



An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### **Before you fill out this form**

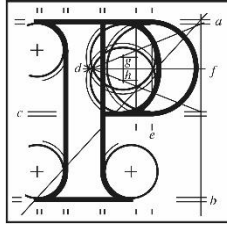
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

#### **Other Statutory Codes**

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

## **Data Protection**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An  
Bord  
Pleanála

## Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

**1. Applicant:**

Name of Applicant:	<b>Rockture 1 Limited</b>
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	<b>Unit 2 Block 4B, Blanchardstown Corporate Park, Blanchardstown, Dublin 15</b>
Company Registration No:	<b>591066</b>

**3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:**

Name:	<b>John Spain Associates</b>
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

**4. Person Responsible for Preparation of Drawings and Plans:**

Name:	<b>Ciaran Byrne</b>
Firm/Company:	<b>McCrossan O'Rourke Manning Architects</b>

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Meath County Council</b>
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## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	<b>Lands to the north of the R147 / Dublin Road</b>
Address Line 2:	
Address Line 3:	
Town/City:	<b>Dunshaughlin</b>
County:	<b>County Meath</b>
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>2852-A, 2852-B, 2852-C, 2852-D</b>
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	<b>28.3ha</b>
Site zoning in current Development Plan or Local Area Plan for the area:	<b>A2 – To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the settlement hierarchy</b>

	<b>F1 – To provide for and improve open spaces for active and passive recreational amenities</b>
Existing use(s) of the site and proposed use(s) of the site:	<p><b>The existing use of the lands is agricultural.</b></p> <p><b>The proposed use is residential with associates neighbourhood retail, primary healthcare / gym facility, childcare, open space, and community uses.</b></p>

## 7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	<b>X</b>		<b>X</b>

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

**The subject site is part owned by the applicant, Rockture 1 Limited, and part owned by companies Rockture 2 Limited, and Rockture 3 Limited (all part of the GEM Group).**

**In addition the red line application site boundary includes a portion of lands within the ownership of Meath County Council (proposed pedestrian crossing on the Dublin Road and owners of lands to the north east identified for playing pitches where a small element of the Outer Relief Road is proposed on), Dunshaughlin Youths Football Club (lease holders of the proposed playing pitches land as noted above), Eastwise Homes (connection to Kellett's Grove) and John Wogan (owner of land to the east where a small element of the Outer Relief Road is proposed on).**

**Letters of consent are attached from each of the above and their addresses noted below.**

State Name and Address of the Site Owner:

**If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.**

**Letters of consent are attached from the following landowners:**

**Rockture 2 Limited  
Unit 2 Block 4B, Blanchardstown Corporate Park, Blanchardstown, Dublin 15 (part owner)**

	<p><b>Rockture 3 Limited</b>  <b>Unit 2 Block 4B, Blanchardstown Corporate Park, Blanchardstown, Dublin 15 (part owner)</b></p> <p><b>Eastwise Homes,</b>  <b>Station Mews, Lindsay Grove, Dublin 9</b></p> <p><b>Meath County Council,</b>  <b>Buvinda House, Dublin Road, Navan, Co. Meath.</b></p> <p><b>John Wogan,</b>  <b>Ardcalf, Slane, Co. Meath.</b></p> <p><b>Dunshaughlin Youths Football Club,</b>  <b>Industrial Estate Dunshaughlin, Co. Meath</b></p>
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<p>If the answer is “Yes” above, identify the lands and state the nature of the control involved:</p> <p><b>The adjoining lands within the applicant’s control (ownership) are identified in blue on the site location map accompanying this application.</b></p>	

**8. Site History:**

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]	
<p><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
<p><b>Reg. Ref. No. / An Bord Pleanála Ref. No.</b></p>	<p><b>Nature of Proposed Development</b></p> <p><u>Please see Statement of Consistency and Planning Report for further details.</u></p>	<p><b>Final Decision by Planning Authority / An Bord Pleanála</b></p>

<b>Reg. Ref.: DA/060537</b>	<b>This application sought permission for the provision of 282 no. residential units representing the first phase of an overall masterplan for the lands. In addition, the proposal included the provision of a new distributor road connecting to the existing N3 road, total of 482 no. car parking spaces, boundary treatment, landscaping, provision of public open space all site works and infrastructure on a site of c. 17 ha.</b>	<b>Grant Permission</b>
<b>Reg. Ref.: DA120619</b>	<b>An extension of duration for the above permission (Reg. Ref. DA/060537) was granted by Meath County Council in September 2012.</b>	<b>Grant Permission</b>
<b>Reg. Ref.: DA101330</b>	<b>Amendments to Reg. Ref. DA/060537 which comprised of elevational changes to units 40-51, 54-61, 71-76, 226-229, 236 and 237. Retention permission was also sought for units 52 and 53 for the same elevational changes.</b>	<b>Grant Permission</b>
<b>Reg. Ref.: DA110002</b>	<b>Amendments to the design and layout of houses and crèche 1-78 and 226-229 previously granted under Reg. Ref DA60537.</b>	<b>Grant Permission</b>
<b>Reg. Ref.: DA130709</b>	<b>Amend Condition No. 3 of the parent planning permission Reg. Ref.: DA/60537, to limit the liability for the main distributor/ outer relief road to the extent of planning permissions granted on the land in the ownership of G, J and R Stanley and also to change the entrance location for the first 87 houses (Phase 1) to the residential development off the main distributor road</b>	<b>Grant Permission</b>

