

Planning Department,
Meath County Council,
Buvinda House,
Dublin Road,
Navan.

8th January 2019

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR A TEN YEAR PERMISSION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT IN RESPECT OF LANDS AT DUNSHAUGHLIN EAST, DUNSHAUGHLIN, CO. MEATH

On behalf of the applicant, Rockture 1 Limited, Unit 2 Block 4B, Blanchardstown Corporate Park, Blanchardstown, Dublin 15, please find enclosed planning application for a Strategic Housing Development on a site at Dunshaughlin East, Dunshaughlin, Co. Meath.

Application Copies

The enclosed 6 no. hard copies and 3 no. soft copies are provided as per Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017 which states the following:

'An applicant shall submit to the planning authority or each authority in whose area the proposed strategic housing development would be situated 6 printed copies of his or her application for permission for a proposed strategic housing development, together with one copy of the application in a machine-readable form on a digital device'.

Development Details

The proposed development is described in the public notices as follows:

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.

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,
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Associate Directors: Stephanie Byrne BA MRUP MIPI, Gerard Brennan BSc(Hons) MIPI, Niall Byrne BSc(Hons) M.Sc MRTPI MIPI

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.

Enclosures

The following documentation (2 no. copies) has been submitted to An Bord Pleanála and 6 no. copies have been provided herein to Meath County Council in accordance with Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017:

- 6 no. copies of the Application Form for a Section 4 SHD Planning Application and attachments (6 no. letters from Rockture 2 Limited (part owner), Rockture 3 Limited (part owner), Eastwise Homes, Meath County Council, John Wogan and Dunshaughlin Youths Football Club and Irish Water Correspondence);
- 6 no. copies of the Newspaper Notice;

- 6 no. copies of the Site Notice;
- 6 no. soft copies of application documentation (disc);
- 6 no. copies of the cover letter to ABP prepared by John Spain Associates (JSA), including email correspondence from prescribed bodies and EIA Portal confirmation (Appendices 1 and 2);
- 6 no. copies of Statement of Consistency and Planning Report prepared by John Spain Associates (JSA);
- 6 no. copies of Environmental Impact Assessment Report and NTS prepared by John Spain Associates (JSA) and Consultants;
- 6 no. copies of overall Statement of Response to the Board's Opinion prepared by JSA and others;
- 6 no. copies of Statement of Response on Timing and Phasing prepared by John Spain Associates;
- 6 no. copies of a Socioeconomic Study Report prepared by Future Analytics Consulting;
- 6 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;
- 6 no. copies of Part V proposals including a Part V brochure prepared by MCORM Architects, Part V letter from Meath County Council, a Part V Cover Letter and an Estimate of Costs prepared by the Applicant
- 6 no. copies of Landscape Drawings & Schedule, and Landscape Design Rationale Statement prepared by Doyle and O'Troithigh Landscape Architects;
- 6 no. copies of Tree Survey and Arboricultural Assessment, Tree Retention, Protection and Removal Plan prepared by Independent Tree Surveys;
- 6 no. copies of Appropriate Assessment Screening Report prepared by Openfield Ecological Consultants;
- 6 no. copies of Engineering Services Report, Drawings and Schedule, prepared by JOR Consulting Engineers;
- 6 no. copies of Site Specific Flood Risk Assessment Report prepared by JBA and Hydrocare;
- 6 no. copies of a Stormwater Audit prepared by JBA Consulting;
- 6 no. copies of a Construction and Environmental Management Plan prepared by GEM Construction, Openfield Ecology and JOR Consulting Engineers;
- 6 no. copies of a Traffic and Transport Assessment and Mobility Management Plan prepared by ILTP;
- 6 no. copies of a DMURS / NTA cycle Manual Consistency Statement prepared by ILTP;
- 6 no. copies of a Road Quality Audit prepared by ILTP;
- 6 no. copies of a Description of Utilities Report, Site Lighting Report and Site Services and Lighting Drawings, prepared by McElligotts Consulting;
- 6 no. copies of a Site Investigation Report;
- 6 no. copies of a Waste and Environmental Management Plan prepared by Byrne Environmental Consulting Limited (BECL);
- 6 no. copies of a Daylight and Sunlight Assessment prepared by Digital Dimensions.

