bin storage area

for the creche have been designed with additional space in case further bin volume is deemed necessary in the future.

#### 11.9.1 Car Parking Standards (DM OBJ 89)

Car Parking requirements and provisions made for the proposed development are set down in the **Car Parking Summary Schedule** (document ref. 24004-AR-CPSS) and identified on the **Car Parking & EV Charging Provision & Bicycle Parking Identification Site Plan** (drawing ref. 24004-AR-145).

#### 11.9.2 EV Charging Points (DM OBJ's 94-95)

Each house will be provided with a pre-wired EV charger connection point close to front driveway as standard.

Communal car parking spaces for apartments are all provided with reservation strips to accommodate future EV chargers, see **Car Parking & EV Charging Provision & Bicycle Parking Identification Site Plan** (drawing ref. 24004-AR-145). Ducting and wiring is proposed to all communal car parking spaces, see **EV Layout Plan** prepared by ORS Consulting Engineers (drawing ref. 252741-ORS-ZZ-00-DR-E-6303). The proposed provision (100% of spaces provided with wiring & ducting) far exceeds the 20% minimum requirement stipulated by DM OBJ 94.

The creche has been provided with wiring and ducting to 8 no. of the 11 no. in-curtilage parking spaces, see **EV Layout Plan** prepared by ORS Consulting Engineers (drawing ref. 252741-ORS-ZZ-00-DR-E-6303).

#### 11.9.3 Cycle Parking (DM OBJ's 96-100)

Bicycle Parking requirements and provisions made for the proposed development are set down in the **Bicycle Parking Summary Schedule** (document ref. 24004-AR-BPSS) and identified on the **Car Parking & EV**

**Charging Provision & Bicycle Parking Identification Site Plan** (drawing ref. 24004-AR-145).

Secure bicycle parking facilities have been provided for each apartment block, see **Bin & Bicycle Store** (drawing ref.'s 24004-AR-320 and 24004-AR-321).

Covered bicycle parking facilities have been provided for the creche, see **Creche Covered Bicycle Parking** (drawing ref. 24004-AR-404).

All proposed houses have ground level open space in the format of private rear gardens. MCC indicated that any houses that do not have direct external access to their private rear gardens (such as mid-terraced houses) would need to be provided with bicycle storage in front driveways. There is insufficient space to provide 2 no. car parking spaces, bin storage and bicycle storage to front driveways of mid-terraced houses, therefore semi-private shared access lanes have been provided to all mid-terraced and split-level housing to accommodate external access to private rear gardens for secure bicycle storage. Therefore, in accordance with SPPR 4 - Cycle Parking and Storage, Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, proposed houses do not require cycle storage spaces.

## 6.0 LRD OPINION RESPONSES (ARCHITECTURAL)

This section is numbered in accordance with the LRD Opinion Section 1.0 (Planning) for ease of reading / referral / comparison.

### 1.0 PLANNING

#### 1.1 ZONING / DENSITY / PHASING

**1.1(a) Statement of Consistency** - The Applicant should submit an updated Statement of Consistency which examines all relevant policy including other relevant Section 28 Guidelines and guidance including the Design Manual for Urban Roads and Streets 2019, Best Practice Guidelines - Quality Housing for Sustainable Communities, The Planning System and Flood Risk Management (2009), Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (2009), Planning Design Standards for Apartments (2025), etc.

**Response:** See Statement of Consistency prepared by McGill Planning Consultants.

**1.1(b) Core Strategy** – While the availability in the housing allocation figures is noted, the Applicant is advised to refer to same in the application documents, further inferring their compliance with same as outlined in the Meath County Development Plan 2021- 2027 Core Strategy.

**Response:** See Planning Statement prepared by McGill Planning Consultants.

**1.1(c) Zoning** - Prior to lodging an application, the Applicant is invited to submit a site layout so that it can be checked against MCDP zoning to highlight any zoning objective inconsistencies where relevant (i.e. residential development being proposed on residential zoned parts of the site, etc.).

**Response:** Site designations map and site layout have been prepared, see Architect's drawing no.'s 24004-AR-101 (Site designations site location map) and 24004-A4-140 (Site layout plan with site designations overlay).

**1.1(d) Density** - Density must be clarified in the LRD application along with gross site area and net developable site area.

