

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01V902.

JSA Ref. 17160  
Date: 27<sup>th</sup> November 2019

Dear Sir / Madam,

**RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING**

On behalf of the applicant, Coindale Ltd., 27 Dawson Street, Dublin 2, we hereby submit this strategic housing application to An Bord Pleanála on a site of c. 15.1 hectares at Belmont, in the townland of Limekilnhill, Academy Street, Navan, Co. Meath in respect of a permission for a residential development of 544 no. dwellings, 2 no. creches and open space.

This application falls under the definition of Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 as it is a proposed development *'of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses'*.

**Proposed Development**

The proposed development for which a ten year permission is sought is described as follows in the public notices:

The development will consist of the construction of a residential development of 544 no. dwellings, 2 no. creches and open space areas as follows:

A) 260 no. houses comprising; 18 no. 2 bedroom houses, 207 no. 3 bedroom houses, 35 no. 4 bedroom houses, – House Type F1, F2 & F3, 3 storeys, House Type N8, N8A & N8B – include detached option - all other house types 2 storey;

B) 198 no. apartments [with balconies] in 5 no. apartment buildings (Block A - 5 storeys with a 6 storey setback, Block B – 6 storeys, Block C – 5 storeys, fronting onto Academy Street, Block D – 3 and 4 storeys & Block E – 4 storeys along internal access road in northern portion of site) comprising 46 no. 1 bedroom apartments & 152 no. 2 bedroom apartments;

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,  
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Senior Associate Director: Stephanie Byrne BA MRUP MIPI

Associate Director: Blaine Cregan B Eng BSc MSc

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.  
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

C) 15 no. 2 bedroom duplex apartments [with terraces or balconies] and 15 no. 3 bedroom duplex apartments in 3 no. 3 storey duplex buildings;

D) 8 no. 5 dwelling 3 storey corner blocks [with terraces or balconies] (each comprising, 1 no. 1 bedroom apartment, 2 no. 2 bedroom apartment & 2 no. 3 bedroom units) – 40 no. units in total;

E) 2 no. 8 dwelling 3 storey corner blocks (each comprising 4 no. 1 bedroom and 4 no. 2 bedroom units) – 16 no. units in total;

F) Provision of 2 no. creches (ground floor of Apartment Building C, approx. 195 sq. m), and a 2 storey creche of c. 443 sq. m beside internal access loop road, ESB kiosks, associated single storey bicycle storage and refuse storage buildings;

G) Provision of open space within the development (including playground areas and communal open space areas); all ancillary landscape works with public lighting, planting and boundary treatments including regrading/re-profiling of site where required as well as provision of footpaths;

H) Access to the subject site will be from 3 no. new junctions onto Academy Street, and a new pedestrian access onto the Dublin Road (R147) at the southern end of the site and includes new signalised junction and improvements on the Dublin Road (R147), as well as 875 no. car parking spaces and 581 no. cycle spaces (northern vehicular access to also facilitate future adjoining school site campus). The proposal includes works to the former access road to Belmount House (a protected structure) as well as landscaping works to associated woodland area;

I) Surface water and underground attenuation systems as well as all ancillary site development works (reprofiling of site as required) as well as to drainage services;

J) Temporary marketing signage for a period of 3 years (located on Academy Street);

K) All associated site development and landscape works all on a site of c. 15.1 hectares;

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) has been prepared in respect of the proposed development and accompanies this application.

The proposed residential development has been prepared in accordance with the requirements of the relevant Section 28 Guidelines, the NPF, the Regional Spatial and Economic Strategy for the East and Midlands, the Meath County Development Plan 2013-2019 and the Navan Development Plan 2009, and has been the subject of a series of pre-application consultations with the Planning Authority under Section 247 and a tri-partite meeting with An Bord Pleanála prior to the submission of this planning application to An Bord Pleanála.

