

File With \_\_\_\_\_

**LARGE RESIDENTIAL  
DEVELOPMENT  
CORRESPONDENCE FORM**

Appeal No: ABP 320049-24

Please treat correspondence received on 25/10/24 as follows:

1. Update database with new agent for Applicant/Appellant \_\_\_\_\_

2. Acknowledge with LRD ~~20~~ 23

3. Keep copy of Board's Letter ☐

1. RETURN TO SENDER with LRD \_\_\_\_\_

2. Keep Envelope: ☐

3. Keep Copy of Board's letter ☐

**Amendments/Comments**

Applicant's response to Art 73(1)(A)  
rec'd by email.

case narrative

Task 408335-24 to Applicant LRD 23  
LD 6/11/24

**4. Attach to file**

(a) SHD/LRD Unit ☐ (b) Inspector ☐

RETURN TO EO ☒

Karen Hickey

Plans Date Stamped ☐

Date Stamped Filled in ☐

EO: Karen Hickey

AA: *[Signature]*

Date: 29/10/24

Date: 29/10/24

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

<b>AN BORD PLEANÁLA</b>	
LDG-	_____
ABP-	<u>320049-24</u>
<b>25 OCT 2024</b>	
Fee: €	_____ Type: _____
Time:	<u>15:14</u> By: <u>Hand</u>

25<sup>th</sup> October 2024

**Re: Appeal Reference – ABP-320049-24 – Response to Further Information Request.  
Development comprising permission for a Large Scale Residential Development (LRD) consisting of the construction of 267 no. residential units, a creche and all associated ancillary development works principally located in Bennetstown (townland) to the south of the M3 Parkway Park and Ride and Rail Station and also extending into Pace & Dunboyne (townlands), Dunboyne North, Co. Meath.**

Dear Sir/Madam,

We act on behalf of the applicant, Marina Quarter Limited, and wish to respond to the Board's request for additional information in relation to Blocks D, E, F and G, where the following has been requested:

*"The Board noted Blocks D, E, F and G in the proposed development are described as being 3 storey duplex apartments. The Board may be minded to consider these units as 3 bed houses. You are required to provide further information on this aspect of the proposed development, by reference to policies and objectives within the Meath County Development Plan 2021-2027, the 'Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities' issued by the Department of Housing, Planning and Local Government in 2024, and any other relevant matter which you consider may assist the Board in enabling it to determine this appeal."*

In response to the Board's request, the units in Blocks D-G have been tweaked to meet all relevant standards associated with a 3 bed house – this is presented as 'House Type G' in Option A. In addition, an alternative 'Option B' house type is also presented, should the Board wish to consider a further alternative – this is presented as 'House Type X'.

Both options comprise the same number of units as that submitted in the initial planning application and are consistent with the layout, density, heights, scale and form of the scheme submitted to Meath County Council under 23/60290 (and as appealed to the Board under ABP-320049-24). The main difference in both options is the inclusion of private amenity space (i.e. private gardens) in lieu of communal amenity previously proposed.

As part of this submission to the Board an updated Statement of Consistency has been prepared to demonstrate compliance (for both Options) with the policies and objectives of the Meath County Development Plan 2021-2027 and the 'Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities' issued by the Department of Housing, Planning and Local Government in 2024.

An overview of both Options is presented below:

#### **Option A:**

Option A comprises the provision of 3 bed houses i.e. House Type G, within Terraces D, E, F and G, in lieu of the units previously described as 3 storey duplex apartments in Blocks D, E, F and G. There is no change to the number of units (i.e. remains at 24 no. units) and no change to the footprint, scale and general layout of these units. There will be very minor changes to the floorplans (i.e. minor changes to storage areas) and minor changes to elevations (i.e. window sizes). The main difference is the inclusion of private amenity space (i.e. private gardens) in lieu of the communal amenity space previously proposed.

These units are dual fronted, with appropriate boundary treatments, so that they provide access, active frontages and passive surveillance to the 'front' and 'rear' of the units.