<p><b>Reg. Ref. RA/170407 (Phase 1B of The Willows)</b></p>	<p>The development consists of the following inter alia:</p> <p>“Construction of a total of 92 no. residential houses comprising of the following: 2 no. 5 bed 2.5 storey detached houses (Type A2); 2 no. 5 bed 2.5 storey detached houses (Type B); 1 no. 5 bed 2.5 storey detached house (Type B1); 2 no. 5 bed 2.5 storey semi-detached houses (Type B2); 1 no. 3 bed 2 storey detached house (Type C); 38 no. 3 bed 2 storey semi-detached (House Type D); 43 no. 4 bed 2 storey semi-detached (House Type E); 3 no. 4 bed 2 storey semi-detached (House Type E1). The development includes all associated site works including the first section of the link road from the Dublin Road which will provide a permanent vehicular access for the development (the permitted temporary access to Phase 1A will be removed when this permanent access is provided), internal roads, cycleways and footpaths, the provision of public open space, car parking spaces, landscaping, boundary treatment and foul and surface water drainage”.</p> <p>The development amended and superseded elements of the development permitted under Reg. Ref.: DA/60537, as subsequently amended by Reg. Ref.: DA/130709, which has been partly implemented / under construction.</p> <p>A final grant of permission was issued on the 15<sup>th</sup> of September 2017. This development is currently being implemented.</p>	<p><b>Grant Permission</b></p>
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<p><b>Reg. Ref. RA171416 (Phase 1C of The Willows)</b></p>	<p><b>The development consists of the following:</b></p> <p>“Construction of a total of 96 no. residential units comprising of the following: 6 no. 3 bedroom, semi-detached, 2 storey houses (House Type D), 42 no. 3 bedroom, semi-detached, 2 storey houses (House Type D1), 4 no. 3 bedroom, semi-detached, 2 storey houses (House Type D2), 11 no. 4 bedroom, semi-detached, 2 storey houses (House Type E), 3 no. 4 bedroom, semi-detached, 2 storey houses (House Type E1), 6 no. 2 bedroom, terraced, 2 storey houses (House Type F), 4 no. 2 bedroom, terraced, 2 storey houses (House Type F1), 20 no. 3 bedroom, terraced, 2 storey houses (House Type H).</p> <p>The development also includes the construction of a childcare facility with a GFA of 520 sq. m. including a separate vehicular access from the Dublin Road/R147. Vehicular access for the residential units will be provided via the adjoining permitted residential development (currently under construction). The proposal includes all associated site works, internal roads, cycleways and footpaths, the provision of public open space, car parking spaces (192 no. residential spaces and 24 no. spaces for the proposed childcare facility), landscaping, boundary treatments and foul and surface water drainage.”</p>	<p><b>Grant Permission</b></p>
<p>Is the site of the proposed development subject to a current appeal to An Bord Pleanála?</p>		<p>Yes: [ ] No: [ <b>X</b> ]</p>
<p>If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:</p> <p><b>N/A</b></p>		
<p>Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?</p>		<p>Yes: [ ] No: [ <b>X</b> ]</p> <p><b>However, the Timing and Phasing Statement includes details of all relevant planning permissions in Dunshaughlin in Appendix 1.</b></p>

If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

**N/A**

Is the applicant aware of the site ever having been flooded?

Yes: [  ] No: [  ]

If the answer is "Yes" above, please give details e.g. year, extent:

**N/A**

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [  ] No:[  ]

If the answer is "Yes" above, please give details:

**N/A**

## 9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

**We, Rockture 1 Limited, intend to apply to An Bord Pleanála for a ten year permission for a strategic housing development at lands to the north of the R147 / Dublin Road, Dunshaughlin, County Meath. The lands are located to the south of Kellett's Grove and Coldrick's Pass, to the east of Dunshaughlin Business Park and to the north of the under construction / permitted housing development at The Willows.**

**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
- 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.

The application contains a statement setting out how the proposal is consistent with the objectives of the Meath County Development Plan 2013-2019 and the Dunshaughlin LAP 2009-2015.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

Please submit a site location map sufficient to identify the land, at appropriate scale.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
Please submit a layout plan of the proposed development, at appropriate scale.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