In addition, separate consultations were undertaken with relevant personnel in the Planning Authority to ensure all relevant matters have been addressed as part of the pre-application process. Consultation have also been undertaken with other relevant bodies including the Irish Water and the Department of Culture Arts and Gaeltacht.

## **Location**

The subject lands extend to approximately c. 15.1 hectares and are located to the west of Academy Street and the R147 Dublin Road, approximately 900 metres south of Navan town centre (Market Square) from the entrance on Academy Street, extending to c. 1.5km to the

southern-most portion of the site. The site exists currently as greenfield land and is surrounded by residential properties to the south and west, with a small strip of commercial development occupying lands located between Academy Street and Dublin Road to the east. The River Boyne is located on the eastern side of the R147 (Dublin Road).

## **Zoning**

The subject lands are zoned 'A2 New Residential' in the Navan Development Plan with an objective:

*'To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of Navan as a Large Growth Town I.'*

A portion of the subject lands (fronting onto Academy Street) are zoned 'F1 Open Space' in the Navan Development Plan 2009.

Please refer to the Planning Report and Statement of Consistency for a more detailed assessment in respect to how the proposal complies with the land use zoning framework.

## **ABP's Consultation Opinion & Section 5 SHD - Pre-Application Consultation Meeting with the Board (Tri-Partite Meeting)**

A pre-application meeting was undertaken with An Bord Pleanála on the 21<sup>st</sup> June 2019, under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. This meeting was attended by representatives from Meath County Council and the applicant's team, and the items on the Board's agenda were discussed.

This planning application is accompanied by a Statement of Response to the Board's Opinion of the proposed development (which is dated the 28<sup>th</sup> June 2019). The Statement of Response, which should be read in conjunction with all application documentation, clearly set out how the items raised by the Board have been fully addressed in the documentation now submitted for approval.

John Spain Associates Statement of Response is intended to provide a useful overview of the responses to the items in the Board's Opinion. The overall Statement of Response refers the reader to other documentation within the application pack which provides greater detail in respect of the items addressed within the JSA Statement of Response.

## **Consultation with Planning Authority under Section 247**

The first stage of the SHD process is a consultation with the Planning Authority (under section 247 of the Planning & Development Act, 2000, as amended). A description of the pre-application consultation undertaken by the Applicant with Meath County Council under Section 247 has been included within the Planning Report and Statement of Consistency.

## **Part V**

The applicant has entered into initial discussions with the Housing Department of Meath County Council in respect to the Part V requirements. The applicant's Part V proposals are described and mapped in the Part V material accompanying this SHD application prepared by CCK Architects. The proposed Part V allocation is the transfer of 54 no. units by the applicant to Meath County Council (see letter dated 15<sup>th</sup> October 2019).

The applicant agrees to accept a condition on a grant of planning permission, if the Board is minded to approve the proposed development, which requires the applicant to enter into a Part V agreement with Meath County Council as per their requirements prior to the commencement of development.

### **Drawings, Plans and Particulars**

The planning application is accompanied by a full set of architectural drawings which have been prepared in accordance with the requirements of Articles 297 and 298 of the Planning and Development Regulations 2001-2018.

The planning application drawing packages include a Site Location Map, Site Layout Plan, Taken in Charge drawing, Landscape Masterplan and Engineering drawings. The full list of enclosures is set out below. Each drawing pack is accompanied by a schedule of drawings as required under Q. 23 of the SHD Application Form. Lands under the control of the applicant are identified on the drawings.

### **Site Notices**

The location of the site notices was discussed with An Bord Pleanála prior to the submission.

### **Statement of Consistency with Planning Policy**

A stand-alone Statement of Consistency with Planning Policy and Planning Report, prepared by John Spain Associates, accompanies this planning application, demonstrating that the proposal is consistent with the relevant guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), the National Planning Framework (NPF), the RSES for the Mid-East Region, the Meath County Development Plan 2013-2019 and the Navan Development Plan 2009.

