

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

Date: 8th January 2019

Dear Sir / Madam,

RE: PROPOSED DUNSHAUGHLIN EAST STRATEGIC HOUSING DEVELOPMENT FOR A TEN YEAR PERMISSION FOR A DEVELOPMENT COMPRISING OF 913 NO. RESIDENTIAL UNITS, A NEIGHBOURHOOD CENTRE, AND ASSOCIATED DEVELOPMENT AT DUBLIN ROAD, DUNSHAUGHLIN, COUNTY MEATH

On behalf of the applicant, Rockture 1 Limited, we hereby submit this planning application to An Bord Pleanála in respect of a ten year permission for the proposed Dunshaughlin East SHD residential and neighbourhood centre development on a site located to the north of the R147 / Dublin Road, Dunshaughlin, Co. Meath. The application site lands are located to the north of The Willows residential development currently under construction.

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 proposed development consists of a residential development comprising of 913 no. residential units, a neighbourhood centre, including 2 no. retail units, a café / restaurant unit, a primary healthcare / gym, a community facility and a childcare facility, all associated open space, a section of the Dunshaughlin Outer Relief Road, internal roads, cycle and pedestrian infrastructure, services and all other associated development on a site of c. 28.3 hectares.

The 913 no. residential units proposed consist of 505 no. houses (single, two, and three storey), 186 no. duplex units (three storey), and 222 no. apartments (four and five storey).

The 505 no. houses proposed consist of the following:

- *45 no. 2-bedroom houses*

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

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

- 382 no. 3-bedroom houses (including 4 no. bungalows)
- 50 no. 4-bedroom houses (including 5 no. bungalows)
- 28 no. 4/5-bedroom houses (three storey)

The 186 no. duplex units consist of the following:

- 20 no. 1-bedroom duplex units
- 84 no. 2-bedroom duplex units
- 73 no. 3-bedroom duplex units
- 9 no. 4-bedroom duplex units

The 222 no. apartments consist of the following:

- 50 no. 1-bedroom apartments
- 151 no. 2-bedroom apartments
- 21 no. 3-bedroom apartments

The proposed neighbourhood centre facilities consist of a childcare facility with a GFA of 1,282 sq.m, a community facility with a GFA of 180 sq.m, 2 no. retail units with GFA of 1,000 sq.m and 190 sq.m, a café / restaurant unit with a GFA of 370 sq.m, and a primary healthcare / gym unit with a GFA of 1,040 sq.m.

The development includes the delivery of a section of the Dunshaughlin Outer Relief Road from the Phase 1 site boundary to the northern site boundary, including connections to adjacent lands, improvements to a section of the Outer Relief Road delivered with the Phase 1 development to the south, a bus bay and toucan crossing on the Dublin Road, all associated open space, boundary treatment, internal roads, cycle and pedestrian infrastructure, foul and surface water drainage, a pumping station, attenuation tanks, car and cycle parking, ESB substations, other services and all other associated development.”

An Environmental Impact Assessment Report 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 Draft RSES, the Meath County Development Plan 2013-2019 and the Dunshaughlin LAP 2009-2015, 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 National Monuments Service (see Chapter 4 of the EIAR) and Irish Water (see JOR Consultations Summary Report).

Duration of Permission

Having regard to the scale of the proposed development and the proposed phasing (see MCORM drawings and JSA Timing and Phasing Statement), and as set out in the public notices, we would request the Board to consider granting a ten-year permission under the provisions of Section 41 of the Planning and Development Act 2000, as amended.

Location

The application site is located to the north of the R147 / Dublin Road and to the south-east of Dunshaughlin Town Centre. Dunshaughlin is located 29 kilometres from Dublin City Centre on the R147 / M3 and 24 kilometres from Navan, the county town of Meath.

The site at present comprises primarily of agricultural lands divided into a number of regular field plots separated by hedgerows of varying quality and field drains. The sites' of the permitted Phase 1A, Phase 1B, and 1C developments, known as The Willows residential development, are located to the south of the subject site. The Phase 1A and 1B developments are partially complete, at an advanced stage of construction, and the Phase 1C development has recently commenced, illustrating the applicant's intention and capacity to deliver new housing in the Greater Dublin Area.