## 10. Pre-Application Consultations

<p><b>(A) Consultation with Planning Authority:</b></p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	<u>N/A – No reference number on MCC meeting record</u>
Meeting date(s):	<u>7<sup>th</sup> of February 2018. Two subsequent meetings with MCC following the ABP SHD Pre-Application meeting on the the 30<sup>th</sup> of July 2018, and the 31<sup>st</sup> of August 2018.</u>
<p><b>(B) Consultation with An Bord Pleanála:</b></p>	

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	<b>PL17 .301099</b>
Meeting date(s):	<b>13<sup>th</sup> April 2018</b>
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>	
Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
<b>Meeting with the NMS on the 11<sup>th</sup> of December 2018 to discuss archaeology related matters (see EIAR).</b> <b>Meetings with Irish Water / Meath County Council in respect to water, foul, surface water and flood risk assessment. (See Engineers Report for further details)</b>	

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	<b>The notice was published in The Herald on the 8<sup>th</sup> of January 2019.</b>
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	<b>08/01/2019</b>
<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p><b>See Site Location Map for the location of the five no. site notices and photographs enclosed of the notices in place.</b></p>	

<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please see confirmation notice from the DHPLG EIA Portal dated 7/01/19 attached to the JSA Application Cover Letter</b></p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>N/A</b></p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ul style="list-style-type: none"> <li>• <b>Irish Water</b></li> <li>• <b>Transport Infrastructure Ireland</b></li> <li>• <b>National Transport Authority</b></li> <li>• <b>Coras Iompar Éireann</b></li> <li>• <b>Inland Fisheries Ireland</b></li> <li>• <b>Minister for Culture, Heritage and the Gaeltacht</b></li> </ul>

	<ul style="list-style-type: none"> <li>• <b>The Heritage Council</b></li> <li>• <b>An Taisce – The National Trust for Ireland</b></li> </ul> <p style="text-align: center;">(See JSA cover letter)</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p><b>8/1/2019</b></p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [ ] No: [ <b>X</b> ]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [ ] No: [ ]</p> <p><b>N/A</b></p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p><b>N/A</b></p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p><b>N/A</b></p>

**12. Statements Enclosed with the Application Which:**

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>Please refer to Statement of Consistency and Planning Report prepared by John Spain Associates</b></p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>Please refer to Statement of Consistency and Planning Report prepared by John Spain Associates</b></p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b>          Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input checked="" type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p><b>Enclosed:</b>          Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input checked="" type="checkbox"/> ]  <b>Please refer to Statement of Consistency and Planning Report</b></p>



	prepared by John Spain Associates
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p><b>Please refer to John Spain Associates Statement of Response report and other accompanying response documents.</b></p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p><b>Please refer to John Spain Associates Statement of Response report and other accompanying response documents.</b></p>

**13. Material Contravention of Development Plan/Local Area Plan:**

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p><b>Enclosed:</b>  Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p> <p><b>Statement of Consistency and Statements of Response demonstrate how the proposal is consistent with the vision, aims and objectives of the</b></p>
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	<b>Development Plan and LAP for the area.</b>
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**14. Proposed Residential Development:**

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	0	0
2-bed	45	4,217.4
3-bed	382	43,236.1
4-bed	50	7,307.8
4+ bed	28	5,564
<b>Total</b>	<b>505</b>	<b>60,356.3</b>

<b>Apartments (Figures below include duplex units)</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	0	0
1-bed	70	3,798
2-bed	235	20,888.3
3-bed	94	10,408.8
4-bed	9	1,231.2
4+ bed	0	0
<b>Total</b>	<b>408</b>	<b>36,326.2</b>

<b>Student Accommodation</b>		<b>N/A – No Student Accommodation Proposed</b>	
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			

(b) State total number of residential units in proposed development:	<b>913</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>96,682.5</b>

**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
<b>Childcare facilities (c. 217 no. of childcare spaces)</b>	<b>1,282</b>
<b>Community Facility</b>	<b>180</b>
<b>2 no. Retail units</b>	<b>1,190</b>

<b>Café / restaurant unit</b>	<b>370</b>
<b>Primary Healthcare / Gym Unit</b>	<b>1,040</b>
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this. – <b>N/A</b>	

(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>4,062</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>101,041.4</b>
(d) Express 15(b) as a percentage of 15(c):	<b>4%</b>

#### **16. Strategic Housing Development Details:**

**Note:** If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

**Details required below are contained within Section 5 of the Statement of Consistency and Planning Report**

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	<b>X</b>	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	<b>X</b>	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<b>X</b>	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	<b>X</b>	

<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	<p><b>X</b></p>	
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p><b>X</b></p>
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<p><b>X</b></p>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p><b>X</b></p>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p><b>X</b></p>
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p><b>X</b></p>

<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		<b>X</b>
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		<b>X</b>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<b>X</b>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<b>X</b>	

**17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):**

**N/A Development Proposed on Greenfield Lands**

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	
State gross floor space of any proposed demolition, in m <sup>2</sup> :	
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	
State total gross floor space of proposed works in m <sup>2</sup> :	