### **Environmental Impact Assessment Report (EIAR)**

An Environmental Impact Assessment Report and a Non-Technical Summary have been prepared for and accompany this planning application.

In this context the following topics/issues have been reviewed and addressed in the context of the proposed development:

- Introduction and Methodology,
- Project Description and Alternatives Examined,
- Population and Human Health,
- Biodiversity,
- Land and Soils,
- Water,
- Air Quality and Climate,
- Noise and Vibration,
- Landscape and Visual Impact, including Photomontages,
- Material Assets – Waste,
- Material Assets – Traffic,
- Material Assets - Utilities,
- Archaeology and Cultural Heritage,
- Risk Management
- Interactions,
- Principal Mitigation and Monitoring Measures,

- Non-Technical Summary.

In accordance with the requirements of the Regulations the following copies have been provided to the relevant parties:

- 2 no. hard and 3 no. soft copies to An Bord Pleanála
- 6 no. hard and 3 no. soft copies to the Planning Authority
- Copies to the 10 no. prescribed authorities listed in the Board's Opinion on the proposed application, noting that some prescribed bodies requested soft copies only, as set out below (copy of emails confirming same and cover letters issued to same are attached for reference purposes).

### **EIA Portal**

Appendix 2 of this cover letter comprises of a copy of a confirmation notice email from the Department of Housing, Planning and Local Government EIA Portal, stating that the information provided to the portal has been uploaded to the EIA Portal on the 20<sup>th</sup> November 2019 under Portal ID number 2019198.

### **Application Site Boundary**

Please note that the application site boundary has been provided in .dwg format on CD ROM with all geometry referenced to ITM as specified in Section 6 of the Application Form.

### **Irish Water Requirements**

The requirements in respect of Irish Water (IW) set out in Section 20 of the SHD Application Form are addressed in the form, the IW correspondence received (accompanying the application form) and the Engineering Services Report, including appendices, prepared by CS Consulting Engineers.

CS Consulting received a Statement of Design Acceptance dated 19<sup>th</sup> November 2019 from Irish Water, enclosed with the application form, following further consultation prior to lodgement.

The applicant confirms that all water and foul drainage services will be designed and installed in accordance with Irish Water standards.

### **Prescribed Bodies**

As required in the Board's Consultation Opinion a copy of the application has been sent to the prescribed bodies set out below. Several prescribed bodies stated that they would prefer to receive a soft copy of the planning application documentation only. These are noted below, and a copy of email correspondence confirming this preference to receive a soft copy only is included as Appendix 1 to this cover letter.

1. Transport Infrastructure Ireland (**Soft Copy**)
2. National Transport Authority (**Soft Copy**)
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council (**Soft Copy**)
5. An Chornhairle Ealaíon (**Soft Copy**)
6. Fáilte Ireland (**Soft Copy**)
7. An Taisce (**Soft Copy**)
8. Irish Water (**Soft Copy**)
9. Inland Fisheries Ireland (**Soft Copy**)

10. Meath County Childcare Committee (**Soft Copy**)**Fee**

Please find enclosed fee of **€80,000** (including EIAR fee), made payable to An Bord Pleanála for a proposed Strategic Housing Development application as prescribed in the Strategic Housing Development Fee Schedule issued on the 15th of March 2017. The basis of calculation is as follows:

544 no. units x €130	€70,720
EIAR	€10,000
NIS	€10,000

**Enclosures**

The following documentation accompanies this planning application in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017:

