



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.

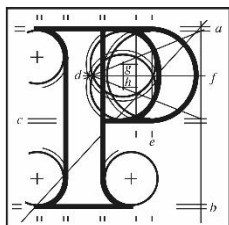
#### Other Statutory Codes

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>Shannon Homes Drogheda Ltd</b>
--------------------	-----------------------------------

**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	<b>Fortfield House, Colpe Road, Drogheda, Co. Meath</b>
Company Registration No:	<b>200206</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>Paul Duignan</b>
Firm/Company:	<b>DDA Architects Ltd.</b>

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Meath County Council</b>
----------------------------------------------------------------------------------	-----------------------------

## 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>Colp West,</b>
Address Line 2:	<b>The lands are primarily located to the north of Colpe Road and to the west of Mill Road and Gaelscoil an Bhradáin Feasa and are primarily bordered to the south west by the Dublin-Belfast railway line. The site also takes in lands within the existing Grange Rath development to the south west of the railway line and sections of Colpe Road and Mill Road to the south east and northeast of the main application site. The lands are within the townlands of Colp West, Colp East, Stameen, and Mornington.</b>
Address Line 3:	
Town/City:	<b>Drogheda,</b>
County:	<b>County Meath</b>
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>OSI map sheets: 1:5,000   2320 1:2,500   2320-C</b>  <b>ITM centre pt. cords: X,Y= 712289.9417, 774584.9151</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>13.44 ha</b>

<p>Site zoning in current Development Plan or Local Area Plan for the area:</p>	<p><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></p> <p><b>F1 – To provide for and improve open spaces for active and passive recreational amenities</b></p> <p><b>WL – To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre</b></p> <p><b>Please refer to the Statement of Consistency and Planning Report (which sets out how the proposed development accords with these zonings) and DDA Zoning Overlay drawing.</b></p>
<p>Existing use(s) of the site and proposed use(s) of the site:</p>	<p><b>The existing use of the lands is primarily agricultural. The permitted road infrastructure serving the proposed site is partially under construction. The site also takes in sections of existing roadway and open space.</b></p> <p><b>The proposed use is residential with associated childcare facility.</b></p>

**7. Applicant’s Interest in the Site:**

<p>Please tick appropriate box to show the applicant’s legal interest in the land or structure:</p>	<p>Owner</p>	<p>Occupier</p>	<p>Other</p>
			<p><b>X</b></p>
<p>Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:</p>			
<p><b>The application is accompanied by a letter of consent from the Landowners of the subject site.</b></p>			

- Shannon Homes Dundalk Ltd
- Rockmill Ltd
- Córas Iompar Éireann
- Meath County Council

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

<p>State Name and Address of the Site Owner:</p> <p><b>If the applicant is not the legal owner</b>, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p><b>Letters of consent are attached from the following landowners:</b></p> <p><b>Shannon Homes Dundalk Ltd, Fortfield House, Colpe Road, Drogheda, Co. Meath.</b></p> <p><b>Rockmill Ltd Fortfield House, Colpe Road, Drogheda, Co. Meath.</b></p> <p><b>Córas Iompar Éireann Curzon House, Lower Abby Street, Dublin 1.</b></p> <p><b>Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath.</b></p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
--------------------------------------------------------------------------	-------------------------------------------------------------------------------

If the answer is “Yes” above, identify the lands and state the nature of the control involved:

**The adjoining lands within Shannon Homes ownership identified in blue on the site location map accompanying this application.**

**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"/> ]
----------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------

**Note:** 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.

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):

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development  <u>Please see Statement of Consistency and Planning Report for further details.</u>	Final Decision by Planning Authority / An Bord Pleanála
Reg Ref: LB/180620	A ten year permission for a commercial development and road infrastructure at Colpe Road, Colpe West, Drogheda, Co. Meath was granted on the 4/9/2018. The site is located north of Colpe Road and to the west of Mill Road and is bordered to the south west by the Dublin-Belfast railway.	Grant Permission
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [ ] No: [ X ]
<p>If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:</p> <p><b>N/A</b></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?		Yes: [X] No: [ ]
<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>		
<p><b>Meath County Council Reg. Ref.: LB190739</b></p> <p><b>Decision: Final grant made on the 31<sup>st</sup> July 2019</b></p> <p><b>Applicant: The Minister For Education &amp; Skills</b></p> <p><b>Development Description: The provision of a temporary post primary school by way of construction of 3no. prefabricated buildings (c 190 Sq. Mtrs 239 Sq. Mtrs &amp; 469 Sq.Mtrs) on a defined site area (c. 0.643Ha) to be enclosed within a 2mtrs high welded mesh fencing and access gates with associated site works including provision of new site entrance onto new road as granted</b></p>		

planning permission under Planning Ref LB 180620, short term temporary entrance onto Mill Road, car parking, drop off area and hard surface play area, wastewater treatment system and associated percolation area. Temporary permission for a period no longer than 5 years is being sought.

Meath County Council Reg. Ref.: SA130927 & ABP Reference: PL17.243331

Decision: Final grant made on the 18<sup>th</sup> of August 2014

Applicant: Board of Management, Gaelscoil an Bhradain Feasa

Development Description: Removal of all existing temporary school buildings, construction of a new two storey primary school comprising of 16 classrooms, 4 resource rooms, 1 general purpose hall, 1 base classroom special needs unit and ancillary accommodation, all associated external works including provision of vehicular entrance from the Mill Road and provision for future access from the proposed new Mill Road/Marsh Road link road the west, internal bus set-down and all footpaths, staff car parking, cycle parking, 2 no. ball courts, 1 junior play area, 1 soft play area, proprietary wastewater system, storm drainage system, landscaping and boundary treatments.

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

Yes: [ ] No: [X ]

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:[ X ]

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.

**The proposed development consists of a residential development comprising 357 no. residential units, a childcare facility and associated outdoor play area, road infrastructure, a pedestrian bridge over the railway line and associated pathways, all associated open space, cycle and pedestrian infrastructure, services and all other associated development on a site of c. 13.44 hectares.**

**The 357 no. residential units proposed consist of 169 no. houses, 52 no. duplex apartments and 136 no. apartments.**

**The 169 no. houses will consist of the following:**

- 104 no. 3 bedroom units
- 65 no. 4 bedroom units

**The 136 no. apartment units will consist of the following:**

- 58 no. 1 bedroom units
- 78no. 2 bedroom units

**The 52 no. duplex units will consist of the following:**

- 52 no. 3 bedroom units

**The proposed childcare facility is a two storey building with a GFA of 439 sq.m. The proposed houses are 2 to 3 storeys in height and the duplex/apartment blocks are 3 to 6 storeys in height.**

**The development includes road infrastructure comprising of a link street approximately 652m in length (including changes to the previously permitted road infrastructure under Reg. Ref.: LB/180620), including bus stops, 1 no. roundabout, pedestrian crossings and c. 246m long road to the east to facilitate a connection to the existing school on Mill Road (Gaelscoil an Bhradáin Feasa). The road infrastructure also includes the realignment of a section of Colpe Road and the realignment of the southern section of Mill Road, and includes proposed cycle lanes/paths, footpaths, grass verge, and the provision of a footpath and cyclepath / cycle lane on Colpe Road to tie-in with the existing shared footpath / cyclepath, to the south-west of the railway line.**

The proposed new pedestrian bridge will cross the existing Dublin to Belfast railway line and will link the proposed SHD development to the existing Grange Rath housing development to the south-west.

The development includes associated site and infrastructural works including all associated road infrastructure, foul and surface / storm water drainage (including upgrading of water services on Mill Road), surface water management including attenuation and storage features, a pumping station, watermains and utilities, 592 no. car parking spaces, 532 no. cycle parking spaces, public open space including a linear park, bin and bike stores, 2 no. substations, landscaping consisting of new tree planting, hedges, berms and grass planting, boundary treatments, public lighting, temporary marketing suite and signage (during construction phases), and all associated site and infrastructural works.

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:	<b>N/A – No reference number on MCC meeting record attached as Appendix 1 to the MCC Report at pre-application stage.</b>
Meeting date(s):	<b>3<sup>rd</sup> October 2018.</b>
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	<b>ABP-303309-18</b>



Meeting date(s):	<b>4<sup>th</sup> February 2019</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:	
<p><b>Meeting with the National Monuments Service to discuss archaeology related matters (see EIAR).</b></p> <p><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></p> <p><b>Consultation with Irish Rail in respect of the proposed bridge over the rail line (refer to Irish Rail letter of consent).</b></p> <p><b>Information relating to the Conservation &amp; Management Plan for the Burials (RMP # ME021-011-001) and Enclosure (RMP # ME021-011002) was issued to the Developments Application Unit of the National Monuments Service on the 1st February 2019, and to Tom Condit of the licensing section of the National Monuments Service (DCHG) on the 25th July 2019.</b></p>	

## 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 Herald 16<sup>th</sup> October 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>16<sup>th</sup> October 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 site notices.</b></p>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", is an EIAR enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>Please see confirmation notice from the DHPLG EIA Portal dated 10/10/2019 attached to the JSA Application Cover Letter</b>
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(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?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(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	Yes: [ <input checked="" type="checkbox"/> ]  No: [ <input type="checkbox"/> ]

<p>weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>N/A: [ ]</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>Department of Culture, Heritage and the Gaeltacht</b></li> <li>• <b>The Heritage Council</b></li> <li>• <b>An Taisce – The National Trust for Ireland</b></li> <li>• <b>Meath County Childcare Committee</b></li> <li>• <b>Louth County Council</b></li> </ul> <p>(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>16<sup>th</sup> October 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 and Statement of Material Contravention 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 checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p><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 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:

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?

**Enclosed:**

Yes: [  ] No: [  ]

**Statement of Consistency and Statements of Response demonstrate how the proposal is consistent with the vision, aims and objectives of the Development Plan and LAP for the area. However a Material Contravention Statement is submitted for the event that the Board considers the development a material contravention of the specific phasing objective pertaining to the site.**

**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	0	0
3-bed	104	112-125
4-bed	65	137-145
4+ bed	0	0
<b>Total</b>	169	20,554

<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	58	45.8 – 61.9
2-bed	78	80.7-93.4
3-bed	52	109-129
4-bed	0	0
4+ bed	0	0
<b>Total</b>	<b>188</b>	<b>15,912.5</b>

<b>Student Accommodation N/A – No Student Accomodation 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>357</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>36,466.5</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</b>	<b>439</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>439</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>36,905.5</b>
(d) Express 15(b) as a percentage of 15(c):	<b>c. 1.2%</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>	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?  If "Yes", enclose a brief explanation with this application.		<b>X</b>
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?  If "Yes", enclose a brief explanation with this application.		<b>X</b>
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?  If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		<b>X</b>

<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>		<b>X</b>
<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>		<b>X</b>
<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>		<b>X</b>
<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>	<p><b>X</b></p> <p><b>Refer to JSA cover letter and statement of response.</b></p>	
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------	--

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

**N/A Development does not relate to existing buildings**

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):	
<p>(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:</p> <p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p>	

### 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>	
<p>(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—</p> <p>(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</p>	<b>X</b>	
<p>(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</p>	<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 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	<b>N/A</b>	

**20. Water Services:**

<b>(A) Proposed Source of Water Supply:</b>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> [ X ]</p> <p>(b) Public Mains: <input checked="" type="checkbox"/> [ X ]</p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/> [ ]</p> <p>Other (please specify): _____</p>
<b>(B) Proposed Wastewater Management / Treatment:</b>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> [ X ]</p> <p>(b) Public Sewer: <input checked="" type="checkbox"/> [ X ]</p> <p>Conventional septic tank system: <input type="checkbox"/> [ ]</p> <p>Other on-site treatment system (please specify): _____</p> <p>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:</p>
<b>(C) Proposed Surface Water Disposal:</b>

Please indicate as appropriate:

(a) Public Sewer/Drain: [ **X** ]

Soakpit: [ ]

Watercourse: [ ]

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

**Please refer to the Infrastructure Design Report prepared by DBFL Consulting Engineers and associated engineering drawings**

**(D) Irish Water Requirements:**

Please submit the following information:

**Enclosed:**

(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.

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: [ X ] No: [ ]</p> <p><b>Please see TTA / Mobility Management Plan prepared by DBFL 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: [ X ] No: [ ]</p> <p><b>Please see TTA / Mobility Management Plan prepared by DBFL</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: [ X ] No: [ ]</p> <p><b>A road safety audit has been carried out of the main road infrastructure – including the Link Street. Please refer to the accompanying engineering pack.</b></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: [ X ] No: [ ]</p>
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.- <b>Please refer to DDA Taking in Charge drawing.</b></p>	

### 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

**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.**

### 24. Application Fee:

(a) State fee payable for application:	<b>€ 69,570.80</b>
(b) Set out basis for calculation of fee:	<p><b>€130 * 357 units = €46,410</b></p> <p><b>€7.20 * 439 sq.m (other uses) = €3,160.80</b></p> <p><b>Submission of EIAR - €10,000</b></p> <p><b>Submission of NIS - €10,000</b></p> <p><b>Total = €69,570.80</b></p>
(c) Is the fee enclosed with the application?	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>


### 25. Universal Design:

<p>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></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please refer to the Architectural Design Statement and the Architectural Drawings submitted for details on how the proposal complies with the principles of Universal Design.</b></p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



### 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>16<sup>th</sup> October 2019</b>

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	See Section 1, 2 and below
<b>Surname:</b>	
<b>Address Line 1:</b>	
<b>Address Line 2:</b>	
<b>Address Line 3:</b>	
<b>Town / City:</b>	
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	

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

<b>Name(s) of Company</b>	Phil Reilly
<b>Director(s):</b>	Christabelle Grimes
<b>Company Registration Number (CRO):</b>	200206
<b>Contact Name:</b>	Phil Reilly
<b>Primary Telephone Number:</b>	Tel: (041) 981 3434
<b>Other / Mobile Number (if any):</b>	N/A
<b>E-mail address:</b>	phil@shannonhomesdrogheda.com

### 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>	

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

<b>First Name:</b>	Paul
<b>Surname:</b>	Duignan
<b>Address Line 1:</b>	62 Brighton Square,
<b>Address Line 2:</b>	Terenure
<b>Address Line 3:</b>	Dublin 6
<b>Town / City:</b>	Dublin
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	pduignan@ddaarch.ie
<b>Primary Telephone Number:</b>	+353 (0)1 490 0499
<b>Other / Mobile Number (if any):</b>	Paul

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

<b>Name:</b>	Phil Reilly
<b>Mobile Number:</b>	(087) 77 311 24
<b>E-mail address:</b>	phil@shannonhomesdrogheda.com

**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.

## **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

08<sup>th</sup> October, 2019

Shannon Homes Drogheda Ltd  
Fortfield House  
Colpe Road  
Drogheda  
Co Meath

**Re: Letter of Consent to proceed with planning permission application for proposed works at Land  
at Colp West, Drogheda, Co Meath  
Applicant: Shannon Homes Drogheda Ltd**

Dear Sir/Madam,

Meath County Council as the body having effective control over the lands hereby consent to Shannon Homes Drogheda Ltd making a Planning application for work which includes 357 no. dwellings, a childcare facility, roads, infrastructure and associated development at the location at Colp West, Drogheda, Co Meath as per drawing No. 19-001-P-1.000.

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,

\_\_\_\_\_  
pp Dara McGowan

Senior Executive Officer

Corporate Services – Assets & Facilities Management



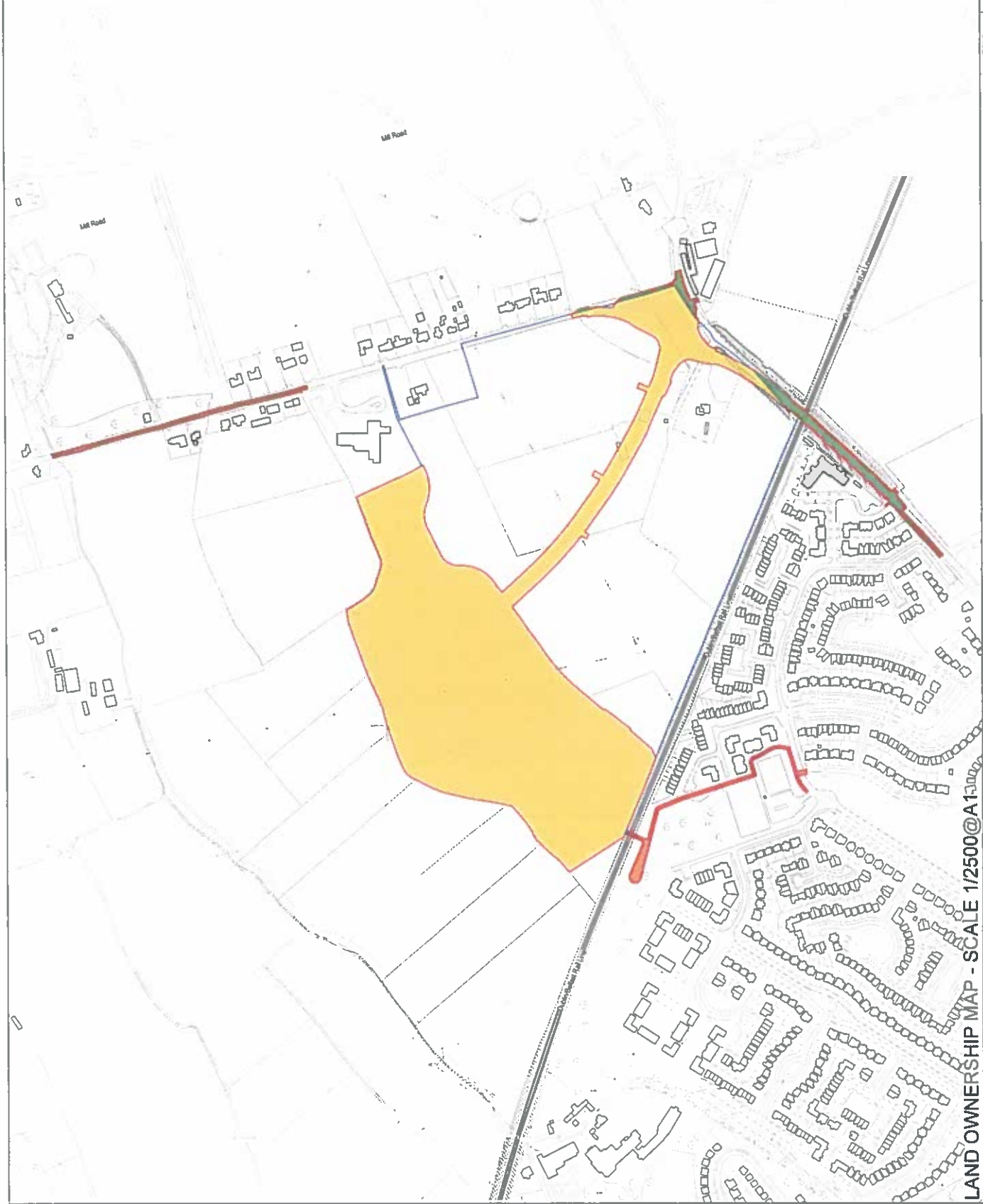
# LEGEND

- SITE**
- APPLICATION BOUNDARY**
- BLUE BOUNDARY**  
EXTENSION OF THE LAND IN OWNERSHIP SHANNON HOMES LTD
- YELLOW HATCH**  
MILL ROAD DEVELOPMENT/SHANNON HOMES  
DUNGALK LIMITED
- ORANGE HATCH**  
ROCKMILL - PEDESTRIAN BRIDGE
- GREEN HATCH**  
MEATH COUNTY COUNCIL - ROAD WORKS
- PURPLE HATCH**  
IRISH RAILWAY