**18. Where the Application relates to Material Change of Use of Land or Structure:**

**N/A – Development Proposed on Greenfield Lands**

(a) State existing use of land or structure:	
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	
(c) State proposed use(s):	
(d) State nature and extent of any such proposed use(s):	

(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:

**Enclosed:** Yes: [ **X** ] No: [ ] N/A: [ ]

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	<b>X</b>	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—  (i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	<b>X</b>	
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	<b>X</b>	
(iii) a layout plan showing the location of proposed Part V units in the development?	<b>X</b>	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act	<b>N/A</b>	



2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		
---	--	--

**20. Water Services:**

**(A) Proposed Source of Water Supply:**

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Mains:

Group Water Scheme:  Name of Scheme: \_\_\_\_\_

Private Well:

Other (please specify): \_\_\_\_\_

**(B) Proposed Wastewater Management / Treatment:**

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify): \_\_\_\_\_

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit: [ ]

Watercourse: [ X ]

Other (please specify): \_\_\_\_\_

**Attenuation tanks, release to existing outfalls, swales, please see services report prepared by JOR Consulting Engineers and associated engineering drawings**

**(D) Irish Water Requirements:**

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

**Enclosed:**

Yes: [ X ] No: [ ]

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

**Enclosed:**

Yes: [ x ] No: [ ]

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

**Enclosed:**

Yes: [ x ] No: [ ]

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

**Enclosed:**

Yes: [ x ] No: [ ]

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

**Enclosed:**

Yes: [ x ] No: [ ]

## 21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please see TTA / Mobility Management Plan prepared by ILTP Consulting Engineers</b></p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please see TTA / Mobility Management Plan prepared by ILTP</b></p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

## 22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.- <b>See MCORM drawing SHD08.</b></p>	

## 23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p><b>Each drawing pack (e.g. Architectural, Engineering, Services, Landscape Architecture) is accompanied by a schedule of all maps, plans and drawings, stating title, scale, and drawing number.</b></p>
--

**24. Application Fee:**


(a) State fee payable for application:	<b>€ 80,000</b>
(b) Set out basis for calculation of fee:	Maximum fee (which includes EIAR fee)
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

**25. Universal Design:**

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>Please refer to the architectural design statement, Planning Report and Statement of Consistency, and the Architectural Drawings submitted.</b>
--	---

### Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	<b>8<sup>th</sup> January 2019</b>

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Rockture 1 Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	Unit 2 Block 4B,
<b>Address Line 2:</b>	Blanchardstown Corporate Park, Blanchardstown, Dublin 15
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	See below
<b>Primary Telephone Number:</b>	See below
<b>Other / Mobile Number (if any):</b>	

### Where the Applicant(s) is a Company:

<b>Name(s) of Company Director(s):</b>	Vincent Fay, Martin Healy
<b>Company Registration Number (CRO):</b>	591066
<b>Contact Name:</b>	Mr. Matt Farrell
<b>Primary Telephone Number:</b>	01-8850432
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	matt.farrell@gemgroup.ie

### Person/Agent (if any) acting on behalf of the Applicant(s):

<b>First Name:</b>	Paul
<b>Surname:</b>	Turley
<b>Address Line 1:</b>	John Spain Associates ,39 Fitzwilliam Place
<b>Address Line 2:</b>	Dublin 2
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	pturley@johnspainassociates.com
<b>Primary Telephone Number:</b>	01-6625803
<b>Other / Mobile Number (if any):</b>	Paul

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Ciaran
<b>Surname:</b>	Byrne
<b>Address Line 1:</b>	McCrossan O'Rourke Manning Architects
<b>Address Line 2:</b>	Adelaide Court, Albert Pl W,
<b>Address Line 3:</b>	Saint Kevin's, Dublin
<b>Town / City:</b>	Dublin
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	cbyrne@mcorm.com
<b>Primary Telephone Number:</b>	01- 4788700
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Denis Connolly
<b>Mobile Number:</b>	087-2864319
<b>E-mail address:</b>	denis.connolly@gemgroup.ie

### **General Guidance Note:**

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.



6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
  - the land is zoned for residential use or for a mixture of residential and other uses,
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
  - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Joesph O'Reilly  
JOR Consultants  
Unit 1  
St. Therese's Place,  
Flower Hill,  
Navan,  
Co. Meath

Letter Ref: CUSTO180157



**Uisce Éireann**  
Bosca OP 860  
Oifig Sheachadta  
na Cathrach Theas  
Cathair Chorcaí

**Irish Water**  
PO Box 860  
South City  
Delivery Office  
Cork City

[www.water.ie](http://www.water.ie)

14/02/2018

Dear Sir/Madam,

**Re: 3522128496 pre-connection enquiry – Subject to contract |  
Contract denied  
Water and wastewater connections for 844 residential units at  
Willows, Dunshaughlin, Co. Meath**

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at **Willows, Dunshaughlin, Co. Meath** (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on the capacity currently available as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place and the conditions listed below, your proposed connection to the Irish Water network can be facilitated.

#### Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

- A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.
- B. You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.
- C. In advance of submitting this development to An Bord Pleanála for full assessment, the Developer is required to have entered into a Project Works Services Agreement to deliver an investigation to confirm the available capacity in the water network and to determine the full extent of any upgrades which may be required to be completed to Irish Water infrastructure.

**Wastewater:** There is adequate capacity in the local wastewater network to cater for this development. There is adequate capacity in wastewater treatment plant to cater for this development.

**Water:** Irish Water's GIS shows a reduction in watermain size from 200mm DI to 100mm DI size for 4 meters on the R147 local to the proposed development. An investigation is required to determine if this break exists. The developer shall pay for this investigation and shall pay for the upsizing of the 4 meters of 100mm to 200mm DI watermain. There is adequate capacity in the water treatment plant to cater for this development.

A connection agreement can be applied for by completing the connection application form available at **[www.water.ie/connections](http://www.water.ie/connections)**. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Energy Regulation.

Should you wish to have any of the above progressed by Irish Water or if you have any further questions, please contact Pat O'Neill from the design team on 018925250 or email [patoneil@water.ie](mailto:patoneil@water.ie) For further information, visit **[www.water.ie/connections](http://www.water.ie/connections)**

Yours sincerely,

**Maria O'Dwyer**

**Connections and Developer Services**

Letter Ref: CDSSDA1

Joesph O'Reilly Consulting Civil & Structural Engineers,  
Unit 1,  
St Therese's Place,  
Flowerhill,  
Navan,  
Co. Meath

**Uisce Éireann**  
Bosca OP 448  
Oifig Sheachadta  
na Cathrach Theas  
Cathair Chorcaí

**Irish Water**  
PO Box 448  
South City  
Delivery Office  
Cork City

[www.water.ie](http://www.water.ie)

07 November 2018

**Re: Design Submission for (Phase 2 & 3, The Willows, Dunshaughlin, Co. Meath)(the “Development”)(the “Design Submission”)/Customer Reference No. 3522128496**

Dear Joe,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to an our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at [www.water.ie/connections](http://www.water.ie/connections). Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)([https://www.cru.ie/document\\_group/irish-waters-water-charges-plan-2018/](https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/)).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water's network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Aidan Tierney  
Phone: 022 52257  
Email: [aitierney@water.ie](mailto:aitierney@water.ie)

Yours sincerely,

**Maria O'Dwyer**  
**Connections and Developer Services**

## Appendix A

### Document Title & Revision

1. ***DRG Foul Water Management Sheet 1: J18-001-010-2***
2. ***DRG Foul Water Management Sheet 2: J18-001-011-2***
3. ***DRG Master Watermain Layout: J18-001-014-2***
4. ***DRG Watermain Layout Sheet 1: J18-001-015-2***
5. ***DRG Watermain Layout Sheet 2: J18-001-016-2***

### Standard Details/Code of Practice Exemption:

***N/A***

For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

*Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.*

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

**Fón: 046 – 9097000/Fax: 046 – 9097001**

R-phost: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Uimhir Chláraithe: 00172770



## **Meath County Council**

Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291

**Tel: 046 – 9097000/Fax: 046 – 9097001**

E-mail: [customerservice@meathcoco.ie](mailto:customerservice@meathcoco.ie)

Web: [www.meath.ie](http://www.meath.ie)

Registration No.: 00172770

Corporate Services

17<sup>th</sup> December 2018

Rockture 1 Limited  
Athlone Road  
Longford  
Co Longford

**Re: Letter of Consent to proceed with planning permission application for proposed works  
at Dunshaughlin, County Meath  
Applicant: Rockture 1 Limited**

Dear Sir/Madam,

Meath County Council as the body having effective control over the lands hereby consent to Rockture 1 Limited making a Planning application for work which includes a Strategic Housing Development comprising of c. 913 no. dwellings and a neighbourhood centre at the location Dunshaughlin, Co Meath, as per the lands on Drawings no. SHD01 and SHD05.

I would point out that the Council gives this consent in its capacity as property owner and not as a Planning Authority. Nothing herein shall in any way limit the exercise by the Council of its statutory responsibilities as a Planning Authority and in particular should not be taken as an indication of what the Planning Authority's views might be in respect of the proposed development.

Yours sincerely,

**Esther Mulvihill**

**Senior Staff Officer**

**Corporate Services – Assets & Facilities Management**



**LEGEND**

- SITE BOUNDARY OF PLANNING APPLICATION
- WAYLEAVE
- LANDS IN THE CONTROL OF THE APPLICANT / OWNER

SITE NOTICE APPROXIMATE LOCATION OF SITE NOTICE TOTAL NO. 4

O.S. Map Ref:  
Reproduced under Licence No. AR 0050118  
Copyright Ordnance Survey Ireland.