<b>List of Inputs</b>	
<b>Particulars</b>	
1.	Cover Letter
2.	SHD Application Form
3.	Site Notice
4.	Newspaper Notice
5.	NMS Correspondence
6.	MCC Letter of Consent
7.	Irish Water Confirmation of Design Acceptance
8.	Part V proposals including a brochure of drawings prepared by CCK Architects, a Part V Cover Letter and an Estimate of Costs prepared by the applicant
9.	SHD Fee (note: +10,000 for EIAR and +10,000 for NIS)
10.	EIA Portal Confirmation
11.	Correspondence to Prescribed Bodies
<b>John Spain Associates</b>	
12.	Planning Report and Statement of Consistency
13.	Social Infrastructure Report
14.	Statement of Material Contravention
15.	Response to An Bord Pleanála Opinion
16.	EIAR Volume I
17.	EIAR Volume II
18.	EIAR Volume III
<b>CCK Architects</b>	
19.	Architectural Drawings
20.	Architect & Urban Designers Report
21.	Housing Quality Assessment & General & Childcare Data
22.	Building Life Cycle Report
23.	Apartment Daylight-Sunlight Assessment Report
<b>3D Design Bureau</b>	

<b>List of Inputs</b>	
24.	CGIs Photomontages
<b>Cunnane Stratton Reynolds</b>	
25.	Landscape Design Report
26.	Landscape Masterplan and Drawings
27.	Tree Survey/Report and Drawings
<b>CS Consulting</b>	
28.	Engineering Services Report
29.	DMURS Statement
30.	Engineering Drawings and Schedule
31.	Flood Risk Assessment
32.	Stage 1 Construction and Waste Management Plan
<b>Pinnacle Consulting Engineers</b>	
33.	Traffic and Transport Assessment (including Appendix E)
34.	Go Car Letter
35.	Construction Traffic Management Plan
<b>Morley Walsh (M&amp;E)</b>	
36.	Development Energy Statement
37.	Lighting Report & Drawings
38.	K Morley Letter
<b>Miscellaneous</b>	
39.	Road Quality Audit Report - PMCE
40.	Operational Phase Waste Management Plan – Byrne Environmental
41.	Construction & Demolition Waste and By-Product Management Plan – Byrne Environmental
42.	Bat Report – Dr. Tina Aughney
43.	Natura Impact Statement & Appropriate Assessment Screening
44.	Archaeological Impact Assessment John Cronin Associates
45.	Outline Archaeological Excavation Method Statement

The application website is [www.belmountnavanshd.ie](http://www.belmountnavanshd.ie).

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017 and application guidance documents issued by An Bord Pleanála.

Six no. hard copies, and three no. soft copies, of this planning application have been submitted to Meath County Council as the appropriate planning authority in which the proposed Strategic Housing Development (SHD) is located.

If you require any additional information please do not hesitate to contact us.

Yours faithfully,



**John Spain Associates**

**APPENDIX 1: CORRESPONDENCE FROM PRESCRIBED BODIES NOTING PREFERENCE FOR RECEIPT OF SOFT COPY APPLICATION DOCUMENTATION ONLY**



## Transport Infrastructure Ireland

### Rory Kunz

**From:** Landuse Planning <LandUsePlanning@tii.ie>  
**Sent:** Wednesday 23 October 2019 14:06  
**To:** Rory Kunz  
**Subject:** RE: Strategic Housing Development

Dear Rory  
A copy of the SHD on CD along with the name of the dedicated website will suffice.  
Many thanks  
Olivia

**From:** Rory Kunz <rkunz@johnspainassociates.com>  
**Sent:** Monday 21 October 2019 14:29  
**To:** Landuse Planning <LandUsePlanning@tii.ie>  
**Subject:** re: Strategic Housing Development

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Dear Sir/Madam,

Our Client, Coindale Ltd., intend to lodge a Strategic Housing Development of 544 no. dwellings (houses and apartments and 2 creches) in the townland of Limekilnhill, Belmont, Navan, Co. Meath on a site of c. 15 hectares. An Bord Pleanála has recommended that we send a copy of the application to TII. We would appreciate if you could confirm by return of email that a soft copy of the application would suffice rather than a full hard copy.

