

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

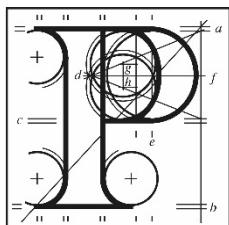
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



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: | Beo Properties Limited |
|--------------------|-------------------------------|

2. Where the Applicant is a Company (Registered under the Companies Acts):

| | |
|--------------------------------|---|
| Registered Address of Company: | Unit 6, Argus House, Greenmount Office Park Harold's Cross Road Dublin 6w, |
| Company Registration No: | 606699 |

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

| | |
|---|---|
| Name: | KPMG Future Analytics |
| 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: | Donal Crowe |
| Firm/Company: | RKD Architects |

5. Planning Authority

| | |
|--|-----------------------------|
| Name of the Planning Authority(s) in whose functional area the site is situated: | Meath County Council |
|--|-----------------------------|

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: | Irregularly shaped site of approximately 14.166 ha on existing agricultural lands located immediately to the south of the existing built area of Ratoath in County Meath. The site is generally bound to the north by Glascarn Lane, the rear of houses at Glascarn Lane, further existing residential dwellings and a permitted strategic housing development (Reg Ref: TA17/305196); to the east and south by existing agricultural fields and by Glascarn Lane; and to the west by Fairyhouse Road (R155), the rear of houses at Fairyhouse Road, the Carraig Na Gabhna and Cairn Court developments, and existing agricultural fields. The subject site is located on lands within the following town lands (in part): Legagunia, Commons, Jamestown, Glascarn and Newtown. |
| Address Line 2: | |
| Address Line 3: | |
| Town/City: | Ratoath |
| County: | Co. Meath |
| Eircode: | N/A |
| Ordnance Survey Map Ref. No. (and the Grid | Ordnance Survey Ireland License No. AR00028/21 OS Sheet Numbers: 2853-C , 2853-D |

| | | | |
|---|--|--|------------------|
| Reference where available) | Centre Point Coordinates: X.Y= 701913.7473,750580.5895 | | |
| 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. | | | |
| Area of site to which the application relates in hectares: | | | 14.166 ha |
| Site zoning in current Development Plan or Local Area Plan for the area: | A2 – New Residential - To provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate | | |
| Existing use(s) of the site and proposed use(s) of the site: | Existing use – greenfield site Proposed use – Residential neighbourhood including creche and commercial units | | |

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>Please see the Letters of Consents enclosed for areas of land owned by a third party. The landowners are as follows:</p> <ol style="list-style-type: none"> 1. Meath County Council 2. Kingscroft Developments Limited 3. Patrick McLoughlin & Paul Eiffe 4. Loblolly Properties Limited | | | |
| State Name and Address of the Site Owner: If the applicant is not the legal owner, please note that | See attached | | |

| | |
|--|---|
| you are required to supply a letter of consent, signed by the site owner. | |
| 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>Other lands within the ownership of applicant are shown in blue on the site location map.</p> <p>Please see the Letters of Consents enclosed for areas of land owned by a third party. The landowners are as follows:</p> <ol style="list-style-type: none"> 1. Meath County Council 2. Kingscroft Developments Limited 3. Patrick McLoughlin & Paul Eiffe 4. Loblolly Properties Limited | |

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 type="checkbox"/>] No: [<input checked="" 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 |
|---|--------------------------------|---|
| N/A | | |
| | | |
| | | |
| | | |
| 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.: | | |
| 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): | | |
| TA17.305196 – Permission granted in 2019 for 228 no. residential units (114 no. houses, 114 no. apartments), childcare facilities and associated site 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: N/A | | |

| | |
|--|--|
| Is the applicant aware of previous uses of the site e.g. dumping or quarrying? | Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>] |
| If the answer is "Yes" above, please give details: N/A | |

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- 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.