ORDNANCE SURVEY IRELAND LICENCE No. AR 0029319 © GOVERNMENT OF IRELAND

Z3DC  
Description  
Digital Cartographic Model (DCM)  
Publisher / Source  
Ordnance Survey Ireland (OS)  
Data Source / Reference  
PRIME2  
File Format  
Autodesk AutoCAD (DWG\_R2013)  
File Name  
v\_50023267\_1.dwg  
Cap Exent / Area of Interest (AOI)  
LX.LLY = 711982 4417 774189 9151  
LRX.LRY = 712597 4417 774189 9151  
ULX.LUY = 711982 4417 774999 9151  
URX.LRY = 712597 4417 774999 9151  
Projection / Spatial Reference  
Projection: IRENET95\_Imb\_Transverse\_Mercator  
Centre Point Coordinates  
X,Y = 712289 9417 774564 9151  
Reference Index  
Map Series / Map Sheets  
15 000 | 2320  
1:2,500 | 2320-C  
Data Extraction Date  
Date: 04-Sep-2018  
Source Data Release  
DCM Release V1.108.102  
Product Version  
Version: 1.3  
Licence / Copyright  
Ordnance Survey Ireland "Terms of Use" apply.  
Please visit [www.os.ie/about/terms-conditions](http://www.os.ie/about/terms-conditions)

# INFORMATION ONLY



**DDA** DUGHGANI/DOOLEY  
ARCHITECTS AND PLANNERS CONSULTANTS

Scale: 1:2500  
Date: 04/09/2018  
Project: Mill Road Development

Scale 1/2500@A1

19 000 | P.1 | 000

19 OCT 2018 12:28:11

# SHANNON HOMES DUNDALK LTD

FORTFIELD HOUSE COLPE ROAD DROGHEDA CO MEATH  
PHONE (041) 9813434

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

7<sup>th</sup> October 2019

Dear Sir / Madam,

**RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT (COMPRISING 357 UNITS AND INCLUDING A CHILDCARE FACILITY) ON LANDS AT COLP WEST, DROGHEDA, CO MEATH BY SHANNON HOMES DROGHEDA LTD**

I hereby confirm that Shannon Homes Dundalk Ltd consent to Shannon Homes Drogheda Ltd, the applicant, making a Strategic Housing Development planning application to An Bord Pleanála on lands within our ownership (part of the application site including the main area of proposed housing, landscaped open space, childcare facility, and part of the proposed link street) at the above referenced location.

Yours faithfully,



PHIL REILLY  
Shannon Homes Dundalk Ltd

# ROCKMILL LTD

FORTFIELD HOUSE COLPE ROAD DROGHEDA CO MEATH  
PHONE (041) 9813434

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

7<sup>th</sup> October 2019.

Dear Sir / Madam,

**RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT (COMPRISING 357 UNITS AND INCLUDING A CHILDCARE FACILITY) ON LANDS AT COLP WEST, DROGHEDA, CO MEATH BY SHANNON HOMES DROGHEDA LTD**

I hereby confirm that Rockmill Ltd consent to Shannon Homes Drogheda Ltd, the applicant, making a Strategic Housing Development planning application to An Bord Pleanála on lands within our ownership (part of the application site including the pedestrian and cycle link west of the railway line) at the above referenced location.

Yours faithfully,



PHIL REILLY

Rockmill Ltd



## Córas Iompair Éireann

Bainistíocht Maoine Grúpa  
Teach Curzon  
35, Sráid na Mainistreach Íochtarach  
Baile Átha Cliath 1  
D01 H560

Group Property Management  
Curzon House  
35, Lower Abbey Street  
Dublin 1  
D01 H560

Teil:/Tel: +353 1 703 2932  
Láithreán Gréasáin/Web: [www.cie.ie](http://www.cie.ie)

Mr. Dan Reilly  
Director Civils & Transport  
DBFL Consulting Engineers  
Ormond House  
Upper Ormond Quay  
Dublin 7

Graham Skelly

(01) 703 3178

10<sup>th</sup> Oct. 2019

30/GS

**Subject to Contract / Contract Denied  
Subject to Board Approval  
Without Prejudice**

### **RE: Proposed New Foot Bridge at Mill Road, Drogheda.**

Dear Mr. Reilly,

I understand, from correspondence with Mr. James Kenny, Third Party Coordinator, Irish Rail, that Shannon Homes intend to apply for planning permission to facilitate a new development at Mill Road, Drogheda, Co. Louth. It has been brought to my attention that this will necessitate the construction of a new foot bridge over the Dublin – Belfast railway line.

Coras Iompair Éireann hereby consents to the inclusion of railway property for the purpose of this planning application.

Please direct your comments and requests for further information to Graham Skelly of this office.

Yours faithfully

  
Niall Grogan  
Group Property Manager



Letter Ref: CUST17874

Dermot Grogan  
DBFL  
Ormond House Upper  
Ormond Quay  
Dublin 7



Uisce Éireann  
Bosca OP 6000  
Baile Atha Cliath 1  
Éire

Irish Water  
PO Box 6000  
Dublin 7  
Ireland

T: +353 1 89 25000  
F: +353 1 89 25001  
[www.water.ie](http://www.water.ie)

29-Dec-17

Dear Sir/Madam,

Re: 4211898364 pre-connection enquiry - Subject to contract | Contract denied  
Connection for 380 unit residential at Mill/Marsh Road, Drogheda, Co. Louth

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at Mill/Marsh Road, Drogheda, Co. Louth. 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, 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 at a later date.

In order to accommodate the proposed water connection at the development, upgrade works are required to increase the capacity of the Irish Water network. Works to include upgrading approx 950m of 150mm pipework. Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity. Should you wish to have such upgrade works progressed, Irish Water will require you to provide a contribution of a relevant portion of the costs for the required upgrades, please contact Irish Water to discuss this further.

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 Regulation for Utilities.

If you have any further questions, please contact Fionán Ginty from the design team on 018925734 or email [fginty@water.ie](mailto:fginty@water.ie). For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

Yours sincerely,

**Maria O'Dwyer**

**Connections and Developer Services**

Stiúrthóir / Directors: Michael Nicholas (Chairman), Brendan Murphy, Michael O'Sullivan, Gary Grant, John Maher.  
Oifig / Registered Office: Techno Centre, 24-26 St. John's Gate, Dublin 1, D01 NP86. Company House, 14-16 Talbot Street, Dublin 1, D01 NP86.  
s.c. / Dearbhíodh ghléimh a d'fhaig a h-ainm le h-ádh / Registered in the Republic of Ireland as a designated activity company, limited by shares.  
Uimhir / Charáirthe in Éirinn / Registered in Ireland No: 530369

Dermot Grogan  
DBFL  
Ormond House Upper  
Ormond Quay  
Dublin 7

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)

8 October 2019

**Re: Design Submission for Strategic Housing Development at Colpe West, Drogheda, Co. Meath (the “Design Submission”) / Connection Reference No: 4211898364**

Dear Dermot,

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 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: Fionán Ginty  
Phone: 01 8925734  
Email: [fginty@water.ie](mailto:fginty@water.ie)

Yours sincerely,



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

## Appendix A

### Document Title & Revision

- 170092-3050 Rev.A
- 170092-3051 Rev.C
- 170092-3052 Rev.B
- 170092-3053 Rev.C
- 170092-3054
- 170092-3055
- 170092-3056
- 170092-3057
- 170092-3091
- 170092-3092
- 170092-3093
- 170092-3094
- 170092-3095

**Standard Details/Code of Practice Exemption: N/A**

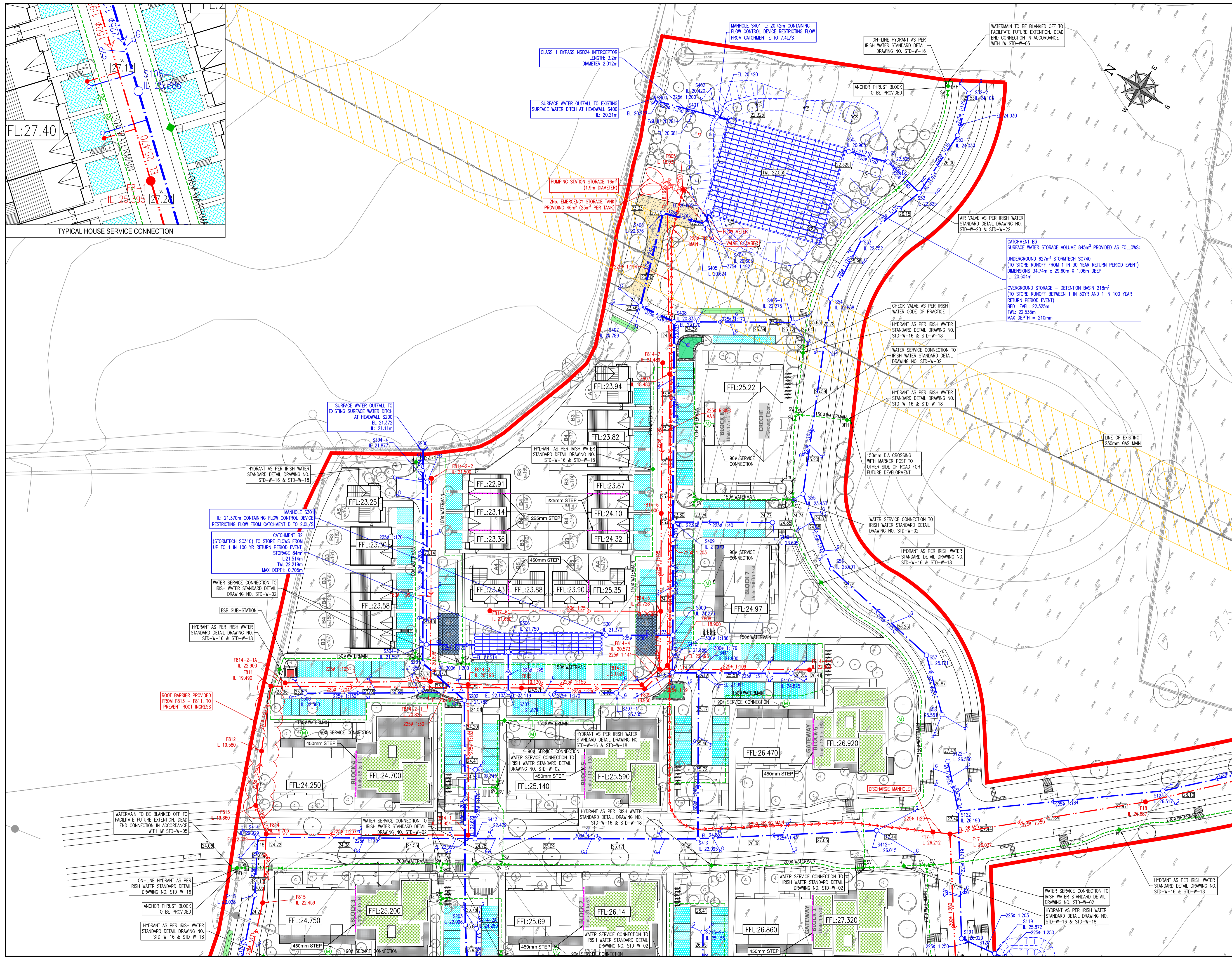
For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

*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.*

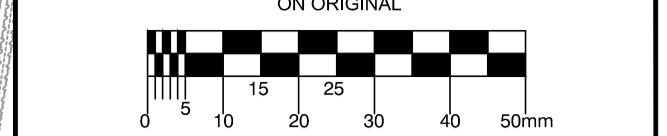








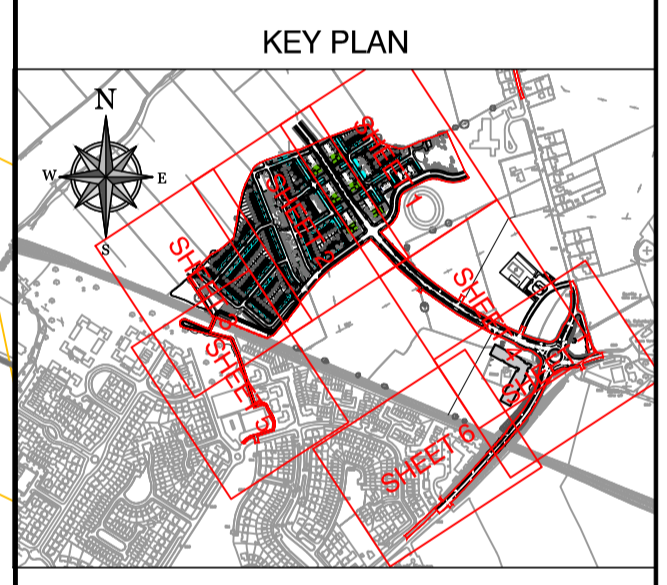
© COPYRIGHT OF THIS DRAWING IS RESERVED BY DBFL CONSULTING ENGINEERS. NO PART SHALL BE REPRODUCED OR TRANSMITTED WITHOUT THEIR WRITTEN PERMISSION.



- NOTES:
1. ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES
  2. ALL LEVELS ARE IN METRES TO ORDNANCE DATUM (m+00)
  3. CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF PAVEMENT LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE
  4. ALL WATERMANS TO BE POLYETHYLENE WITH PE80 OR PE100 RATING
  5. ALL FOUL SEWERS TO BE uPVC TO EN1401
  6. RISING MAIN TO BE POLYETHYLENE TO IS EN12201
  7. ALL SURFACE WATER SEWERS TO BE CLASS H CONCRETE TO EN1916 & IS 6 2004.

**SERVICES LEGEND**

- APPLICATION BOUNDARY
- FOUL SEWER
- FOUL RISING MAIN AND PUMPING STATION
- SURFACE WATER SEWER
- ROAD GULLY
- WATERMAIN
- HYDRANT
- DUCK FOOT HYDRANT
- SLUICE VALVE
- SCOUR VALVE
- AIR VALVE
- WATER METER
- BOUNDARY BOX
- ROAD LEVEL
- EXISTING WATERMAIN
- EXISTING FOUL SEWER
- EXISTING SURFACE WATER SEWER
- EXISTING HIGH PRESSURE GAS MAIN + WATLEAVE
- EXISTING DITCH (DIVERGED)
- PROPOSED DITCH
- PROPOSED SWALE
- GREEN ROOF
- PERMEABLE PAVING
- BIORETENTION AREA



ORDNANCE SURVEY IRELAND LICENCE  
No EN 0017919  
© ORDNANCE SURVEY IRELAND  
GOVERNMENT OF IRELAND

C	08-10-19	COMMENTS FROM W CDS DESIGN TEAM	DJG	DCG
B	07-10-19	COMMENTS FROM W CDS DESIGN TEAM	DJG	DCG
A	02-10-19	COMMENTS FROM W CDS DESIGN TEAM	DJG	DCG
REV.	DATE	DESCRIPTION	BY	CHKD.

**PLANNING SHD STAGE 3**

DESIGNED	DMW	PREPARED	DJG
DATE	DEC 2018	CHECKED	DJR

**DBFL**  
Dublin Office: Ormond House, Upper Ormond Quay, Dublin 7, Ireland. Phone: +353 1 400 4000 Fax: +353 1 400 4050  
Waterford Office: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford, Ireland. Phone: +353 51 309 500 Fax: +353 51 844 915

PROJECT  
**STRATEGIC HOUSING DEVELOPMENT AT COLPE WEST, DROGHEDA, CO. MEATH**

DRG. TITLE  
**SITE SERVICES LAYOUT SHEET 1**

CLIENT  
**SHANNON HOMES DROGHEDA LTD.**

SCALE	1:500 @A1	FILE REF.	170092-3050
DRG. NO.	170092-3051		C



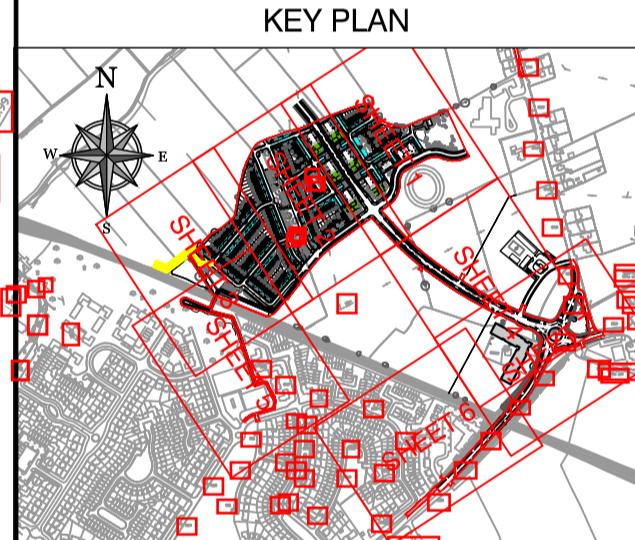
© COPYRIGHT OF THIS DRAWING IS RESERVED BY DBFL CONSULTING ENGINEERS. NO PART SHALL BE REPRODUCED OR TRANSMITTED WITHOUT THEIR WRITTEN PERMISSION.



- NOTES:
- ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES
  - ALL LEVELS ARE IN METRES TO ORDNANCE DATUM (m+0)
  - CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF PAVEMENT LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE
  - ALL WATERMANS TO BE POLYETHYLENE WITH PE80 OR PE100 RATING
  - ALL FOUL SEWERS TO BE uPVC TO EN1401
  - RISING MAIN TO BE POLYETHYLENE TO IS EN12201
  - ALL SURFACE WATER SEWERS TO BE CLASS H CONCRETE TO EN1916 & IS 6 2004.