Best regards,  
Rory

**Rory Kunz**, *Executive Director*,  
John Spain Associates,  
39 Fitzwilliam Place,  
Dublin 2,  
D02 ND61.

T: 01 662 5803  
M: 087 322 5858  
e-mail: [RKunz@johnspainassociates.com](mailto:RKunz@johnspainassociates.com)  
web: [www.jsaplanning.ie](http://www.jsaplanning.ie)



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## An Taisce

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### Rory Kunz

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**From:** Phoebe Duvall <planning@antaisce.org>  
**Sent:** Wednesday 23 October 2019 17:25  
**To:** Rory Kunz  
**Subject:** SHD Navan

Hi Rory,

Thank you for your email about the 544 dwelling SHD in Navan. A soft copy would be absolutely fine.

Kind regards,

--

Phoebe Duvall

*Planning and Environmental Policy Officer*  
*An Taisce - The National Trust for Ireland*  
*The Tailors' Hall, Back Lane, Dublin 8, Ireland*  
*Phone: 01 454 1786*  
[www.antaisce.org](http://www.antaisce.org)

Company Reg. No. 12469 | Charity Ref. No. CHY4741 | Charity Regulator No. 20006358  
An Taisce is a membership-based charity  
Join at [www.antaisce.org/membership](http://www.antaisce.org/membership)

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An Taisce - The National Trust for Ireland | [www.antaisce.org](http://www.antaisce.org)  
The Tailors' Hall, Back Lane, Dublin 8, Ireland  
Company Reg. No. 12469 | Charity Ref. No. CHY4741 | Charity Regulator No. 20006358  
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**National Transport Authority**

**Rory Kunz**

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**From:** <Info@nationaltransport.ie> <info@nationaltransport.ie>  
**Sent:** Thursday 13 June 2019 13:59  
**To:** Rory Kunz  
**Subject:** RE: Strategic Housing Farrankelly Greystones NTA:00000156000000028

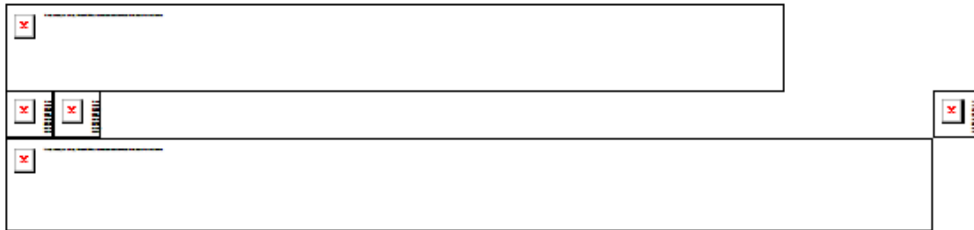
Dear Rory

The NTA will accept a soft copy of the SHD material, either on a CD or a USB drive. A single soft copy would suffice. Please address details to Michael MacAree at National Transport Authority, Dún Scéine, Iveagh Court, Harcourt Lane, Dublin 2.

Yours sincerely

**Michael MacAree**

Head of Strategic Planning



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Tá eolas sa teachtaireacht leictreonach seo a d'fhéadfadh bheith príobháideach nó faoi rún agus b'fhéidir go mbeadh ábhar rúnda nó pribhléideach ann. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Tá cosc ar rochtain don teachtaireacht leictreonach seo do aon duine eile. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó bíodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo agus b'fhéidir d'fhéadfadh bheith mídhleathach.

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## Meath County Childcare Committee

### Rory Kunz

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**From:** Reception <reception@mccc.ie>  
**Sent:** Monday 21 October 2019 15:31  
**To:** Rory Kunz  
**Subject:** RE: Strategic Housing Development

Rory,

I confirm that a soft copy of the application will be sufficient.

