

An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Castlethorn Construction Unlimited Company
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Usher House, Main Street, Dundrum, Dublin 14
Company Registration No:	160216

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Stephen Little and Associates Chartered Town Planners & Development Consultants.
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Stephen Kelleher
Firm/Company:	O'Mahony Pike Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Meath County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Townland of Readsland, Roestown and Knocks
Address Line 2:	
Address Line 3:	Dunshaughlin
Town/City:	
County:	Meath
Eircode:	(Not available)
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OS sheet no. 2784-C; 2851-B; 2783-D; 2852-A
<p>The lands comprise two distinct sites bisected by Drumree Road (L2208) and Dunshaughlin Link Road (R125). The proposed development is set out in three character areas. Character Area 6 is generally bounded by Drumree Road (L2208) to the south, Dunshaughlin Link Road (R125) to the east and a single dwelling to the south east, agricultural lands to the west and north. Character Areas 3 & 4 are generally bounded to the west by the existing Dunshaughlin Link Road (R125), to the north by under construction development of Phase 1 lands (currently under construction by the applicant), and lands identified for neighbourhood centre use, to the south and east by lands zoned for open space.</p>	

<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p>Included on CD and www.dunshaughlinwestshd.com (Planning Documents)</p>	
Area of site to which the application relates in hectares:	c. 14.8 Ha
Site zoning in current Development Plan or Local Area Plan for the area:	<p>Objective A2 – ‘To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy’.</p> <p>Objective F1 – ‘To provide for and improve open spaces for active and passive recreational amenities’.</p>
Existing use(s) of the site and proposed use(s) of the site:	<p>Existing use is greenfield/agricultural</p> <p>Proposed use is Residential Development</p>

7. Applicant’s Interest in the Site:

Please tick appropriate box to show the applicant’s legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:			
<p>The majority of the lands are in ownership of Applicant.</p> <p>A Letter of Consent is provided by the Newell Family in respect of inclusion of a portion of their lands in this planning application.</p> <p>A Letter of Consent is provided from Meath County Council dated 29 September 2020 insofar as they relates to lands in their control.</p>			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	<p>Name: Castlethorn Unlimited Company</p> <p>Address: Usher House, Main Street, Dundrum, Dublin 14.</p>		

Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>If the answer is “Yes” above, identify the lands and state the nature of the control involved:</p> <p>The other lands under the control of the Applicant not subject to the proposed planning application are outlined in blue on the Site Location Map prepared by O’Mahony Pike Architects.</p>	

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]	
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
RA/200041(ABP Ref. 307021-20)	Amedments to permitted residential scheme (Reg. Ref. DA120987, ABP Ref. PL17.241988) comprising amendments to 57no. 2 storey houses and alterations to the site development and landscape works.	ABP: Grant
RA/190815	Extension of duration planning permission DA120987 – 142 residential units in two residential character areas, a creche and associated site works.	MCC: Grant
DA120987 (ABP Ref. PL17.241988)	160 residential units in two residential character areas, a creche and associated site works.	ABP: Grant

MCC Reg. Ref. DA/803421	342 no. dwellings in three residential character areas and associated site works incl. 3 no. new vehicular entrances and 1 no. new internal vehicular access road to extend from a new roundabout (MCC Reg. Ref. DA803422 refers); wetland attenuation area; and all other ancillary site works, all at this site measuring c. 9.27ha. This permission expired on 28/01/2015	MCC: Grant
MCC Reg. Ref. DA/803422	Construction of an additional roundabout junction on the permitted Dunshaughlin Link Road (PL.17.MS2004, 22/08/2007)	MCC: Grant
MCC Reg. Ref. DA/20081 (ABP Ref. 17.131593)	264no. dwellings, single storey creche and associated site works.	ABP: Refusal
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [X] No: []
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
RA/200041(ABP Ref. 307021-20): Amendments to permitted residential scheme (Reg. Ref. DA120987, ABP Ref. PL17.241988) comprising amendments to 57no. 2 storey houses and alterations to the site development and landscape works.		
Is the applicant aware of the site ever having been flooded?		Yes: [] No: [X]
If the answer is "Yes" above, please give details e.g. year, extent:		
Refer to Flood Risk Assessment, prepared by Waterman Moylan Consulting Engineers		
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?		Yes: [] No: [X]
If the answer is "Yes" above, please give details:		
N/A		

