

Appeal Statement

This Statement of appeal against decision by Meath County council to grant permission for a Large-Scale Residential Development comprising 364 no. residential units, a Commercial Building containing a Creche, a Retail Unit and a Café and a section of the Ratoath Outer Relief Road (RORR) together with all associated ancillary accommodation, open space and site development works on a site (12.58 ha) located on the southern edge of the settlement of Ratoath in County Meath.

Date of Decision: 14th August 2025

Planning register reference: 2560637

Name: Yvonne Everard

Yvonne Everard 10/09/2025

Address: Cunney's Field House, Glascairn Lane, Ratoath, Co.Meath A85CP26

Documents attached:

- ☐ Maps 1 – 5
- ☐ Maps A1 & A2
- ☐ Document A3
- ☐ Letter from ESB + *Zoning Map*
- ☐ Original Submission to Meath County Council

AN COIMISIÚN PLEANÁLA	
LDG-	<i>082771-25</i>
ACP-	
10 SEP 2025	
Fee: € <i>220</i>	Type: <i>Card</i>
Time: <i>12.57</i>	By: <i>Hand</i>

Breach of S.47.48 and 49 of the roads act 1993: No legal right to close Glascairn Lane public road L-5020 and turn it into a cul-de-sac. No consultation has taken place, or consent sought, or permission given by the current residential owners. This lane is centuries old- and long-time access to Kilbride Road will no longer exist. Closing a public right of way is a breach of the consultation process as specified in section 12 and 73 of the Road Act 1993. It is a legal requirement to seek the relevant ministerial approval to give effect to Meath County Council Authority's order to abandon this local road (L-5020). The minister must consult with the National Roads Authority before making a decision affecting the public road. No evidence of this ministerial approval has been included in the Meath County Council Development Plan 2021-2027, therefore, blatantly defying it. In turn, the existing residents would be under financial burden for the upkeep of this lane if it is removed as a public road. It is totally unacceptable to place this on residents.

Map 1:

Showing the yellow hatched area zoned residential. Apartment blocks, coloured pink & brown, are totally outside the residential zone and is on land zoned agriculture.

The map produced is inaccurate. As this development is not all on residential zone land (i.e. 2 apartment blocks on agricultural land), it completely contradicts the objectives laid out in the Meath County Council Development Plan 2021-2027. The two new proposed entrances on the outer relief road to adjoining lands are unnecessary as they have existing entrances, marked "EE" in green squares in Jamestown. But these entrances do not show up on the clearly outdated land registry map or have been purposefully left off. The area of 75 meters which is referred to in this application with letter of consent from Meath County Council to be surfaced does not have planning permission. The area hatched blue (0.63 acres) in Jamestown is not in the ownership of the applicant and it states a legal agreement is in place. This does not guarantee completion of this section of the road and creates a ransom area for the landowner. The proper, legal consent to the use of this 0.63 acres has only been given by one of the landowners. The four other landowners have not. These landowners may not be aware that this consent has been given on their behalf. When the first section of this road was granted the applicant at the time did not own the land and neither did Meath County Council. Furthermore, the completed section of the outer relief road was developed outside the zoned boundary as you will see on the map and created a ransom triangle. This applicant has also stated in their previous application in 2022 that he could not acquire the triangle.

Maps 2 & 3:

Aerial maps taken from Land Direct shows the zoning boundary in the colour orange.

Map 4:

Shows apartment blocks 5 & 6 on the agricultural land.

Map from Planning Drawings:

This also shows cycle lanes on the left and right at 0.5m wide. This is 1.5m less than the required 2 metres by the National Transport Authority or under the 2023 Cycle Design Manual. **Map 5** shows the zoned line in black.

The proposed signalised junction on R155 should be removed and replaced with a roundabout to keep traffic flowing. This road currently has major traffic issues, and the proposed solution with only exacerbate this. The signalised junction on R125 on the outer relief road is a disaster and is causing serious delays everyday and when the lights are not operating, which has happened on a number of occasions, causing a serious safety risk.

The ditch that runs through the development runs through my property. This was to remain open on their previous application in 2022, as well as retaining the trees. In this application, the ditch is closed off, leading to environmental implications, such as frog extinction etc. This should not be connected to the drainpipe running through my property and the applicant will not be getting permission to do so. See **Map A1** ditch marked in blue. The houses planned along the boundary line of my property outlined in black on the same map should not have any windows facing this area, as this would be an invasion of privacy for my family members who intended to build homes in this area in the

very near future. It would also devalue the property greatly. The adjoining boundary between my folio and the applicant's folio is incorrect and this issue is currently with our respective legal teams. Boundary line in red on the same map.

There is currently 4 ESB poles on my property. This applicant has proposed to run underground. This information has also been brought to my attention by the ESB themselves. BEO will not be given permission to do so and will have to keep a safe distance away from all properties (16 metres enforced by the ESB). ESB map attached marked as **Map A2**

This is a rural area and apartment blocks should not be granted permission. In fact, this applicant has previously built apartment blocks in Ratoath under a different company name. Serious issues have arisen from this development, such as fire hazards, which brought this company to court. Apartment blocks near our home will not only further devalue our home but also all my neighbours, as well as invading our privacy by being overlooked by these multistorey buildings.

Meath County Council have totally ignored that this development falls under a current flight path where hundreds of planes flight over every day and night. No provisions for sound proofing have been outlined in the current application. This could have detrimental health effects for future buyers who may not be aware of this issue.

A copy of the original instrument attached to show that land registration rejected the registration of part of the area under this application, see **Document A3**.

Application Decision Made

OnlinePlanning <onlineplanning@planning.localgov.ie>
Reply-To: OnlinePlanning <onlineplanning@planning.localgov.ie>
To: <yeverard17@gmail.com>

Thu, Aug 14 at 6:00 PM

Dear Yvonne
Everard,

RE: 2560637

I refer to submission received from you, with regard to the above planning application. I wish to inform you that the application has been given a decision.

Yours faithfully,

Meath County Council

*** Please do not Reply to this email as the email address

onlineplanning@planning.localgov.ie is not a valid email account. For any online planning related queries, please fill out the form at <https://planning.localgov.ie/contact> and a member of the team will respond to your query **

***** This message is intended only for the use of the person(s) to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible. The views expressed in this communication may not necessarily be the views held by LGMA (Local Government Management Agency). Any attachments have been checked by a virus scanner and appear to be clean. Please ensure that you also scan all messages, as LGMA does not accept any liability for contamination or damage to your systems.

***** Is faoi rún agus chun úsáide an té a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil leis an seoltóir a luaithe is féidir. Ní hionann na tuairimí luaite sa ríomhphost seo agus tuairimí An Gníomhaireacht Bainistíochta Rialtais Áitiúil Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphost seo agus aon comhad atá nasctha leis scuabtha le bogearraí frithvórais chun vórais ríomhaire a aimsiú agus is cosúil go bhfuil siad glan. Bí cinnte an ríomhphost seo a mionscrúdú, mar ní ghlacann An Gníomhaireacht Bainistíochta Rialtais Áitiúil freagracht faoi aon damáiste a dhéanfaí le do chórais ríomhaireachtaí. *****

41d9fc8d-3861-45c9-bdb3-a2c69bedfaef.pdf

Comhairle Chontae na Mí

Roinn Pleanáil,
Teach Buvinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mí, C15 Y291
Fón: 046 - 9097500/Fax: 046 - 9097001
R-phost: planning@meathcoco.ie
Web: www.meath.ie



Meath County Council

Planning Department
Buvinda House, Dublin Road,
Navan, Co. Meath, C15 Y291
Tel: 046 - 9097500/Fax: 046 - 9097001
E-mail: planning@meathcoco.ie
Web: www.meath.ie

Planning & Development Act 2000 – 2023 NOTIFICATION OF DECISION

TO: Beo Properties Limited
Maria Rochford
1 Stokes Place
Dublin 2
Dublin D02 DE03

GRANT

PLANNING REGISTER NUMBER: 25/60637
APPLICATION RECEIPT DATE: 20/06/2025
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 14/08/2025 decided to **GRANT PERMISSION** to the above named for development of land, in accordance with the documents submitted namely:- We, Beo Properties Limited, intend to apply to Meath County Council for a 7-year planning permission for a Large-scale Residential Development (LRD) at this site (12.58 ha) located on the southern edge of the settlement of Ratoath in County Meath, within the townlands of Commons and Jamestown. The subject site is generally bound to the north by Glascarn Lane, the rear of houses at Glascarn Lane, further existing residential dwellings and a permitted strategic housing development (SHD) scheme (Reg Ref: TA17/305196); to the east by the permitted SHD scheme (Reg Ref: TA17/305196); to the south by existing agricultural fields and by Glascarn Lane; and to the west by Fairyhouse Road (R155), the rear of houses on Fairyhouse Road, Cairn Court and Carraig na Gabhna, and existing agricultural fields.