We, Beo Properties Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site (c.14.166 ha), on existing agricultural lands located immediately to the south of the existing built area of Ratoath in County Meath. The site is generally bound to the north by Glascarn Lane, the rear of houses at Glascarn Lane, further existing residential dwellings and a permitted strategic housing development (Reg Ref: TA17/305196); to the east and south by existing agricultural fields and by Glascarn Lane; and to the west by Fairyhouse Road (R155), the rear of houses at Fairyhouse Road, the Carraig Na Gabhna and Cairn Court developments, and existing agricultural fields. The subject site is located on lands within the following town lands (in part): Legagunia, Commons, Jamestown, Glascarn and Newtown.

The proposed development will principally consist of the construction of 452 no. residential units and all associated ancillary accommodation, open space and site development works. The total gross floorspace (GFA) of the overall development is c.55,714.4 (c.59,177 with ancillary uses included) of which c.54,175 is residential and c.1,539.4 is non-residential uses. The proposed development will principally consist of 150 no. semi-detached and terraced dwelling houses (3-bed - with option to convert attic in 89 no. units, thereby creating 4-bed houses), 182 no. maisonettes (15 no. 1-bed & 167 no. 3-bed) and 120 no. apartments (100 no. 2-bed and 20 no. 3-bed)(with balconies/terraces across all elevations), with heights ranging from 2-3 storey terraced houses and 3-4-storey duplex buildings (1 storey ground floor units and 2 storey first and second floor units; 2 storey ground and first floor units and 2 storey second and third floor units) and 6-storey apartment blocks. The scheme provides the following house types (as detailed in the application pack materials):61 no. A1 (with the option to provide as A2 given similar appearance), 28 no. A2 (with the option to provide as A1 given similar appearance), 30 no. B1, 31 no. B2, 42 no. M1, 42 no. M2, 34 no. M3, 34 no. M4, 15 no. M5, 15 no. M6, 60 no. D1, 20 no. D2, 20 no. D3, 20 no. D4. The scheme is presented across 12 neighbourhoods (A-H & J-M), each with its own designated central communal open space, car and cycle parking (746 no. car parking spaces and 816 no. cycle parking space) as follows:

Neighbourhood A: consisting of 38 no. units comprising 4 no. 2 storey three-bedroom terraced housing units, 30 no. apartments (25 no. two-bedroom units and 5 no. three-bedroom units), 4 no. 2 storey three-bedroom maisonettes, ancillary accommodation, including lobby (c.53 sq. m), post

room (c.13 sq. m), ESB storage (c.11 sq. m), water storage (c.14 sq. m), refuse storage (c.29 sq. m), bike storage (c.135 sq. m), car park (c.702 sq. m) associated private balconies/terraces/rear gardens, communal open space (c.662 sq. m), 51 no. surface and undercroft car parking spaces (42 no. residential and 9 no. visitor) and 92 no. cycle parking spaces.

Neighbourhood B: consisting of 43 no. units comprising 23 no. terraced housing units (10 no. 2 storey three-bedroom units and 13 no. 3 storey three-bedroom units), 20 no. 2 storey three-bedroom maisonettes, ancillary accommodation including, associated private balconies/terraces/rear gardens/winter gardens, communal open space (c.1,753 sq. m), 76 no. car parking spaces (66 no. residential and 10 no. visitor) and 52 no. cycle parking spaces.

Neighbourhood C: consisting of 62 no. units comprising 12 no. 2 storey terraced housing units, 30 no. apartment units (25 no. two-bedroom units and 5 no. three-bedroom units), 20 no. maisonette units (18 no. 2 storey three-bedroom units and 2 no. single storey one-bedroom units), ancillary accommodation, including lobby (c.53 sq. m), post room (c.13 sq. m), ESB storage (c.11 sq. m), water storage (c.14 sq. m), refuse storage (c.29 sq. m), bike storage (c.135 sq. m), , car park (c.702 sq. m), associated private balconies/ terraces/rear gardens, communal open space (c. 1,270 sq. m), 96 no. surface and undercroft car parking spaces (74 no. residential and 22 no. visitor) and 142 no. cycle parking spaces.

Neighbourhood D: consisting of 38 units comprising 14 no. terraced housing units (7 no. 2 storey three-bedroom units and 7 no. 3 storey three-bedroom units), 24 no. maisonettes (20 no. 2 storey three-bedroom units and 4 no. single storey one-bedroom units), ancillary accommodation, including associated private balconies/terraces/rear gardens, communal open space (c.798 sq. m), 62 no. car parking spaces (52 no. residential and 10 no. visitor), 60 no. cycle parking spaces and an ESB substation (c.14 sq. m).