**SERVICES LEGEND**

- APPLICATION BOUNDARY
- FOUL SEWER
- FOUL RISING MAIN AND PUMPING STATION
- SURFACE WATER SEWER
- ROAD GULLY
- WATERMAIN
- HYDRANT
- DUCK FOOT HYDRANT
- SLUICE VALVE
- SCOUR VALVE
- AIR VALVE
- WATER METER
- BOUNDARY BOX
- ROAD LEVEL
- EXISTING WATERMAIN
- EXISTING FOUL SEWER
- EXISTING SURFACE WATER SEWER
- EXISTING HIGH PRESSURE GAS MAIN + WATLEAVE
- EXISTING DITCH (DIVERGED)
- PROPOSED DITCH
- PROPOSED SWALE
- GREEN ROOF
- PERMEABLE PAVING
- BIORETENTION AREA



ORDNANCE SURVEY IRELAND LICENCE  
No EN 0017919  
© ORDNANCE SURVEY IRELAND  
GOVERNMENT OF IRELAND

REV.	DATE	DESCRIPTION	BY	CHKD.
B	07-10-18	COMMENTS FROM M CDS DESIGN TEAM	DJG	DCC
A	02-10-18	COMMENTS FROM M CDS DESIGN TEAM	DJG	DCC

DESIGNED	DMW	PREPARED	DJG
DATE	DEC 2018	CHECKED	DJR

**DBFL**  
Dublin Office: Ormrod House, Upper Ormrod Quay, Dublin 7, Ireland. PHONE: +353 1 400 4000 FAX: +353 1 400 4050  
Waterford Office: Unit 2, The Chandery, 1-2 O'Connell Street, Waterford, Ireland. PHONE: +353 51 308 500 FAX: +353 51 844 913

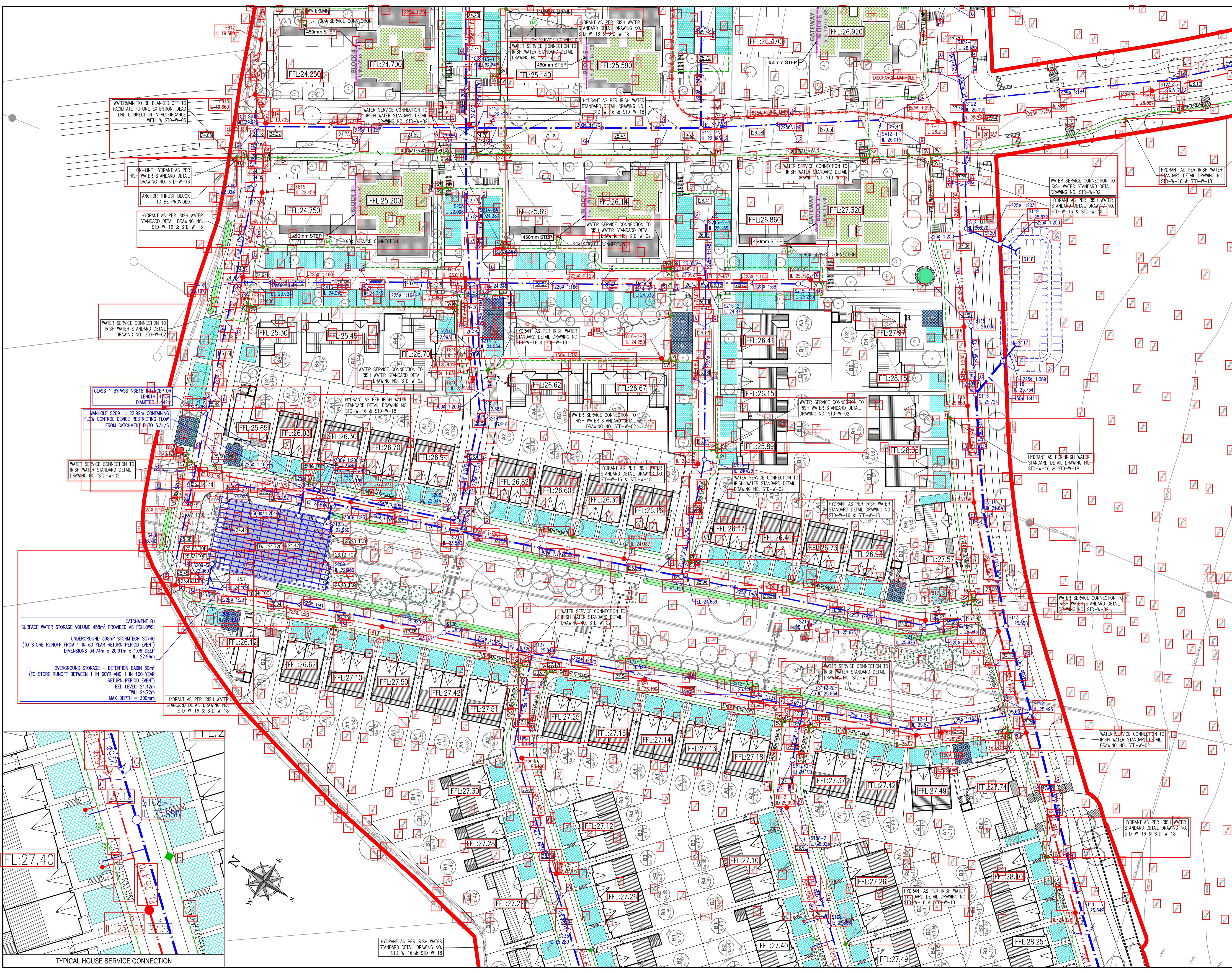
DBFL Consulting Engineers email: info@dbfl.ie site: www.dbfl.ie

PROJECT  
**STRATEGIC HOUSING DEVELOPMENT AT COLPE WEST, DROGHEDA, CO. MEATH**

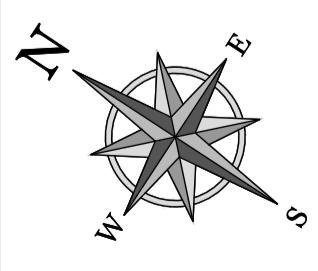
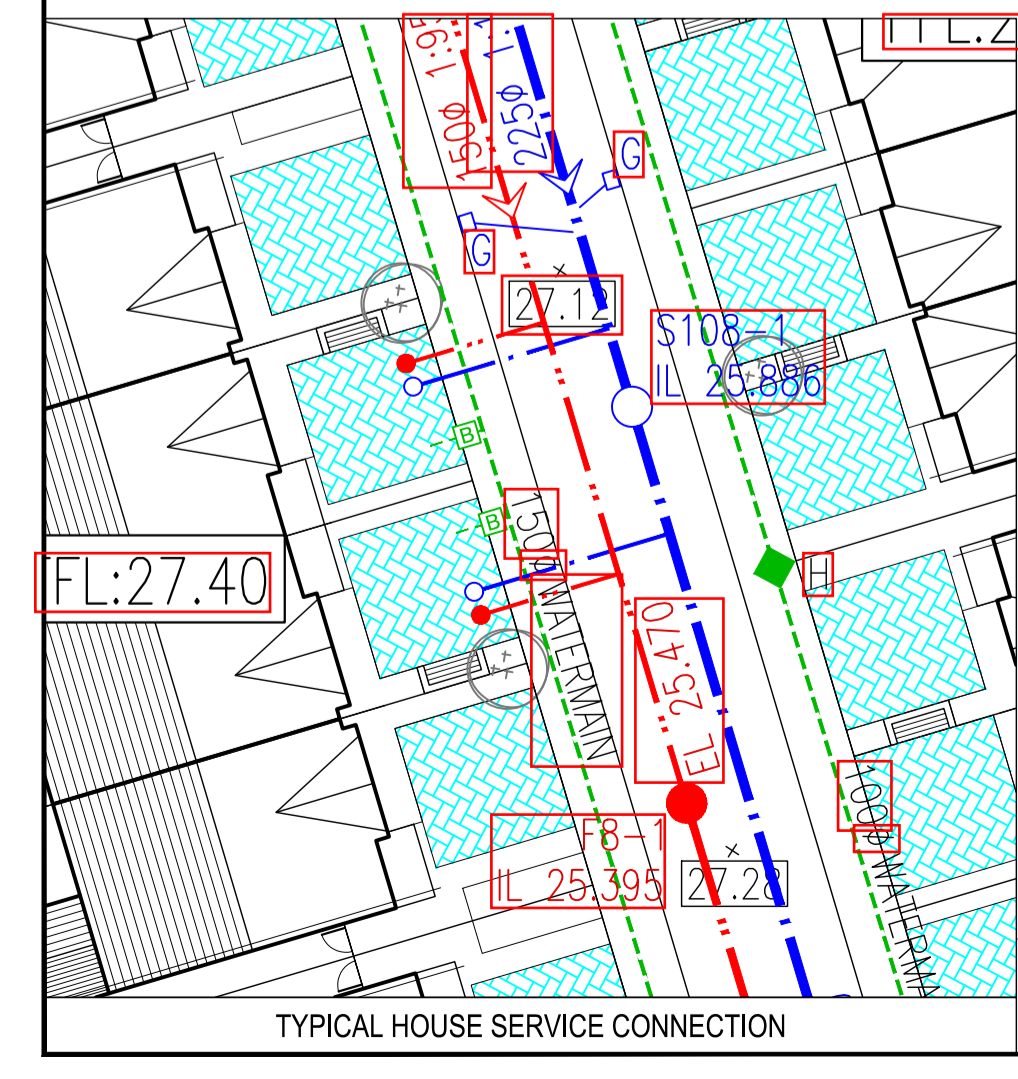
DRG. TITLE  
**SITE SERVICES LAYOUT SHEET 2**

CLIENT  
**SHANNON HOMES DROGHEDA LTD.**

SCALE	1:500 @A1	FILE REF.	170092-3050
DRG. NO.	170092-3052		B



CATCHMENT B1  
SURFACE WATER STORAGE VOLUME 45m³ PROVIDED AS FOLLOWS:  
UNDERGROUND 398m³ STORMTICH SC740 (TO STORE RUNOFF FROM 1 IN 60 YEAR RETURN PERIOD EVENT) DIMENSIONS 34.74m x 20.91m x 1.06 DEEP IL: 22.96m  
OVERGROUND STORAGE - DETENTION BASIN 60m³ (TO STORE RUNOFF BETWEEN 1 IN 60R AND 1 IN 100 YEAR RETURN PERIOD EVENT) BED LEVEL: 24.42m TWL: 24.72m MAX DEPTH = 300mm

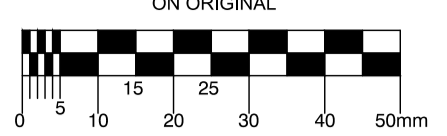








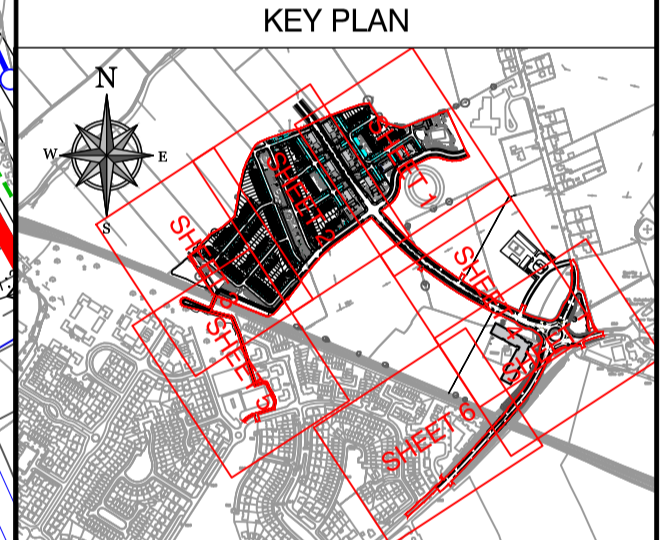
© COPYRIGHT OF THIS DRAWING IS RESERVED BY DBFL CONSULTING ENGINEERS. NO PART SHALL BE REPRODUCED OR TRANSMITTED WITHOUT THEIR WRITTEN PERMISSION.



- NOTES:
1. ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES
  2. ALL LEVELS ARE IN METRES TO ORDNANCE DATUM (mAOD)
  3. CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF PAVEMENT LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE
  4. ALL FOUL SEWERS TO BE uPVC TO EN1401
  5. ALL SURFACE WATER SEWERS TO BE CLASS H CONCRETE TO EN1916 & IS 6 2004.

**SERVICES LEGEND**

- APPLICATION BOUNDARY
- FOUL SEWER
- FOUL RISING MAIN AND PUMPING STATION
- SURFACE WATER SEWER
- ROAD GULLY
- WATERMAIN
- HYDRANT
- DUCK FOOT HYDRANT
- SLUICE VALVE
- SCOUR VALVE
- AIR VALVE
- WATER METER
- ROAD LEVEL
- EXISTING WATERMAIN
- EXISTING FOUL SEWER
- EXISTING SURFACE WATER SEWER
- EXISTING HIGH PRESSURE GAS MAIN + WAYLEAVE
- EXISTING DITCH (DIVERGED)
- PROPOSED DITCH
- PROPOSED SWALE
- GREEN ROOF
- PERMEABLE PAVING
- BIORETENTION AREA



ORDNANCE SURVEY IRELAND LICENCE  
No EN 0017919  
© ORDNANCE SURVEY IRELAND  
GOVERNMENT OF IRELAND

REV.	DATE	DESCRIPTION	BY	CHKD.
<b>PLANNING SHD STAGE 2</b>				
DESIGNED	DMW	PREPARED	DJG	
DATE	AUG 2019	CHECKED	DJR	

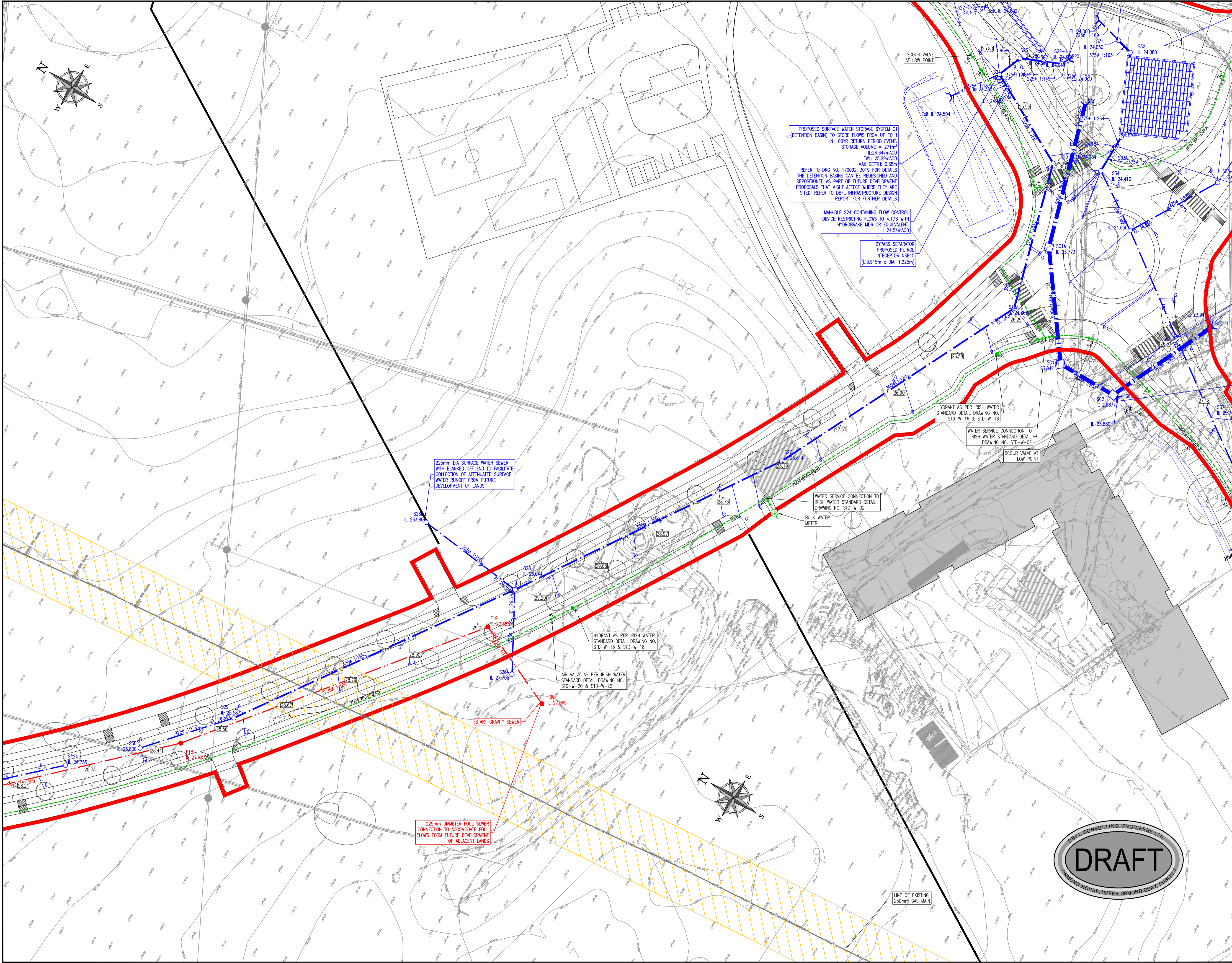
DBFL Consulting Engineers  
Dublin Office: Ormond House, Upper Ormond Quay, Dublin 7, Ireland. PHONE: +353 1 400 4000 FAX: +353 1 400 4050  
Waterford Office: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford, Ireland. PHONE: +353 51 209 500 FAX: +353 51 844 913  
DBFL Consulting Engineers email: info@dbfl.ie site: www.dbfl.ie

PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT AT COLPE WEST, DROGHEDA, CO. MEATH**

DRG. TITLE  
**SITE SERVICES LAYOUT SHEET 4**

CLIENT  
**SHANNON HOMES DROGHEDA LTD.**

SCALE: 1:500 @A1 FILE REF: 170092-3050  
DRG. NO. 170092-3054





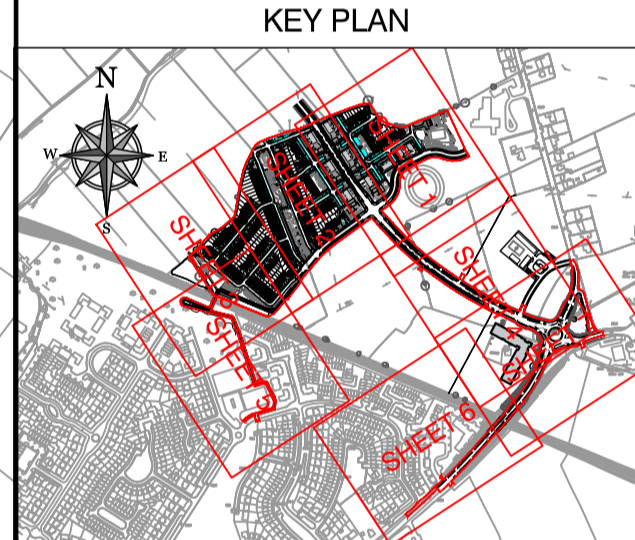
© COPYRIGHT OF THIS DRAWING IS RESERVED BY DBFL CONSULTING ENGINEERS. NO PART SHALL BE REPRODUCED OR TRANSMITTED WITHOUT THEIR WRITTEN PERMISSION.