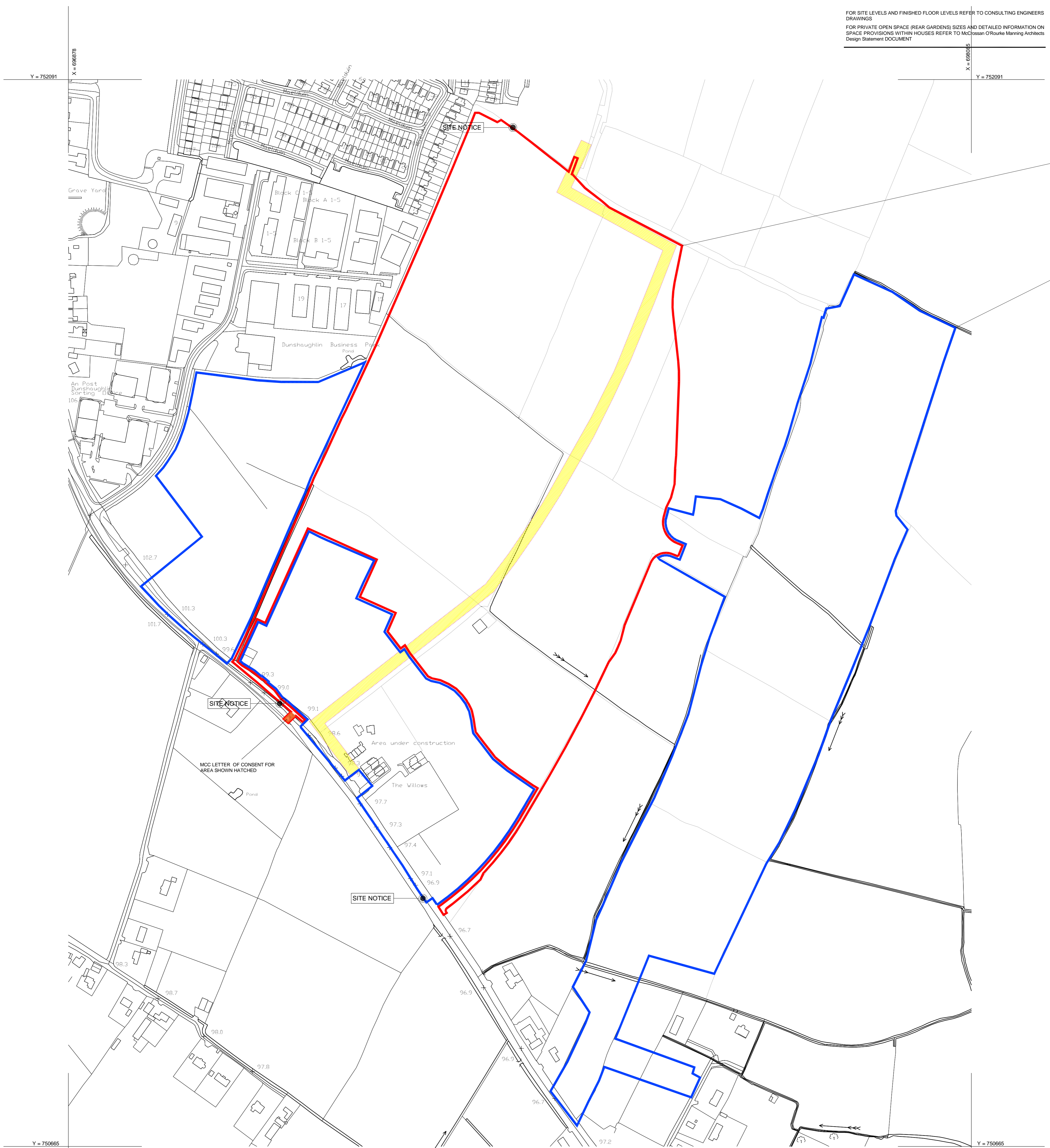


**GENERAL NOTES**

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS, AND LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS.

FOR SITE LEVELS AND FINISHED FLOOR LEVELS REFER TO CONSULTING ENGINEERS DRAWINGS

FOR PRIVATE OPEN SPACE (REAR GARDENS) SIZES AND DETAILED INFORMATION ON SPACE PROVISIONS WITHIN HOUSES REFER TO McCrossan O'Rourke Manning Architects Design Statement DOCUMENT



Map Reproduced under Licence No. AR 0050118

Map Series:  
1:2500  
2852-A  
REVISION DATE = 30-Mar-2016  
SURVEY DATE = 01-Mar-1997  
2852-B  
REVISION DATE = 30-Mar-2016  
SURVEY DATE = 01-Feb-1997  
2852-C  
REVISION DATE = 27-Mar-2015  
SURVEY DATE = 01-Feb-1997  
2852-D  
REVISION DATE = 30-Mar-2016  
SURVEY DATE = 01-Mar-1997