The development will consist of the construction of 364 No. residential units, a Commercial Building (857.05 sq.m) containing a Creche, a Retail Unit and a Café and a section of the Ratoath Outer Relief Road (RORR) together with all associated ancillary accommodation, open space and site development works. The total overall gross floor area (GFA) of the development is 40,753.53 sq.m of which 39,881.14 sq.m is residential GFA and 872.39 sq.m is non-residential GFA. The proposed development consists of 364 No. residential units including 250 No. houses and 114 No. apartment / duplex units. The 250 No. houses will further consist of 38 No. 2-Bed, 151 No. 3-Bed, 50 No. 4-Bed and 11 No. 5-Bed units each with a private residential garden. In total, 500 No. car parking spaces are provided for the proposed houses. The proposed development consists of a mix of Detached, Semi-Detached and Mid-Terrace housing types ranging from 2- to 3-storeys in height.

The 114 No. apartment / duplex units will be provided within a total of 9 No. Blocks ranging from 2-4 storeys in height including 6 No. Apartment Blocks with a total of 91 No. apartments and 3 No. Duplex Blocks with a total of 23 No. duplex units. Each apartment / duplex unit will have a private balcony/terrace and access to communal open space totaling 0.118 ha. The 114 No. apartment / duplex units will further consist of 32 No. 1-Bed units, 69 No. 2-Bed units and 13 No. 3-Bed units. Details of the Apartment and Duplex Blocks are provided on a block-by-block basis below:

- Apartment Block 1 (3- & 4-Storey Building) will consist of 6 No. 1-Bed units and 13 No. 2-Bed units
- Apartment Block 2 (4-Storey Building) will consist of 2 No. 1-Bed units and 10 No. 2-Bed units
- Apartment Block 3 (4-Storey Building) will consist of 2 No. 1-Bed units and 10 No. 2-Bed units
- Apartment Block 4 (3-Storey Building) will consist of 5 No. 1-Bed units and 10 No. 2-Bed units
- Apartment Block 5 (4-Storey Building) will consist of 6 No. 1-Bed units and 14 No. 2-Bed units
- Apartment Block 6 (2 & 3-Storey Building) will consist of 4 No. 1-Bed units and 9 No. 2-Bed units
- Duplex Block 1 (3-Storey Building) will consist of 2 No. 1-Bed units, 1 No. 2-Bed unit and 4 No. 3-Beds units
- Duplex Block 2 (3-Storey Building) will consist of 3 No. 1-Bed units, 1 No. 2-Bed unit and 5 No. 3-Beds units
- Duplex Block 3 (3-Storey Building) will consist of 2 No. 1-Bed units, 1 No. 2-Bed unit and 4 No. 3-Beds units

In total, 152 No. car parking spaces are provided for the proposed apartment / duplex units comprised of 114 No. spaces for residents (including 25 No. EV spaces) and 38 No. spaces for visitors (including 7 No. EV spaces and 9 No. Accessible spaces). A total of 266 No. cycle parking spaces are provided for the apartment / duplex units including 209 No. spaces for residents and 57 No. spaces for visitors. A total of 4 No. ancillary external bin stores (59.23 sq.m) are provided to serve the proposed apartment / duplex blocks. The proposed development includes a 2-storey Commercial Building (857.05 sq.m) comprising of a Creche (total 692.8 sq.m) at ground level and first floor level with associated Creche outdoor play area at ground level (254.4 sq.m), a Retail Unit (93.5 sq.m) at ground level and a Café (63.13 sq.m) at ground level with associated outdoor seating area. In total, 24 No. car parking spaces are provided for the Commercial Building including 4 No. EV spaces, 1 No. Accessible space and 2 No. Set down spaces. A total of 8 No. cycle parking spaces are provided for the Commercial Building. 1 No. ancillary external bin store (15.34 sq.m) is provided to serve the proposed Commercial Building.

Comhairle Chontae na Mí

Rainn Pleanáil,
Teach Bivinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mí, C15 Y291
Fón: 046 – 9097500/Fax: 046 – 9097001
R-phost: planning@meathcoco.ie
Web: www.meath.ie



Meath County Council

Planning Department
Bivinda House, Dublin Road,
Navan, Co. Meath, C15 Y291
Tel: 046 – 9097500/Fax: 046 – 9097001
E-mail: planning@meathcoco.ie
Web: www.meath.ie

The proposed development will include the construction of the remaining section of the Ratoath Outer Relief Road (RORR) from its current temporary termination point to the east of the subject site to the existing Fairyhouse Road (R155) in the west. The proposed section of the RORR runs from a new proposed signalised junction on the R155, east along the southern boundary of the subject site for approximately 1.08km to the current RORR temporary termination point and for an additional 75m to put a new surface course on the adjoining constructed section of the RORR. A dedicated pedestrian path and a segregated two-way cycle path is proposed along the northern side of the proposed road. 2 No. bus stop laybys are proposed along the proposed section of the RORR with 1 No. on the northern side and 1 No. on the southern side of the proposed carriageway. A grass verge is proposed to the north of the RORR and a soft margin is proposed along the south side of the RORR. A toucan controlled crossing is proposed along the RORR to the west of the proposed bus stop laybys to allow for safe access from the pedestrian/cycle infrastructure on the northern side of the RORR to the bus stop and Glascarn Lane on the southern side of the RORR. The proposed road will provide access to the subject site in the form of two priority junctions on the northern side of the RORR. 3 No. agricultural site entrances and a new junction with Glascarn Lane are proposed on the southern side of the RORR. Dedicated pedestrian and shared pedestrian/cycle path connections are provided from the subject site to Fairyhouse Road (R155) to the west, Glascarn Lane to the north, and the RORR and Glascarn Lane to the south. The proposed development includes the realignment of an existing section of Glascarn Lane (c. 270m in total) to facilitate the construction of the proposed section of the RORR. To the north of the RORR, an existing section of Glascarn Lane (c. 75m) will have vehicular traffic removed from it and be repurposed as an active travel shared surface. To the south of the RORR, an existing section of Glascarn Lane will be upgraded to a 2-lane road (c. 187m) with a 40m footpath along the eastern side of the carriageway.

A total of 1.59 ha landscaped public open space comprising a central public park area of 0.4 ha and a series of pocket parks featuring formal and informal play and amenity areas are also proposed and distributed throughout the development. Planning permission is also sought for an extension to the foul water network, surface water and watermain along the RORR required to facilitate the development and for all associated site development and infrastructural works, services provision, foul and surface water drainage, internal roads and pathways, parking infrastructure, lighting, substations, hard and soft landscaping, boundary treatments, green and blue infrastructure and associated signage. An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application including Environmental Impact Assessment Report, may be inspected online at the following website setup by the applicant: www.ratoathlrd.ie at A 12.58 ha site located in the townlands of Commons and Jamestown Ratoath, Ratoath, County Meath, subject to the 32 conditions set out in the Schedule attached.

DATE: 14/08/2025

On behalf of MEATH COUNTY COUNCIL

Provided there is no appeal against this DECISION a grant of planning permission will issue at the end of six weeks.

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL GRANT OF PLANNING PERMISSION HAS ISSUED

NOTE:

1. Any appeal against a decision of a Planning Authority under Section 34 of the Planning and Development Act, of 2000-2023 may be made to An Coimisiún Pleanála. Any person may appeal **WITHIN FOUR WEEKS** beginning on the date of the decision.
2. Appeals should be addressed to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. **In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.**

Comhairle Chontae na Mí

Roinn Pleanáil,
Teach Buvinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mí, C15 Y291
Fón: 046 – 9097500/Fax: 046 – 9097001
R-phost: planning@meathcoco.ie
Web: www.meath.ie



Meath County Council

Planning Department
Buvinda House, Dublin Road,
Navan, Co. Meath, C15 Y291
Tel: 046 – 9097500/Fax: 046 – 9097001
E-mail: planning@meathcoco.ie
Web: www.meath.ie

Guide to Fees payable to the Board

- a. Appeal against a decision of a planning authority on a planning application relating to commercial development¹ made by the person by whom the planning application was made, where the application included the retention of development is € 4,500 or € 9,000 if EIA R/ NIS involved².
 - b. Appeal against a decision of a planning authority on a planning application relating to commercial development¹, made by the person by whom the planning application was made, other than an appeal mentioned at (a) is € 1,500 or € 3,000 if EIA R / NIS involved².
 - c. Appeal against a decision of a planning authority on a planning application made by the person by whom the planning application was made, where the application included the retention of development, other than an appeal mentioned at (a) or (b) is € 660.
 - d. Appeal other than an appeal mentioned at (a), (b), (c) or (f)³ is € 220
 - e. Application for leave to appeal is € 110.
 - f. Appeal following a grant of leave to appeal € 110.
 - g. Any first party appeal solely against contribution conditions under section 48 or 49 of the 2000 – 2023 Acts, as amended, attracts a fee of €220 irrespective of the nature of the application
- An appeal will be invalid unless accompanied by the appropriate fee and evidence of payment of submission fee to the Planning Authority.**

Submissions or observations to An Coimisiún Pleanála by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be submitted within four weeks of receipt of the appeal by An Coimisiún Pleanála and must be accompanied by a fee of € 50.

