

Minister for Culture, Heritage and the Gaeltacht
Development Applications Unit
Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs
Newtown Road
Wexford
Y35 AP90

27th November 2019

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT OF 544 NO. DWELLINGS ON LANDS AT BELMOUNT, IN THE TOWNLAND OF LIMEKILNHILL, ACADEMY STREET, NAVAN, CO. MEATH

On behalf of the applicant Coindale Ltd., 27 Dawson Street, Dublin 2, please find enclosed copy of a planning application for Strategic Housing Development on lands at Belmont, in the townland of Limekilnhill, Academy Street, Navan, Co. Meath.

In summary the proposal relates to a residential development of 544 no. dwellings, 2 creches (c. 638 sqm combined), 875 car parking spaces, 581 cycle spaces all on a site of c. 15.1 hectares.

Under article 285(5)(a) of the Planning and Development (strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

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

Yours sincerely,



John Spain Associates

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Blaine Cregan B Eng BSc MSc

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

An Chomhairle Ealaíon,
The Arts Council,
70 Merrion Square South,
Dublin 2

27th November 2019

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT OF 544 NO. DWELLINGS ON LANDS AT BELMOUNT, IN THE TOWNLAND OF LIMEKILNHILL, ACADEMY STREET, NAVAN, CO. MEATH

On behalf of the applicant Coindale Ltd., 27 Dawson Street, Dublin 2, please find enclosed copy of a planning application for Strategic Housing Development on lands at Belmont, in the townland of Limekilnhill, Academy Street, Navan, Co. Meath.

In summary the proposal relates to a residential development of 544 no. dwellings, 2 creches (c. 638 sqm combined), 875 car parking spaces, 581 cycle spaces all on a site of c. 15.1 hectares.

Under article 285(5)(a) of the Planning and Development (strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

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

Yours sincerely,



John Spain Associates

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Blaine Cregan B Eng BSc MSc

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 Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

27th November 2019

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT OF 544 NO. DWELLINGS ON LANDS AT BELMOUNT, IN THE TOWNLAND OF LIMEKILNHILL, ACADEMY STREET, NAVAN, CO. MEATH

On behalf of the applicant Coindale Ltd., 27 Dawson Street, Dublin 2, please find enclosed copy of a planning application for Strategic Housing Development on lands at Belmont, in the townland of Limekilnhill, Academy Street, Navan, Co. Meath.

In summary the proposal relates to a residential development of 544 no. dwellings, 2 creches (c. 638 sqm combined), 875 car parking spaces, 581 cycle spaces all on a site of c. 15.1 hectares.

Under article 285(5)(a) of the Planning and Development (strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

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

Yours sincerely,



John Spain Associates

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Blaine Cregan B Eng BSc MSc

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

National Transport Authority,
Dún Scéine,
Harcourt Lane,
Dublin 2.

27th November 2019

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT OF 544 NO. DWELLINGS ON LANDS AT BELMOUNT, IN THE TOWNLAND OF LIMEKILNHILL, ACADEMY STREET, NAVAN, CO. MEATH

On behalf of the applicant Coindale Ltd., 27 Dawson Street, Dublin 2, please find enclosed copy of a planning application for Strategic Housing Development on lands at Belmont, in the townland of Limekilnhill, Academy Street, Navan, Co. Meath.

In summary the proposal relates to a residential development of 544 no. dwellings, 2 creches (c. 638 sqm combined), 875 car parking spaces, 581 cycle spaces all on a site of c. 15.1 hectares.

Under article 285(5)(a) of the Planning and Development (strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

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

Yours sincerely,



John Spain Associates

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Blaine Cregan B Eng BSc MSc

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

Failte Ireland
88-95 Amiens St,
North Dock,
Dublin,
D01 WR86

27th November 2019

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT OF 544 NO. DWELLINGS ON LANDS AT BELMOUNT, IN THE TOWNLAND OF LIMEKILNHILL, ACADEMY STREET, NAVAN, CO. MEATH

On behalf of the applicant Coindale Ltd., 27 Dawson Street, Dublin 2, please find enclosed copy of a planning application for Strategic Housing Development on lands at Belmont, in the townland of Limekilnhill, Academy Street, Navan, Co. Meath.

In summary the proposal relates to a residential development of 544 no. dwellings, 2 creches (c. 638 sqm combined), 875 car parking spaces, 581 cycle spaces all on a site of c. 15.1 hectares.

Under article 285(5)(a) of the Planning and Development (strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

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

Yours sincerely,



John Spain Associates

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Blaine Cregan B Eng BSc MSc

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

An Taisce,
National Trust for Ireland,
Tailors' Hall,
Back Lane,
Dublin, Dublin 8.

