

An Taisce,
Tailor's Hall,
Back Lane,
Dublin,
D08 X2A3

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,

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;
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 - 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;
 - f. 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.
- ii. 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;
- 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;

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

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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,



Jim Keogan (Director)

McCutcheon Halley Chartered Planning Consultant

Appendix 1 EIA Portal Notification

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

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Competent Authority: Meath County Council

Applicant Name: McGarrell Reilly Homes

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Linear Development: No

Date Uploaded to Portal: 16/12/2019

Morgan O Reilly

EIA Portal team

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Department of Housing, Planning and Local Government

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Custom House, Custom House Quay, Dublin D01 W6X0

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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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Department of Culture, Heritage & Gaeltacht,
Development Applications Unit,
Newtown Road,
Wexford,
Y35 AP90

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Yours sincerely,



Jim Keogan (Director)

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Appendix 1 EIA Portal Notification

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

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Portal ID: 2019221

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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

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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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Kildare County Childcare Committee,
Unit 21,
Thompson Enterprise Centre,
Clane Business Park,
Clane,
Co. Kildare,
W91 E6NY.

23 December 2019

**Re: ABP Reference: ABP-304422-19
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Dun Sceine,
Harcourt Lane,
Dublin 2,
D02 WT20.

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 - ii. 46 No. 2-bedroom apartment units with all associated amenities and car parking;
 - f. 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.
- ii. 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;
- 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;

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- 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 1 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.

Document	Prepared by
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	
Building Life Cycle Report	
Architectural Drawings	DBFL Consulting Engineers
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	NMP Landscape Architecture
Landscape Design Statement and associated drawings	Openfield
Natura Impact Statement	
Information to inform Stage 1 AA Screening	Archer Heritage Planning
Archaeological Impact Assessment	Sabre Electrical Services Ltd.
Outdoor Lighting Report and associated drawings	G-Net 3D
Photomontages	CMK Horticulture & Arboriculture
Arboriculture Assessment Report	
Arboriculture Impact Report	
Tree Protection Strategy	
Arboriculture Drawings	TLI Group
Letter from TLI Group and associated drawings	McGarrell Reilly Homes
Letter – ESB Networks	McGarrell Reilly Homes
Letter – Department of Education and Skills	Department of Housing, Planning and Local Government
EIA Portal Notification Confirmation (included as Appendix 1 to this cover letter) – Portal ID 2019221	McGarrell Reilly Homes
Part V Letter from Meath Co. Co. , financial calculations and layout plan	

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



Jim Keogan (Director)

McCutcheon Halley Chartered Planning Consultant

Appendix 1 EIA Portal Notification

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

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 frithvórais chun vórais ríomhaire a aimsiú.

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