**Response:** Gross site area is 6.087 ha. Net developable site area is 5.648 ha. No. of units proposed = 183 (plus creche). Density is 32.40 dwellings per hectare (dph). Density, gross site area and net developable site area are clarified, see Architect's drawing no. 24004-AR-141 (Net development site area defined).

**1.1(e) Phasing** - The Applicant must present a phasing plan for the development. The Applicant must demonstrate that all necessary infrastructure can be delivered as part of this application. This includes roads, water and wastewater, etc. The crèche must be delivered within Phase 1 of development and prior to the occupation of any dwelling.

**Response:** Phasing plan includes necessary infrastructure when needed. Phase 1 includes creche, foul sewer pumping station, HDD line and connection works to public sewer on Southern side of River Boyne. Phasing plan has been prepared, see Architect's drawing no. 24004-AR-130 (Proposed phasing site layout).

#### 1.2 DESIGN, LAYOUT INCLUDING RESIDENTIAL MIX

**1.2(a) Connectivity/ Permeability** – The Applicant shall demonstrate that the proposal integrates with its surroundings and there is a high level of connectivity and permeability through and around the site to facilitate sustainable travel and movement. A clear interface must be presented between proposed and adjoining lands, including existing/ permitted developments and proposed infrastructure (live application). The Applicant is

advised to provide several contiguous elevations and CGIs to illustrate this aspect and viewpoints from the surrounding area, and within the site.

**Response:** A Permeability & Connectivity Plan has been prepared, see Architect's drawing no. 24004-AR-122. Contiguous elevations have been prepared, see Architect's drawing no.'s 24004-AR-150 & 151. CGI's have been prepared with views into and within the development, see CGI presentation pack issued by Digital Dimensions. Verified Views of the development from key vantage points in the surrounding area (including protected view at bridge to the East) have been prepared, see Verified Views pack issued by Digital Dimensions.

**1.2(b) Design Statement** - The Applicant is advised to submit a Design Statement which addresses the criteria in the Urban Design Manual, as per DM OBJ 40 of the MCDP 2021-2027.

**Response:** Section 4.0 of the Design Statement, document ref. 24002-AR-DS outlines how the criteria in the Urban Design Manual has been taken into account in the design of the development.

**1.2(c) Design Issues** - There must be visual interest within the site, key focal points, character areas for placemaking/ providing a sense of place, etc. A variety of building types and heights, hard/ soft landscaping finishes are required, and the massing, scale and form of the proposed development must be appropriate to the site. There must be a flexible mix of housing sizes, types and designs. High-quality designs with a mix of high-quality finishes are required within the proposal. Open space must be usable and not limited to pocket parks and located where the maximum number of residents can benefit from it. The residential units should be designed to ensure there is a good mix of tenure, that there are dual aspect structures, dual frontage design is presented at junctions, an avoidance of blank walls at key locations and there is a strong roadside presence (road/ street frontage).

**Response:** The design of the proposed development has been carefully considered to provide a high-quality residential environment, incorporating a variety of building types, heights and materials, together with clearly defined character areas and focal points. The layout ensures active frontage, avoids blank gables and provides strong street definition. Open spaces are centrally located and designed to be usable and overlooked.

A Design Statement has been prepared, document ref. 24002-AR-DS (this document) and outlines how the design issues / requirements set down in Section 1.2(c) of the LRD Opinion have been addressed in the design of the development.

**1.2(d)** All corner units (within blocks) must be dual fronted, and the design must ensure that adjoining rear gardens are not directly overlooked to the detriment of the privacy of the occupants of adjoining residences.

**Response:** All corner units are dual-fronted. Corner units are designed to be "in-line" with neighbouring dwellings such that gardens are side by side and / or back-to-back, ensuring adjoining rear gardens are not directly overlooked. Note that semi-detached houses 37-40 (37-40 are dual fronted corner units) have no habitable first floor rooms to the rear elevation to prevent overlooking of gardens to houses 68 & 81. All corner units are designed as dual fronted units. All houses and internal layouts are designed to be appropriate to location and context within the development and to meet Compact Guidelines set back distances.

**1.2(e)** Entrances to the site/boulevard routes should not feature a range of blank walls associated with private rear gardens.

**Response:** Landscaped recesses and strips are provided at any location where private garden boundaries face the public realm to provide visual interest and amenity, there are no blank walls along site / boulevard routes. See Landscaping Pack prepared by Jane McCorkell, Landscape Architect.