Footnote

- ¹ Commercial development includes 2 or more dwellings. See Board's order determining fees and its appeal guide.
- ² The higher fee applies where an Environmental Impact Assessment Report(EIA R) or Natura Impact Statement (NIS) was submitted to the planning authority under section 172(1) and / or 177T of the 2000 - 2023 Planning Act or article 103(1) of the 2001-2025 Planning Regulations, as amended except where the appeal relates solely to a section 48 / 49 development / supplementary development contribution scheme and/or a special financial contribution. (refer to (g) above).
- ³ Applies to:- (i) All third party appeals except where the appeal follows a grant of leave to appeal; (ii) First party normal planning appeals (section 37) not involving commercial or unauthorised development, or an EIA R; (iii) All other appeals (non-section 37).

While every care has been taken to ensure the accuracy and completeness of this information, it is the responsibility of any person / body making an appeal to ensure that their appeal is accompanied by the correct fee.

For more information on Appeals you can contact An Coimisiún Pleanála at:

Tel: 01 - 8588100 or LoCall: 1890 275 175

Fax: 01 – 8722684

E-mail: bord@pleanala.ie

Web: www.pleanala.ie

Payment details regarding your submission

OnlinePlanning <onlineplanning@planning.localgov.ie>
Reply-To: OnlinePlanning <onlineplanning@planning.localgov.ie>
To: <yeverard17@gmail.com>

Thu, Jul 24 at 11:27 AM

Dear Yvonne Everard,

We have received your payment in regard to submission with Online Reference Number 150000031900.

Please find payment details below:

- Amount: €20.00
- Receipt No.: 13271
- Payment Transaction No.: 17533528047414052
- CRM Transaction No.: 150000031900
- Planning Application Reference No.: 2560637

Paid on: 24/07/2025 11:26am

Yours faithfully,
Meath County Council

A Yvonne Everard, a chara,

RE: 150000031900.

Is maith linn a dheimhniú leat go bhfuarthas d'íocaíocht fa choinne do aighneacht le uimhir thagartha ar líne.

Féach thíos, le do thoil, na sonraí admhála:

- Méid: €20.00
- Uimhir Admhála: 13271
- Uimhir Íocaíochta Idirbhirt: 17533528047414052
- Uimhir CRM Idirbheart: 150000031900
- Uimhir Thagartha d'Iarratais Pleanála: 2560637

Íoctha ar: 24/07/2025 11:26am

Is mise le meas,
Meath County Council

***** This message is intended only for the use of the person(s) to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible. The views expressed in this communication may not necessarily be the views held by LGMA (Local Government Management Agency). Any

Acknowledgement of receipt of submission on a planning application

OnlinePlanning <onlineplanning@planning.localgov.ie>
Reply-To: OnlinePlanning <onlineplanning@planning.localgov.ie>
To: <yeverard17@gmail.com>

Fri, Jul 25 at 9:54 AM

Submission No.:
150000031900

Date of Issue:
25/07/2025
09:53am

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANALA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

Meath County Council

PLANNING APPLICATION REFERENCE No: 2560637

A submission/observation in writing, has been received from Yvonne Everard on 24/07/2025 in relation to the above planning application.

The appropriate fee of €20 has been paid. (Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,
Meath County Council

IS DOICIMÉAD TÁBHACHTACH É SEO

COINNIGH AN DOICIMÉAD SEO SLÁN. BEIDH ORT AN ADMHÁIL SEO A CHUR AR FÁIL DON BHORD PLEANÁLA MÁŠ
MIAN LEAT ACHOMARC A DHÉANAMH IN AGHAIDH CHINNEADH AN ÚDARÁIS PHLEANÁLA. IS É SEO AN tAON

Meath County Council

UIMHIR THAGARTHA AN IARRATAIS PHLEANÁLA: 2560637

Maidir leis an iarratas pleanála thuasluaite fuarthas aighneacht/tuairim i scríbhinn ó Yvonne Everard ar 24/07/2025.

Íocadh an táille chuí de €20. (Ní chaithfidh comhlachtaí forordaithe aon táille a íoc)

Tá an aighneacht/tuairim ag teacht leis na forálacha cuí atá i Rialacháin Phleanála agus Forbartha 2001 agus cuirfidh an tÚdarás Pleanála sin san áireamh agus é ag déanamh cinneadh ar an iarratas pleanála.

Is mise le meas,
Meath County Council

***** This message is intended only for the use of the person(s) to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible. The views expressed in this communication may not necessarily be the views held by LGMA (Local Government Management Agency). Any attachments have been checked by a virus scanner and appear to be clean. Please ensure that you also scan all messages, as LGMA does not accept any liability for contamination or damage to your systems.

***** Is faoi rún agus chun úsáide an té a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil leis an seoltóir a luaithe is féidir. Ní hionann na tuairimí luaite sa ríomhphost seo agus tuairimí An Gníomhaireacht Bainistíochta Rialtais Áitiúil Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphost seo agus aon comhad atá nasctha leis scuabtha le bogearraí frithvórais chun vórais ríomhaire a aimsiú agus is cosúil go bhfuil siad glan. Bí cinnte an ríomhphost seo a mionscrúdú, mar ní ghlacann An Gníomhaireacht Bainistíochta Rialtais Áitiúil freagracht faoi aon damáiste a dhéanfaí le do chórais ríomhaireachtaí. *****

attachments have been checked by a virus scanner and appear to be clean. Please ensure that you also scan all messages, as LGMA does not accept any liability for contamination or damage to your systems.

***** Is faoi rún agus chun úsáide an té a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil leis an seoltóir a luaithe is féidir. Ní hionann na tuairimí luaite sa ríomhphost seo agus tuairimí An Gníomhaireacht Bainistíochta Rialtais Áitiúil Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphost seo agus aon comhad atá nasctha leis scuabtha le bogearraí frithvíorais chun víorais ríomhaire a aimsiú agus is cosúil go bhfuil siad glan. Bí cinnte an ríomhphost seo a mionscrúdú, mar ní ghlacann An Gníomhaireacht Bainistíochta Rialtais Áitiúil freagracht faoi aon damáiste a dhéanfaí le do chórais ríomhaireachtaí. *****

Acknowledgement of receipt of submission on a planning application

OnlinePlanning <onlineplanning@planning.localgov.ie>
Reply-To: OnlinePlanning <onlineplanning@planning.localgov.ie>
To: <yeverard17@gmail.com>

Fri, Jul 25 at 9:54 AM

Submission No.:
150000031900

Date of Issue:
25/07/2025
09:53am

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANALA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

Meath County Council

PLANNING APPLICATION REFERENCE No: 2560637

A submission/observation in writing, has been received from Yvonne Everard on 24/07/2025 in relation to the above planning application.

The appropriate fee of €20 has been paid. (Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,
Meath County Council

IS DOICIMÉAD TÁBHACHTACH É SEO

COINNIGH AN DOICIMÉAD SEO SLÁN. BEIDH ORT AN ADMHÁIL SEO A CHUR AR FÁIL DON BHORD PLEANÁLA MÁŠ
VIAN LEAT ACHOMARC A DHÉANAMH IN AGHAIDH CHINNEADH AN ÚDARÁIS PHLEANÁLA. IS É SEO AN TAON

FHIANNAISE AMHÁIN ATÁ ANN A NGLACFAIDH AN BORD PLEANÁLA LEIS GUR CUIREADH AIGHNEACHT FAOI BHRÁID AN ÚDARÁIS PHLEANÁLA MAIDIR LEIS AN IARRATAS.

Meath County Council

UIMHIR THAGARTHA AN IARRATAIS PHLEANÁLA: 2560637

Maidir leis an iarratas pleanála thuasluaite fuarthas aighneacht/tuairim i scríbhinn ó Yvonne Everard ar 24/07/2025.

