

**Notice of Strategic Housing Development
Application to An Bord Pleanála**

We, McGarrell Reilly Homes, intend to apply to An Bord Pleanála for permission for a Strategic Housing Development at this site (c. 24.24Hectares) in Newtownmoyaghy, Kilcock, Co. Meath. The residential part of the site will be developed across two parcels of land measuring 8.38Ha and 6.07Ha and the balance of 9.79Ha incorporates access roads, public open space, GAA changing rooms and associated development.

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;
 - 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;
- 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:
 - o 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.
 - o 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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Meath County Development Plan (2013-2019).

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 and Natura Impact Statement have been prepared in respect of the proposed development.

The application together with an 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.newtownmoyaghshd.ie

Any person may, within the 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 certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas 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 duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also 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, and,
- (c) the reasons, considerations and arguments on which the submission 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 modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications 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).

Signed:



McCutcheon Halley Chartered Planning Consultants (Agent)

Date of erection of site notice: 20 December 2019