Neighbourhood E: consisting of 30 units comprising 18 no. 2 storey three-bedroom terraced housing units, 12 no. 2 storey three bedroom maisonettes, ancillary accommodation, including associated private balconies/terraces/rear gardens, communal open space (c.643 sq. m), 56 no. car parking spaces (48 no. residential and 8 no. visitor), 30 no. cycle parking spaces and an ESB substation (c.14 sq. m).

Neighbourhood F: consisting of 36 units comprising 20 no. terraced housing units (12 no. 2 storey three-bedroom units and 8 no. 3 storey three-bedroom units), 16 no. 2 storey three-bedroom maisonettes, ancillary accommodation, including associated private balconies/terraces/rear gardens, communal open space (c.664 sq. m), 64 no. car parking spaces (56 no. residential and 8 no. visitor) and 42 no. cycle parking spaces.

Neighbourhood G: consisting of 29 units comprising 11 no. 3 storey three-bedroom terraced housing units, 18 no. maisonettes (15 no. 2 storey three-bedroom units and 3 no. single storey one-bedroom units), ancillary accommodation, including associated private balconies/terraces/rear gardens/winter gardens, communal open space (c.430 sq.m), 48 no. car parking spaces (40 no. residential and 8 no. visitor), 48 no. cycle parking spaces and an ESB substation (c.14 sq.m).

Neighbourhood H: consisting of 50 units comprising 8 no. terraced housing units (4 no. 2 storey three-bedroom terraced housing units, 4 no. 3 storey three-bedroom terraced housing units), 30 no. apartments units (25 no. two-bedroom units and 5 no. three-bedroom units), 12 no. 2 storey three-bedroom maisonettes, ancillary accommodation, including associated private balconies/terraces/rear gardens/winter gardens, 4 no. commercial/local retail units (c.533.6 sq. m),

4 no. wc (c.44 sq. m), lobby (c.50 sq. m), post room (c.14 sq. m), ESB storage(c.13 sq. m), water storage (c.14 sq. m), refuse storage (c.30 sq. m), communal bins (c.11 sq. m), bike storage (107 sq. m), communal open space (c.1,153 sq. m), 76 no. surface and undercroft car parking spaces (58 no. residential and 18 no. visitor) and 118 no. cycle parking spaces and an ESB substation (c.14 sq. m).

Neighbourhood J: consisting of 37 units comprising 13 no. terraced housing units (5 no. 2 storey three-bedroom units and 8 no. 3 storey three-bedroom units), 24 no. maisonette units (20 no. 2 storey three-bedroom units and 4 no. single storey one-bedroom units), ancillary accommodation, including associated private balconies/terraces/rear gardens/winter gardens, communal open space (c.1,148 sq. m), 56 no. car parking spaces (50 no. residential and 6 no. visitor) and 60 no. cycle parking spaces.

Neighbourhood K: consisting of 30 no. apartment units (25 no. two-bedroom units and 5 no. three-bedroom units), ancillary accommodation, including associated private balconies, ancillary childcare facility (c.1,003 sq. m) with associated play areas (c.727 sq. m), lobby (c.53 sq. m), post room (c.14 sq. m), ESB storage (c.13 sq. m), water storage (c.14 sq. m), refuse storage (c.28 sq. m), bike storage (c.132 sq. m), car park (c.702 sq. m) communal open space (c.200 sq. m), 38 no. surface and undercroft car parking spaces (30 no. residential and 8 no. visitor) and 92 no. cycle parking spaces, in addition to 22 no. car parking spaces for the creche.

Neighbourhood L: consisting of 35 units comprising 15 no. terraced housing units (11 no. 2 storey three-bedroom units and 4 no. 3 storey three-bedroom units), 20 no. maisonettes (18 no. 2 storey three-bedroom units and 2 no. single storey one-bedroom units), ancillary accommodation, including associated private balconies/terraces/rear gardens/winter gardens, communal open space (c.845 sq. m), 57 no. car parking spaces (50 no. residential and 7 no. visitor), 50 no. cycle parking spaces and an ESB substation (c.14 sq. m).