Íocadh an táille chuí de €20. (Ní chaithfidh comhlachtaí forordaithe aon táille a íoc)

Tá an aighneacht/tuairim ag teacht leis na forálacha cuí atá i Rialacháin Phleanála agus Forbartha 2001 agus cuirfidh an tÚdarás Pleanála sin san áireamh agus é ag déanamh cinneadh ar an iarratas pleanála.

Is mise le meas,
Meath County Council

***** This message is intended only for the use of the person(s) to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible. The views expressed in this communication may not necessarily be the views held by LGMA (Local Government Management Agency). Any attachments have been checked by a virus scanner and appear to be clean. Please ensure that you also scan all messages, as LGMA does not accept any liability for contamination or damage to your systems.

***** Is faoi rún agus chun úsáide an té a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil leis an seoltóir a luaithe is féidir. Ní hionann na tuairimí luaite sa ríomhphost seo agus tuairimí An Gníomhaireacht Bainistíochta Rialtais Áitiúil Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphost seo agus aon comhad atá nasctha leis scuabtha le bogearraí frithvórais chun vórais ríomhaire a aimsiú agus is cosúil go bhfuil siad glan. Bí cinnte an ríomhphost seo a mionscrúdú, mar ní ghlacann An Gníomhaireacht Bainistíochta Rialtais Áitiúil freagracht faoi aon damáiste a dhéanfaí le do chórais ríomhaireachtaí. *****



NETWORKS

esbnetworks.ie

ESB Networks
Bóthair Mhairead, Fionnghlas
Baile Átha Cliath 11, D11 X3W7, Éire
Fón 1800 372 757

ESB Networks
St. Margarets Road, Finglas
Dublin 11, D11 X3W7, Ireland
Phone 1800 372 757

7 April 2025

James Everard and Yvonne Everard
The Commons
Ratoath
County Meath
Email: jameseverard812@gmail.com

Re: The alteration of an existing medium voltage overhead electric line (the "existing MV line") on your lands at The Commons, Ratoath, County Meath

Dear Mr Everard and Ms Everard,

I refer to previous correspondence in relation to the above, resting with an email from my colleague, Pat O'Callaghan, to you on 26 March 2025, along with numerous telephone calls and site visits to your lands by Garry Cosgrove, Declan Slevin and Pat O'Callaghan of ESB Networks.

As you are aware, ESB Networks requires, as a matter of urgency, access to your lands at The Commons, Ratoath, Co. Meath to carry out certain works to the existing MV line (the "Works"). Details of the Works are set out in the wayleave notice dated 4 March 2025 (and the Schedule thereto) that was served on you.

My colleagues, Garry Cosgrove, Declan Slevin and Pat O'Callaghan, have discussed the alteration to the existing MV line and in particular, the Works and the route of line alteration across your lands with you on a number of occasions. The Works are extremely urgent as ESB Networks has serious safety concerns regarding the existing MV line due to building works being carried out in close proximity to it. Safety is paramount to ESB and it is crucial for ESB to ensure the safety of its employees and that of the public. If the Works are not completed as a matter of urgency, there could be a serious risk to life and/or risk of serious injury. Therefore, ESB Networks must take all necessary steps to avoid the risk of fatality and/or serious injury.

In addition, if the Works are not carried out as a matter of urgency, the existing MV line would need to be switched out for an extended period as a result of the significant health and safety hazard. The existing MV line is a single phase spur electricity line, which connects 30 customers (including you). In the likely event of the existing MV line being switched out, these customers (you included) would be left without electricity for an extended period of time until the existing MV line could be switched back in, i.e. once the hazard has been dealt with.

For the serious safety reasons set out above, the Works are now extremely urgent and ESB cannot delay the Works any longer. In this regard, ESB Networks must now proceed with the Works and the Works have now been included in our work schedule. ESB Networks intends on accessing your lands **Thursday, 10 April 2025 from 9.00a.m.** The Works will take approximately 1 day subject to ground, weather and/or operational conditions.

I trust that you will co-operate with the Works and allow ESB Networks and/or its contractor unhindered and unobstructed access to your lands at the date and time outlined above so that ESB Networks can commence and carry out the Works.

I confirm that any land damage caused directly as a result of the Works on your lands will be repaired by ESB Networks and/or its contractor to your reasonable satisfaction. In the event that repair is not possible, I confirm that you will be reasonably compensated by ESB Networks for any land damage directly arising from the Works on your lands. ESB Networks and/or its contractor will

make every effort to minimise the impact of the Works on your lands. In addition, I am agreeable to discussing the matter of compensation, which may be available to you due as a result of any inconvenience and/or disturbance arising as a result of the Works being carried out on your lands.

Pat O'Callaghan and I are agreeable to meeting with you to discuss the Works in advance of them commencing. If you would so like to meet, you might please contact me to arrange a mutually convenient time to meet.

Yours sincerely



Alan Page
Manager,
ESB Networks,
North East Region,
Finglas

Mobile: 087 2584145

Email: - Alan.Page@esb.ie

1

RECEIVED: 20/06/2023

LETTER OF CONSENT PROVIDED BY MEATH COUNTY COUNCIL FOR CONTINUATION OF AGRICULTURAL USE OUTSIDE OF APPLICANTS LANDSCAPING

LETTER OF CONSENT PROVIDED BY MEATH COUNTY COUNCIL FOR FORMATION OF AGRICULTURAL EYEWALL TO THEIR LAND OFF THE NEW PARK

LETTER OF CONSENT PROVIDED BY JAMES FOR FORMATION OF AGRICULTURAL EYEWALL TO THEIR LAND OFF THE NEW PARK

LETTER OF CONSENT PROVIDED BY MEATH COUNTY COUNCIL FOR GRASSLAND USE (L200)

LETTER OF CONSENT PROVIDED BY MEATH COUNTY COUNCIL FOR LANDSCAPING

LETTER OF CONSENT PROVIDED BY MEATH COUNTY COUNCIL FOR LANDSCAPING

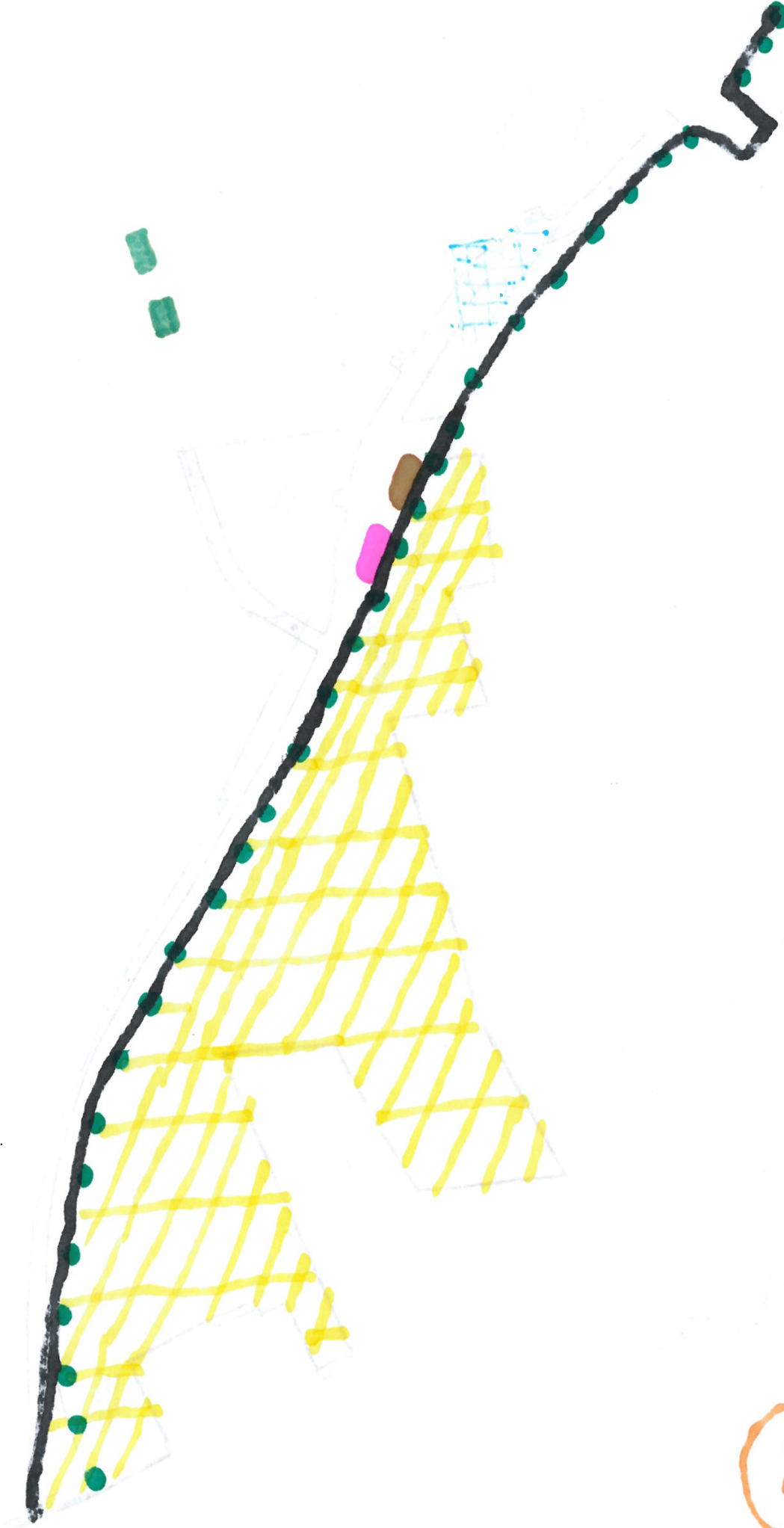
O.S.I Licence No. 2853 - C
SKU 121019
2853 - D