In addition to the site layout plan, floorplans, elevations and sections for the Type G units, John Fleming Architects have prepared an updated Housing Quality Assessment (HQA), which demonstrates that the revised units comply with the required spatial requirements.

The attached updated Statement of Consistency has been prepared to demonstrate compliance (for both Options) with the policies and objectives of the Meath County Development Plan 2021-2027 and the 'Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities' issued by the Department of Housing, Planning and Local Government in 2024.

It is submitted that the inclusion of the Type G units (in lieu of the units previously described as 3 storey duplex apartments), **is a non-material change** and is consistent with the scheme submitted to Meath County Council.

#### **Option B:**

Option B comprises the provision of a new 3 bed house typology i.e. Type X, within Terraces D, E, F and G, in lieu of the units previously described as 3 storey duplex apartments within Blocks D, E, F and G. While there are changes to the internal layout and external elevations of these units, there are no material changes to the overall layout, height and scale and again the main change is the inclusion of private amenity space (i.e. private gardens) in lieu of the communal amenity previously proposed. The total number of units within Terraces D, E, F and G will remain at 24 no. units.

These units are also dual fronted, with appropriate boundary treatments, so that they provide access, active frontages and passive surveillance to the 'front' and 'rear' of the units.

In addition to the site layout plan, floorplans, elevations and sections for the Type X units, John Fleming Architects have prepared an updated HQA, which demonstrates that the revised units comply with the required spatial requirements.

It is submitted that the inclusion of the Type X units (in lieu of the units previously described as 3 storey duplex apartments), is also a **non-material change** and is consistent with the scheme submitted to Meath County Council and provides a further alternative option for the Board's consideration.

The attached updated Statement of Consistency has been prepared to demonstrate compliance (for both Options) with the policies and objectives of the Meath County Development Plan 2021-

2027 and the 'Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities' issued by the Department of Housing, Planning and Local Government in 2024.

For both options, the layout and site boundary treatments adjoining the local centre zoned lands, have been designed to allow for the amalgamation with the future open space/development on the adjoining local centre zoned lands, when these lands are brought forward for development.

As part of this submission, an updated HQA and drawings for both options have been prepared by John Fleming Architects. As the modifications involved in both options comprise non-material changes to the overall scheme, there is no need to revise/update the other material submitted with the initial LRD application.

We trust that this submission will be taken into account in the Boards assessment of the proposed development. Please contact the undersigned if you require any further information.

Yours sincerely,



Tom Halley  
**McCutcheon Halley**

- Encl.    1) Drawings by John Fleming Architects – Option A (i.e. House Type G).  
          2) Drawings by John Fleming Architects – Option B (i.e. House Type X).  
          3) HQA by John Fleming Architects for Option A (House Type G) and Option B (House Type X).  
          4) Updated Statement of Consistency by MH Planning.

# DRAWING ISSUE SHEET

Purpose of Issue : Preliminary / **Planning** / Tender / Contract / Construction / Legal.

