

The Secretary,
An Bord Pleanála
64 Marlborough Street,
Dublin 1.

Our Ref. 18139

12 October 2020

**RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA
PROPOSED DEVELOPMENT COMPRISING 415NO. RESIDENTIAL UNITS AND 1NO. CHILDCARE
FACILITY IN BUILDINGS RANGING FROM 2 TO 5 STOREYS IN HEIGHT.**

Dear Sir / Madam,

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, have been instructed by our Client, Castlethorn Construction Unlimited Company, Usher House, Dundrum, Dublin 14, to make this Planning Application to An Bord Pleanála under the provision of Section 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

As per Article 297(5) of the Planning and Development Regulations 2001 – 2017, please find enclosed: -

1. Planning Fee € €66,894.80 (Cheque Enclosed).
2. Planning Application Form.
3. Newspaper Notice.
4. Site Notice.
5. Letter of Consent from Meath County Council.
6. Letter of Consent from the Newall Family.
7. Letter of Support for Skane Greenway from Louth & Meath Education & Training Board.
8. Confirmation of Feasibility Statement from Irish Water, dated 20 February 2020.
9. Design Acceptance Statement from Irish Water, dated 4 September 2020.
10. Confirmation from Environmental Impact Assessment Portal.
11. Part V Proposal, prepared by Castlethorn Construction.
12. Planning & Statement of Consistency Report (including Statement of Response to An Bord Pleanála Opinion), prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
13. Material Contravention Statement, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.

14. Childcare Needs Assessment, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
15. Educational Needs Assessment, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
16. Architect's Drawings, prepared by O'Mahony Pike Architects (see schedule of drawings attached with each bundle).
17. Schedules of Accommodation, prepared by O'Mahony Pike Architects.
18. Housing Quality Assessment, prepared by O'Mahony Pike Architects.
19. Design Statement, prepared by O'Mahony Pike Architects.
20. Part V Statement (including Part V Layout), prepared by O'Mahony Pike Architects.
21. Landscape Drawings, prepared by Doyle + O'Troithigh Landscape Architects (see schedule of drawings attached with each bundle).
22. Landscape Design Report, prepared by Doyle + O'Troithigh Landscape Architects.
23. Photomontages and CGIs, prepared by Modelworks.
24. Arboricultural Report & Tree Survey Drawings, prepared by The Tree File Consulting Arborists Ltd. (see schedule of drawings attached with each bundle).
25. Engineering Drawings (including Roads and Drainage), prepared by Waterman-Moylan Consulting Engineers (see schedule of drawings attached with each bundle).
26. Engineering Assessment Report (including Roads and Drainage), prepared by Waterman-Moylan Consulting Engineers.
27. Flood Risk Assessment and Statement of Consistency, prepared by Waterman-Moylan Consulting Engineers.
28. Traffic & Transportation Assessment, prepared by Waterman-Moylan Consulting Engineers.
29. Design Manual for Urban Roads and Streets Statement of Consistency, prepared by Waterman-Moylan Consulting Engineers.
30. Mobility Management Plan, prepared by Waterman-Moylan Consulting Engineers.
31. Stage 1 Road Safety Audit, prepared by Burton Consulting Engineers.
32. Environmental Impact Assessment Report, co-ordinated by Stephen Little & Associates Chartered Town Planners & Development Consultants.
33. Appropriate Assessment Screening Report, prepared by Scott Cawley Ecological Consultant's.
34. Daylight and Sunlight Analysis, prepared by IN2 Engineering Design Partnership.
35. Construction Management Plan, prepared by Waterman Moylan Consulting Engineers.
36. Energy Statement, prepared by Waterman Moylan Consulting Engineers.
37. Building Lifecycle Report, prepared by Castlethorn Unlimited Company.
38. Lighting Plans & Outdoor Lighting Report, prepared by Sabre Electrical Services Ltd. (see schedule of drawings attached with each bundle).
39. Socio-Economic Study, prepared by Future Analytics Consulting Ltd.
40. Copy of Cover Letter sent to Prescribed Bodies with copy of the SHD Planning Application.
41. Copy of Cover Letter sent to Meath County Council with copies of the SHD Planning Application.

2 no. hard copies and **3 no. machine-readable copies** of these plans and particulars are enclosed.

We can also confirm that 6 no. hard copies and 1no. machine readable copy of the above listed plans and particulars have been issued simultaneously to Meath County Council as per Article 297(6) of the Planning and Development Regulations 2001 – 2017 (copy of Cover Letter dated 12 October 2020 issued to Meath County Council is attached herewith).

Furthermore, copies of the above listed plans and particulars have been issued on 12 October 2020 to the Prescribed Bodies identified as part of the An Bord Pleanála Opinion and as per Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, including: -

1. Irish Water.
2. National Transport Authority.
3. Transport Infrastructure Ireland.
4. Meath County Childcare Committee

Copies of the letters issued to the Prescribed Bodies are enclosed with this application.

We trust that the enclosed is in order and we would ask that all future correspondence in relation to this planning file be directed to this office.

Yours sincerely,



Michael O'Sullivan,
Executive Planner

STEPHEN LITTLE & ASSOCIATES