MAP SHEETS:

SEE MEATH COUNTY COUNCIL LETTER OF CONSENT
SEE LOCAL AUTHORITY LETTER OF CONSENT
SEE MEATH COUNTY COUNCIL LETTER OF CONSENT
SEE LOCAL AUTHORITY LETTER OF CONSENT

DEVELOPMENT BOUNDARY
AGRICULTURAL LANDSCAPING

PROPOSED DEVELOPMENT OF AGRICULTURAL EYEWALL TO THEIR LAND OFF THE NEW PARK
MEATH COUNTY COUNCIL
20/06/2023
PP-13

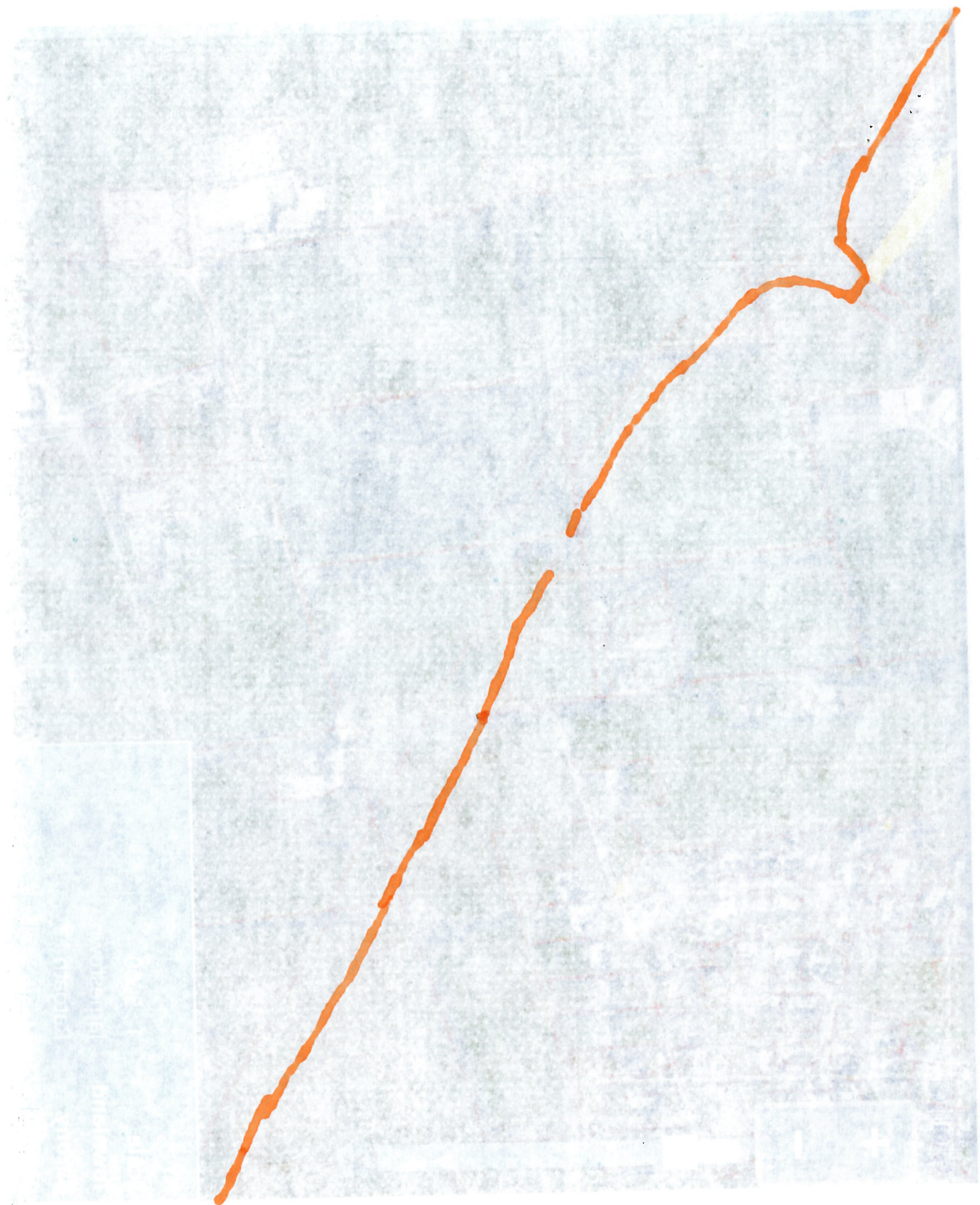


②

Map
2

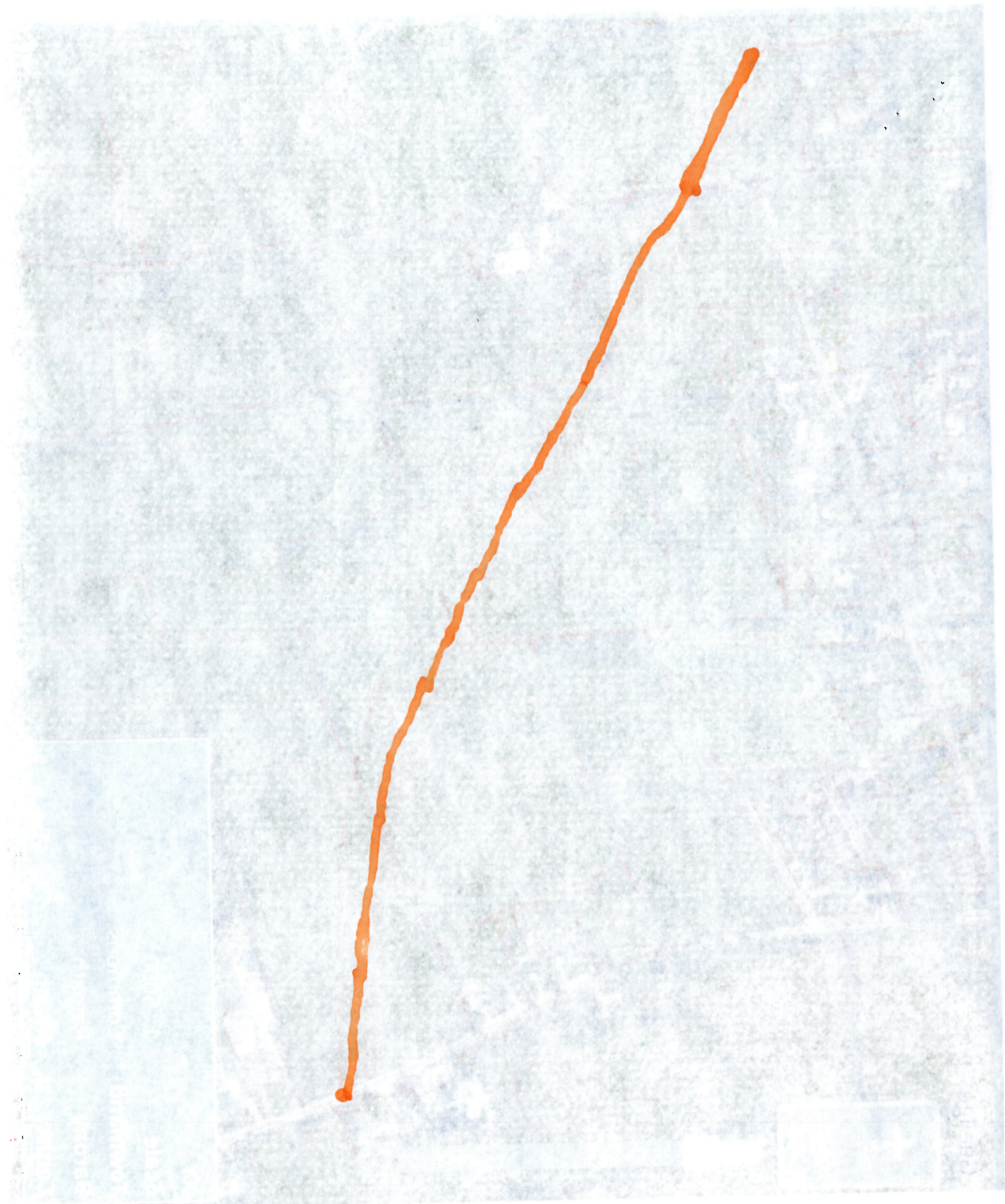


XY	
Scale	1 : 5000
Townland	Jamestown
Barony	Ratoath
County	Meath



Map (3)