**1.2(f)** Throughout the scheme, active frontage must be enhanced, i.e. not windows/ additional bricks, there should be visible protrusion and G.F./ F.F. level and the ability for passive supervision of pathways at F.F. level, etc. Dual frontage design must be addressed.

**Response:** Active (dual frontage) units have been revised where necessary (house types A-DF, C-DF, Cs-DF and H-DF) to accommodate visible protrusion and enhance active frontage. Dual frontage units, house types B-DF and D are bespoke dual frontage units and did not require revision, see Architect's drawing no.'s 24004-AR-210, 205, 206, 212, 213 & 214.

**1.2(g) Bin/Cycle Storage** – Dedicated, safe and secure bin and bicycle storage to be provided for all units. Storage units to be provided to the front of dwellings where rear access is not available. Elevations and plans of bicycle and bin structures are to be provided and must be secured, comprise good design, incorporate durable/ solid construction materials (e.g. brick, etc.), be covered and screened (waste stores).

**Response:** The mid-terraced houses and split-level houses have all been provided with safe and secure bin storage in front of the dwellings (see Architect's drawing no. 24004-AR-216 for bin storage units). There is insufficient space to accommodate bicycle storage in front driveways whilst also having to provide each house with 2 no. off-street, in-curtilage car parking spaces and bin storage (stated MCC requirement). The designer did suggest that 1 of the 2 no. car parking spaces could be assigned for alternative travel (bicycle storage) if desired by the homeowner, however this suggestion was rejected. Therefore, the site layout has been revised to provide shared access lanes to small groups of terraced houses that allow direct access to all mid-terrace rear gardens. All houses therefore have rear access and can accommodate safe and secure bicycle storage in their private gardens. All end terrace, semi-detached and detached houses have direct, independent access to their rear gardens where bin and bicycle storage can be accommodated.

The two apartment blocks are each provided with a secure, bicycle and bin storage building that has been designed to compliment the apartment blocks, using the same materials and finishes and located close to the main entrances whilst also being close to the public road for bin collection, etc., see Architect's drawing no.'s 24004-AR-320 & 321.

**1.2(h) Separation Distances** – The Applicant is advised to consider the separation distances within the development and seek to minimise the impact on privacy, etc. The Applicant is advised to ensure that required separation distances are adhered to in the final iteration of the site layout submitted with any future planning application as per the Compact Settlement Guidelines 2024. Privacy of adjoining residential units (and associated private amenity spaces) must be considered throughout the scheme and addressed, particularly at the corner of each cell. The Applicant is advised to avoid providing an ensuite at FFL in the front elevation, with frosted glass detracting from the overall design. Separation distances shall be illustrated on a site layout drawing.

**Response:** The site layout plan was reconsidered and revised to ensure full compliance with separation distances set down in the SPPR 1, Compact Settlement Guidelines 2024 (16m between directly opposing first floor windows to habitable rooms to rear or side of houses) and the Meath County Development Plan (2.3m between dwellings for the full length of the flanks of houses). Frosted glazing removed from front elevations of all houses. See Architect's dimensioned site layout plans, drawing no.'s 24004-AR-112, 113, 114 and Separation Distance Overlay Plan, drawing no. 24004-AR-144.

**1.2(i) Boundary treatment** – *Boundary treatment must be in accordance with MCDP Chapter 11 Boundary Treatments. Open plan layouts at the front of dwelling houses are not acceptable. The crèche must have secure play areas. Front boundaries where proposed shall be defined by walls or fences at least 0.5 metres high in keeping with the house design and a uniform scheme design. Boundaries between the rear of proposed dwellings and boundaries within the development shall be a minimum of 1.8 metres high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency. To encourage the use of measures specifically designed to enhance wildlife in residential schemes such as gaps/holes, should be considered and incorporated into boundary treatments to allow for passage of all wildlife including hedgehogs, bat boxes and swift bricks/boxes.*

**Response:** All proposed boundary treatments have been carefully considered by the design team, in particular, the landscape architect and the architect. In general, 2m high concrete blocks walls (render or brick finish) are proposed between private open space rear gardens and the public realm. Section 11.5.13 of the MCDP allows for proposing of "alternative durable materials" for boundary treatments and therefore some concrete post and concrete panel or robust timber panel fencing is proposed between gardens. There are no open plan front gardens, metal railings and hedgerows are proposed to define front and dual frontage boundaries. Some boundary treatments must take account of existing site boundary conditions that must be protected (hedges and trees - see Arborists pack).

