

Spatial Planning,
Irish Water,
Colvill House,
24 -26 Talbot 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,

Please be advised that Castlethorn Construction Unlimited Company intend to apply to An Bord Pleanála for permission for proposed residentially led development and associated landscaping and site infrastructure works at the townlands of Roestown, Readlands and Knocks, Dunshaughlin, Co. Meath

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information.

The proposed development is described in the public notices as follows: -

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.

The application 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: www.dunshaughlinwestshd.com.

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: -

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Yours sincerely,



Michael O'Sullivan,
Executive Planner

STEPHEN LITTLE & ASSOCIATES

Transport Infrastructure Ireland
Parkgate Street Business Centre,
Parkgate Street,
Dublin 8

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Executive Planner

STEPHEN LITTLE & ASSOCIATES

National Transport Authority,
Dunsceine,
Harcourt Lane,
Dublin 2

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STEPHEN LITTLE & ASSOCIATES

Meath County Childcare Committee
Commons Road,
Navan,
Co. Meath.

Our Ref. 18139

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