Map 4

STOP LINE 200mm WIDE TO TSM R/W 317	
WORKED STOP MARKING TO TSM M14	
CONTINUOUS CENTRE LINE 500mm WIDE TO TSM M14	
TACTILE PAVING	
BUFF COLOURED TACTILE PAVING TO UNCONTROLLED	
WHEEL RIM CROSSING	
UNCONTROLLED CONTINUOUS TACTILE PAVING	
TRAFFIC SIGNS	
SIGNS	TSM REF.
	STOP SIGN (TSM - RUB CO2)
	60km/h SPEED LIMIT (TSM - RUB CO2)
	CYCLE TRACK ON THE RIGHT (TSM - RUB CO2)
	CYCLE TRACK ON THE LEFT (TSM - RUB CO2)
	PROPOSED 3.3m GALVANIZED SIGN POLES
	SIZE
	750mm
	600mm
	600mm
	600mm

KINGCROFT
DEVELOPMENT
CURRENTLY
UNDER
CONSTRUCTION

RECEIVED: 20/06/2023

PLANNING DRAWING.
NOT FOR CONSTRUCTION
ALL LEVELS GIVEN ARE
RELATIVE TO ORDNANCE DATUM.
THIS DRAWING HAS BEEN ISSUED FOR INFORMATION
ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
FOR CLARIFICATION, PLEASE REFER TO THE PROJECT MANUAL.

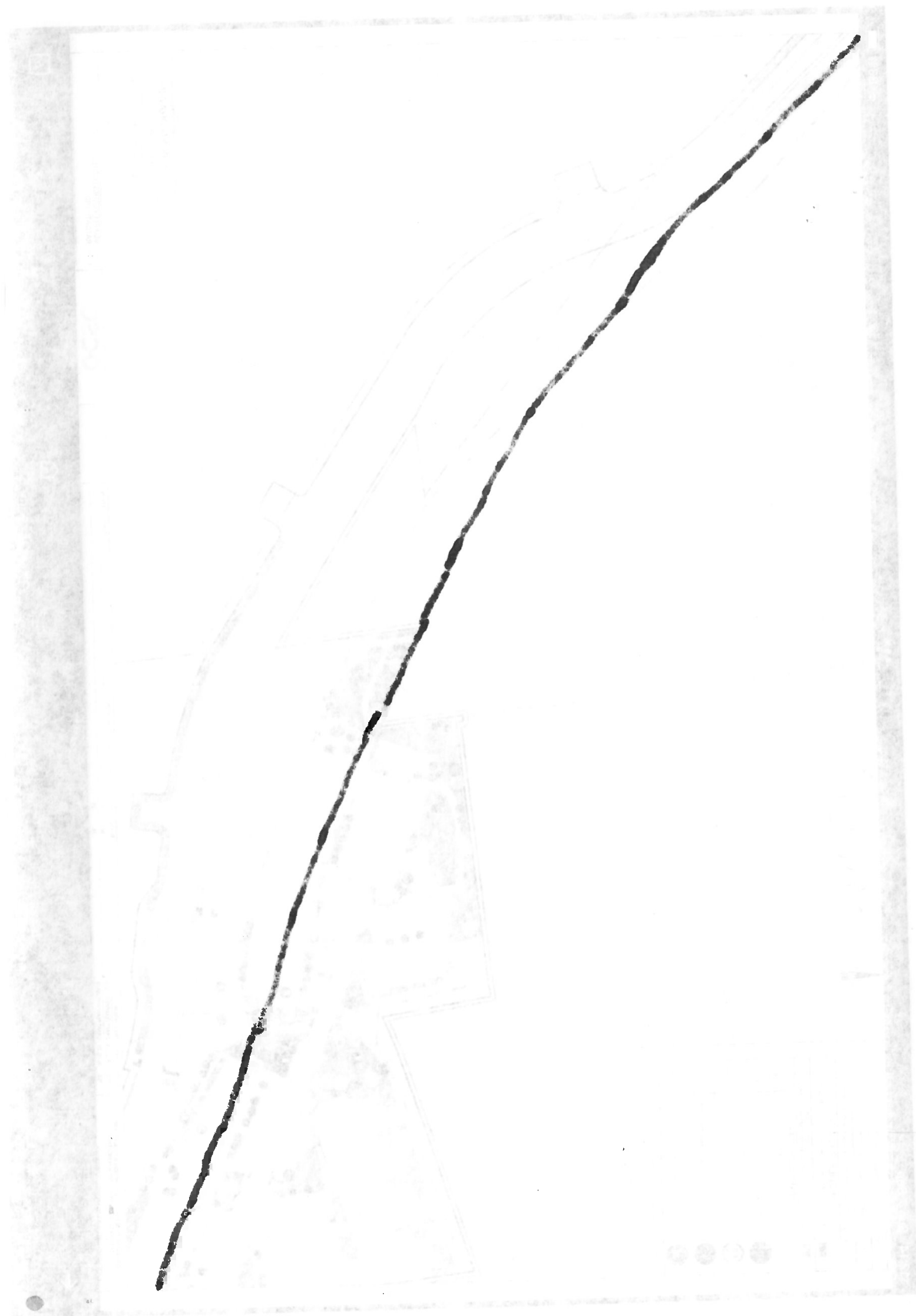
Client: BEO PROPERTIES LIMITED
Project: RATOATH LRD

OCSC

Rev No	Date	Revised By	Rev No	Date	Revised By
001	13/12/21	001	001	08/02/23	001
002	08/02/23	002	002	08/02/23	002

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER
RELEVANT DESIGN TEAM DRAWINGS AND SPECIFICATIONS.
FOR SETTING OUT PURPOSES, SEE THE PROJECT MANUAL.











Tailte Éireann

Clárúcháin, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Official Tailte Éireann Registration Map

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

This map incorporates TÉ Surveying map data under a licence from TÉ. Copyright © Tailte Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