Thank you  
Marian  
Meath County Childcare Committee LTd

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**From:** Rory Kunz <rkunz@johnspainassociates.com>  
**Sent:** Monday 21 October 2019 14:28  
**To:** Reception <reception@mccc.ie>  
**Subject:** re: Strategic Housing Development

Dear Sir/Madam,

Our Client, Coindale Ltd., intend to lodge a Strategic Housing Development of 544 no. dwellings (houses and apartments and 2 creches) in the townland of Limekilnhill, Belmont, Navan, Co. Meath on a site of c. 15 hectares. An Bord Pleanála has recommended that we send a copy of the application to Meath County Childcare Committee. We would appreciate if you could confirm by return of email that a soft copy of the application would suffice rather than a full hard copy.

Best regards,  
Rory

**Rory Kunz**, Executive Director,  
John Spain Associates,  
39 Fitzwilliam Place,  
Dublin 2,  
D02 ND61.

T: 01 662 5803  
M: 087 322 5858  
e-mail: [RKunz@johnspainassociates.com](mailto:RKunz@johnspainassociates.com)  
web: [www.isaplanning.ie](http://www.isaplanning.ie)



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## The Heritage Council

### Rory Kunz

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**From:** Ger Croke <gcroke@heritagecouncil.ie>  
**Sent:** Monday 21 October 2019 14:35  
**To:** Rory Kunz  
**Cc:** Alison Harvey  
**Subject:** RE: Strategic Housing Development - Navan

Hi ,  
Yes a soft copy is fine,  
Tks  
Ger

---

**From:** Rory Kunz <rkunz@johnspainassociates.com>  
**Sent:** 21 October 2019 14:33  
**To:** Ger Croke <gcroke@heritagecouncil.ie>  
**Subject:** re: Strategic Housing Development - Navan

Dear Sir/Madam,

Our Client, Coindale Ltd., intend to lodge a Strategic Housing Development of 544 no. dwellings (houses and apartments and 2 creches) in the townland of Limekilnhill, Belmont, Navan, Co. Meath on a site of c. 15 hectares. An Bord Pleanála has recommended that we send a copy of the application to the Heritage Council. We would appreciate if you could confirm by return of email that a soft copy of the application would suffice rather than a full hard copy.

Best regards,  
Rory

Best regards,  
Rory

**Rory Kunz**, *Executive Director*,  
John Spain Associates,  
39 Fitzwilliam Place,  
Dublin 2,  
D02 ND61.

T: 01 662 5803  
M: 087 322 5858  
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## An Chornhairle Ealaion

**Rory Kunz**

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**From:** Luke Wymer  
**Sent:** Wednesday 20 November 2019 09:57  
**To:** Rory Kunz  
**Subject:** FW: Submission of SHD Application Documentation

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**From:** Eimear Harte <[eimear.harte@artscouncil.ie](mailto:eimear.harte@artscouncil.ie)>  
**Sent:** Tuesday 11 September 2018 15:22  
**To:** Luke Wymer <[lwymmer@johnspainassociates.com](mailto:lwymmer@johnspainassociates.com)>  
**Subject:** RE: Submission of SHD Application Documentation

Hi Luke

Many thanks for following up. To confirm, we are happy to receive the application in soft copy.

Kind regards  
Eimear Harte

---

**From:** Luke Wymer [<mailto:lwymmer@johnspainassociates.com>]  
**Sent:** 11 September 2018 15:11  
**To:** Eimear Harte  
**Subject:** RE: Submission of SHD Application Documentation

Hi Eimear,

Just a quick follow-up in relation to my email below. I would be grateful if you could confirm that the Arts Council would prefer to receive a soft copy only of our forthcoming Strategic Housing application documentation.