Lands adjacent to the subject site to the east, north east and south are green-field in nature, while the lands to the west comprises of Dunshaughlin Business Park and 'Maeldiun' residential estate. The Kellett's Grove and Coldrick's Pass residential estate are located to the north of the SHD site.

Zoning

The application site is zoned primarily for residential use and is identified as both pre and post 2019 lands in the current land use zoning map in the Meath County Development Plan 2019. The application site forms part of a larger land holding within the applicant's control, which is primarily zoned for residential, employment and open space uses, with an objective for a local distributor road traversing the lands in a north-south direction.

A section of the subject site along its western boundary, and a portion of the lands in the northeast of the site are zoned F1, with an objective to provide open space for active and passive recreation. This area of the site is primarily proposed as open space, incorporating a linear greenway around the development boundary and a large central open space which will link to the future playing pitches. However, one duplex / apartment block is proposed on the northernmost section of the F1 zoned lands to address the masterplan and urban design issues raised at the SHD pre-application, with the open space redistributed elsewhere. The rationale for this approach is set out in the Statement of Consistency.

The land use zoning map is an objective to provide a neighbourhood centre on the subject site, which has been provided centrally within the site where it will help provide an urban core to the new community.

Please refer to the 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 13th of April 2018, 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 Statements of Response to the Board's Opinion of the proposed development (which is dated the 27th of April 2018). The Statements 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. MCC do

Part V

The applicant has entered into discussions with the Housing Department of Meath County Council in respect to the Part V proposals for the subject site.

The application form is accompanied by a layout drawing illustrating the location of the Part V units, an estimate of costs and a cover letter prepared by the applicant in respect to the Part V proposals for the subject lands to ensure compliance with Section 16 of the Application Form.

The following Part V provision is proposed as part of the development:

- 9 no. bungalow units
- 40 no. houses
- 18 no. apartment units
- 15 no. duplex units

This provides for 82 no. Part V units in total and has been agreed in principle with Meath County Council Housing Department as indicated in the letter submitted with the Part V pack.

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.

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 NPF, the EMRA Draft RSES, the Meath County Development Plan 2013-2019 and the Dunshaughlin LAP 2009-2015.

Environmental Impact Assessment Report

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,
- Archaeology and Cultural Heritage,
- Biodiversity,
- Landscape and Visual Impact, including Photomontages,
- Land and Soils,
- Water,
- Air Quality and Climate,
- Noise and Vibration,
- Material Assets,
- Interactions,
- Principle 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 8 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 7th of January 2019 under Portal ID number 20190001.

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 Water Services Report, including appendices, prepared by JOR Consulting Engineers.

JOR received a Statement of Design Acceptance from IW, enclosed with the application form, following further consultation prior to lodgement.

In addition, IW confirmed in email correspondence (see Water Services Report) that the increase in units from pre-application to application stage was acceptable from a pre-connection feasibility perspective.

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. Irish Water
2. Transport Infrastructure Ireland (TII)
3. National Transport Authority (NTA)
4. Coras Iompair Eireann (**Soft Copy Only**)
5. Inland Fisheries Ireland (**Soft Copy Only**)
6. The Department of Culture, Heritage and the Gaeltacht
7. The Heritage Council (**Soft Copy Only**)
8. An Taisce (**Soft Copy Only**)

Fee

Please find enclosed fee of **€80,000** (maximum fee, 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.