- NOTES:
1. ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES
  2. ALL LEVELS ARE IN METRES TO ORDNANCE DATUM (mAOD)
  3. CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF PAVEMENT LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE
  4. ALL FOUL SEWERS TO BE uPVC TO EN1401
  5. ALL SURFACE WATER SEWERS TO BE CLASS H CONCRETE TO EN1916 & IS 6 2004.

**SERVICES LEGEND**

- APPLICATION BOUNDARY
- FOUL SEWER
- FOUL RISING MAIN AND PUMPING STATION
- SURFACE WATER SEWER
- ROAD GULLY
- WATERMAIN
- HYDRANT
- DUCK FOOT HYDRANT
- SLUICE VALVE
- SCOUR VALVE
- AIR VALVE
- WATER METER
- ROAD LEVEL
- EXISTING WATERMAIN
- EXISTING FOUL SEWER
- EXISTING SURFACE WATER SEWER
- EXISTING HIGH PRESSURE GAS MAIN + WATLEAVE
- EXISTING DITCH (DIVERGED)
- PROPOSED DITCH
- PROPOSED SWALE
- GREEN ROOF
- PERMEABLE PAVING
- BIORETENTION AREA



ORDNANCE SURVEY IRELAND LICENCE  
No EN 0017919  
© ORDNANCE SURVEY IRELAND  
GOVERNMENT OF IRELAND

REV.	DATE	DESCRIPTION	BY	CHKD.
<b>PLANNING SHD STAGE 2</b>				
DESIGNED	DMW	PREPARED	DJG	
DATE	AUG 2019	CHECKED	DJR	

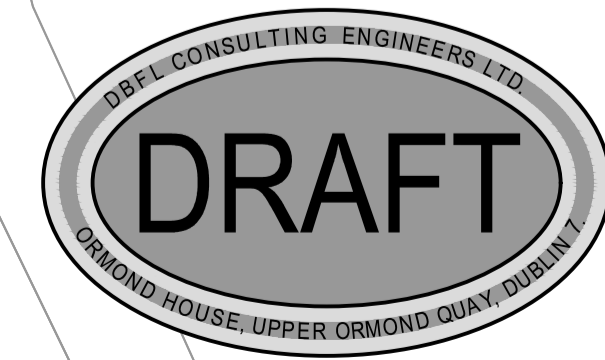
DBFL Consulting Engineers  
 Dublin Office: Ormond House, Upper Ormond Quay, Dublin 7, Ireland. PHONE: +353 1 400 4000 FAX: +353 1 400 4050  
 Waterford Office: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford, Ireland. PHONE: +353 51 309 500 FAX: +353 51 844 913

PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT AT COLPE WEST, DROGHEDA, CO. MEATH**

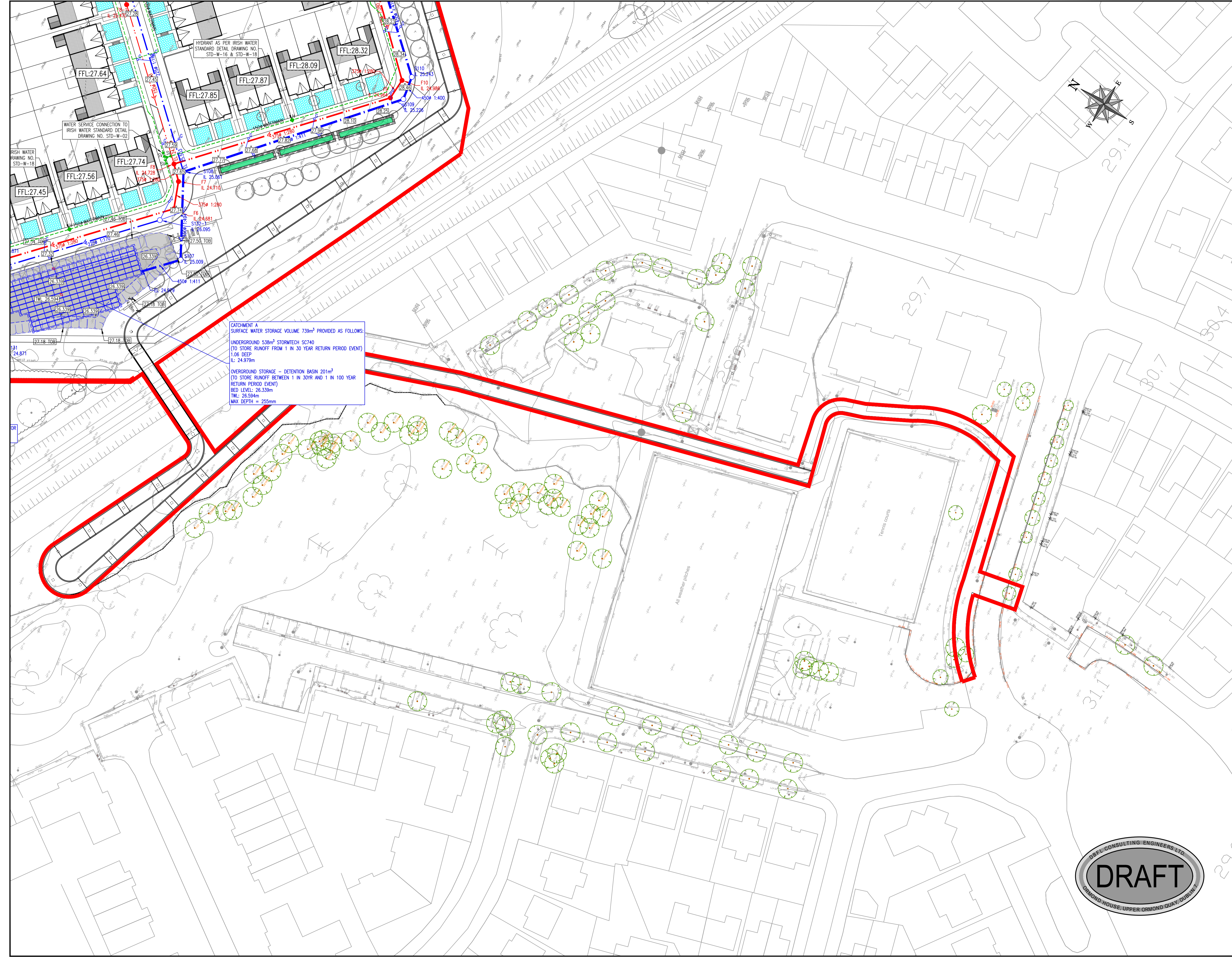
DRG. TITLE  
**SITE SERVICES LAYOUT SHEET 5**

CLIENT  
**SHANNON HOMES DROGHEDA LTD.**

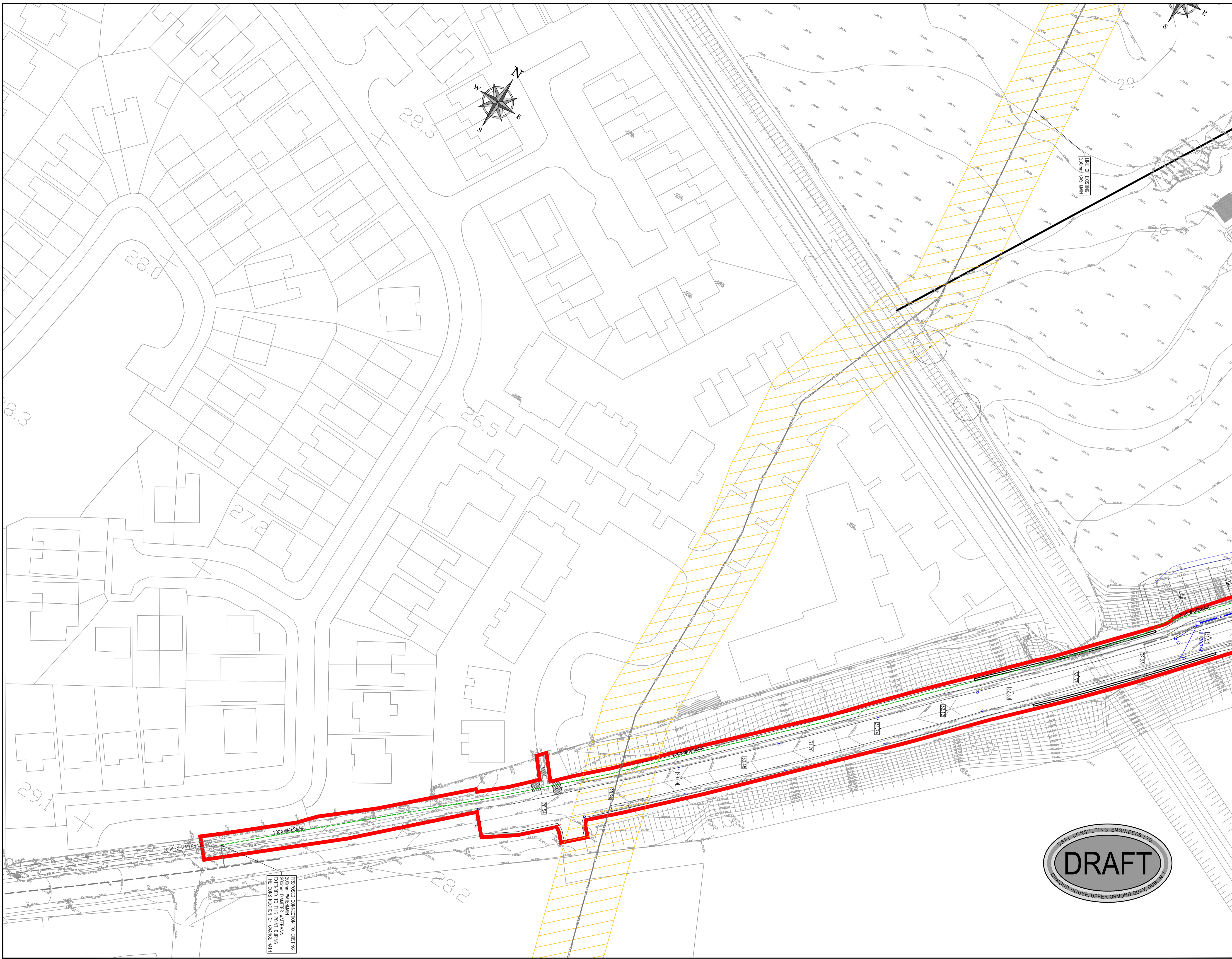
SCALE 1:500 @A1 FILE REF. 170092-3050  
DRG. NO. 170092-3055



CATCHMENT A SURFACE WATER STORAGE VOLUME 739m<sup>3</sup> PROVIDED AS FOLLOWS:  
 UNDERGROUND 538m<sup>3</sup> STORMTECH SC740 (TO STORE RUNOFF FROM 1 IN 30 YEAR RETURN PERIOD EVENT) 1.06 DEEP IL: 24.979m  
 OVERGROUND STORAGE - DETENTION BASIN 201m<sup>3</sup> (TO STORE RUNOFF BETWEEN 1 IN 30YR AND 1 IN 100 YEAR RETURN PERIOD EVENT) BED LEVEL: 26.339m TWL: 26.594m MAX DEPTH = 255mm







© COPYRIGHT OF THIS DRAWING IS RESERVED BY DBFL CONSULTING ENGINEERS. NO PART SHALL BE REPRODUCED OR TRANSMITTED WITHOUT THEIR WRITTEN PERMISSION.

ON ORIGINAL

NOTES:

- ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES
- ALL LEVELS ARE IN METRES TO ORDNANCE DATUM (mAOD)
- CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF PAVEMENT LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE
- ALL FOUL SEWERS TO BE uPVC TO EN1401
- ALL SURFACE WATER SEWERS TO BE CLASS H CONCRETE TO EN1916 & IS 6 2004.

SERVICES LEGEND

- APPLICATION BOUNDARY
- FOUL SEWER
- FOUL RISING MAIN AND PUMPING STATION
- SURFACE WATER SEWER
- ROAD GULLY
- 250P WATERMAIN
- H HYDRANT
- DFH DUCK FOOT HYDRANT
- SV SLUICE VALVE
- SCV SCOUR VALVE
- AV AIR VALVE
- WM WATER METER
- 57.15 ROAD LEVEL
- EXISTING WATERMAIN
- EXISTING FOUL SEWER
- EXISTING SURFACE WATER SEWER
- EXISTING HIGH PRESSURE GAS MAIN + WATLEAVE
- EXISTING DITCH (DIVERGED)
- PROPOSED DITCH
- PROPOSED SWALE
- GREEN ROOF
- PERMEABLE PAVING
- BIORETENTION AREA

KEY PLAN

ORDNANCE SURVEY IRELAND LICENCE  
No EN 0017919  
© ORDNANCE SURVEY IRELAND  
GOVERNMENT OF IRELAND

REV.	DATE	DESCRIPTION	BY	CHKD.
<b>PLANNING SHD STAGE 2</b>				
DESIGNED	DMW	PREPARED	DJG	
DATE	AUG 2019	CHECKED	DJR	

DBFL CONSULTING ENGINEERS LTD  
DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7, Ireland. PHONE: +353 1 400 4000 FAX: +353 1 400 4050  
WATERFORD OFFICE: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford, Ireland. PHONE: +353 51 308 500 FAX: +353 51 844 913

DBFL Consulting Engineers email: info@dbfl.ie site: www.dbfl.ie

PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT AT COLPE WEST, DROGHEDA, CO. MEATH**

DRG. TITLE  
**SITE SERVICES LAYOUT SHEET 6**

CLIENT  
**SHANNON HOMES DROGHEDA LTD.**

SCALE 1:500 @A1 FILE REF. 170092-3056

DRG. NO. 170092-3056



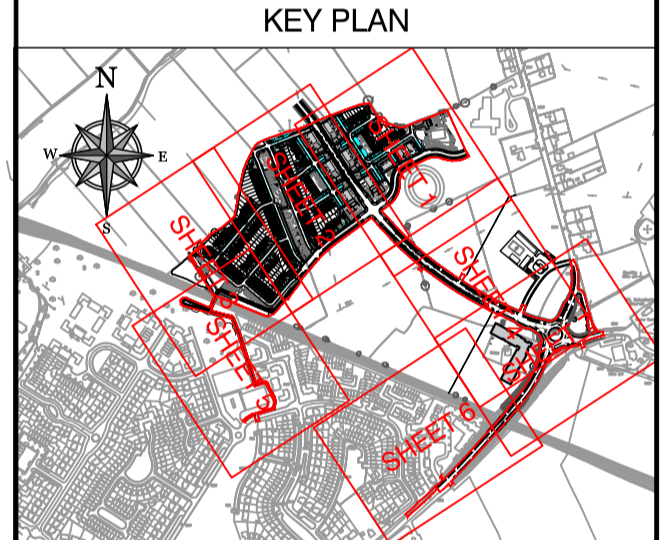
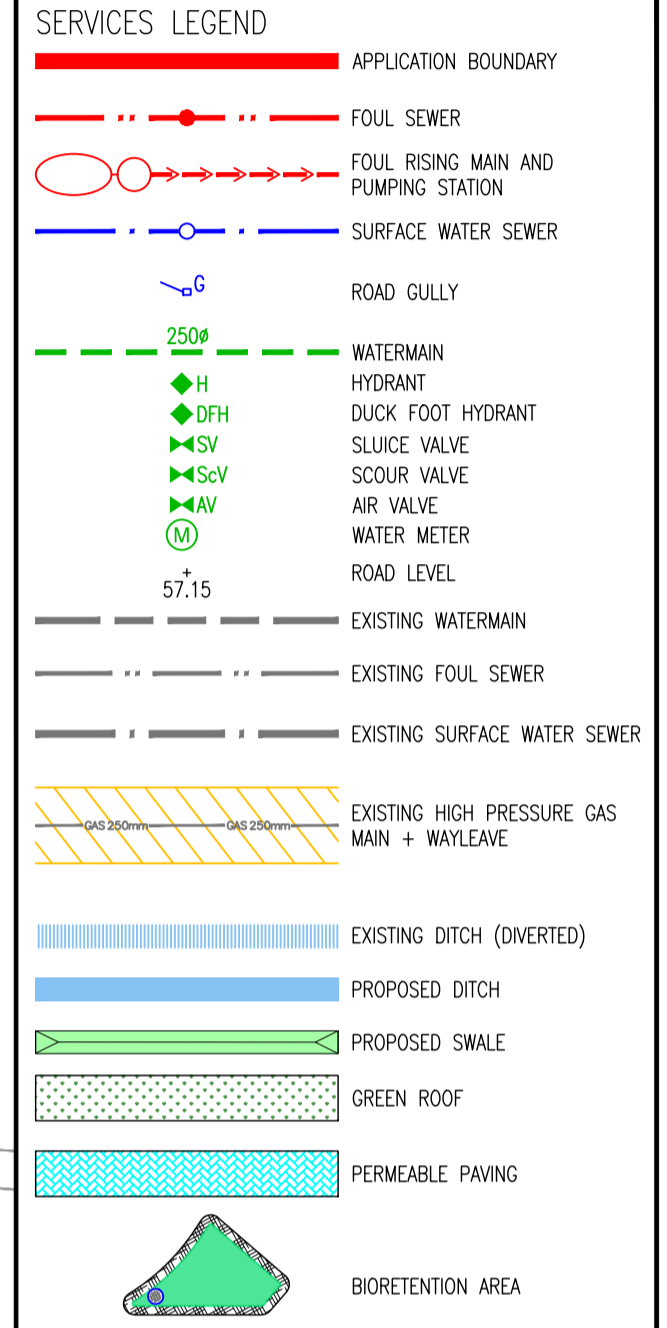
PROPOSED CONNECTION TO EXISTING 200mm WATERMAIN. EXTENDED TO THIS POINT DURING THE CONSTRUCTION OF GRASSH BATH.