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 2018 and application guidance documents issued by An Bord Pleanála.

In preparing this planning application, including all drawings and reports, we had regard to the issues raised during pre-application meetings with Meath County Council and the tripartite meeting with the Board and the requirements of relevant Section 28 Guidelines and the Meath County Development Plan 2013-2019.

If you have any queries please do not hesitate to contact us.

Yours sincerely,



John Spain Associates

FAO: Grainne Leamy,
TII,
Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,

8th January 2019

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On behalf of the applicant, Rockture 1 Limited, Unit 2 Block 4B, Blanchardstown Corporate Park, Blanchardstown, Dublin 15, please find enclosed a planning application for a Strategic Housing Development on a site at Dunshaughlin East, Dunshaughlin, Co. Meath.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information. An electronic copy of the application is also provided herewith.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.dunshaughlineastshd.ie

The proposed development is described in the public notices as follows:

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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).

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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.

The application together with the Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Meath County Council. The application may also be inspected online at the following website set up by the applicant: www.dunshaughlineastshd.ie.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on

the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any queries please do not hesitate to contact us.

Yours sincerely,



John Spain Associates

An Taisce
Tailors' Hall,
Back Lane,
Dublin 8

8th January 2019

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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

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Yours sincerely,



John Spain Associates

Coras Iompar Eireann (CIE)
Divisional Engineer
Pearse Station
Westland Row
Dublin 2

8th January 2019

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On behalf of the applicant, Rockture 1 Limited, Unit 2 Block 4B, Blanchardstown Corporate Park, Blanchardstown, Dublin 15, please find enclosed a copy of a planning application for a Strategic Housing Development on a site at Dunshaughlin East, Dunshaughlin, Co. Meath.

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Yours sincerely,



John Spain Associates

FAO: Sinead O'Brien,
Minister for Culture, Heritage and the Gaeltacht
C/O The Manager,
Development Applications Unit
Department of Culture, Heritage and the Gaeltacht
Newtown Road
Wexford

8th January 2019

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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

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.

The application together with the Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Meath County Council. The application may also be inspected online at the following website set up by the applicant: www.dunshaughlineastshd.ie.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas

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If you have any queries please do not hesitate to contact us.

Yours sincerely,



John Spain Associates

FAO: Alison Harvey
The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny

8th January 2019

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR A TEN YEAR PERMISSION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT IN RESPECT OF LANDS AT DUNSHAUGHLIN EAST, DUNSHAUGHLIN, CO. MEATH

On behalf of the applicant, Rockture 1 Limited, Unit 2 Block 4B, Blanchardstown Corporate Park, Blanchardstown, Dublin 15, please find enclosed planning application for a Strategic Housing Development on a site at Dunshaughlin East, Dunshaughlin, Co. Meath.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and further to previous email correspondence, as requested, a soft copy of documentation (on CD) only is enclosed.

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The proposed development is described in the public notices as follows:

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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.

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Yours sincerely,



John Spain Associates

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

8th January 2019

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RE: PLANNING APPLICATION FOR A TEN YEAR PERMISSION PROPOSED STRATEGIC HOUSING DEVELOPMENT IN RESPECT OF LANDS AT DUNSHAUGHLIN EAST, DUNSHAUGHLIN, CO. MEATH

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Yours sincerely,



John Spain Associates

Irish Water
C/O Suzanne Dempsey,
Colvill House,
94-96 Talbot Street,
Dublin 1

8th January 2019

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR A TEN YEAR PERMISSION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT IN RESPECT OF LANDS AT DUNSHAUGHLIN EAST, DUNSHAUGHLIN, CO. MEATH

On behalf of the applicant, Rockture 1 Limited, Unit 2 Block 4B, Blanchardstown Corporate Park, Blanchardstown, Dublin 15, please find enclosed a planning application for a Strategic Housing Development on a site at Dunshaughlin East, Dunshaughlin, Co. Meath.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information. An electronic copy of the application is also provided herewith.

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NTA
National Transport Authority
Dún Scéine
Harcourt Lane
Dublin 2

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observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any queries please do not hesitate to contact us.

Yours sincerely,



John Spain Associates