9. Description of the Proposed Strategic Housing Development:

<p>Please provide a brief description of the nature and extent of the proposed development, including-</p> <ul style="list-style-type: none"> • the proposed types and numbers of houses, student accommodation or both, • in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put, • proposed services ancillary to residential development, • other proposed uses in the development of the land, the zoning of which facilitates such use, and • where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact. 	
<p>Please refer to attached Schedule No. 1, prepared by Stephen Little & Associates, for an outline description of the nature and extent of the proposed development.</p>	
<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p> <p>Refer to enclosed Site Location Map, prepared by O'Mahony Pike Architects.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p> <p>Refer to enclosed Site Layout Plans, prepared by O'Mahony Pike Architects</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
<p>Planning Authority reference number:</p>	<p>Meath County Council do not issue Planning Authority Reference Numbers for SHDs.</p>
<p>Meeting date(s):</p>	<p>07 February 2020</p>
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	

An Bord Pleanála reference number:	ABP-306952-20
Meeting date(s):	3 June 2020
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p> <p>Refer to Section 6 of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates for full details of Pre-Planning Consultations.</p>	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star Date of Publication: 9 October 2020
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:	12 October 2020
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [X] No: []
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [X] No: []
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [X] No: []

(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N / A
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] SLA have received confirmation from each of the Prescribed Bodies below that they will accept this application in electronic format following the enactment of the Emergency Measures in the Public Interest (Covid 19) Act 2020
If the answer to the above is "Yes", list the prescribed authorities concerned:	1) Irish Water. 2) Transport Infrastructure Ireland. 3) National Transport Authority. 4) Meath County Childcare Committee.
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	12 October 2020
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N / A

If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N / A
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N / A

12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Refer to Section 10 of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates.</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Refer to Section 10 of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates.</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
(c) Set out, where applicable that the proposed strategic housing development is, in the applicant’s opinion, consistent with the planning scheme for a strategic development zone:	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	

<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Refer to Section 9.5 of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates.</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Refer to Section 7 of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates.</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Refer to Section 7 of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates.</p>

13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Refer to Material Contravention Statement, prepared by Stephen Little & Associates.</p>
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	-	-
2-bed	6	424.8
3-bed	191	20,981.5
4-bed	57	7,795.8
4+ bed	-	-
Total	254	29,202.1 (Includes gross floor space for Optional Extensions)

Apartments/Duplexes		
Unit Type	No. of Units	Gross floor space in m²
Studio	-	-
1-bed	32	5,743.4
2-bed	98	3,908.5
3-bed	31	3,267.5
4-bed	-	-
4+ bed	-	-
Total	161	12,919.4 Net Internal Area (i.e. omits circulation and ancillary floor space)

Student Accommodation			
N / A			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	-	-	-
1-bed	-	-	-
2-bed	-	-	-
3-bed	-	-	-
4-bed	-	-	-
4+ bed	-	-	-
Total	-	-	-

(b) State total number of residential units in proposed development:	415
(c) State cumulative gross floor space of residential accommodation, in m ² :	c. 43,799.5 sq. m

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare Facility (80no. spaces)	c. 408.5 sq.m
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	c. 408.5 sq. m
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	c. 43,799.5 sq. m
(d) Express 15(b) as a percentage of 15(c):	c. 0.93 %

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If “Yes”, enclose a brief explanation with this application.		X
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X

<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>X</p> <p>Refer to Section 16 and Enclosures of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates.</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	N / A – No existing buildings at subject site
State gross floor space of any proposed demolition, in m ² :	N / A – No existing buildings at subject site
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N / A – No existing buildings at subject site
State total gross floor space of proposed works in m ² :	N / A – No existing buildings at subject site

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/></p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	X	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	X	
(iii) a layout plan showing the location of proposed Part V units in the development?	X	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	N/A	

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Mains:

Group Water Scheme: Name of Scheme: _____

Private Well:

Other (please specify): _____

[Refer to enclosed Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers](#)

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

[Refer to enclosed Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers](#)

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: [X]

Soakpit: []

Watercourse: [X]

Other (please specify):

Refer to enclosed Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers for details of SuDS measures to be implemented.

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: [X] No: []

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [X] No: []

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: [X] No: []

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: [X] No: []

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:

Yes: [X] No: []

Refer to Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers and Confirmation of Feasibility and Statement of Design Acceptance issued by Irish Water enclosed with this Application.