© COPYRIGHT OF THIS DRAWING IS RESERVED BY DBFL CONSULTING ENGINEERS. NO PART SHALL BE REPRODUCED OR TRANSMITTED WITHOUT THEIR WRITTEN PERMISSION.



- NOTES:
1. ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES
  2. ALL LEVELS ARE IN METRES TO ORDNANCE DATUM (mAOD)
  3. CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF PAVEMENT LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE
  4. ALL FOUL SEWERS TO BE uPVC TO EN1401
  5. ALL SURFACE WATER SEWERS TO BE CLASS H CONCRETE TO EN1916 & IS 6 2004.



ORDNANCE SURVEY IRELAND LICENCE  
No EN 0017919  
© ORDNANCE SURVEY IRELAND  
GOVERNMENT OF IRELAND

REV.	DATE	DESCRIPTION	BY	CHKD.
<b>PLANNING SHD STAGE 2</b>				
DESIGNED	DMW	PREPARED	DJG	
DATE	AUG 2019	CHECKED	DJR	

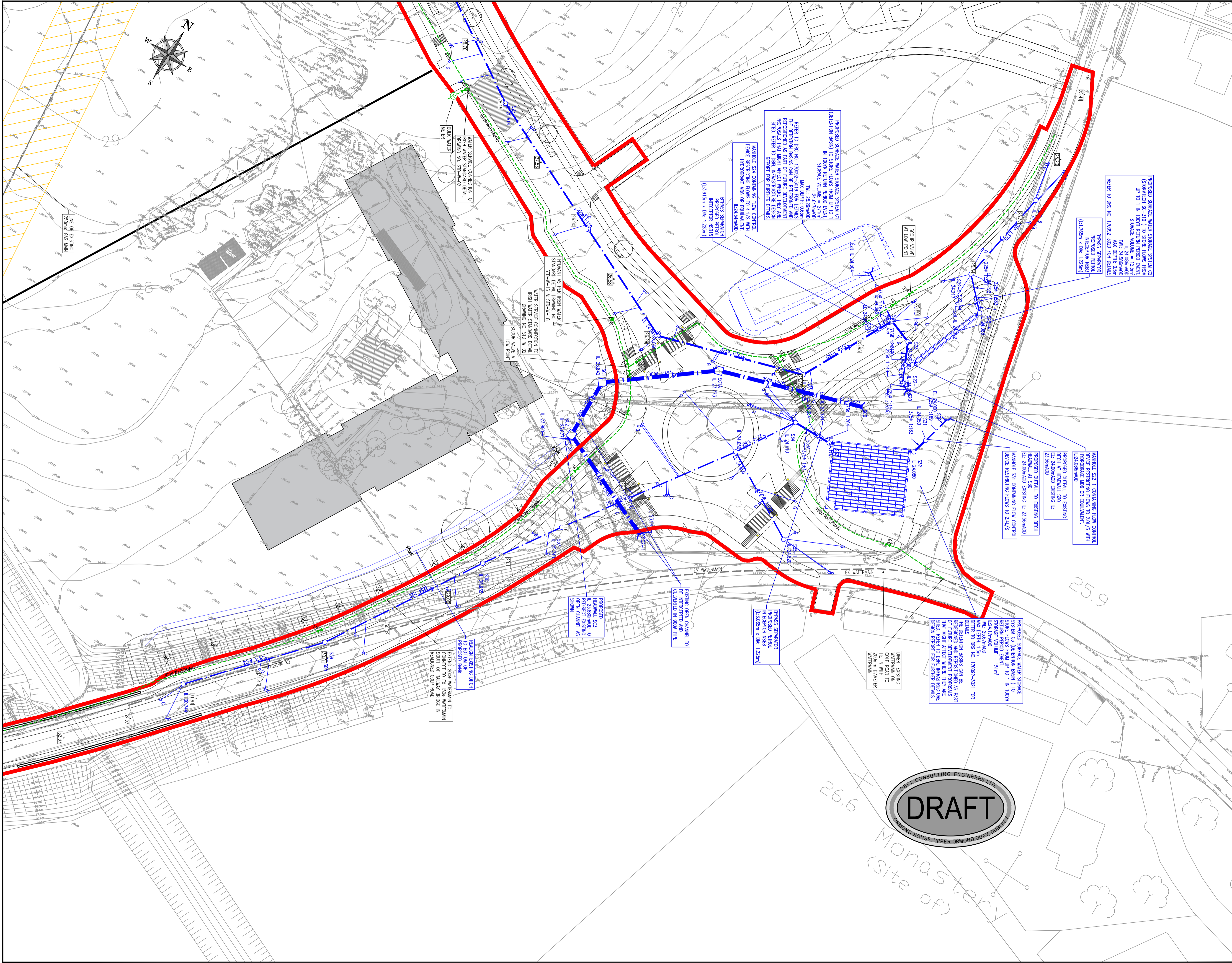
**DBFL** Dublin Office: Ormond House, Upper Ormond Quay, Dublin 7, Ireland. PHONE: +353 1 400 4000 FAX: +353 1 400 4050  
Waterford Office: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford, Ireland. PHONE: +353 51 308 500 FAX: +353 51 844 913  
DBFL Consulting Engineers email: info@dbfl.ie site: www.dbfl.ie

PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT AT COLPE WEST, DROGHEDA, CO. MEATH**

DRG. TITLE  
**SITE SERVICES LAYOUT SHEET 7**

CLIENT  
**SHANNON HOMES DROGHEDA LTD.**

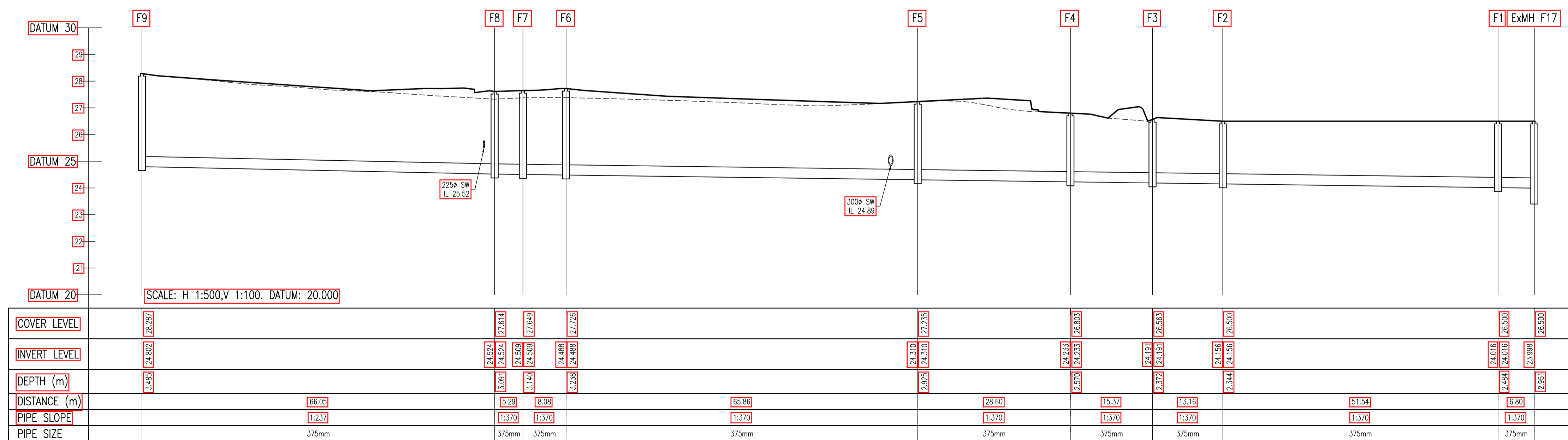
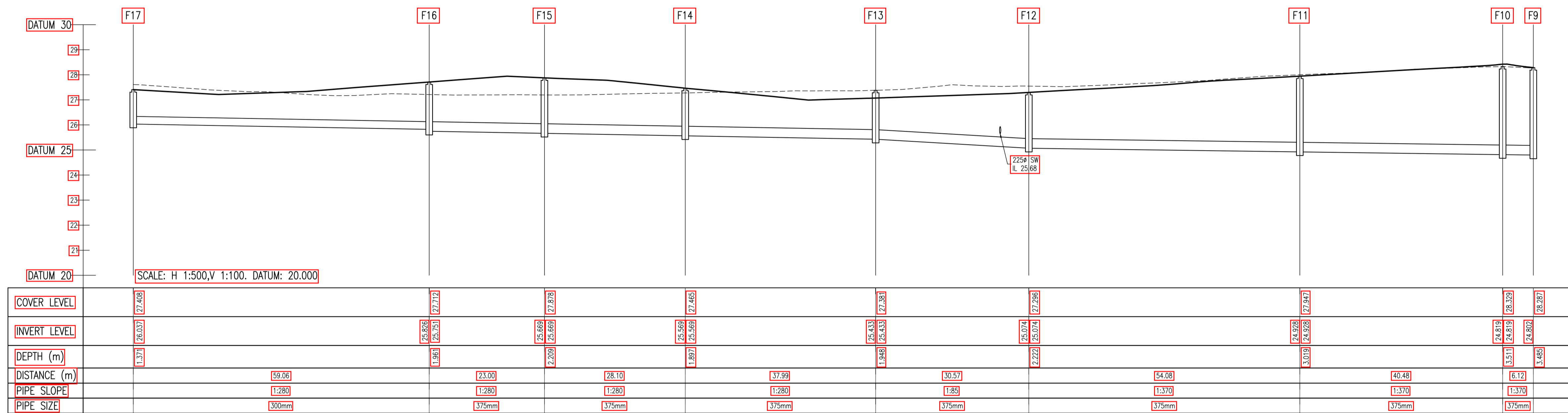
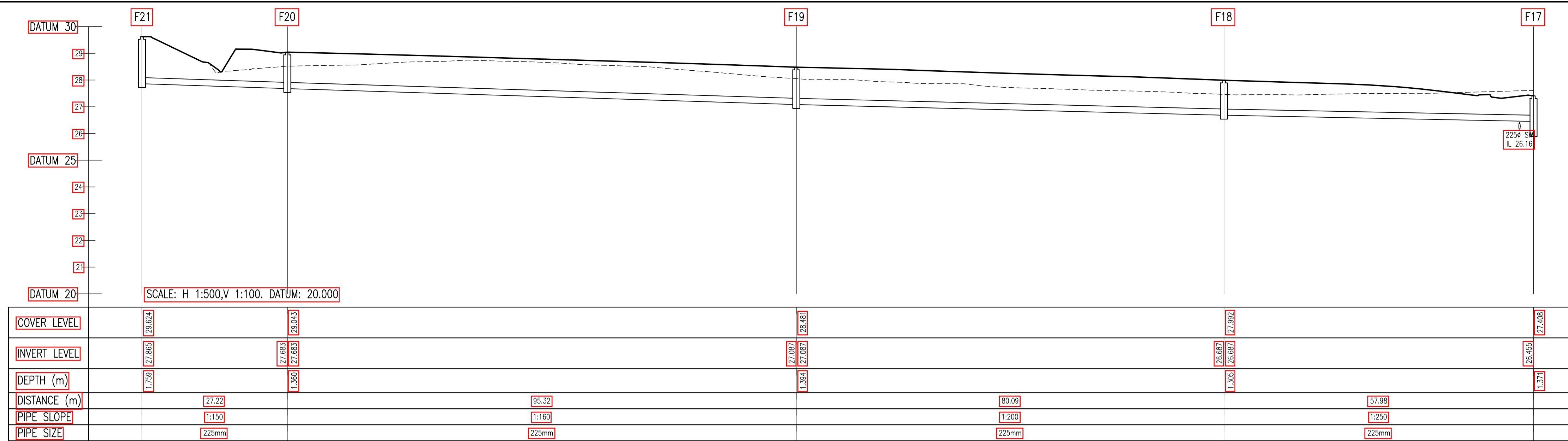
SCALE 1:500 @A1 FILE REF. 170092-3050  
DRG. NO. 170092-3057



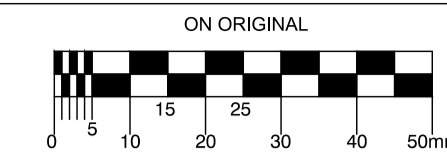
DBFL CONSULTING ENGINEERS LTD.  
**DRAFT**  
ORMOND HOUSE, UPPER ORMOND QUAY, DUBLIN 7

26.6  
Monastery  
(site of)





© COPYRIGHT OF THIS DRAWING IS RESERVED BY DBFL CONSULTING ENGINEERS. NO PART SHALL BE REPRODUCED OR TRANSMITTED WITHOUT THEIR WRITTEN PERMISSION.



- NOTES:
- ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES
  - ALL LEVELS ARE IN METRES AND ARE RELATED TO ORDNANCE DATUM
  - CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF PAVEMENT LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE
  - ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NRA SPECIFICATION FOR ROAD WORKS UNLESS NOTED OTHERWISE
  - THIS DRAWING IS FOR PLANNING PURPOSES ONLY
  - MANHOLE COVER LEVELS ARE TO CONFORM WITH FINISHED ROAD AND PATH LEVELS
  - WHERE COVER TO PIPE IS LESS THAN 1200mm (ROAD/PATH/VERGE) OR 900mm (OPEN SPACE) SURROUND PIPE IN MINIMUM 150mm CONCRETE

KEY  
 - - - - - EXISTING GROUND PROFILE  
 \_\_\_\_\_ PROPOSED GROUND PROFILE

REV.	DATE	DESCRIPTION	BY	CHKD.
<b>PLANNING SHD STAGE 3</b>				
DESIGNED	DMW	PREPARED	DJG	
DATE	OCT 2019	CHECKED	DJR	

DBFL Consulting Engineers  
 Dublin Office: Ormrod House, Upper Ormrod Quay, Dublin 7, Ireland. PHONE +353 1 400 4000 FAX +353 1 400 4050  
 Waterford Office: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford, Ireland. PHONE +353 51 308 500 FAX +353 51 844 913  
 Email: info@dbfl.ie Site: www.dbfl.ie

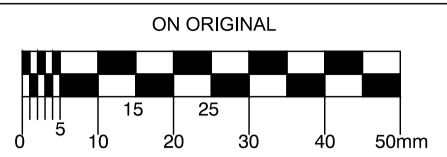
PROJECT  
**STRATEGIC HOUSING DEVELOPMENT AT COLPE WEST, DROGHEDA, CO. MEATH**

DRG. TITLE  
**LONGITUDINAL SECTIONS THROUGH FOUL SEWER SHEET 1**

CLIENT  
**SHANNON HOMES DROGHEDA LTD.**

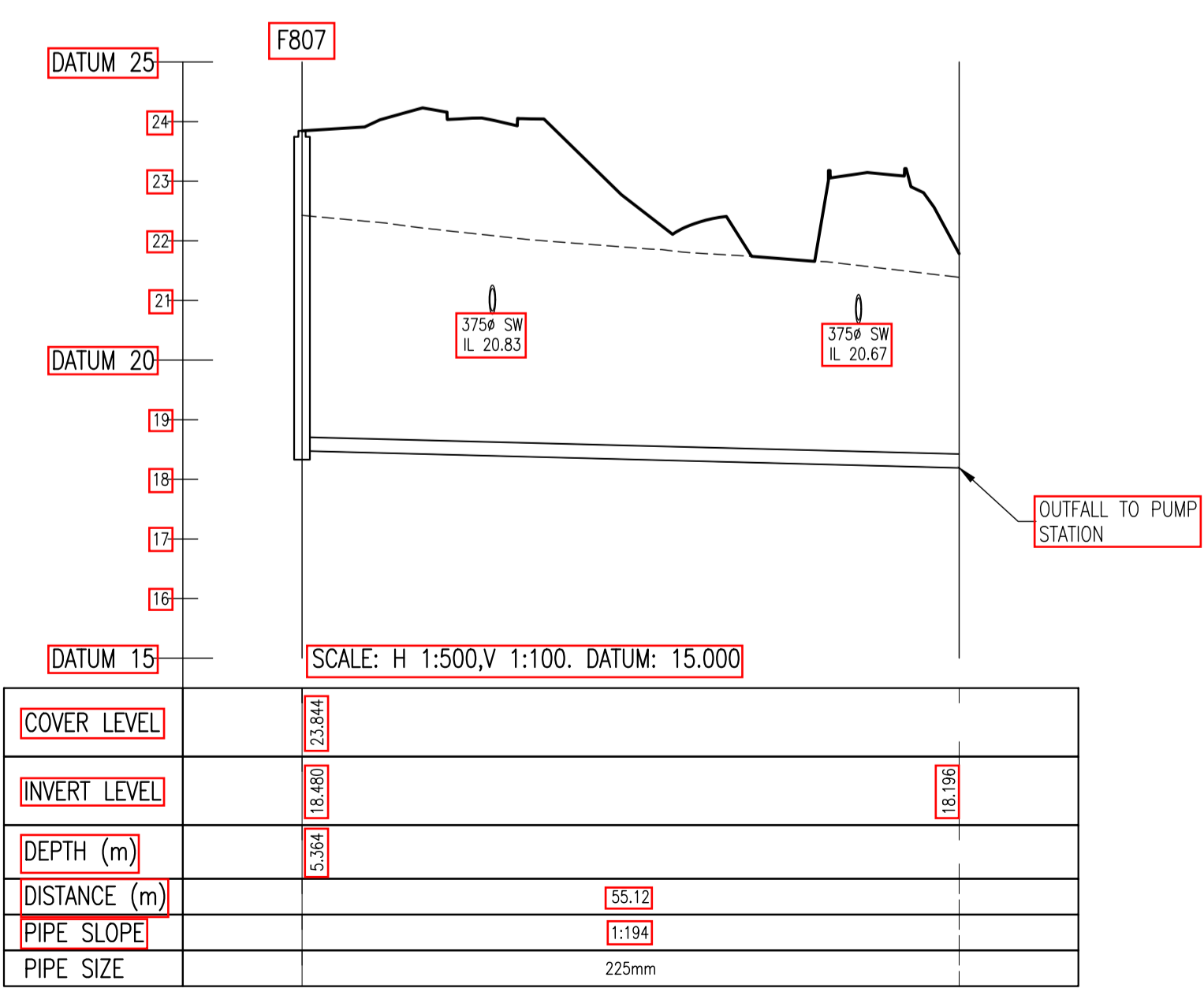
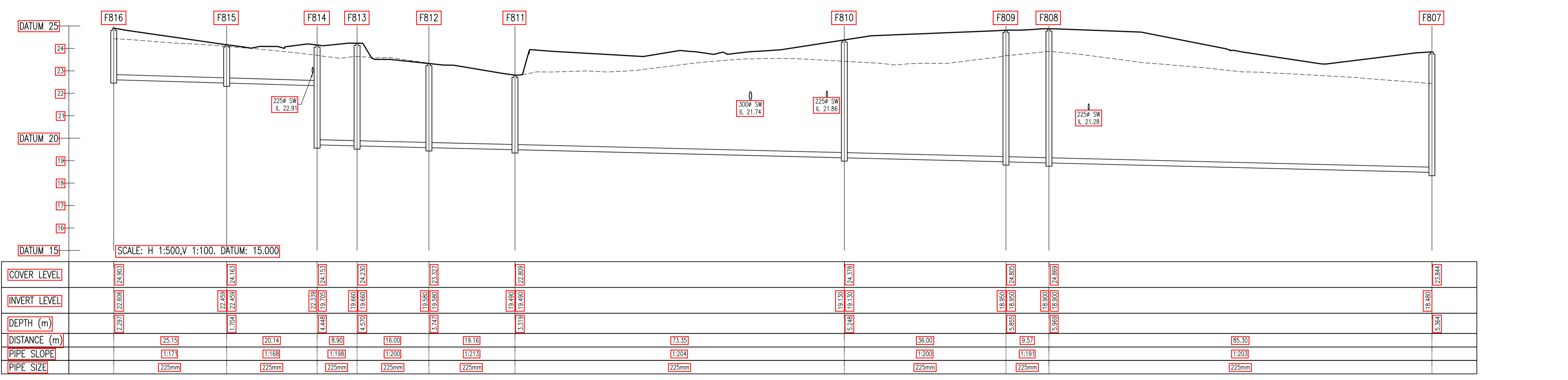
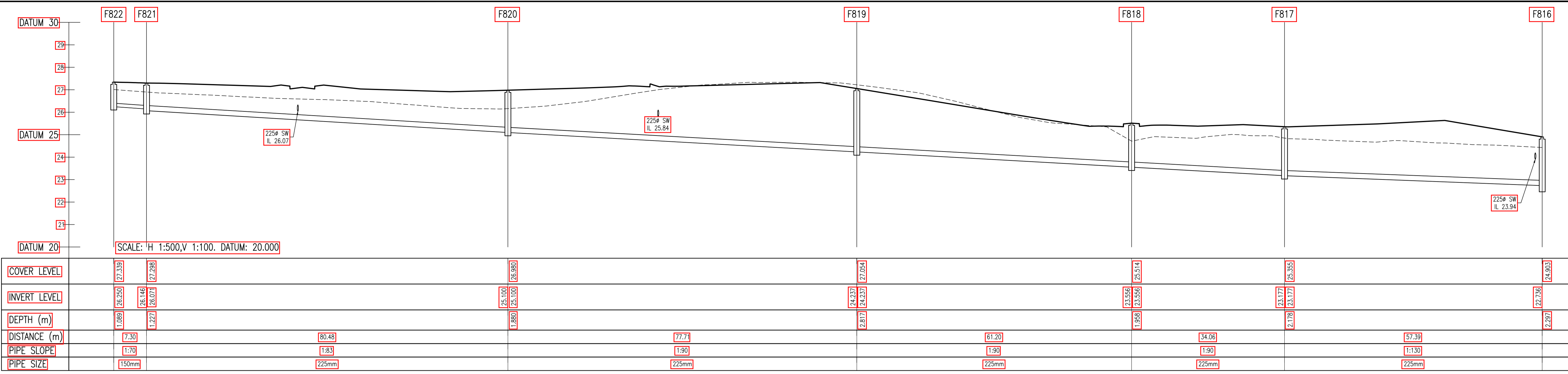
SCALE AS SHOWN @A1 FILE REF. 170092-3081  
 DRG. NO. 170092-3091

