



An
Coimisiún
Pleanála

Memorandum
ACP-323566-25
Reg Ref No: 2560637

To: Sorcha Skelly, SEO *S. Skelly 8/10/25*

From: Laura Grady Lawlor, EO

Re: 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. Meath County Council - Viewing Purposes Only! 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

A 12.58 ha site located in the townlands of Commons and Jamestown Ratoath, Ratoath, County Meath.

Date: 8th October 2025

Meath County Council granted permission subject to 32 conditions for the above-mentioned large scale residential development on 14th August 2025. Three third party appeals were received against the development. An appeal was received from Hendrick W van der Kamp, on behalf of Codliss Developments Limited, on 4th September 2025 and an appeal was received from Antonio Persechini and Ann Persechini on 4th September 2025. A further appeal was received from Yvonne Everard on 10th September 2025.

The appeal received from Codliss Developments Limited was circulated on 5th September 2025 to the planning authority and the applicant, with the last date for responses being 2nd October 2025. The appeal received from Antonio Persechini and Ann Persechini was cross-circulated on 8th September 2025, with the last date for responses being 6th October 2025, and the appeal received from Yvonne Everard was cross-circulated on the 12th September 2025. The last date for responses is 9th October 2025.

A response was received from the Meath County Council on 24th September 2025 and a response was received from KPMG Future Analytics, on behalf of the applicant, BEO Properties Limited on 1st October 2025.

The last date for observations was 7th October 2025.

An observation was received from Stephen Ward Town Planning & Development Consultants on 1st October 2025.

Prescribed Bodies

The DAU, An Taisce, The Heritage Council, Irish Water, Dublin Airport Authority and the HSE were notified under Article 28 of the Planning and Development Regulations 2001-2018 by the planning authority at planning application stage.

History

History file ABP-313658-22 has been requested to be attached to the file.

History documents pertaining to ABP-305196-19 and ABP-305385-19 have also been attached to the file.

EIAR

An Environmental Impact Assessment Report (EIAR) was submitted to the planning authority with the planning application.

The EIAR is uploaded on to the An Coimisiún Pleanála website.

This LRD appeal file has statutory objective to be decided within **16 weeks** from 4th September 2025, i.e., **by 2nd January 2026**.

File forwarded for comments.