

Meath County Childcare Committee
Commons Road
Navan
Co. Meath

16th October 2019

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION MADE TO AN BORD PLEANÁLA IN RESPECT OF PROPOSED DEVELOPMENT AT COLP WEST, DROGHEDA, CO MEATH.

On behalf of the applicant, **Shannon Homes Drogheda Ltd, Fortfield House, Colpe Road, Drogheda, Co. Meath**, please find enclosed a planning application for a Strategic Housing Development at Colp West, Drogheda, Co. Meath. 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.

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 (as amended), a copy of the application is enclosed for your information. In accordance with recent correspondence, an electronic copy only is provided.

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

Proposed Development

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

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.

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, Blaine Cregan B Eng BSc MSc

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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Meath County Development Plan 2013-2019 and the Local Area Plan for the Southern Environs of Drogheda 2009-2015.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this application.

The application together with the Environmental Impact Assessment Report and Natura Impact Statement 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.colpwestshd.ie

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Yours sincerely,



John Spain Associates

Louth County Council
County Hall
Millennium Centre
Dundalk
A91 KFW6

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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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John Spain Associates

National Transport Authority
Dún Scéine
Harcourt Lane
Dublin 2
D02 WT20

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John Spain Associates

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

16th October 2019

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Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10,
Ireland

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

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.

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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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 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

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- 78no. 2 bedroom units

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Yours sincerely,



John Spain Associates

An Taisce
Tailors' Hall,
Back Lane,
Dublin 8

16th October 2019

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John Spain Associates

The Minister for Culture, Heritage and the Gaeltacht
C/O The Manager,
Development Applications Unit,
Department of Culture, Heritage and the Gaeltacht
Newtown Road,
Wexford,
Co. Wexford.

16th October 2019

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Irish Water
FAO: Suzanne Dempsey,
Colvill House,
94-96 Talbot Street,
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Planning Department,
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Navan.

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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;

'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'.

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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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Meath County Development Plan 2013-2019 and the Local Area Plan for the Southern Environs of Drogheda 2009-2015.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this application.

Enclosures

The following documentation has been submitted to An Bord Pleanála (2 no. copies submitted to the Board) 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 completed Application Form and attachments (letters from Irish Water, letters of consent etc);
- 3 no. soft copies of application documentation (disc);
- 6 no. copies of this cover letter prepared by John Spain Associates (JSA);
- 6 no. copies of Planning Report/Statement of Consistency with Planning Policy prepared by John Spain Associates (JSA);
- 6 no. copies of a Statement of Response to the Opinion of the Board on the pre-application stage prepared by John Spain Associates (JSA);
- 6 no. copies of a Material Contravention Statement prepared by John Spain Associates (JSA);
- 6 no. copies of the approved Urban Design Framework Plan for Mill Road / Marsh Road, MCC Approval Letter, Economic Report, Transport Study and MCC Approval Letter (submitted for information purposes);
- 6 no. copies of an Environmental Impact Assessment Report (EIAR) and Non Technical Summary prepared by John Spain Associates and Consultants;
- 2 no. copies of Architectural Drawings including Site Location Map, Site Layout Plan and Taken in Charge Drawing, Schedule of Accommodation prepared by DDA Architects;
- 6 no. copies of Architectural Design Statement (including Masterplan for the Mill Road / Marsh Road area as Appendix 1) and Schedules Documents prepared by DDA Architects;
- 6 no. copies of a Building Lifecycle Report prepared by DDA Architects;
- 6 no. copies of Part V proposals including a Part V site layout plan and detailed Part V drawings prepared by DDA Architects, a Part V Cover Letter and an Estimate of Costs prepared by the Applicant;
- 6 no. copies of Landscape Drawings including Landscape Masterplan, Boundary Treatment Plan and Landscape Report prepared by Dermot Foley Landscape Architects;
- 6 no. copies of Tree Survey and Arboricultural Impact Assessment, Tree Survey, & Arboricultural Method Statement and Drawings prepared by Charles McCorkell Arboricultural Consultancy;
- 6 no. copies of Appropriate Assessment Screening Report and Natura Impact Statement for Stage 2 Appropriate Assessment prepared by Openfield Ecological Consultants;
- 6 no. copies of Infrastructure Design Report prepared by DBFL Consulting Engineers (including responses to ABP Opinion);
- 6 no. copies of a Site-Specific Flood Risk Assessment, prepared by DBFL Consulting Engineers;
- 6 no. copies of Engineering drawings and drawing schedule prepared by DBFL Consulting Engineers;
- 6 no. copies of Traffic and Transport Assessment prepared by DBFL Consulting Engineers;
- 6 no. copies of a CEMP prepared by DBFL Consulting Engineers;

- 6 no. copies of DMURS Consistency Statement prepared by DBFL Consulting;
- 6 no. copies of Ground Investigation Reports prepared by Ground Investigations Ireland;
- 6 no. copies of a Road Quality Audit undertaken by Bruton Consulting Engineers;
- 6 no. copies of an Energy Statement and Utility Services Review prepared by Renaissance Engineering;
- 6 no. copies of a Site Lighting Layout and Utilities layout prepared by Renaissance Engineering;
- 6 no. copies of a Sunlight and Daylight Assessment prepared by BPG3;
- 6 no. copies of a Construction Waste Management Plan and Operational Waste Management Plan prepared by Byrne Environmental Consulting Limited (BECL).

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