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:

- 1 no. fee cheque of €80,000;
- 2 no. copies of the Application Form for a SHD Planning Application and attachments including letters of consent and correspondence from Irish Water;
- 2 no. copies of the Newspaper Notice;
- 2 no. copies of the Site Notice;
- 3 no. soft copies of application documentation (disc);

- 2 no. copies of this cover letter prepared by John Spain Associates (JSA), including email correspondence from prescribed bodies and EIA Portal confirmation (Appendices 1 and 2);
- 2 no. copies of Statement of Consistency and Planning Report prepared by John Spain Associates (JSA);
- 2 no. copies of Environmental Impact Assessment Report and NTS prepared by John Spain Associates (JSA) and other consultants;
- 2 no. copies of overall Statement of Response to the Board's Opinion prepared by JSA and others;
- 2 no. copies of Statement of Response on Timing and Phasing prepared by John Spain Associates;
- 2 no. copies of a Socioeconomic Study Report prepared by Future Analytics Consulting;
- 2 no. copies of Architectural Drawings, Schedule of Drawings, Schedules Document including Accommodation Schedule & Housing Quality Assessment (HQA), Design Statement Brochure, Statement of Response, and Building Lifecycle Report prepared by MCORM Architects;
- 2 no. copies of Part V proposals including a Part V drawing prepared by MCORM Architects, Part V letter from Meath County Council, a Part V Cover Letter and an Estimate of Costs prepared by / for the Applicant;
- 2 no. copies of Landscape Drawings & Schedule, and Landscape Design Rationale Statement prepared by Doyle and O'Troithigh Landscape Architects;
- 2 no. copies of Tree Survey and Arboricultural Assessment, Tree Retention, Protection and Removal Plan prepared by Independent Tree Surveys;
- 2 no. copies of Appropriate Assessment Screening Report prepared by Openfield Ecological Consultants;
- 2 no. copies of Engineering Services Report, Drawings and Schedule, prepared by JOR Consulting Engineers;
- 2 no. copies of Site-Specific Flood Risk Assessment Report prepared by Hydrocare Environmental Ltd (in consultation with JOR and JBA);
- 2 no. copies of a Stormwater Assessment Report prepared by JBA Consulting;
- 2 no. copies of a Construction and Environmental Management Plan prepared by GEM Construction, Openfield Ecology and JOR Consulting Engineers;
- 2 no. copies of a Traffic and Transport Assessment and Mobility Management Plan (including DMURS / Cycle Manual Consistency and Response to ABP Opinion) prepared by ILTP Consulting Engineers;
- 2 no. copies of a Stage 1-2 Road Safety Audit and a Stage 1-2 Quality Audit prepared by ILTP Consulting Engineers;
- 2 no. copies of a Description of Utilities Report, Site Lighting Report and Site Services and Lighting Drawings, prepared by McElligott Consulting Engineers;
- 2 no. copies of a Waste and Environmental Management Plan prepared by Byrne Environmental Consulting Limited (BECL); and
- 2 no. copies of a Daylight and Sunlight Assessment prepared by Digital Dimensions.

The application website is www.dunshaughlineastshd.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

An Taisce




Thu 13/12/2018 10:21

Doireann NiCheallaigh <doireann.nicheallaigh@antaisce.org>

Re: SHD application - Soft Copy Confirmation

To Luke Wymer

 You replied to this message on 13/12/2018 10:22.

Hi Luke,

A soft copy of the documentation is fine.

Kind regards,

Doireann

On Mon, 10 Dec 2018 at 16:19, Luke Wymer <lwyrer@johnspainassociates.com> wrote:

Hi Doireann,

Similarly to our previous contact, we are required to submit a copy of another Strategic Housing Development application to An Taisce as one of the prescribed bodies identified by the Board. The proposal is for 913 no. units and a neighbourhood centre at Dunshaughlin East, Co. Meath.

I would be grateful, if you could confirm whether An Taisce require a full hard copy of all application documentation, or would a soft copy on CD suffice?

Thank you,

Luke Wymer

John Spain Associates,

39 Fitzwilliam Place,

The Heritage Council



Tue 18/12/2018 10:26

Alison Harvey <aharvey@heritagecouncil.ie>

RE: Dunshaughlin East SHD - Submission of Documents

To Luke Wymer

Cc Ger Croke

Action Items

Hi Luke

You are on my 'To Do' list so many thanks for the email. Please can you send a CD.