Neighbourhood M: consisting of 24 units comprising 12 no. terraced housing units (6 no. 2 storey three-bedroom units and 6 no. 3 storey three-bedroom units), 12 no. 2 storey three-bedroom maisonettes, ancillary accommodation, including associated balconies/terraces/rear gardens/winter gardens, communal open space (c.1,017 sq. m), 39 no. car parking spaces (36 no. residential and 3 no. visitor), 30 no. cycle parking spaces and an ESB substation (c.14 sq. m).

The proposed development also includes 2.247 ha of landscaped public open space which includes a civic plaza (0.513 ha), greenway spine (1.087 ha) and parklands (0.674 ha); solar PV Panels in various locations; and public lighting. All associated site development works above and below ground including hard and soft landscaping, roads/footpaths/cycle paths, play areas, boundary treatments, SuDs, pumping station, EV charging points, green roofs, ESB substations and services to facilitate the development.

Planning permission is also sought for a second phase of the Ratoath Outer Relief Road (RORR) (c. 22,825 sq. m), that will run along the southern boundary of the application site and join up to the existing constructed section of the RORR. The section of the RORR proposed as part of this development runs from a new signalised junction on the R155, east for approximately 1100m, to the end of the site boundary. The proposed roadway will provide access for the site in the form of two priority controlled junctions. A series of pedestrian and cycle connections are provided to site from the Fairyhouse Road (R155), Glascarn Lane and the new RORR as well as a pedestrian link to Carraig Na Gabhna. The site provides permeability through its internal road and shared surface

networks, including pedestrian and cycle paths (implementing a segregated pedestrian and cycle path proposed along the RORR) but also within the site. A greenway will be provided across the site that will connect the R155 Fairyhouse Road with Garraig Na Gabhna road and Glascarn Lane. This greenway will provide pedestrian/cyclist connection to the newly proposed pedestrian/cyclist infrastructure along the RORR. Planning permission is also sought for all associated site development and infrastructural works, services provision, foul and surface water drainage, an extension to the foul water network, surface water and watermain along the RORR required to facilitate the development, access roads/footpaths, lighting, landscaping and boundary treatments. The application contains a statement setting out how the proposal will be consistent with the objectives of the Meath County Development Plan 2021-2027.

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.

| | |
|--|---|
| Please submit a site location map sufficient to identify the land, at appropriate scale. | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| Please submit a layout plan of the proposed development, at appropriate scale. | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |

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> | |
| Planning Authority reference number: | N/A |
| Meeting date(s): | 19th August 2021 |
| <p>(B) Consultation with An Bord Pleanála:</p> | |

| | |
|--|-------------------------------------|
| State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála: | |
| An Bord Pleanála reference number: | ABP-311774-21 |
| Meeting date(s): | 26th January 2022 |
| (C) Any Consultation with Prescribed Authorities or the Public: | |
| 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: | |
| Details of correspondence with Meath County Childcare Committee, the National Tranports Authority, Transport Infrastructure Ireland and Irish Water are provided with the Planning Report by KPMG Future Analytics and where relevant in the Engineering Services Report by OCSC Consulting Engineers. | |

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication: | Irish Daily Star 26 May 2022 |
| (b) Is a copy of the site notice relating to the proposed development enclosed with this application? | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |

| | |
|--|---|
| If the answer to above is “Yes”, state date on which the site notice(s) was erected: | 26 May 2022 |
| 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: [] No: [X] |
| (e) Is a Natura Impact Statement (NIS) required for the proposed development? | Yes: [] No: [X] |
| If the answer to above is “Yes”, is an NIS enclosed with this application? | Yes: [] No: [] 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: [X] No: [] |
| (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: [X] No: [] N/A: [] |
| If the answer to the above is “Yes”, list the | <ol style="list-style-type: none"> 1. Irish Water 2. Meath County Childcare Committee |

| | |
|--|--|
| prescribed authorities concerned: | 3. National Transport Authority 4. Transport Infrastructure Ireland |
| 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: | 27 May 2022 |
| (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: [] No: [X] |
| 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: [] No: [] 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:

| | |
|--|---|
| <p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p> | <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to KPMG Future Analytics Statement of Consistency enclosed</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> | |
| <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> | <p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] Please refer to KPMG Future Analytics Statement of Consistency enclosed</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> | |
| <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> | <p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] 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"/>] Please refer to KPMG Future Analytics Statement of Consistency enclosed</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>Please refer to KPMG Future Analytics Response to An Bord Pleanála's Opinion Report enclosed</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>Please refer to KPMG Future Analytics Response to An Bord Pleanála's Opinion Report enclosed</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>Please refer to KPMG Future Analytics Material Contravention Statement enclosed</p> |
|---|--|

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 | - | |
| 3-bed | 150 | 12052.4 |
| 4-bed | - | |

| | | |
|--------------|------------|----------------|
| | | |
| 4+ bed | - | |
| Total | 150 | 12052.4 |

| Apartments | | |
|-------------------|---------------------|---|
| Unit Type | No. of Units | Gross floor space in m² |
| Studio | - | |
| 1-bed | 15 | 937.5 |
| 2-bed | 100 | 8504 |
| 3-bed | 187 | 25104.5 |
| 4-bed | - | |
| 4+ bed | - | |
| Total | 302 | 34546 |

| 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: | 452 |
|--|------------|

| | |
|--|---------------|
| (c) State cumulative gross floor space of residential accommodation, in m ² : | 54,175 |
|--|---------------|

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 |
| Creche | 1,003 |
| 4 no. Commerical/Local retail units | 533.6 (+ 2.5sq.m ancillary space) |
| | |
| 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 : | 1,539.4 |
| (c) State cumulative gross floor space of residential accommodation and other uses in m ² : | 55,714.4 (c.59,177 including ancillary uses) (the RORR which is not included in this figure is 22,825 sq.m or 1100m – This is considered appropriate given that it is not floor space) |
| (d) Express 15(b) as a percentage of 15(c): | 2.7% |

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 |
|--|---|----|
| <p>(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p> | <p style="text-align: center;">X</p> <p>Please refer to the HQA, Schedule of Areas, Urban and Architectural Design Statement prepared by RKD Architects and the Planning Report and Statement of Consistency Report prepared by KPMG Future Analytics.</p> | |
| <p>(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?</p> | <p style="text-align: center;">X</p> <p>Please refer to the HQA, Schedule of Areas, Urban and Architectural Design Statement prepared by RKD Architects, the Landscape Report and drawings prepared by BSM and the Planning Report and Statement of Consistency Report prepared by KPMG Future Analytics.</p> | |

| | | |
|---|--|-----------------|
| <p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p> | <p>X Please refer Architects Urban and Architectural Design Statement by RKD</p> | |
| <p>(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?</p> | <p>X Please refer to the Utilities Report prepared by BBSC, the Building Services chapter within the EIAR. For the phasing strategy please refer Architects Urban and Architectural Design Statement by RKD</p> | |
| <p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p> | | <p>X</p> |
| <p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p> | | <p>X</p> |
| <p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p> | | <p>X</p> |

| | | |
|---|---|----------|
| <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> | <p>X</p> <p>Please refer to the Cultural Heritage Chapter of the EIAR.</p> <p>There is a monument located in the immediate environs of the site, enclosure ME045-066 located c. 160m to the southeast of the site’s very east extremity, and it will not be impacted in any way.</p> | |
| <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>Please refer to the Response to An Bord Pleanála's Opinion Report by KPMG FA</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 : | 0 |
| State gross floor space of any proposed demolition, in m ² : | 0 |
| State gross floor space of any building(s) / structure(s) to be retained in m ² : | 0 |
| State total gross floor space of proposed works in m ² : | 0 n/a |