Comprehensive boundary treatments proposals prepared in accordance with Section 11.5.13 of the MCDP, see Landscape Architect's Boundary Treatment's drawing no. PP507-02-02 and the Landscaping Report.

**1.2(j) Building Height** - *Please address all SPPR requirements of the Building Heights Guidelines. It is advised that the height of the structures at*

*the end of some of the housing blocks could be raised to frame the cell and create greater visual interest in the scheme.*

**Response:** There are 4 no. SPPR's in the Urban Development and Building Heights Guidelines for Planning Authorities 2018. SPPR's 1, 2 & 3 relate to encouraging increased building heights of development in town / city cores and in other urban locations with good transport accessibility and do not relate to the suburban / edge of town location of the development site in this case. SPPR 4 relates to building height in suburban / edge locations of cities and towns which describes the location of the development site in this case.

SPPR 4 requires: *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.*

The proposed development is designed at a density is 32.40 dph which is within the 30 - 50 dph range for a suburban / urban extension (perihperal) development as described in the Sustainable Residential Development and Compact Settlements Guidelines 2024. 2. and 3. A significant mix of building heights and typologies is proposed including 3 & 4 bedroom detached, semi-detached, terraced and split level housing ranging between 2 and 3 stories and 4 storey apartment blocks located near the River front. Dual fronted houses at the end of terraced blocks are designed with three storey feature gable with windows to attic space at second floor level to frame the cell and create greater visual interest in the scheme.

**1.2(k) Daylight/ Sunlight Analysis** - *A Daylight/ Sunlight Analysis (as per BRE Guidelines Ed. 3 (BRE 209) June 2022) should be submitted which considers the impact assessment and scheme performance. The Applicant is requested to clarify the details presented in the final assessment (e.g. Table 9 and Section 6.3 of the preliminary assessment – as per Appendix B). Non-compliance should be avoided where possible by a redesign of structures. If not possible a detailed justification accompanied by suitable compensatory measures must be provided.*

**Response:** A revised Daylight and Sunlight Assessment has been prepared by Digital Dimensions. Revisions were made to the design as requested to ensure that 100% of apartments achieve the Minimum Illuminance as demonstrated on revised Table 9, Section 5.3. The report conclusion states: ***This scheme is well designed for sunlight, with 100% of units meeting the minimum recommended 1.5 direct sunlight hours exceeds the BRE guideline example for an apartment layout where 4 in 5 (i.e. 80%) achieves the target sunlight hours.***

**1.2(l) Visual Impact** - *The Applicant is advised to address the visual impact of the proposed development on the area, providing contiguous elevations and CGIs with viewpoints from the surrounding area. A robust assessment of visual impact is required as urbanization of this area will have a significant visual impact.*

**Response:** Contiguous elevations have been prepared, see Architect's drawing no.'s 24004-AR-150 & 151. CGI's have been prepared with views into and within the development, see CGI presentation pack issued by Digital Dimensions. Verified Views of the development from key vantage points in the surrounding area (including protected view at bridge to the East) have been prepared, see Verified Views pack issued by Digital Dimensions, which clearly demonstrates the proposed development will not have a significant visual impact from any of the publicly accessible vantage points assessed.

**1.2(m)** *The Applicant is required to provide a detailed breakdown of each unit in a Housing Quality Assessment as part of the LRD Application, which demonstrates that all standards as per 2007 Quality Housing and Compact Settlement Guidelines, MCDP, etc. have been achieved.*

**Response:** A Housing Quality Assessment demonstrating applicable standards from the Quality Housing Guidelines, Compact Settlement Guidelines and the MCDP have been achieved in the design of houses, see document ref. 24004-AR-HQA. An Apartment Quality Assessment Schedule demonstrating applicable standards from the Apartment Guidelines, Compact Settlement Guidelines and the MCDP have been achieved in the design of apartments, see document ref. 24004-AR-AQA.