Clip Extent:  
LLX,LLY = 696878,750665  
LRX,LRV = 698065,750665  
ULX,ULY = 696878,752091  
URX,URY = 698065,752091  
Projection:  
ITM  
ITM Centre Point Co-ordinate:  
X,Y = 697452,751378  
Extraction Date:  
06-Apr-2017

Copyright:  
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.  
Ní thaispeánann léarscáil de chuid Ordánais Surbhíreacht na hÉireann leasairne phoiblí de mháiní raibín, ná úinéireacht de ghriothraítheascúla. Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

Gach ceard ar cosamh. Ní ceadúnach aon chuid den fhíneolaíocht seo a droicpeáil, a léarscáil nó a thaispeáil in aon fhormáil ar aon bealach gan ceadú i scríbhinn roimh ré ó úinéir an chloicéit.  
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Ní hionann tobair, bealach nó ceadúnú leathair an léarscáil seo agus fíneolaíocht ar cheadú.  
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**NOTES:**  
DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

REVISIONS		
DATE	DESCRIPTION	No.

M<sup>C</sup>ORM  
M<sup>C</sup>ROSSAN O<sup>R</sup>OURKE MANNING ARCHITECTS

**PROJECT TITLE:**  
Dunshaughlin East SHD

**DRAWING TITLE:**  
Site Location Map

Abert Place West, Harcourt Lane, Dublin 2, Ireland.

**DATE:** Feb'18  
**DRAWN BY:** CB

**SCALE:** 1:2500 @ A1  
**REVISION:**

**JOB NO.:** 16028  
**DRAWING NO.:** SHD 01

**GENERAL NOTES**  
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS, AND LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS.  
 FOR SITE LEVELS AND FINISHED FLOOR LEVELS REFER TO DPL CONSULTING ENGINEER'S DRAWINGS.  
 FOR PRIVATE OPEN SPACE (REAR GARDENS) SIZES AND DETAILED INFORMATION ON SPACE PROVIDED WITHIN HOUSES REFER TO ARCHITECT'S DRAWINGS AND SPECIFICATIONS.  
 Design Statement Document

Please refer to Landscape Architect dwg. for Boundary Details.  
 Note: Condition 2(d) Reg Ref RA/171416 bring centre relocated.

PLEASE REFER TO ENG DWG. FOR ROAD DETAILS  
 WORKS OUTSIDE THE RED LINE BOUNDARY TO BE PROVIDED BY OR ON BEHALF OF THE LOCAL AUTHORITY. SUBJECT TO AGREEMENT  
 1.75m Cycle Track and 1m wide grass verge  
 Pedestrian / Cycle link back to the Town Centre is Existing / Permitted

PLEASE REFER TO LANDSCAPE ARCHITECT DWG. FOR BOUNDARY DETAILS  
 Double Bus Bay Facility & Possible Bus Shelter



**DUNSHAUGHLIN EAST SHD**

913 No. Units Provided: 505 Houses: 186 Duplex: 222 Apartments

CELL 1: 24 Houses	CELL 16: 20 Duplex
CELL 2: 16 Houses	CELL 17: 16 Houses
CELL 3: 14 Houses	CELL 18: 24 Houses
CELL 4: 12 Houses	CELL 19: 20 Houses
CELL 5: 10 Houses	CELL 20: 16 Houses
CELL 6: 8 Houses	CELL 21: 12 Houses
CELL 7: 6 Houses	CELL 22: 8 Houses
CELL 8: 4 Houses	CELL 23: 4 Duplex, 4 Apartments
CELL 9: 2 Houses	CELL 24: 2 Duplex, 2 Apartments
CELL 10: 2 Houses	CELL 25: 2 Duplex, 2 Apartments
CELL 11: 2 Houses	CELL 26: 2 Duplex, 2 Apartments
CELL 12: 2 Houses	CELL 27: 2 Duplex, 2 Apartments
CELL 13: 2 Houses	CELL 28: 2 Duplex, 2 Apartments
CELL 14: 2 Houses	CELL 29: 2 Duplex, 2 Apartments
CELL 15: 2 Houses	CELL 30: 2 Duplex, 2 Apartments

**NOTES:**  
 DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.



1.75m Cycle Track and 1m wide grass verge

Future Road Widening Left Turn Lane  
 New Signal Controlled Junction  
 Traffic signal junction and design in accord with Condition 2(e) of the Phase 1C permit under Reg. Ref: RA/171416