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

| | |
|--|---|
| (a) State existing use of land or structure: | Vacant |
| (b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure: | Agriculture |
| (c) State proposed use(s): | Residential |
| (d) State nature and extent of any such proposed use(s): | Proposed development is for the construction of 452 no. units, 4no. commercial / retail units, a creche and associated uses. |
| <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: [X] No: [] N/A: []</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 Please refer to the Part V Proposal enclosed | |
| <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 Please refer to the Part V Proposal enclosed | |
| <p>(iii) a layout plan showing the location of proposed Part V units in the development?</p> | X Please refer to the Part V drawing pack provided by RKD | |
| (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 | N/A | |

| | | |
|--|--|--|
| form indicating the basis on which section 96(13) is considered to apply to the development. | | |
|--|--|--|

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): _____

(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:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain:

| | |
|---|---|
| Soakpit: <input type="checkbox"/> | |
| Watercourse: <input checked="" type="checkbox"/> | |
| Other (please specify): _____ | |
| (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: <input checked="" type="checkbox"/> No: <input type="checkbox"/> |
| (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: <input checked="" type="checkbox"/> No: <input type="checkbox"/> |
| (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: <input checked="" type="checkbox"/> No: <input type="checkbox"/> |
| (d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate. | Enclosed: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> |
| (e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets. | Enclosed: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> |

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: Yes: [X] No: []</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: Yes: [X] No: [] Please see enclosed Mobility Management Plan prepared by OCSC 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: Yes: [X] No: []</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: [X] No: []</p> |
| <p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge. Please see attached RKD’s drawing no. 21088-RKD-ZZ-ZZ-DR-A-1010 which provides the applications proposal in respect of Taking in Charge.</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>Enclosed.</p> |
|--|

24. Application Fee:


| | |
|---|--|
| (a) State fee payable for application: | € 80,000 |
| (b) Set out basis for calculation of fee: | <p>HA1A - €130 per unit – €58,760 (130x452)</p> <p>HA1B - €7.20 per sq.m – max fee of €32,400 (7.20 x (22,825(RORR)+5,002.1(Non-Resi) = €200, 355.12)</p> <p>HA2 – Submission of an EIAR –€10,000</p> <p>Total € 101,160</p> <p>Max Fee = €80,000</p> |
| (c) Is the fee enclosed with the application? | <p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> |

25. Universal Design:

| | |
|---|--|
| <p>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</p> | <p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please refer to the Architects Urban and Architectural Design Statement and drawing pack.</p> |
|---|--|

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) |  Stephen Purcell, Director and Co-Head, For and on behalf of KPMG Future Analytics |
| Date: | 27/05/2022 |

26. Contact Details- Not to be Published

Applicant(s):

| | |
|--|------------------------------------|
| First Name: | Beo Properties Limited |
| Surname: | |
| Address Line 1: | 6 Argus House |
| Address Line 2: | Greenmount Office Park |
| Address Line 3: | Harold's Cross |
| Town / City: | |
| County: | Dublin 6W |
| Country: | Ireland |
| Eircode: | N/A |
| E-mail address (if any): | anne@pivotalconstruction.ie |
| Primary Telephone Number: | 01 473 2473 |
| Other / Mobile Number (if any): | |

Where the Applicant(s) is a Company:

| | |
|---|--------------------------------------|
| Name(s) of Company | Michael Ryan and John Bolitho |
| Director(s): | |
| Company Registration Number (CRO): | 606699 |
| Contact Name: | |
| Primary Telephone Number: | 01 473 2473 |
| Other / Mobile Number (if any): | |
| E-mail address: | |

Person/Agent (if any) acting on behalf of the Applicant(s):

| | |
|--|--------------------------------|
| First Name: | KPMG Future Analytics |
| Surname: | |
| Address Line 1: | 1 Stokes Place |
| Address Line 2: | St. Stephen's Green |
| Address Line 3: | Dublin 2 |
| Town / City: | Dublin |
| County: | Dublin |
| Country: | Ireland |
| Eircode: | D02 DE03 |
| E-mail address (if any): | stephen.purcell@kpmg.ie |
| Primary Telephone Number: | +353 1 410 1000 |
| Other / Mobile Number (if any): | +353 87 63 44 507 |