Project Title		Largescale Residential Development at Bennetstown, Dunboyne North, Co.Meath		Project Number :		2237	
Issue Date		Day		25			
		Month		10			
		Year		24			
Drawing Title		Dwg No.		Scale			
<b>HOUSE TYPE G OPTION</b>							
Part Site Layout 2 (Principle Site) - House Type G Option		DBN-SPG-00-DR-JFA-AR-P1007		1:500 @ A0		✓	
Terrace D - House Type G - Floor Plans		DBN-TDG-ZZ-DR-JFA-AR-P2001		1:100 @A1		✓	
Terrace D - House Type G - Elevations & Sections		DBN-TDG-ZZ-DR-JFA-AR-P4001		1:100 @A1		✓	
Terrace E - House Type G - Ground & First Floor Plans		DBN-TEG-ZZ-DR-JFA-AR-P2001		1:100 @A1		✓	
Terrace E - House Type G - Second Floor & Roof Plans		DBN-TEG-ZZ-DR-JFA-AR-P2002		1:100 @A1		✓	
Terrace E - House Type G - East & West Elevations		DBN-TEG-ZZ-DR-JFA-AR-P4001		1:100 @A1		✓	
Terrace E - House Type G - North and South Elevations & Sections		DBN-TEG-ZZ-DR-JFA-AR-P4002		1:100 @A1		✓	
Terrace F - House Type G - Ground & First Floor Plans		DBN-TFG-ZZ-DR-JFA-AR-P2001		1:100 @A1		✓	
Terrace F - House Type G - Second Floor & Roof Plans		DBN-TFG-ZZ-DR-JFA-AR-P2002		1:100 @A1		✓	
Terrace F - House Type G - North & South Elevations		DBN-TFG-ZZ-DR-JFA-AR-P4001		1:100 @A1		✓	
Terrace F - House Type G - East and West Elevations & Sections		DBN-TFG-ZZ-DR-JFA-AR-P4002		1:100 @A1		✓	
Terrace G - House Type G - Floor Plans		DBN-TGG-ZZ-DR-JFA-AR-P2001		1:100 @A1		✓	
Terrace G - House Type G - Elevations & Sections		DBN-TGG-ZZ-DR-JFA-AR-P4001		1:100 @A1		✓	
Further Information Booklet - House Type G						✓	
Housing Quality Assessment - House Type G Option						✓	
Landscape Design Context Plan				1:1000 @A1		✓	
Landscape Design - Cell A				1:200 @A1		✓	
Landscape Design - Cell E				1:200 @A1		✓	
<b>HOUSE TYPE X OPTION</b>							
Part Site Layout 2 (Principle Site) - House Type X Option		DBN-SPX-00-DR-JFA-AR-P1007		1:500 @ A0		✓	
Terrace D - House Type X - Floor Plans		DBN-TDX-ZZ-DR-JFA-AR-P2001		1:100 @A1		✓	
Terrace D - House Type X - Elevations & Section		DBN-TDX-ZZ-DR-JFA-AR-P4001		1:100 @A1		✓	
Terrace E - House Type X - Ground & First Floor Plans		DBN-TEX-ZZ-DR-JFA-AR-P2001		1:100 @A1		✓	
Terrace E - House Type X - Second Floor & Roof Plans		DBN-TEX-ZZ-DR-JFA-AR-P2002		1:100 @A1		✓	
Terrace E - House Type X - East & West Elevations		DBN-TEX-ZZ-DR-JFA-AR-P4001		1:100 @A1		✓	
Terrace E - House Type X - North and South Elevations & Section		DBN-TEX-ZZ-DR-JFA-AR-P4002		1:100 @A1		✓	
Terrace F - House Type X - Ground & First Floor Plans		DBN-TFX-ZZ-DR-JFA-AR-P2001		1:100 @A1		✓	
Terrace F - House Type X - Second Floor & Roof Plans		DBN-TFX-ZZ-DR-JFA-AR-P2002		1:100 @A1		✓	
Terrace F - House Type X - North & South Elevations		DBN-TFX-ZZ-DR-JFA-AR-P4001		1:100 @A1		✓	
Terrace F - House Type X - East and West Elevations & Section		DBN-TFX-ZZ-DR-JFA-AR-P4002		1:100 @A1		✓	
Terrace G - House Type X - Floor Plans		DBN-TGX-ZZ-DR-JFA-AR-P2001		1:100 @A1		✓	
Terrace G - House Type X - Elevations & Section		DBN-TGX-ZZ-DR-JFA-AR-P4001		1:100 @A1		✓	
Further Information Booklet - House Type X						✓	
Housing Quality Assessment - House Type X Option						✓	
<b>Distribution</b>							
Client							
Structural Engineer							
Mech & Elec Engineer							
Quantity Surveyor							
Contractor							
Other		Specify: Planning Consultant					
<b>Purpose of Issue</b>							
Preliminary Only							
Planning		✓					
Tender							
Contract							
Construction							
Other		Specify					
<b>Issue Methods</b>							
P = Post, H = Hand, C = Courier, E = Email, Dropbox = DB		H					
<b>Issued By : (Project Leader) DH</b>							