REVISIONS		NO.
DATE	DESCRIPTION	

**M C O R M**  
 CROSSAN O'ROURKE MANNING ARCHITECTS

**DUNSHAUGHLIN EAST SHD**

SITE PLAN  
 PART 3 OF 3

DATE: Nov18  
 DRAWN BY: DE  
 SCALE: 1:500@A0  
 PROJECT NO: 16028.1  
 SHEET NO: 3 OF 3

# ROCKTURE 2

## Head Office

Athlone Road,  
Longford,  
Co. Longford

T: 043 3345217

## Dublin Office

Unit 2, Block 4B  
Blanchardstown  
Corporate Park  
Dublin 15

T: 01 8850432

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

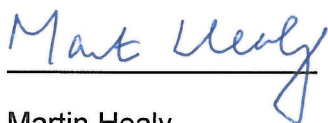
28<sup>th</sup> November 2018

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT WITH NEIGHBOURHOOD CENTRE ON GREENFIELD LANDS TO THE EAST OF DUNSHAUGHLIN, NORTH OF THE R147 ROAD AND SOUTH OF LAGORE ROAD, IN THE TOWNLAND OF DUNSHAUGHLIN, COUNTY MEATH

I hereby confirm that Rockture 2 Limited consent to Rockture 1 Limited, the applicant, making a Strategic Housing Development planning application to An Bord Pleanála on lands within our ownership (part of the application site) at the above referenced location.

Yours sincerely,



Martin Healy

# ROCKTURE 3

## Head Office

Athlone Road,  
Longford,  
Co. Longford

T: 043 3345217

## Dublin Office

Unit 2, Block 4B  
Blanchardstown  
Corporate Park  
Dublin 15

T: 01 8850432

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

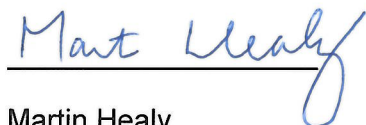
28<sup>th</sup> November 2018

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT WITH NEIGHBOURHOOD CENTRE ON GREENFIELD LANDS TO THE EAST OF DUNSHAUGHLIN, NORTH OF THE R147 ROAD AND SOUTH OF LAGORE ROAD, IN THE TOWNLAND OF DUNSHAUGHLIN, COUNTY MEATH

I hereby confirm that Rockture 3 Limited consent to Rockture 1 Limited, the applicant, making a Strategic Housing Development planning application to An Bord Pleanála on lands within our ownership (part of the application site) at the above referenced location.

Yours sincerely,

  
Martin Healy

Ardcalf,  
Slane,  
Co.Meath.

Mr. Martin Healy,  
Rockture 1 Limited,  
Unit 2 Block 4B,  
Blanchardstown Corporate Park,  
Dublin 15

Date: 4<sup>th</sup> October 2018

**Re: Proposed Strategic Housing Development at Dunshaughlin East, Dunshaughlin, Co. Meath**

Dear Mr. Healy,

---

This letter is to confirm that I, John Wogan, the owner of lands to the immediate east of the proposed development at Dunshaughlin, Co. Meath, consent to the inclusion by the applicant (Rockture 1 Limited) of part of our lands in a planning application for a proposed strategic housing development at Dunshaughlin East, for the purposes of delivering the proposed section of the 'Outer Relief Road' adjacent to our property.

Yours sincerely,

  
\_\_\_\_\_  
**John Wogan**

5 September 2018

Mr. Matt Farrell,  
Rockture 1 Limited,  
Unit 2 Block 4B,  
Blanchardstown Corporate Park,  
Dublin 15

**Re: Proposed Strategic Housing Development at Dunshaughlin East, Dunshaughlin, Co. Meath**

Dear Mr. Farrell,

This letter is to confirm that we, Eastwise Homes Limited, the owners of lands at Kellett's Grove, Dunshaughlin, Co. Meath, consent to the inclusion by the applicant (Rockture 1 Limited) of lands in our ownership in a planning application for a proposed strategic housing development at Dunshaughlin East, for the purposes of providing a cycle / footpath connection between the Kellett's Grove residential development and the proposed strategic housing development.

Yours sincerely,



**Fergus Lynch**

Eastwise Homes



Dunshaughlin Youths Football Club  
Industrial Estate Dunshaughlin  
Co. Meath

Mr. Martin Healy,  
Rockture 1 Limited,  
Unit 2 Block 4B,  
Blanchardstown Corporate Park,  
Dublin 15

Date: 6th December 2018

Re: **Proposed Strategic Housing Development at Dunshaughlin East, Dunshaughlin, Co. Meath**

Dear Mr. Healy,

This letter is to confirm that we, Dunshaughlin Youths Football Club,(DYFC) Dunshaughlin, Co. Meath the Lease Holders of lands to the immediate east of the proposed development at Dunshaughlin, Co. Meath, consent to the inclusion by the applicant (Rockture 1 Limited) of part of our lands in a planning application for a proposed strategic housing development at Dunshaughlin East, for the purposes of delivering the proposed section of the 'Outer Relief Road' adjacent to our property.

This road and associated footpaths are a critical piece of infrastructure that DYFC need in order to safely access our new pitches, which we hope to develop in 2019.

Yours sincerely,

**For Dunshaughlin Youths Football Club**