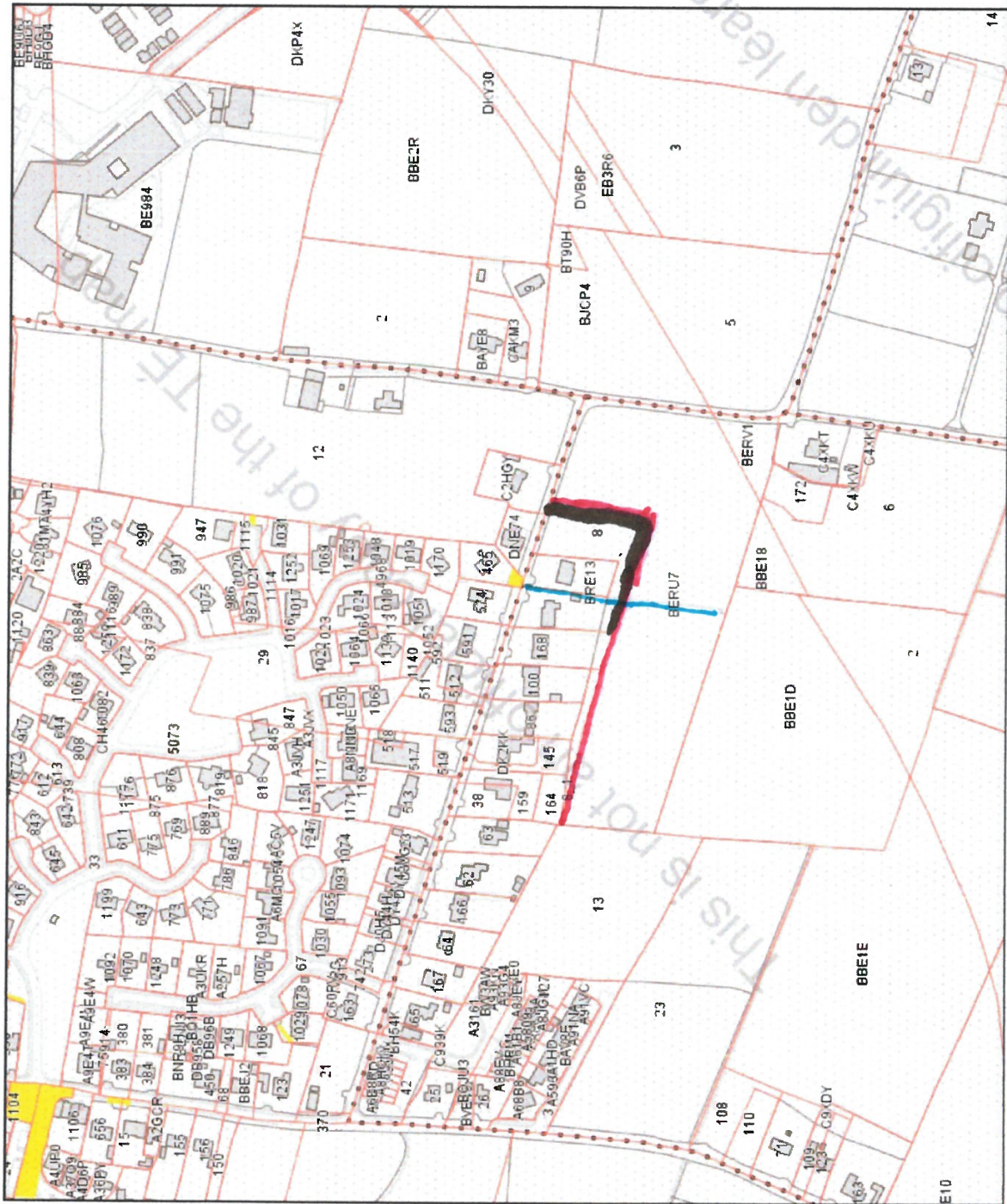
- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

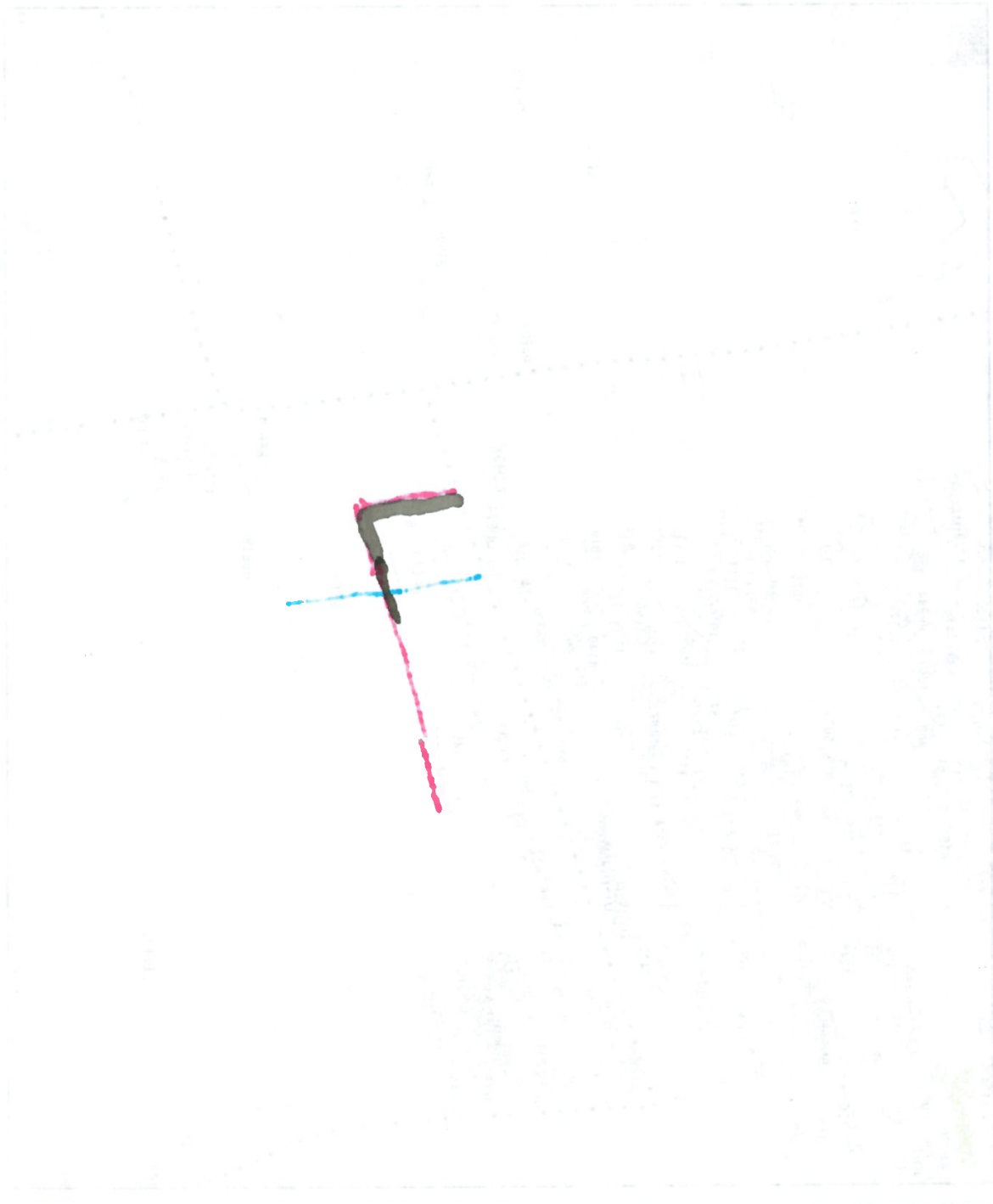
Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Sepic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie



1A



Artist
Signature
Date

Address: [illegible]
City: [illegible]
State: [illegible]
Zip: [illegible]

Phone: [illegible]

Business: [illegible]

Other: [illegible]

X.Y. 302210, 250752

A2



This map forms part of a wayleave notice issued by ESB Networks and should be read in conjunction with the wayleave notice and associated schedule.



SCALE: 1:1000

WAYLEAVE NO: 5000514293

TOWNLAND: Commons

COUNTY: Meath

NAME: James Everard
Yvonne Everard

Maps reproduced by permission
Ordnance Survey Ireland Licence No. EN0023719-24
Copyright Ordnance Survey Ireland Government of Ireland



X.Y. 301802, 250467

19

Page 1 of 1

Page 1 of 1

Page 1 of 1

Page 1 of 1

Page 1 of 1

Page 1 of 1

Page 1 of 1

Page 1 of 1

Page 1 of 1

Page 1 of 1

Page 1 of 1

Page 1 of 1

Page 1 of 1

D2004XS004137G

A3

APPLICATION TYPES

D2004XS004137G

%%%%%%%%%

appropriate, all application types, ...
uses, state the consideration in the deed

Dealing Application Type

Documents Lodged

Considerat

REJECTED

- ☒ Transfer
☐ All- ☒ Part (Site No)
&
☐ Sale ☐ Voluntary ☐ FHPA

- ☐ Land Certificate (if issued)
☐ Consent to use of Land Certificate (if issued)

☐ IRE ☐ Eu

- ☒ Charge

- ☒ Deed of Transfer+ CONVEYANCE
☒ Family Law Certificate/Declaration (incorporating FHPA)
☐ Consent re. FHPA
☐ Subdivision Map
☐ ILC Consent

☐ IRE ☐ Eu

- ☐ Discharge

- ☒ Deed of Charge
☒ Certified Copy/Counterpart Charge
☒ Family Law Certificate/Declaration (incorporating FHPA)
☐ Consent re. FHPA

- ☐ Transmission
☐ Post 1959 ☐ Pre 1959

- ☐ Deed of Discharge/Vacate endorsed on Charge
☐ Certificate of ... 7 (if issued)

- ☐ Lease

- ☐ Probate/Grant of Administrat.
☐ Assent
☐ Application

☐ IRE ☐ Euro

- ☒ Other (please list)

- ☐ Lease
☐ Certified Copy/Counterpart Lease
☐ Form 16
☐ Searches (Registry of Deeds and Judgements Office)