Kind regards,

**Luke Wymer**  
John Spain Associates,  
39 Fitzwilliam Place,  
Dublin 2,  
D02 ND61

T: 01 662 5803  
M: 087 207 9750  
e-mail: [lwymmer@johnspainassociates.com](mailto:lwymmer@johnspainassociates.com)  
web: [www.jsaplanning.ie](http://www.jsaplanning.ie)



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## Failte Ireland

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**From:** Yvonne Jackson <Yvonne.Jackson@failteireland.ie>  
**Sent:** Wednesday 6 November 2019 15:25  
**To:** Nicola Reilly <nreilly@johnspainassociates.com>  
**Subject:** FW: Planning Application format

Hello Nicola,

Thank you for your phone message. We are happy to accept applications by soft copy. Please see e-mail below.

Regards,

Yvonne

### Yvonne Jackson

Product Development-Planning & Environment Support | Fáilte Ireland  
Áras Fáilte, 88/95 Amiens Street, Dublin 1, D01WR86  
T +353 (0)1 884 7224 | [www.failteireland.ie](http://www.failteireland.ie)



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**From:** Yvonne Jackson  
**Sent:** 16 October 2019 12:25 PM  
**To:** [nbutler@johnspainassociates.com](mailto:nbutler@johnspainassociates.com)  
**Subject:** RE: Planning Application format

Hello Neil,

1

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Thank you for your e-mail. We are happy to accepted the application in disc format rather than a full printed copy.

Just for your information, Fáilte Ireland has a dedicated 'inbox' for planning notifications/applications, information, queries and documentation. For any further correspondence please send direct to [planning.applications@faiteireland.ie](mailto:planning.applications@faiteireland.ie) (preferred option) or by post to Fáilte Ireland, Mr Shane Dineen, Manager of Environment & Planning, 88/95 Amiens Street, Dublin 1, D01WR86.

Regards & thanks,

Yvonne

### Yvonne Jackson

Product Development-Planning & Environment Support | Fáilte Ireland  
Áras Fáilte, 88/95 Amiens Street, Dublin 1, D01WR86  
T +353 (0)1 884 7224 | [www.failteireland.ie](http://www.failteireland.ie)



## Inland Fisheries Ireland

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**From:** ERBD <erbd@fisheriesireland.ie>  
**Sent:** Wednesday 6 November 2019 15:58  
**To:** Nicola Reilly <nreilly@johnspainassociates.com>  
**Subject:** RE: Strategic Housing Development

Hi Nicola  
No problem we accept disc or email less than 10MB  
Kind regards  
Yvonne

Yvonne Quirke  
Inland Fisheries Ireland - Dublin

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**Iascach Intíre Éireann**  
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3044 Lake Drive, Citywest Business Campus, Dublin 24, D24Y265, Ireland.  
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**Help Protect Ireland's Inland Fisheries**

**Call 1890 34 74 24 to report illegal fishing, water pollution or invasive species.**

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## APPENDIX 2: EIA PORTAL CONFIRMATION

**Rory Kunz**

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**From:** EIAportal <EIAportal@housing.gov.ie>  
**Sent:** Wednesday 20 November 2019 10:56  
**To:** Rory Kunz  
**Subject:** EIA Portal Confirmation Notice Portal ID 2019198 Coindale Limited

A Chara,

An EIA Portal notification was received on 20/11/2019 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 20/11/2019 under EIA Portal ID number **2019198** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2019198

**Competent Authority:** An Bord Pleanála

**Applicant Name:** Coindale Limited

**Location:** on lands of c. 15.1 hectares (within the townland of Limekilnhill) at Belmont, Academy Street, Navan Co. Meath.

**Description:** The development will consist of the construction of a residential development of 544 no. dwellings, 2 no. creches, landscaping.

**Linear Development:** no

**Date Uploaded to Portal:** 20/11/2019

**Morgan O Reilly**

*EIA Portal team*

—  
An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil  
Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0  
Custom House, Custom House Quay, Dublin D01 W6X0

T (+353) 1 8882710

[www.tithiocht.gov.ie](http://www.tithiocht.gov.ie) [www.housing.gov.ie](http://www.housing.gov.ie)

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Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithviorais chun viorais ríomhaire a aimsiú.

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