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Refer to Traffic & Transport Assessment, prepared by Waterman Moylan Consulting Engineers.</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Refer to Mobilty Management Plan, prepared by Waterman Moylan Consulting Engineers.</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Refer to Stage 1 Road Safety Audit, prepared by Burton Consulting Engineers.</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>Refer to enclosed Dwg. No. 1217A-OMP-00-ST-DR-A-1020 ‘Taking In Charge’, prepared by O’Mahony Pike Architects.</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p>Each Drawing Pack (e.g. Architecture, Engineering, Landscaping etc.) is accompanied by a schedule of all drawings stating drawing number, title and scale.</p>
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24. Application Fee:


(a) State fee payable for application:	€66,894.80
(b) Set out basis for calculation of fee:	415no. units x €130 = €53,950.00 409 sq. m (childcare facility) x €7.20 = €2,944.80 EIAR = €10,000.00
(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: []

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [X] No: [] Refer to Design Statement, prepared by O'Mahony Pike Architects.
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
	Agent: Stephen Little & Associates
Date:	12 October 2020

**SCHEDULE NO. 1 – BRIEF DESCRIPTION OF THE NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT
PREPARED IN RESPONSE TO Q. 9 OF THE STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION
FORM**

The proposed development consists of 415no. residential units and 1no. childcare facility in buildings ranging from 2 to 5-storeys in height in three distinct Character Areas located across two separate sites. The breakdown of residential accommodation is as follows: -

- 254no. own door detached, semi-detached, terraced and end of terrace houses, including: - 6no. 2-bed single-storey houses (House Type H09A), 191no. 3-bed 2-storey houses (House Type H01, H03, H04, H06 and H09B – House Type H01 are provided with optional ground floor extensions) 33no. 4-bed 2 storey houses (House Type H02, H05, and H07) and 24no. 4-bed 3 storey houses (House Type H08).
- 55no. duplexes in 2-3 storey buildings accommodating 24no. 2-bed duplexes and 31no. 3-bed duplexes.
- 106no. apartment units accommodated in 3no. 4–5 storey buildings, including: - Block 01 accommodating 38no. apartments (10no. 1-beds and 28no. 2-beds; Block 02 accommodating 34no. apartments (11no. 1-beds and 23no. 2-beds); Block 03 accommodating 34no. apartments (11no. 1-beds and 23no. 2-beds).
- Private rear gardens are provided for all houses. Private patios / terraces are provided for all duplex and apartment units at ground floor. Balconies / terraces are proposed on elevations to all upper level duplexes and apartments.
- The proposed development includes 1no. childcare facility (c. 409 sq. m gross floor area) within the ground floor of Block 1 apartment building.

And, all associated and ancillary site development and infrastructural works (including plant), hard and soft landscaping and boundary treatment works including: - New vehicular access provided to Character Area 6 from Drumree Road, to Character Area 3 from the permitted roundabout on the R125 (MCC Reg. Ref. DA120987 – ABP Ref. PL17.241988) and to Character Area 4 from existing southern roundabout on the R125; Provision of enhanced pedestrian and cycle linkages east and north to Phase 1 (Dún Ríoga) and onwards towards Dunshaughlin Town Centre; Provision of internal road, footpath and cycle network including 1no. vehicular bridge and 2no. pedestrian / cyclist bridge crossings over the River Skane and dedicated footpath / cyclepath along the Skane River to the western boundary of Dunshaughlin Community College lands to facilitate connection east to College Park and Dunshaughlin Town Park; Provision of foul water drainage, surface water drainage and water supply infrastructure including works along Drumree Road and connections into the existing Phase 1 (Dún Ríoga) network of services; Provision of public open space (c. 4.07 Ha) in the form of landscaped linear parks and pocket parks as well as additional communal open space areas for apartments and duplexes; 664no. car parking spaces; 568no. long and short-term bicycle parking spaces; Bin stores and bicycle parking facilities for all terraced houses, duplexes and apartments and 6no. ESB Sub-stations. The proposed development takes place on an overall combined site approximately 14.8 Ha in area. The development involves minor amendments to permitted site development works in Phase 1 – Dún Ríoga (MCC Reg. Ref. DA120987 – ABP Ref. PL17.241988).

The application contains a statement setting out how the proposal is consistent with the objectives of the Meath County Development Plan 2013 – 2019 and the Dunshaughlin Local Area Plan 2009 – 2015. 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 has been prepared in respect of the proposed development and accompanies this application. The application together with the Environmental Impact Assessment Report 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.dunshaughlinwestshd.com**.