**1.2(n) Unit Mix/ Type -** *Provide justification for the proposed unit mix in accordance with DM OBJ 13, considering the tenure needs within the surrounding area, with respect to current market conditions and demands with reference to recent reports, etc.*

**Response:** A justification of the proposed mix has been prepared by Hora Property Consultants and has been placed into the Design Statement, see Unit Mix Justification on Page 26 (DM OBJ 13 objective relates to the preparation of a Design Statement).

**1.2(o) Childcare Provisions -** *The Applicant must address childcare requirements in the application with reference to MCDP DM OBJ 68, DM OBJ 69, Section 11.7.3 Childcare and DM POL 25 and 26. Parking, set-down areas, outdoor amenity space, waste management facilities, pedestrian / cycling access must be addressed. The units must be correctly sized, and the current proposal must be clear. The Applicant is advised to seek to engage a service provider to determine attractiveness of the proposed facilities and support its design/ layout. The applicant should also engage with Meath Childcare Committee in relation to the design and a potential occupier of the*

*childcare facility. Childcare demand in the area should be identified in the SIA. Ideally such facilities are placed close to public open space.*

**Response:** DM OBJ 68 requires demonstration of suitability of site, building and location and identify existing childcare facilities in the area (SIA). DM OBJ 69 requires demonstration with childcare regulation and planning standards. Section 11.7.3 encourages seeking advice from Childcare Committee & Tusla, HSE, etc. DM POL 25 is to facilitate provision of childcare facilities in appropriate locations. DM POL 26 lists locations that new childcare facilities would normally be encouraged.

The design for the creche has been reconsidered and a two-storey creche that can accommodate a wider mix of services and age groups, full day, part time and sessional is now proposed, see Architects drawing no.'s 24004-AR-400 to 404. The creche has been designed to sit in context with proposed housing whilst also having it's own design identity (a stated MCC requirement). A Creche Summary Schedule has been prepared demonstrating compliance with required standards, see document ref. 24004-AR-CSS.

The applicant engaged with a Service Provider (Cookies ELC) who operates a number of similar sized childcare facilities in the County and they have issued a letter confirming engagement and appropriateness of design and confirming viability. The Service Provider has an existing working relationship with the applicant on similar facilities at Athboy and Dunshaughlin (nearing completion) and has expressed serious interest in operating the proposed Childcare Facility if it is approved.

A Creche Summary Schedule demonstrating applicable standards from the Childcare Facilities for Planning Authorities (2001), Child Care Act 1991 (Early Years Services) 2016 and relevant Development Management Standards from the MCDP has been prepared, see document ref. 24002-AR-CSS. A letter prepared by a Service Provider (Cookies Early Learning Centre) is included

with application indicating that they see demand for the facility and deem the design commercially viable and compliant with Tusla requirements.

**1.2(p) Site Coverage / Plot Ratio -** *Site Coverage and Site Ratio details to be provided.*

**Response:** Site Coverage is 20% (requirement is maximum of 80%, DM OBJ 16). Plot Ratio is 0.37 (requirement is maximum of 1.0 for an edge of town location, DM OBJ 15).

Section 5 of this Design Statement sets out the calculations for Site Coverage (20%) and Plot Ratio (0.37) and demonstrates compliance with DM OBJ 15 & DM OBJ 16 of the MCDP.

**1.2(q) Drawings -** *Please provide a clear and full schedule of drawings for each type of residential component and element of the development on the site as part of the application (including right-entry, left-entry, end-of-terrace, mid-terrace, all elevations, etc.). A colour-coded Key Plan and numbering of units is requested to assist with the identification of house elevation drawings. Contiguous elevations should be provided. The Applicant is advised that it is insufficient to place 'hatch lines' on single elevation drawings to represent other types of similar units.*

**Response:** A full schedule/register of architectural drawings and documents has been prepared, see document ref. 24004-AR-DDR which includes all buildings drawings. The building drawings prepared are in the format of full blocks, not individual extract building types, all blocks and house types are fully represented on drawings, see architectural drawings 24004-AR-200 to 215 (houses), 24004-AR-300 to 320 (apartments and ancillary buildings) and 24004-AR-400 to 403 (creche). Colour coded site layout plans with legend to identify building typologies and drawing numbers have been prepared, see architectural drawings 24004-AR-115 to 117. Contiguous elevations have been prepared, see architectural drawings 24004-AR-150 to 151.