© COPYRIGHT OF THIS DRAWING IS RESERVED BY DBFL CONSULTING ENGINEERS. NO PART SHALL BE REPRODUCED OR TRANSMITTED WITHOUT THEIR WRITTEN PERMISSION.



- NOTES:
1. ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES
  2. ALL LEVELS ARE IN METRES AND ARE RELATED TO ORDNANCE DATUM
  3. CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF PAVEMENT LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE
  4. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NRA SPECIFICATION FOR ROAD WORKS UNLESS NOTED OTHERWISE
  5. THIS DRAWING IS FOR PLANNING PURPOSES ONLY
  6. MANHOLE COVER LEVELS ARE TO CONFORM WITH FINISHED ROAD AND PATH LEVELS
  7. WHERE COVER TO PIPE IS LESS THAN 1200mm (ROAD/PATH/VERGE) OR 900mm (OPEN SPACE) SURROUND PIPE IN MINIMUM 150mm CONCRETE

KEY



REV.	DATE	DESCRIPTION	BY	CHKD.
<b>PLANNING SHD STAGE 3</b>				
DESIGNED	DMW	PREPARED	DJG	
DATE	OCT 2019	CHECKED	DJR	

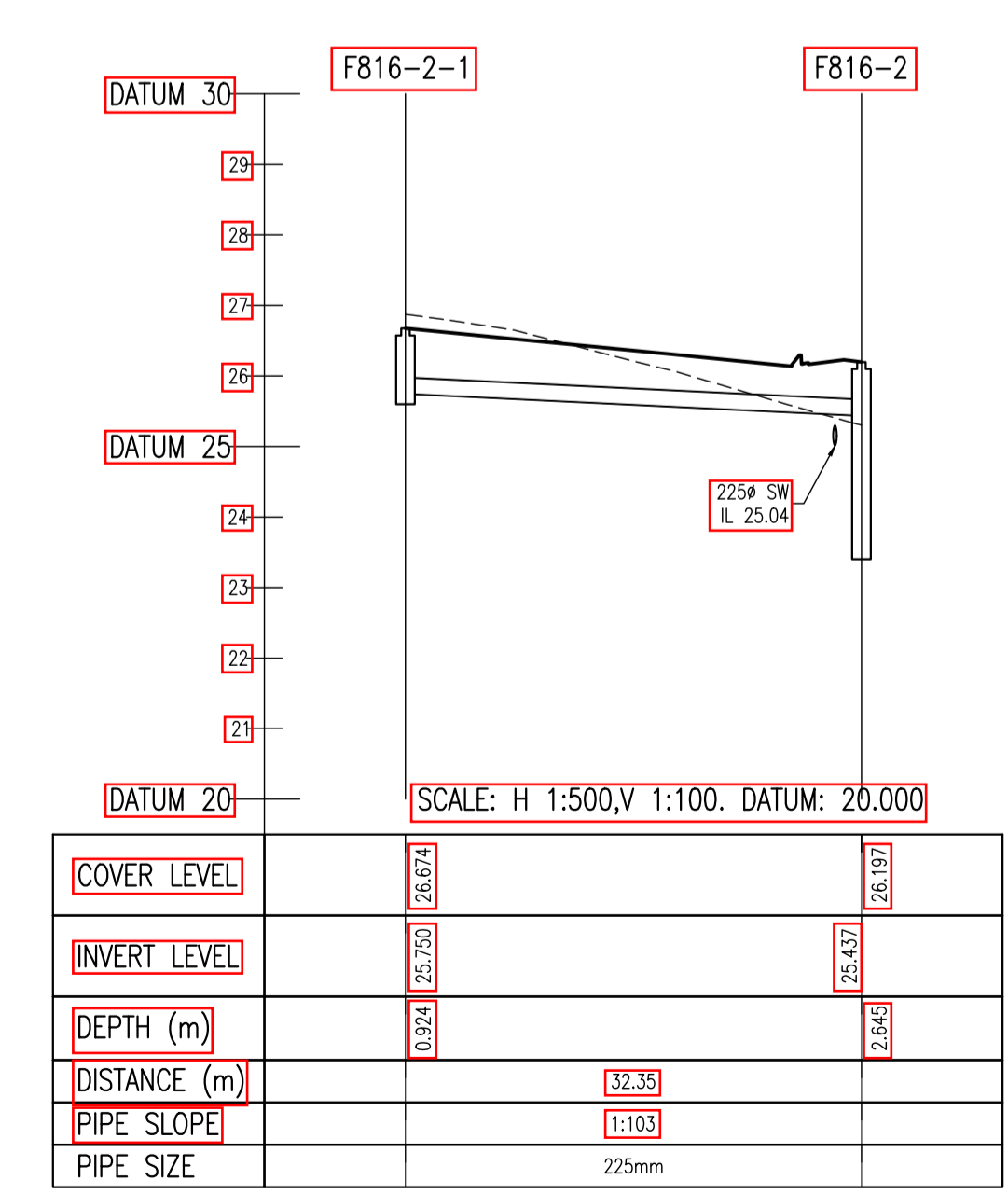
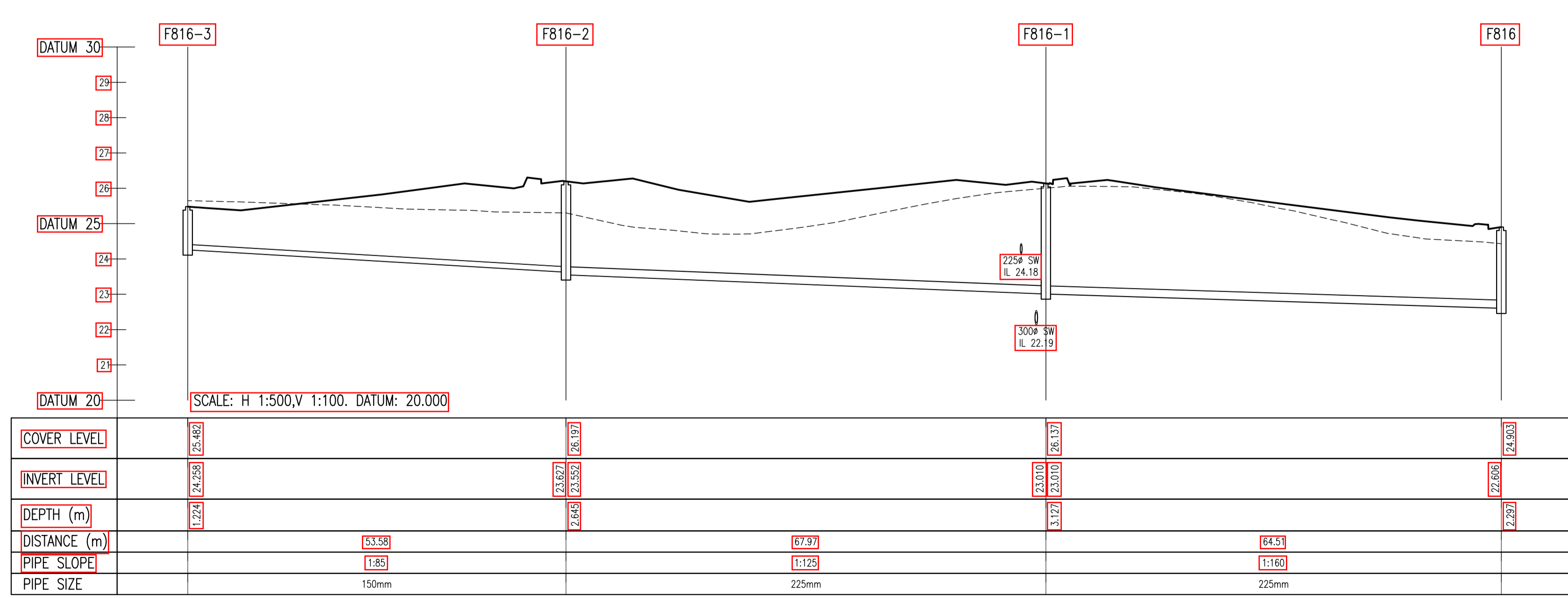
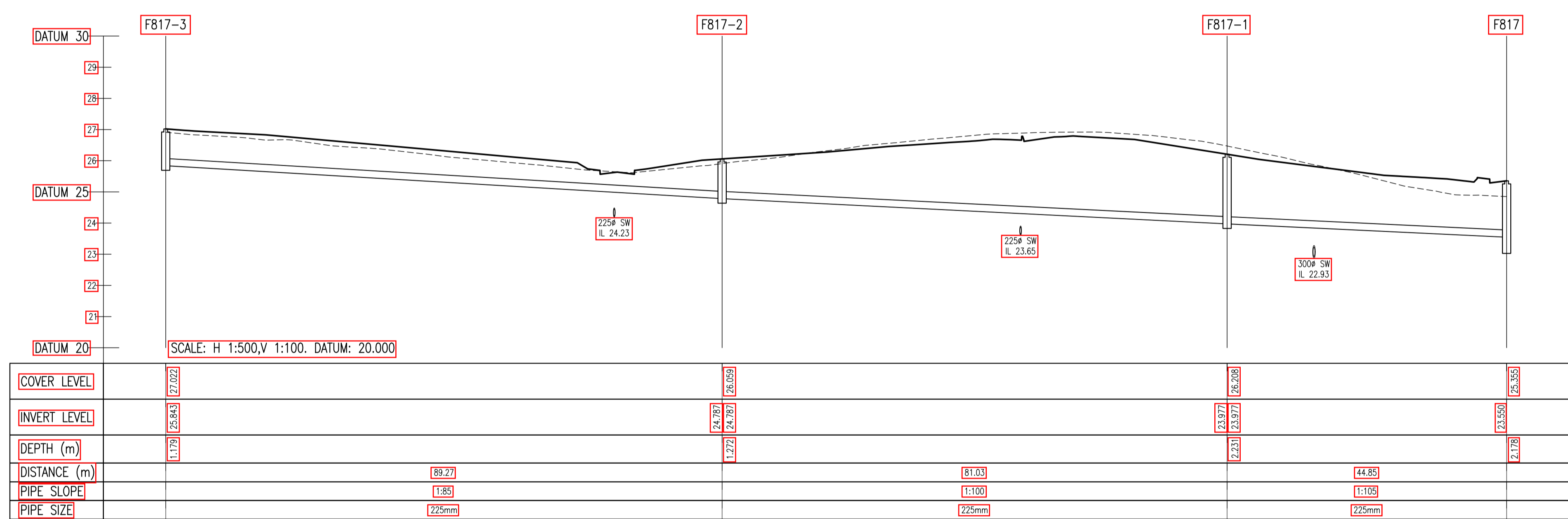
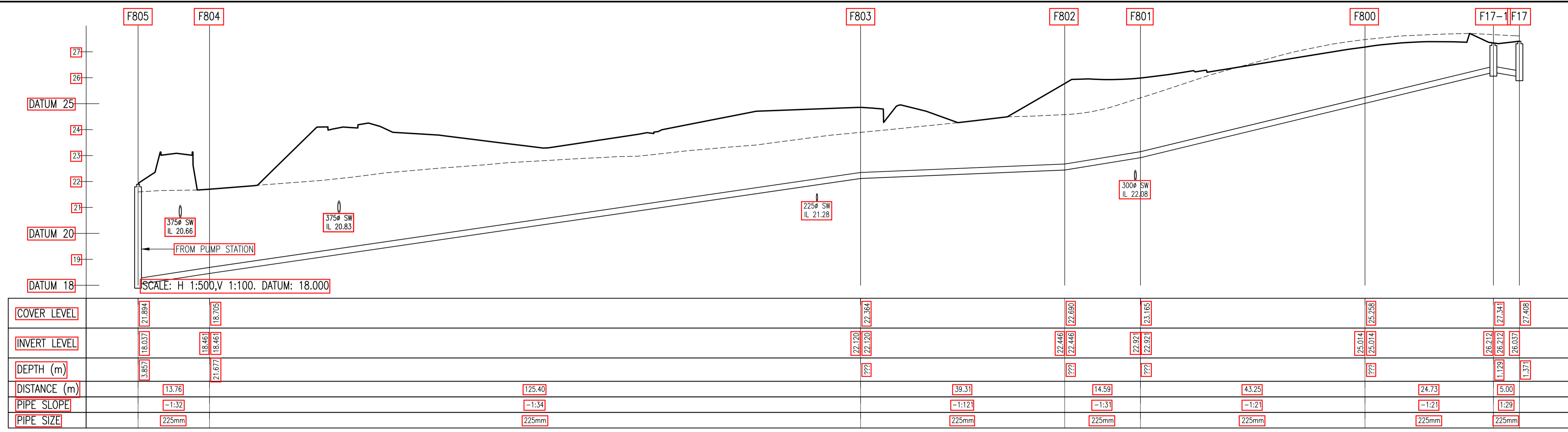
DBFL Consulting Engineers  
 Dublin Office: Ormond House, Upper Ormond Quay, Dublin 7, Ireland. PHONE +353 1 400 4000 FAX +353 1 400 4050  
 Waterford Office: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford, Ireland. PHONE +353 51 308 500 FAX +353 51 844 913  
 Email: info@dbfl.ie Site: www.dbfl.ie

PROJECT  
**STRATEGIC HOUSING DEVELOPMENT AT COLPE WEST, DROGHEDA, CO. MEATH**

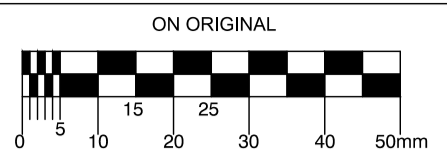
DRG. TITLE  
**LONGITUDINAL SECTIONS THROUGH FOUL SEWER SHEET 2**

CLIENT  
**SHANNON HOMES DROGHEDA LTD.**

SCALE AS SHOWN @A1 FILE REF. 170092-3081  
 DRG. NO. 170092-3092



© COPYRIGHT OF THIS DRAWING IS RESERVED BY DBFL CONSULTING ENGINEERS. NO PART SHALL BE REPRODUCED OR TRANSMITTED WITHOUT THEIR WRITTEN PERMISSION.



