23 December 2019



Planning Department Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291.

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,

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 a Strategic Housing Development application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

On behalf of the Applicant, McGarrell Reilly Homes, please find enclosed an application for a Strategic Housing Development (SHD) that was submitted to An Bord Pleanála for the proposed development of in Newtownmoyaghy, Kilcock, Co. Meath.

The development will consist of:

- i. The construction of 575 No. residential units, all with private amenity space, with a cumulative Gross Floor Area of 60,326.9 square meters comprising:
 - a. 43 No. 2-bedroom, 2-storey houses and associated amenities and car parking;
 - b. 270 No. 3-bedroom, 2-storey houses and associated amenities and car parking;
 - c. 45 No. 4-bedroom, 2-storey houses and associated amenities and car parking;
 - d. 30 No. 4-bedroom, 3-storey houses and associated amenities and car parking;
 - e. 3 No. apartment blocks ranging in height from 3-5 storeys providing for;
 - i. 20 No. 1-bedroom apartment units with all associated amenities and car parking; and,
 ii. 46 No. 2-bedroom apartment units with all associated amenities and car parking;
 - 121 No. duplex and corner block units 3-storeys in height providing for;
 - i. 15 No. 1-bedroom duplex units with all associated amenities and car parking;
 - ii. 21 No. 2-bedroom duplex units with all associated amenities and car parking;
 - iii. 6 No. 3-bedroom duplex units with all associated amenities and car parking;
 - iv. 29 No. 1-bedroom corner block units with all associated amenities and car parking;
 - v. 42 No. 2-bedroom corner block units with all associated amenities and car parking; and,
 - vi. 8 No. 3-bedroom corner block units with all associated amenities and car parking. The construction of a creche with a gross floor area of 623 square metres, an associated external
- play area and 14 No. car parking spaces;

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f.

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) DipTP DipGIS MIPI (Chairman). Tom Halley, BA(Mod), MRUP BSc ARCH(Hons) Cert. Givil Eng. MIPI. Also in CORK 6 Joyce House, Barrack Square Ballincollig, Co. Cork P31 YX97 T. +353 (0)21 420 8710 E. info@mhplanninq.ie DUBLIN Kreston House, Arran Court Arran Quay, Dublin 7 D07 K271 T. +353 (0) 1 804 4477 E. info@mhplanning.ie

- iii. The provision of 314 No. bicycle parking spaces incorporating 163 No. long-term bicycle parking spaces and 151 No. short-term bicycle parking spaces;
- iv. New boundary walls and fences, open space, internal site roads, pavements, public lighting, tree planting, bin storage, ESB substations and all ancillary works;
- v. Provision of new GAA changing room facilities with a Gross Floor Area of 97 square meters, associated entrance road and 40 No. car parking spaces;
- vi. The erection of 2 No. 13m lattice masts in the southern section of the site together with the relocation underground of 2 No. 10kV and 2 No. 38kV overhead lines;
- vii. Infrastructure works including:
 - Surface Water Surface water from the northern site will be discharged into 1 No. detention basin to the south of the proposed development site. Surface water from the southern site will be discharged into 1 No. detention basin to the southeast of the development site.
 - SUDS measures such as permeable paving, swales, filter trenches etc. will be provided to intercept and provide treatment to surface-water run-off at source.

As required, please find enclosed 6 no. hard copies and 1 no. soft copy (USB) of the following documents which were submitted to An Bord Pleanála as part of the SHD application.

Planning Application Form Cover Letter to An Bod Pleanála Cover Letter to Meath County Council Cover Letter (s) to Prescribed Bodies Copy of Site Notice Copy of Site Notice Copy of Press Notice Planning Report & Statement of Consistency Reseponse to An Bod Pleanála's Pre-Application Consultation Opinion Childcare Assessment Report Principle of Development Environmental Impact Assessment Report • Volume II - Non-Technical Summary • Volume II - Appendices Architect & Urban Designers Report Housing Quality Assessment & Childcare & Parking Data Development Site Data Building Life Cycle Report Architect al Urban Designers Report Infrastructure Design Report Ste Specific Flood Risk Assessment Traffic and Transport Assessment Traffic and Transport Assessment Traffic and Transport Assessment DMURS Design Statement Construction & Environmental Management Plan DMURS Design Statement and associated drawings NMP Landscape Architecture Natura Impact Statement Openfield Information to Inform St	Document	Prepared by	
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FIA Portal Notification Continuation (included as Appendix 1 to this cover L. Department of Housing, Diapping and	EIA Portal Notification Confirmation (included as Appendix 1 to this cover	Department of Housing, Planning and	
letter) – Portal ID 2019221 Local Government			
Part V Letter from Meath Co. Co., financial calculations and layout plan McGarrell Reilly Homes			



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

Any person may, within a period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to any concerns or implications of the development, if carried out, for proper planning and sustainable development in the area or area's concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations must include the following information:

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

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

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us should you require any further information.

Yours sincerely,

Sim Legen.

Jim Keogan (Director)

McCutcheon Halley Chartered Planning Consultant



Appendix 1 EIA Portal Notification



Davin Aiken

From:	ElAportal <elaportal@housing.gov.ie></elaportal@housing.gov.ie>
Sent:	16 December 2019 10:26
То:	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

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0 Custom House, Custom House Quay, Dublin D01 W6X0

T (+353) 1 8882710

www.tithiocht.gov.ie www.housing.gov.ie

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 frithvíorais chun víorais ríomhaire a aimsiú.

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