- ☒ Copy Folio/Filed plan (if required)
☐ Certificate of Charge (if required)
☐ Rule 156 ☐ Rule 157
☐ Land Certificate (if required - Please complete No. 8(b))

- ☒ All other documents (please list)
1. Form 1.
2. Documents as per Schedule in form 1.
3. Consent to use of land Certificate 15461F Co. Meath
4. S. 12 Consent. x 2

2. FOLIO DETAILS

Folio number	15461F					
County	MEATH					

3. FEES PAYABLE ☐ IRE ☒ Euro

I enclose fees of

€795
835

4140 0001 18/ 8/03 Misc Service 1

835.0

Official Use Only Fee Paid

A3

and Registry Application
REGISTRATION / NON-REGISTRATION

CAUTION / WARNING

Donor Information Type

☐ Adult Donor

☐ Juvenile Donor

☒ Child Donor

☐ Donor's

☐ Information

☐ Date of Birth

☐ Gender

☐ Other Information

☐ Other Information

☐ Other Information

☐ Other Information

☐ Other Information

☐ Other Information

☐ Other Information

☐ Other Information

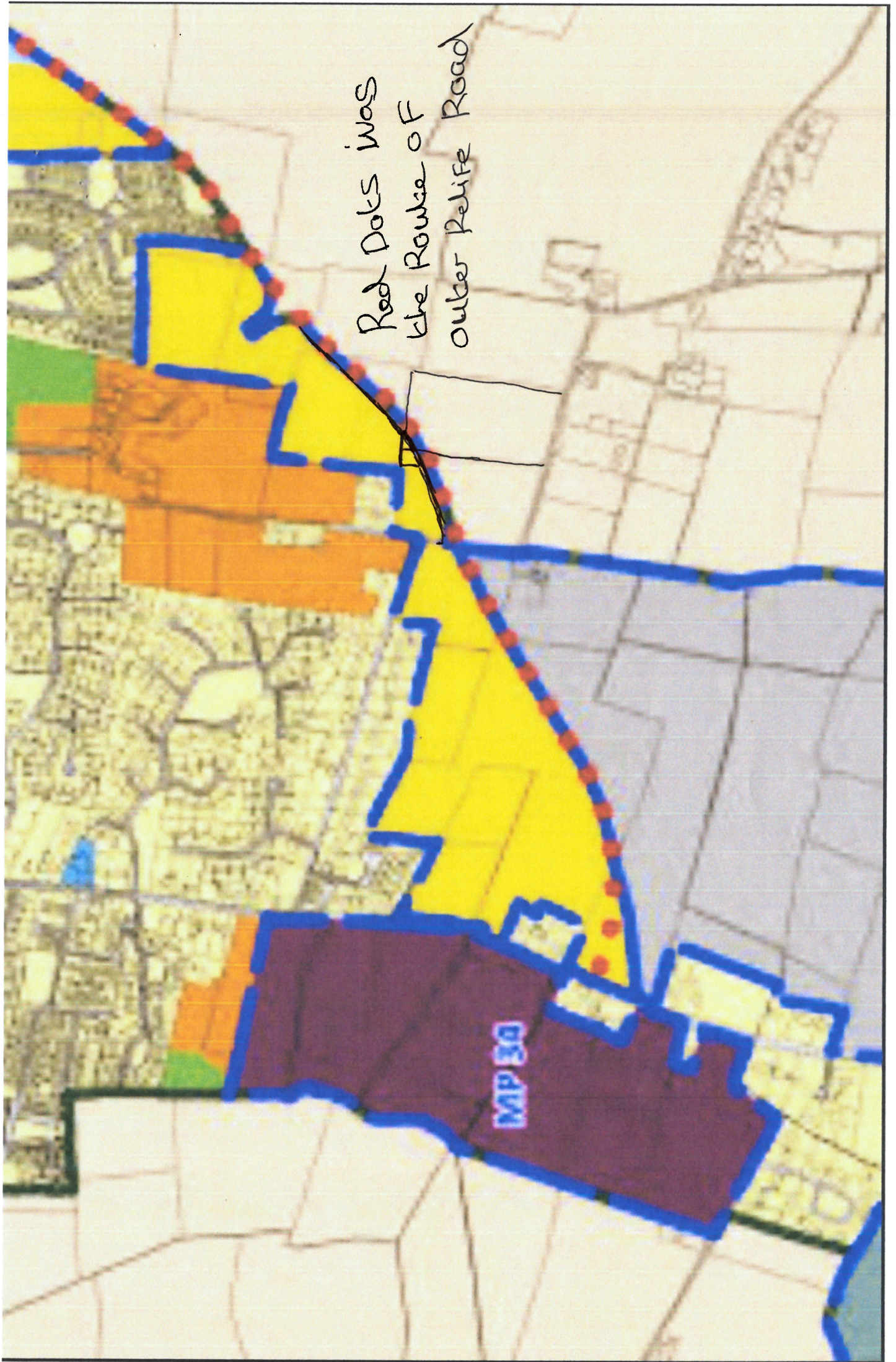
☐ Other Information

☐ Other Information

☐ Other Information

☐ Other Information

Red Dots Was
the Route of
Outer Pelife Road



Handwritten text, possibly a title or description, located at the top of the page.



Submission Details

Submitter

Name	Yvonne Everard
Address	Cunneys field house Glascairn lane Ratoath A85CP26
Note	<p>I wish to raise the following concerns regarding this development site at the rear of my property. 1. The amount of zoned residential land contained in this site = 10.15 hectares / 2.43 hectares outside the zoned development boundary. 2. The density is over the higher limit guidelines for rural areas and is overdevelopment of the site and not sustainable development. 3. The open space does not meet the requirements under the meath county development plan. 4. apartment blocks affects existing residential properties, example, the loss of privacy and visual amenity will lower property values. 5. The lack of medical services., there is currently only 2GP facilities in the area, they are at full capacity and existing residence have to go elsewhere. 6. The lack community open space in the overall area of Ratoath, the same applicant was granted plan permission for a 10 acre park over 20 years ago and was not enforced by MCC, applicant states the fairhouse is a community facility. This is incorrect. It is a business and is behind lock gates and not open to the general public.. 7. Rathbeggan national School is double the distance from the development than what the applicant states (6KM) not (3km). 8. The information. from uisce Eireann which the applicant has submitted to MCC dated 22/07/2025 it's totally unacceptable, this document and information should have been provided when the application was lodged, this shows a lack of transparency and not allowing an appropriate time scale for this very important information to be made available to the general public and existing residence for submissions, given the utter chaos it is going to cause in the area just to accommodate this development. This report shows that the applicant does not own or have permission from the landowners to provide the necessary facilities to complete this development, therefore this application should be deemed invalid. 9. The applicant does not have the necessary letters of consent from all landowners, or ownership of the land required to complete the road, a legal agreement may be in place for a section of the land required for the road but not a transfer of ownership to the applicant, this leaves a section of the road in private ownership and creates ransom strip of 0.63 acres. The applicant also proposes an entrance from the ransom strip to the owners adjoining lands when there is an existing entrance to these lands further south and for the other land owner who gave consent has an existing entrance to their lands also. The development of the first section of the road was outside the development boundary and therefore created a ransom strip even though they had been advised by AN BORD PLEANALA not to do this. 10. The developer states in their application that they have to surface a section of 75 meters of the existing road, there is no planning permission for this 75 meter section. 11. The turning of Glascairn lane into a cul-de-sac is totally unacceptable, this is not sustainable, as a majority of residents use this lane to travel to work/college in doing this, it increases their journey by a few kilometres in a total roundabout way which is not environmentally acceptable due to increase air pollution. no consultation with the residence regarding this. 12. The 6 inch record place map submitted in this application, has the OSI references DN006/DN010/MH045/MH044 There is absolutely no area on this map part of DUBLIN NORTH this should be future examined and corrected . 13. The signalised junction on the R155 is not substantial planning ,traffic lights create problems and safety risks when not operating correctly or not operating when we have power outages this is not energy efficient or environmentally friendly, roundabouts are more sustainable. 14. The applicant is not keeping the required distance from the overhead ESB lines which the majority of is not contained in the applicants land ownership. 15. I have serious environmental and health concerns regarding this development. building homes over ditches/ whatever few frogs currently exist will disappear / not having an adequate waste water, sewage or mains water plan or the ownership of lands to provide the basic human infrastructure.</p>

In relation to application

File Number	2560637
Name	Limited Beo Properties
Address	A 12.58 ha site located in the townlands of Commons and Jamestown Ratoath Ratoath County Meath