- NOTES:
- ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES
  - ALL LEVELS ARE IN METRES AND ARE RELATED TO ORDNANCE DATUM
  - CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF PAVEMENT LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE
  - ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NRA SPECIFICATION FOR ROAD WORKS UNLESS NOTED OTHERWISE
  - THIS DRAWING IS FOR PLANNING PURPOSES ONLY
  - MANHOLE COVER LEVELS ARE TO CONFORM WITH FINISHED ROAD AND PATH LEVELS
  - WHERE COVER TO PIPE IS LESS THAN 1200mm (ROAD/PATH/VERGE) OR 900mm (OPEN SPACE) SURROUND PIPE IN MINIMUM 150mm CONCRETE

KEY  
 - - - - - EXISTING GROUND PROFILE  
 \_\_\_\_\_ PROPOSED GROUND PROFILE

REV.	DATE	DESCRIPTION	BY	CHKD.
<b>PLANNING SHD STAGE 3</b>				
DESIGNED	DMW	PREPARED	DJG	
DATE	OCT 2019	CHECKED	DJR	

DBFL Consulting Engineers  
 Dublin Office: Ormrod House, Upper Ormrod Quay, Dublin 7, Ireland. PHONE: +353 1 400 4000 FAX: +353 1 400 4050  
 Waterford Office: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford, Ireland. PHONE: +353 51 308 500 FAX: +353 51 844 913  
 Email: info@dbfl.ie site: www.dbfl.ie

PROJECT  
**STRATEGIC HOUSING DEVELOPMENT AT COLPE WEST, DROGHEDA, CO. MEATH**

DRG. TITLE  
**LONGITUDINAL SECTIONS THROUGH FOUL SEWER SHEET 3**

CLIENT  
**SHANNON HOMES DROGHEDA LTD.**

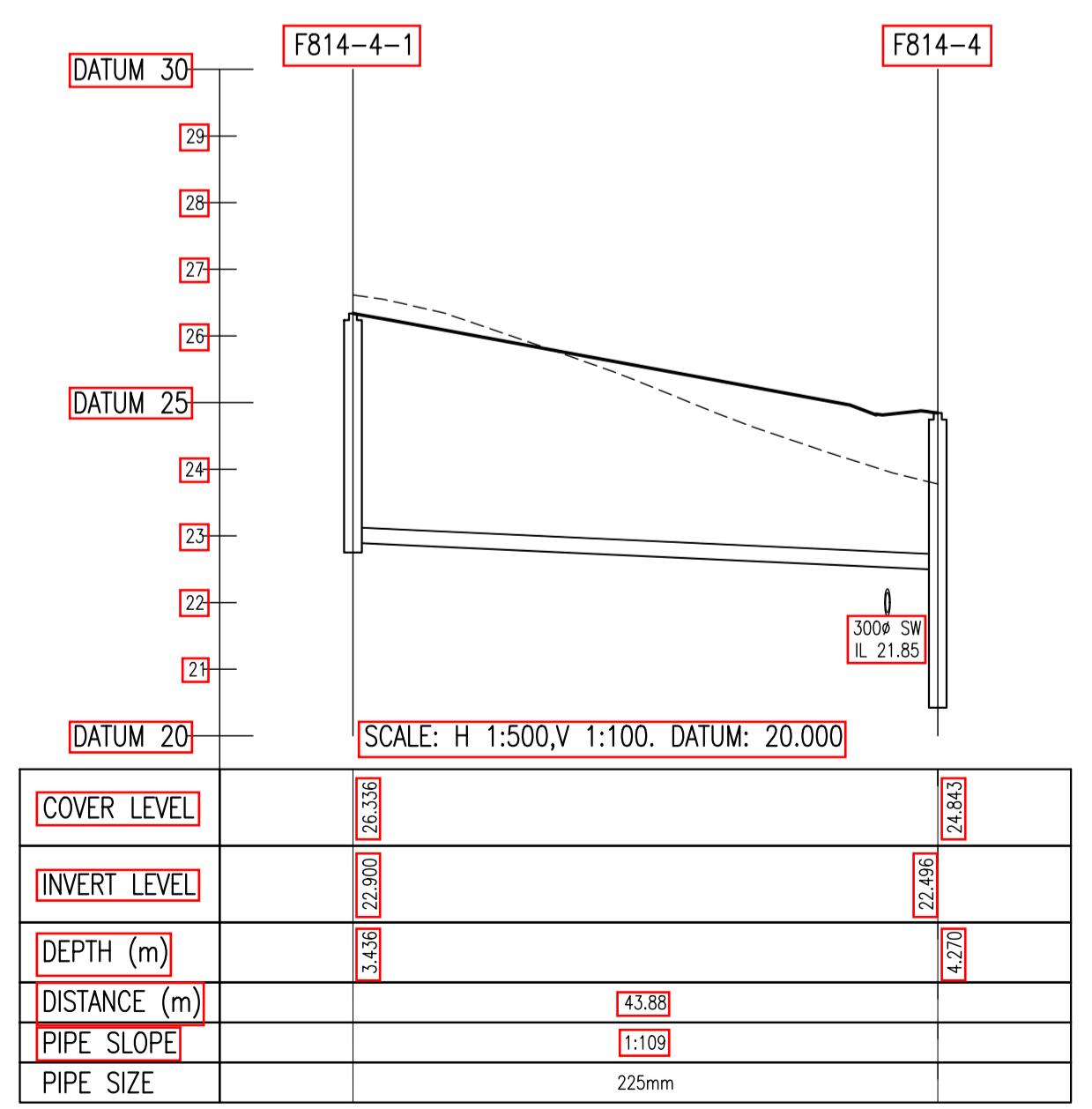
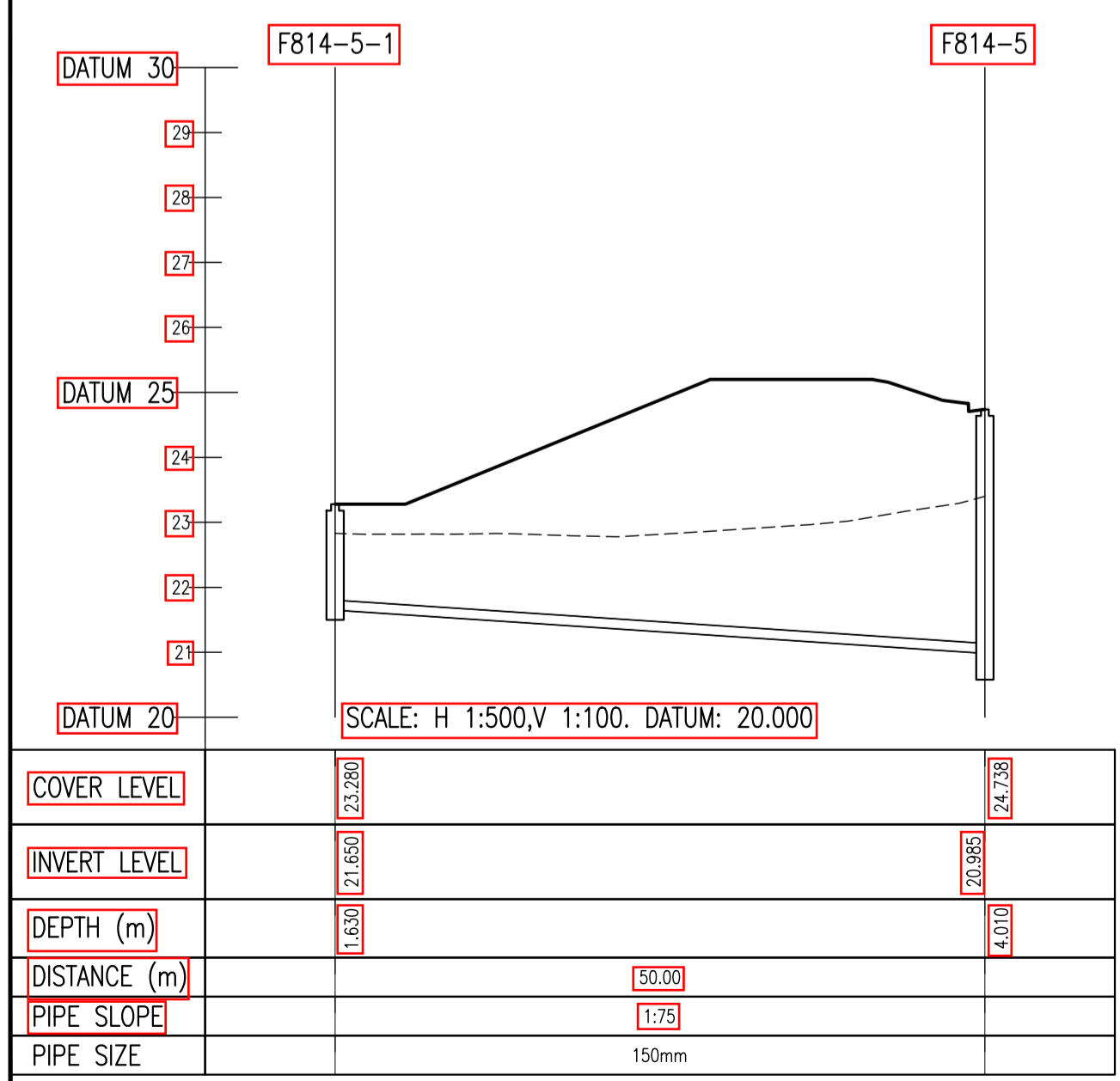
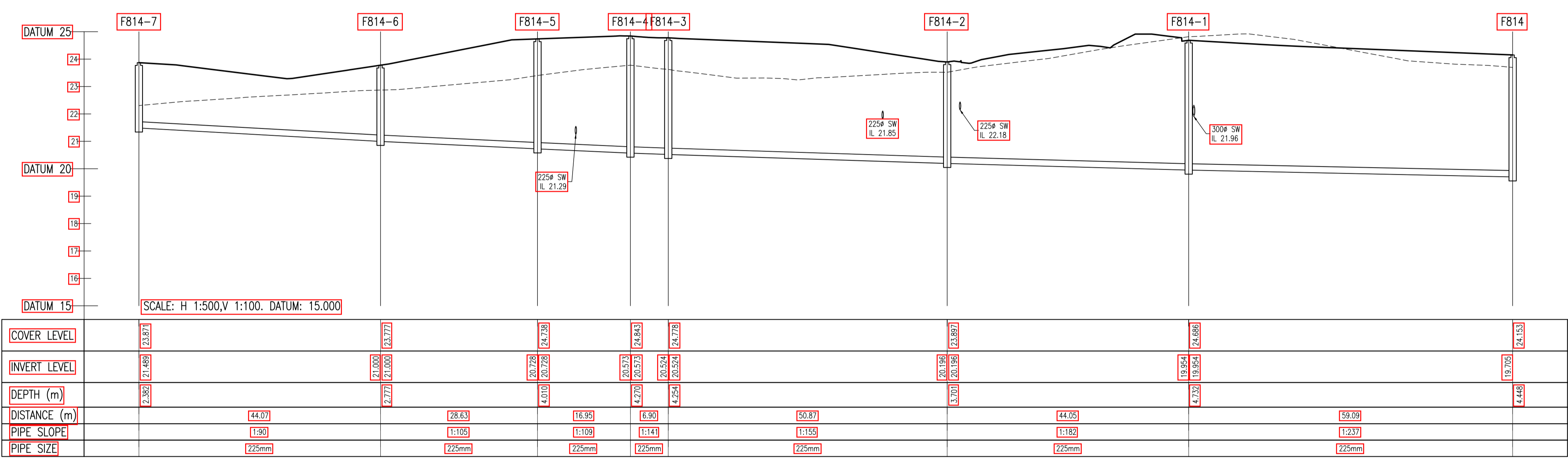
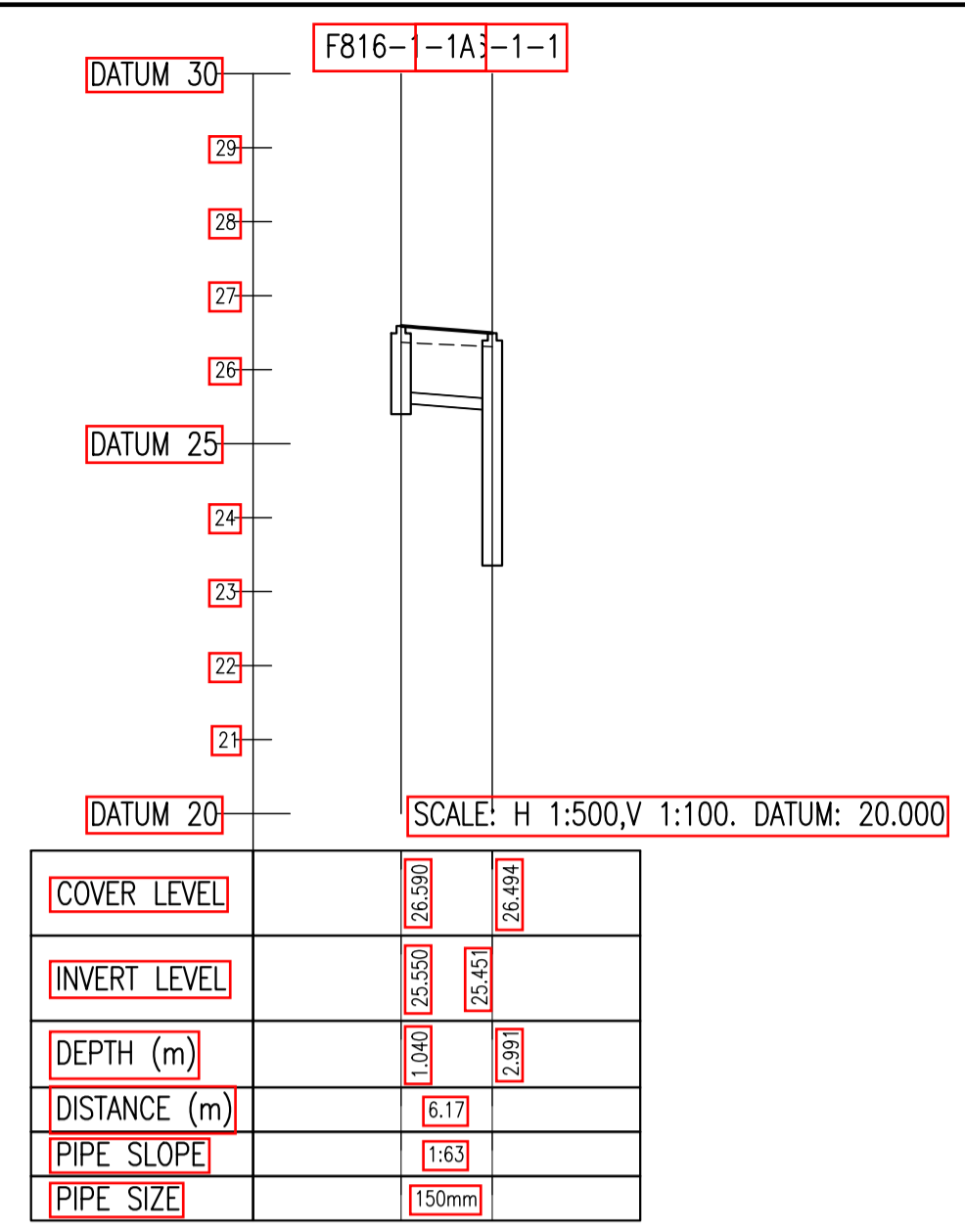
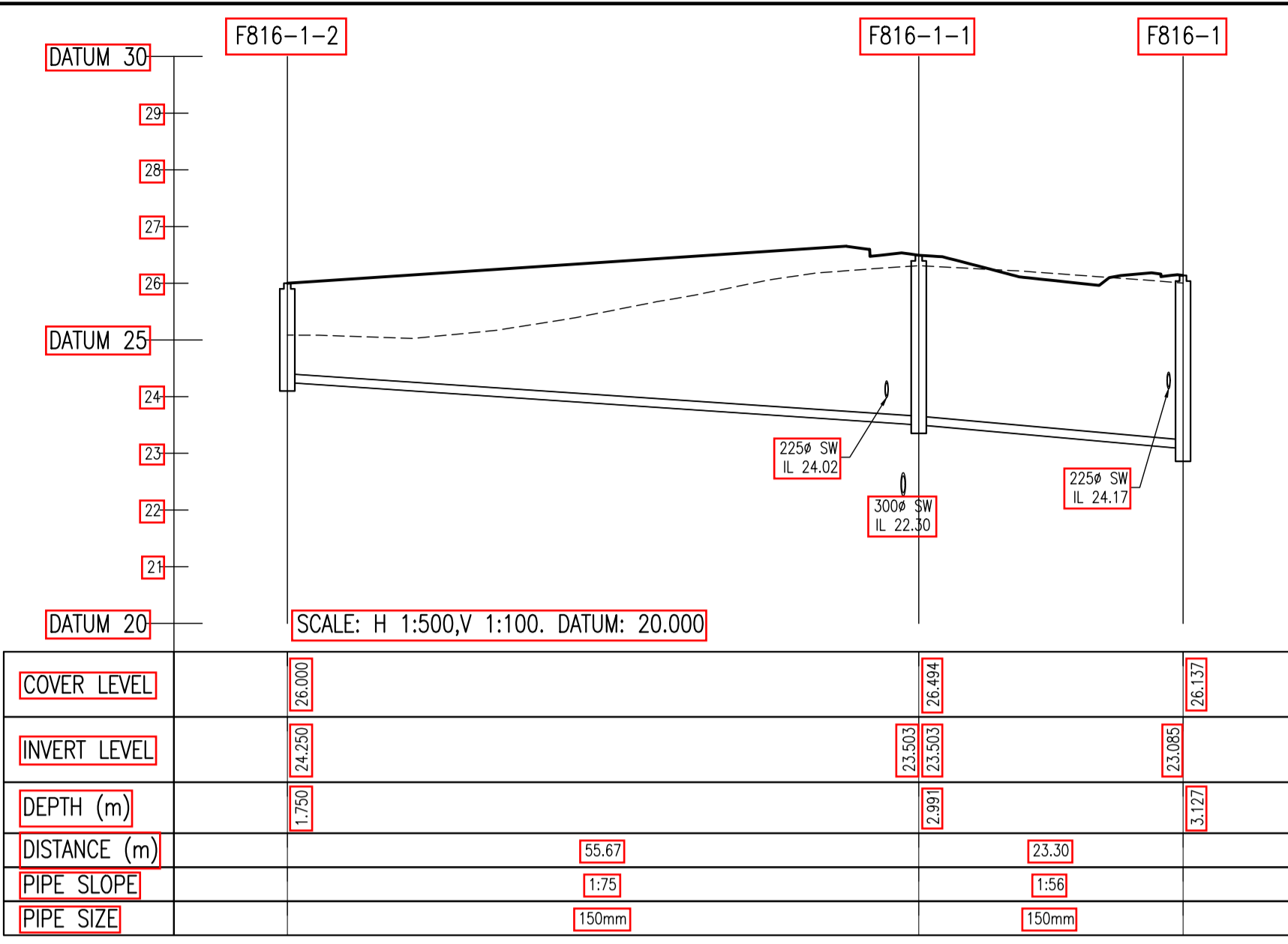
SCALE AS SHOWN @A1 FILE REF. 170092-3081  
 DRG. NO. 170092-3093





