

Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902.

23 December 2019

Re: ABP Reference: ABP-304422-19
Strategic Housing Development application for the construction of 575 No. residential units, creche, GAA changing rooms and all associated ancillary development works all on a site of 24.24 hectares at Newtownmoyaghy, Kilcock, Co. Meath.

Dear Sir / Madam,

We act on behalf of the Applicant, McGarrell Reilly Homes, and wish to submit the enclosed Strategic Housing Development (SHD) planning application for the above-referenced development to An Bord Pleanála under the provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016. The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion.

Please find enclosed 2 no. hard copies and 3 no. electronic copies of the following documentation and information, as required under articles 297 and 298 of the Planning and Development Regulations 2001 to 2018, as amended.

6 no. hard copies and 1 no. electronic copy of this planning application have been submitted to Meath County Council.

Document	Prepared by
Application Fee	McGarrell Reilly Homes
Planning Application Form	McCutcheon Halley Chartered Planning Consultants
Cover Letter to An Bord Pleanála	
Cover Letter to Meath County Council	
Cover Letter(s) to Prescribed Bodies	
Copy of Site Notice	
Copy of Press Notice	
Planning Report & Statement of Consistency	
Response to An Bord Pleanála's Pre-Application Consultation Opinion	
Childcare Assessment Report	
School Demand Report	
Principle of Development	
Environmental Impact Assessment Report <ul style="list-style-type: none"> • Volume I – Non-Technical Summary • Volume II – EIAR • Volume III - Appendices 	
Architect & Urban Designers Report	
Housing Quality Assessment & Childcare & Parking Data	
Development Site Data	

www.mhplanning.ie

McCutcheon Halley is a limited partnership registered under the Limited Partnerships Act, 1907, registration no. LP512 Registered in Ireland No. 326490. Registered office: 6 Joyce House, Barrack Square, Ballincollig, Co. Cork. Directors: Brian McCutcheon, BA(Econ) DipIP DipGIS MIPI (Chairman), Tom Halley, BA(Mod), MRUP BSc ARCH(Hons) Cert. Civil Eng. MIPI.

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Building Life Cycle Report	
Architectural Drawings	
Stage 1 Road Safety Audit including Quality Audit	
Infrastructure Design Report	
Site Specific Flood Risk Assessment	
Traffic and Transport Assessment	
Construction & Environmental Management Plan	
DMURS Design Statement	
Technical Note – 190009-TN-001 (Upgrades to R125)	
Engineering Drawings	
Landscape Design Statement and associated drawings	NMP Landscape Architecture
Natura Impact Statement	
Information to inform Stage 1 AA Screening	Openfield
Archaeological Impact Assessment	Archer Heritage Planning
Outdoor Lighting Report and associated drawings	Sabre Electrical Services Ltd.
Photomontages	G-Net 3D
Arboricultural Assessment Report	
Arboricultural Impact Report	
Tree Protection Strategy	
Arboricultural Drawings	
Letter from TLI Group and associated drawings	TLI Group
Letter – ESB Networks	McGarrell Reilly Homes
Letter – Department of Education and Skills	McGarrell Reilly Homes
EIA Portal Notification Confirmation (included as Appendix 1 to this cover letter) – Portal ID 2019221	Department of Housing, Planning and Local Government
Part V Letter from Meath Co. Co, financial calculations and layout plan	McGarrell Reilly Homes

A cheque for €80,000 made payable to An Bord Pleanála is enclosed.

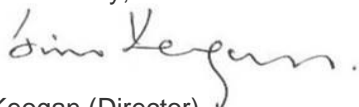
A dedicated project website has also been established and can be accessed at www.newtownmoyaghshd.ie

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing) Development Regulations 2017 and the Board's Notice of Pre-Application Consultation Opinion, the prospective applicant has notified the following authorities of the making of the SHD application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, and in the form which they have requested, which is outlined below:

1. National Transport Authority
2. Irish Water
3. Transport Infrastructure Ireland
4. Minister for Culture, Heritage and the Gaeltacht
5. Heritage Council
6. An Taisce – the National Trust for Ireland
7. Kildare County Childcare Committee

We trust this SHD application is to the satisfaction of An Bord Pleanála. Please contact the undersigned if you require any further details.

Yours sincerely,



Jim Keogan (Director)

McCutcheon Halley Chartered Planning Consultant

Appendix 1 EIA Portal Notification Confirmation

Davin Aiken

From: EIAportal <EIAportal@housing.gov.ie>
Sent: 16 December 2019 10:26
To: Davin Aiken
Subject: EIA Portal Confirmation Notice Portal ID 2019221 McGarrell Reilly Homes

A Chara,

An EIA Portal notification was received on 13/12/2019 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 16/12/2019 under EIA Portal ID number **2019221** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2019221

Competent Authority: Meath County Council

Applicant Name: McGarrell Reilly Homes

Location: Newtownmoyaghy, Kilcock, Co. Meath. The Strategic Housing Development (SHD) site is located approximately 1km east of the Kilcock town centre.

Description: To construct 575 residential units comprising 288 houses, 121 duplex units, 66 apartments, a creche, GAA changing facilities, open space amenity, and ancillary works. The site is 24.24 hectares, 14.45ha for residential use and 9.79ha open space amenity.

Linear Development: No

Date Uploaded to Portal: 16/12/2019

Morgan O Reilly

EIA Portal team

An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government

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Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithvórais chun vórais ríomhaire a aimsiú.

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