27th November 2019

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT OF 544 NO. DWELLINGS ON LANDS AT BELMOUNT, IN THE TOWNLAND OF LIMEKILNHILL, ACADEMY STREET, NAVAN, CO. MEATH

On behalf of the applicant Coindale Ltd., 27 Dawson Street, Dublin 2, please find enclosed copy of a planning application for Strategic Housing Development on lands at Belmont, in the townland of Limekilnhill, Academy Street, Navan, Co. Meath.

In summary the proposal relates to a residential development of 544 no. dwellings, 2 creches (c. 638 sqm combined), 875 car parking spaces, 581 cycle spaces all on a site of c. 15.1 hectares.

Under article 285(5)(a) of the Planning and Development (strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

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

Yours sincerely,



John Spain Associates

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Blaine Cregan B Eng BSc MSc

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

Inland Fisheries Ireland,
3044 Lake Drive,
Citywest Business Campus,
Dublin
D24 Y265

27th November 2019

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT OF 544 NO. DWELLINGS ON LANDS AT BELMOUNT, IN THE TOWNLAND OF LIMEKILNHILL, ACADEMY STREET, NAVAN, CO. MEATH

On behalf of the applicant Coindale Ltd., 27 Dawson Street, Dublin 2, please find enclosed copy of a planning application for Strategic Housing Development on lands at Belmont, in the townland of Limekilnhill, Academy Street, Navan, Co. Meath.

In summary the proposal relates to a residential development of 544 no. dwellings, 2 creches (c. 638 sqm combined), 875 car parking spaces, 581 cycle spaces all on a site of c. 15.1 hectares.

Under article 285(5)(a) of the Planning and Development (strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

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

Yours sincerely,



John Spain Associates

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Blaine Cregan B Eng BSc MSc

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

Development Management,
Connection and Developer Services,
Irish Water,
Colvill House,
24-26 Talbot Street,
Dublin 1,
D01 NP86.

27th November 2019

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT OF 544 NO. DWELLINGS ON LANDS AT BELMOUNT, IN THE TOWNLAND OF LIMEKILNHILL, ACADEMY STREET, NAVAN, CO. MEATH

On behalf of the applicant Coindale Ltd., 27 Dawson Street, Dublin 2, please find enclosed copy of a planning application for Strategic Housing Development on lands at Belmont, in the townland of Limekilnhill, Academy Street, Navan, Co. Meath.

In summary the proposal relates to a residential development of 544 no. dwellings, 2 creches (c. 638 sqm combined), 875 car parking spaces, 581 cycle spaces all on a site of c. 15.1 hectares.

Under article 285(5)(a) of the Planning and Development (strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

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

Yours sincerely,



John Spain Associates

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Blaine Cregan B Eng BSc MSc

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

Meath County Childcare Committee
Commons Road,
Clogherboy,
Navan,
Co. Meath.

27th November 2019

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT OF 544 NO. DWELLINGS ON LANDS AT BELMOUNT, IN THE TOWNLAND OF LIMEKILNHILL, ACADEMY STREET, NAVAN, CO. MEATH

On behalf of the applicant Coindale Ltd., 27 Dawson Street, Dublin 2, please find enclosed copy of a planning application for Strategic Housing Development on lands at Belmont, in the townland of Limekilnhill, Academy Street, Navan, Co. Meath.

In summary the proposal relates to a residential development of 544 no. dwellings, 2 creches (c. 638 sqm combined), 875 car parking spaces, 581 cycle spaces all on a site of c. 15.1 hectares.

Under article 285(5)(a) of the Planning and Development (strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

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

Yours sincerely,



John Spain Associates

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Blaine Cregan B Eng BSc MSc

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

Transport Infrastructure Ireland
TII Land Use Planning Section,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

27th November 2019

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT OF 544 NO. DWELLINGS ON LANDS AT BELMOUNT, IN THE TOWNLAND OF LIMEKILNHILL, ACADEMY STREET, NAVAN, CO. MEATH

On behalf of the applicant Coindale Ltd., 27 Dawson Street, Dublin 2, please find enclosed copy of a planning application for Strategic Housing Development on lands at Belmont, in the townland of Limekilnhill, Academy Street, Navan, Co. Meath.

In summary the proposal relates to a residential development of 544 no. dwellings, 2 creches (c. 638 sqm combined), 875 car parking spaces, 581 cycle spaces all on a site of c. 15.1 hectares.

Under article 285(5)(a) of the Planning and Development (strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

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

Yours sincerely,



John Spain Associates

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Blaine Cregan B Eng BSc MSc

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