- NOTES:
- ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES
  - ALL LEVELS ARE IN METRES AND ARE RELATED TO ORDNANCE DATUM
  - CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF PAVEMENT LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE
  - ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NRA SPECIFICATION FOR ROAD WORKS UNLESS NOTED OTHERWISE
  - THIS DRAWING IS FOR PLANNING PURPOSES ONLY
  - MANHOLE COVER LEVELS ARE TO CONFORM WITH FINISHED ROAD AND PATH LEVELS
  - WHERE COVER TO PIPE IS LESS THAN 1200mm (ROAD/PATH/VERGE) OR 900mm (OPEN SPACE) SURROUND PIPE IN MINIMUM 150mm CONCRETE

KEY  
 - - - - - EXISTING GROUND PROFILE  
 - - - - - PROPOSED GROUND PROFILE



REV.	DATE	DESCRIPTION	BY	CHKD.
<b>PLANNING SHD STAGE 3</b>				
DESIGNED	DMW	PREPARED	DJG	
DATE	OCT 2019	CHECKED	DJR	

**DBFL**  
 Dublin Office: Ormrod House, Upper Ormrod Quay, Dublin 7, Ireland. PHONE: +353 1 400 4000 FAX: +353 1 400 4050  
 Waterford Office: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford, Ireland. PHONE: +353 51 308 550 FAX: +353 51 844 913  
 DBFL Consulting Engineers email: info@dbfl.ie site: www.dbfl.ie

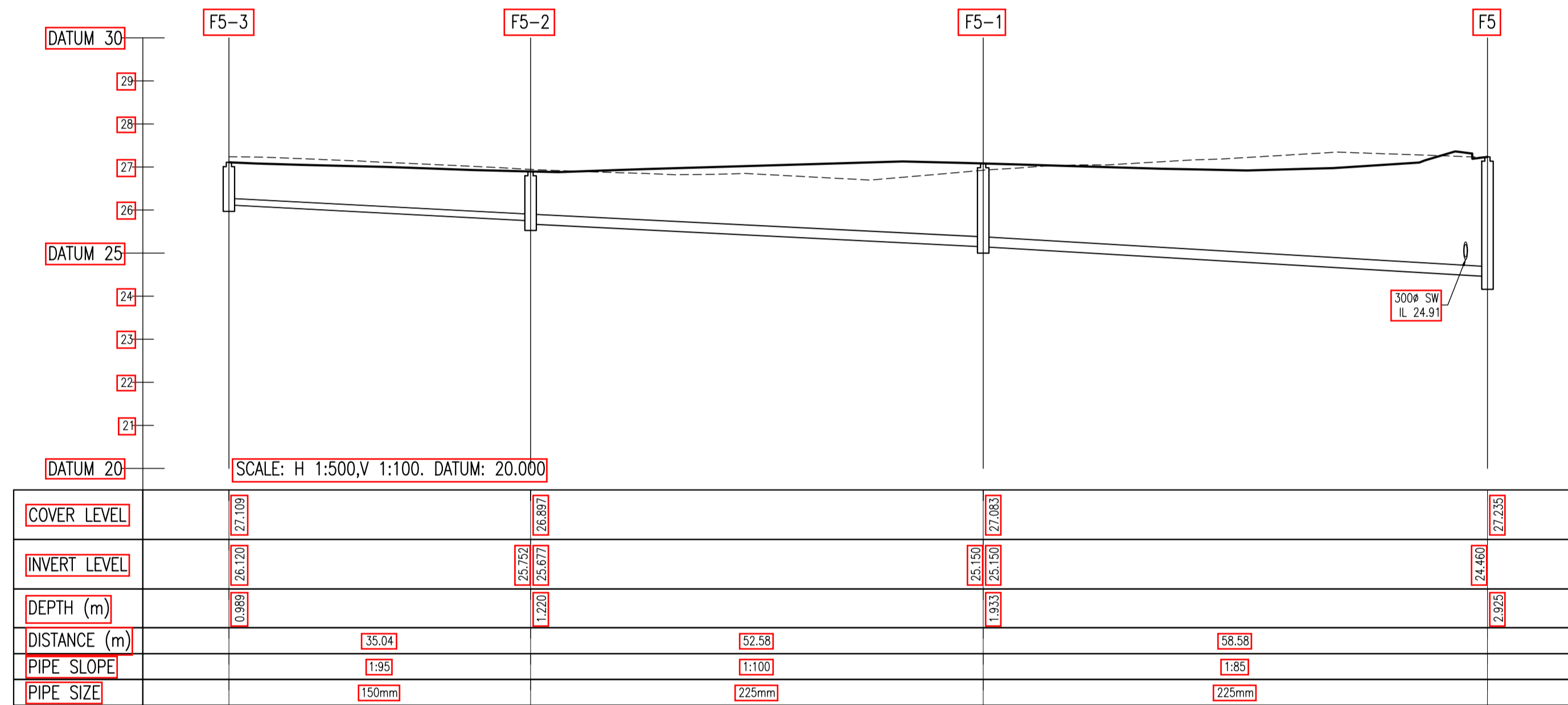
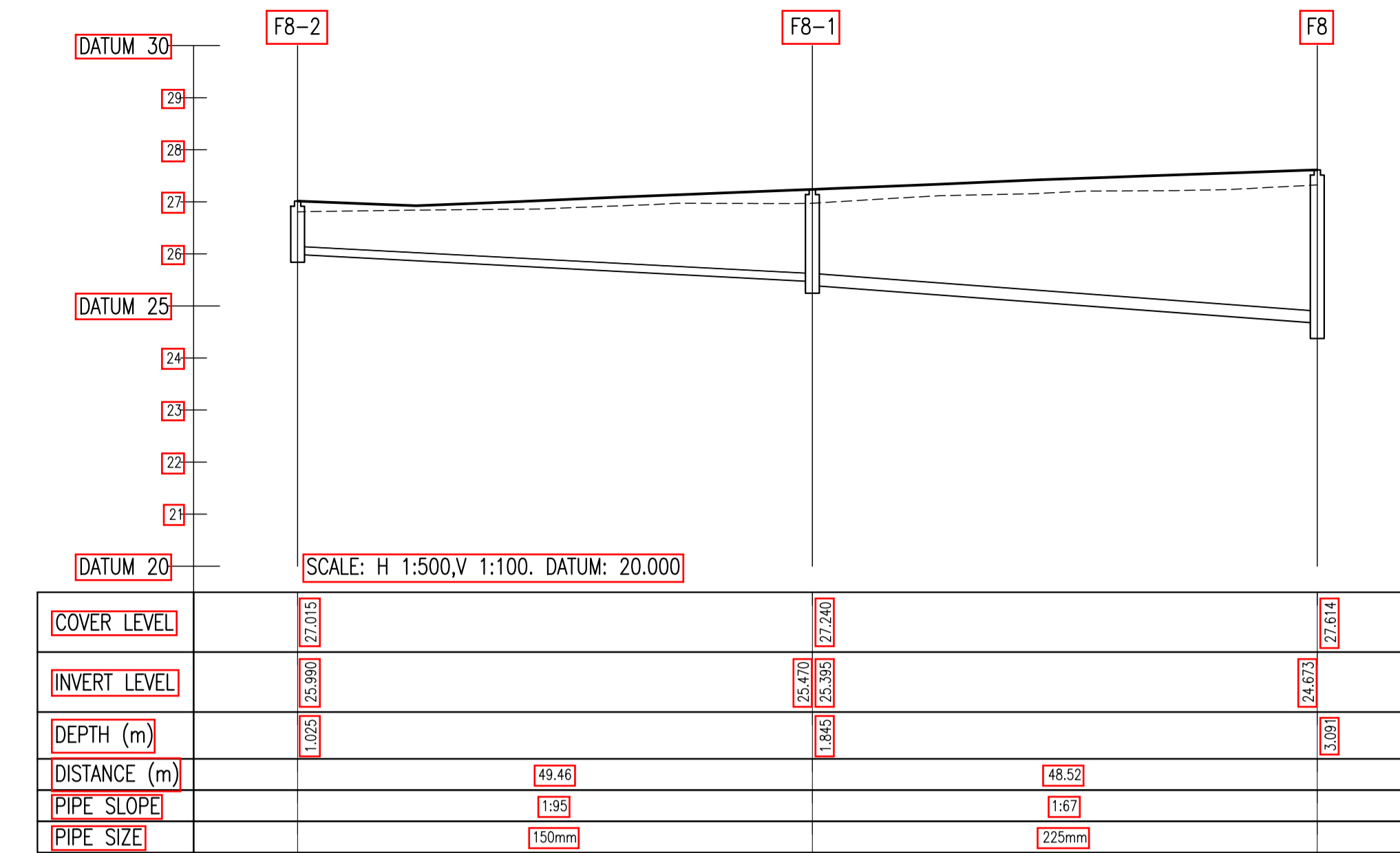
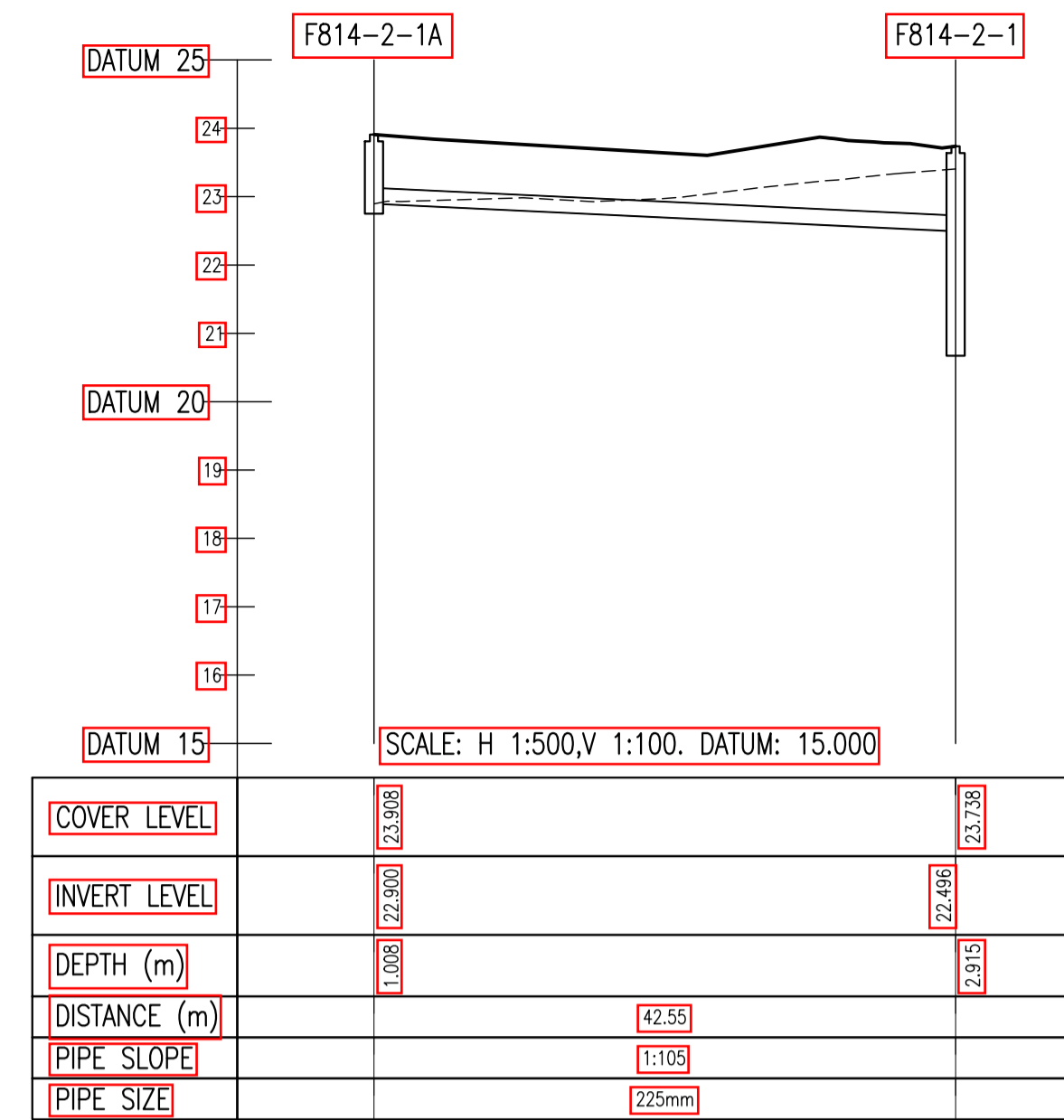
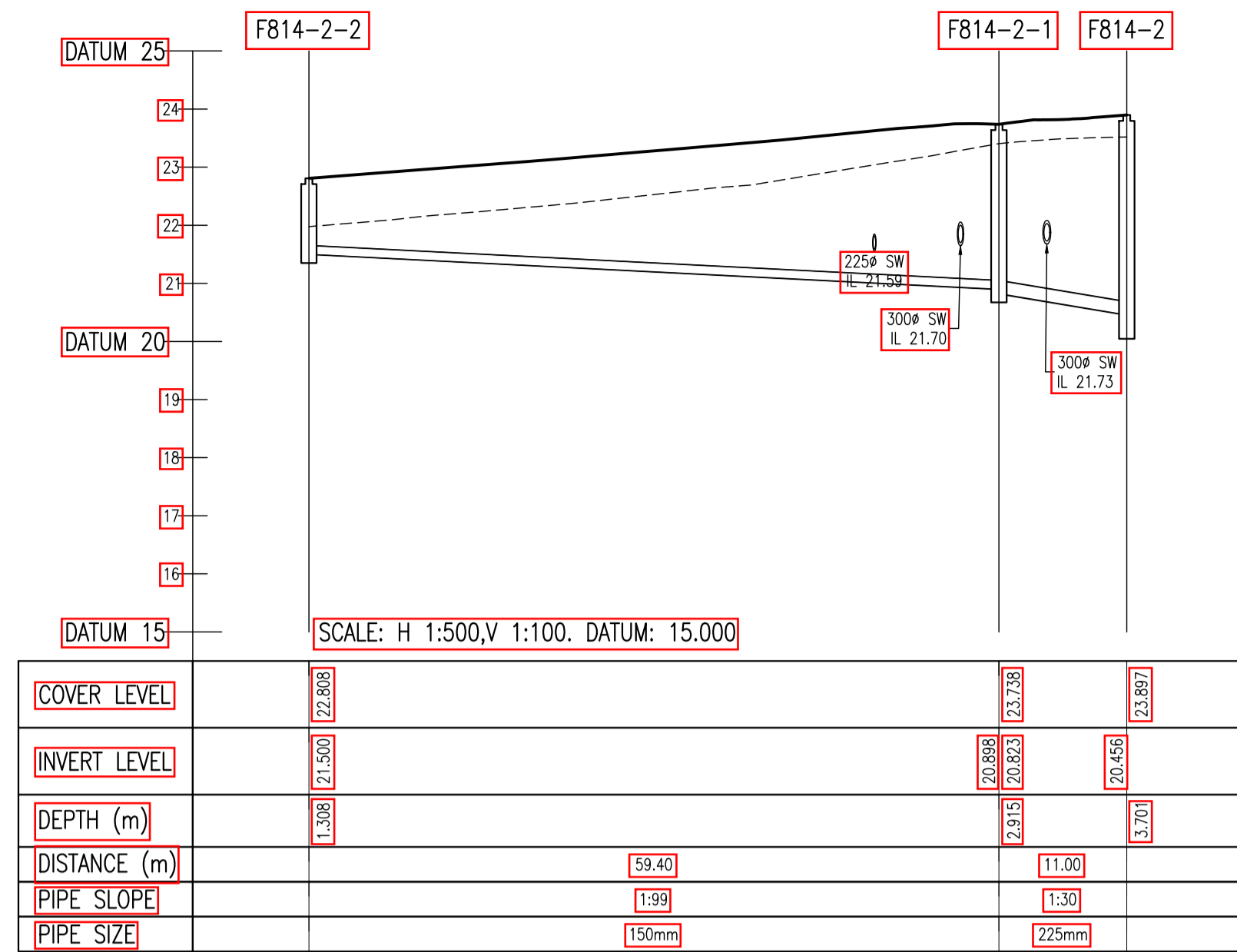
PROJECT  
**STRATEGIC HOUSING DEVELOPMENT AT COLPE WEST, DROGHEDA, CO. MEATH**

DRG. TITLE  
**LONGITUDINAL SECTIONS THROUGH FOUL SEWER SHEET 4**

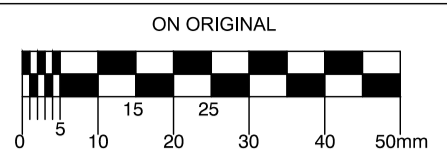
CLIENT  
**SHANNON HOMES DROGHEDA LTD.**

SCALE AS SHOWN @A1 FILE REF. 170092-3081

DRG. NO. **170092-3094**



© COPYRIGHT OF THIS DRAWING IS RESERVED BY DBFL CONSULTING ENGINEERS. NO PART SHALL BE REPRODUCED OR TRANSMITTED WITHOUT THEIR WRITTEN PERMISSION.



- NOTES:
- ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES
  - ALL LEVELS ARE IN METRES AND ARE RELATED TO ORDNANCE DATUM
  - CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF PAVEMENT LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE
  - ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NRA SPECIFICATION FOR ROAD WORKS UNLESS NOTED OTHERWISE
  - THIS DRAWING IS FOR PLANNING PURPOSES ONLY
  - MANHOLE COVER LEVELS ARE TO CONFORM WITH FINISHED ROAD AND PATH LEVELS
  - WHERE COVER TO PIPE IS LESS THAN 1200mm (ROAD/PATH/VERGE) OR 900mm (OPEN SPACE) SURROUND PIPE IN MINIMUM 150mm CONCRETE

KEY  
 - - - - - EXISTING GROUND PROFILE  
 \_\_\_\_\_ PROPOSED GROUND PROFILE

REV.	DATE	DESCRIPTION	BY	CHKD.
<b>PLANNING SHD STAGE 3</b>				
DESIGNED	DMW	PREPARED	DJG	
DATE	OCT 2019	CHECKED	DJR	

**DBFL**  
 DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7, Ireland. PHONE: +353 1 400 4000 FAX: +353 1 400 4050  
 WATERFORD OFFICE: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford, Ireland. PHONE: +353 51 309 500 FAX: +353 51 844 913  
 DBFL Consulting Engineers email: info@dbfl.ie site: www.dbfl.ie

PROJECT  
**STRATEGIC HOUSING DEVELOPMENT AT COLPE WEST, DROGHEDA, CO. MEATH**

DRG. TITLE  
**LONGITUDINAL SECTIONS THROUGH FOUL SEWER SHEET 5**

CLIENT  
**SHANNON HOMES DROGHEDA LTD.**

SCALE AS SHOWN @A1 FILE REF. 170092-3081  
 DRG. NO. **170092-3095**