Many thanks

Alison

Ali Harvey MIPI

The Heritage Council
Church Lane
Kilkenny

M. 087 419 3458

www.heritagecouncil.ie



<https://www.heritagecouncil.ie/projects/town-centre-health-check-training-programme>



Coras Iompar Éireann



Mon 10/12/2018 16:31

CIE Group Property <Property.Dept@cie.ie>

RE: SHD Application Documentation - FAO Sinead Killeen

To: Luke Wymer

You replied to this message on 10/12/2018 16:32.

Thank you for your email
We would prefer a soft copy only.

Many thanks
Sinead

Sinéad Killeen | C.I.É. Group Property Management | Curzon House | 35, Lower Abbey Street | Dublin 1 | D01 C9F8|

☎: (01) 7032932 | 📠: (01) 7032930 |

✉: sinead.killeen@cie.ie | 🌐: www.cie.ie |

From: Luke Wymer [<mailto:lwym@johnspainassociates.com>]

Sent: 07 December 2018 10:09

To: CIE Group Property <Property.Dept@cie.ie>

Subject: SHD Application Documentation - FAO Sinead Killeen

Dear Sinead,

John Spain Associates, on behalf of our client, Rockture 1 Limited, intend to submit a strategic housing development application to An Bord Pleanála in the coming days on a site to the north of the R147, to the east of Dunshaughlin, Co. Meath.

As a prescribed body identified by An Bord Pleanála, we are required to supply a copy of the application to CIE upon lodgement. I would be grateful if you could confirm whether CIE would prefer to receive a full hard copy of all application documents, or a PDF soft-copy on CD.

Kind regards,

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

Inland Fisheries Ireland



Fri 07/12/2018 10:15

Roisin O'Callaghan <Roisin.OCallaghan@fisheriesireland.ie>

RE: SHD Application Documentation

To Luke Wymer

i Follow up. Start by 07 December 2018. Due by 07 December 2018.
You replied to this message on 07/12/2018 10:17.

Hi Luke,

IFI would prefer a PDF soft copy on CD.

Regards

Roisin

Roisin O'Callaghan
Fisheries Environmental Officer

Iascach Intire Éireann
Inland Fisheries Ireland

Tel +353 (0)1 8842651
Fax +353 (0)1 8360060
Email roisin.ocallaghan@fisheriesireland.ie
Web www.fisheriesireland.ie

3044 Lake Drive, Citywest Business Campus, Dublin 24, Ireland.

From: Luke Wymer [<mailto:lwyrer@johnspainassociates.com>]
Sent: 07 December 2018 10:02
To: Roisin O'Callaghan
Subject: SHD Application Documentation

Dear Roisin,

John Spain Associates, on behalf of our client, Rockture 1 Limited, intend to submit a strategic housing development application to An Bord Pleanála in the coming days on a site to the north of the R147, to the east of Dunshaughlin, Co. Meath.

I would be grateful if you could confirm whether IFI would prefer to receive a full hard copy of all application documents, or a PDF soft-copy on CD.

Kind regards,

Luke Wymer
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2.

APPENDIX 2: EIA PORTAL CONFIRMATION



Mon 07/01/2019 17:13

EIAportal <EIAportal@housing.gov.ie>

EIA Portal Confirmation Notice Portal ID 2019001 Rockture 1 Limited

To Paul Turley

You replied to this message on 07/01/2019 17:25.

A Chara,

I wish to acknowledge receipt of notification to the EIA Portal on 07 January 2019 respect of this proposed application.

The information provided has been uploaded to the EIA Portal on 07 January 2019 under EIA Portal ID number **2019001** and is available to view at <http://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2019001

Competent Authority: An Bord Pleanála

Applicant Name: Rockture 1 Limited

Location: Lands to the north of the R147 Dublin Road Townland of Dunshaughlin Dunshaughlin Co. Meath

Description: Ten year permission for SHD Development of 913 residential units, along with neighbourhood centre facilities, public open space and all associated infrastructure.

Linear Development: No

Date Uploaded to Portal: 07 January 2019

Kind Regards

Aisling Holohan

Planning Policy section, Planning, Housing Market Policy and Land Management Division

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 8882873