Person responsible for preparation of maps, plans and drawings:

| | |
|--|-------------------------------------|
| First Name: | Dónal Crowe – RKD Architects |
| Surname: | |
| Address Line 1: | 59 Northumberland Road |
| Address Line 2: | Ballsbridge |
| Address Line 3: | |
| Town / City: | Dublin 4 |
| County: | Dublin |
| Country: | Ireland |
| Eircode: | D04WP89 |
| E-mail address (if any): | dcrowe@rkd.ie |
| Primary Telephone Number: | +353 1 614 0200 |
| Other / Mobile Number (if any): | |

Contact for arranging entry on site, if required:

| | |
|------------------------|--------------------------------|
| Name: | Stephen Purcell |
| Mobile Number: | +353 87 63 44 507 |
| E-mail address: | stephen.purcell@kpmg.ie |

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.

10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.

11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Patrick McLoughlin & Paul Eiffe
Curragha Road
Ratoath
County Meath

Michael Ryan
Beo Properties Limited
6 Argus House
Greenmount Office Park
Harolds Cross
Dublin 6W

29 September, 2021

Re: Pedestrian Right of Way

Dear Michael,

I confirm both for myself and Paul Eiffe, our consent for Beo Properties Limited to open up an access at our shared boundary (i.e. the boundary between Beo's property and our property comprised in Folio 22351 County Meath) so that pedestrians can have access to and from the Fairyhouse Road over our property to and from Beo's lands. A map is attached identifying the pedestrian way.

We acknowledge and confirm that the rights confirmed by us this in this letter will be shown by Beo on the drawings submitted as part of the SHD application that Beo proposes to make (i.e. pedestrian access for the benefit of Beo property over lands in Folio MH22351). We further acknowledge that this letter may be lodged as part of the SHD application to show the existence of the right of way.

Yours sincerely,



Patrick McLoughlin

Comhairle Chontae na Mí

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,
Contae na Mí, C15 Y291

Fón: 046 – 9097000/Fax: 046 – 9097001

R-phost: customerservice@meathcoco.ie

Web: www.meath.ie

Uimhir Chláraithe: 00172770



Meath County Council

Buvinda House, Dublin Road, Navan,
Co. Meath, C15 Y291

Tel: 046 – 9097000/Fax: 046 – 9097001

E-mail: customerservice@meathcoco.ie

Web: www.meath.ie

Registration No.: 00172770

Projects, Assets Management

19th May 2022

Mr. Stephen M. Purcell
KPMG Future Analytics
No 1 Stokes Place
St Stephens Green
Dublin 2

Re: Letter of Consent to proceed with planning permission application for proposed works at Ratoath Co Meath – ABP Reference 311774-21

Applicant: BEO Properties Limited

Dear Mr Purcell

With reference to your recent correspondence, Meath County Council has no objection to lands under its control in this location being included in planning application (ABP reference 311774-21) provided that the planning application in question includes for the completion of the Ratoath Outer Relief Road (RORR) between the R155 Fairyhouse Road and the western end of the section of the RORR previously constructed under the LIHAF scheme (effectively to the junction with the road to Ratoath College).

I would point out that the Council gives this consent in its capacity as a Roads Authority and property owner and not as a Planning Authority. Nothing herein shall in any way limit the exercise by the Council of its statutory responsibilities as a Planning Authority and in particular should not be taken as an indication of the Planning Authority's views in respect of the proposed development.

Yours sincerely

Una McNamara
Administrative Officer

Loblolly Properties Limited
6 Argus House
Greenmount Office Park
Harolds Cross
Dublin 6W
01 4732473

Beo Properties Ltd
6 Argus House,
Greenmount Office Park,
Harolds Cross,
Dublin 6w


8th October 2021

RE: Strategic Housing Development Application at Ratoath, Co Meath- Letter of consent to proceed with Planning Application.

Dear Sir/Madam,

Loblolly Properties Ltd as owners of certain lands in Ratoath, Co Meath hereby consent to Beo Properties Ltd making a planning application for a residential development, and including lands within the ownership of Loblolly Properties Ltd .

Yours sincerely,



Michael Ryan
For Loblolly Properties Ltd



Kingscroft Developments Limited

A member of the ABBEY plc group of companies

07 October 2021

Beo Properties Limited
Greenmount Business Park
Harolds Cross Road
Dublin 6W

9 Abbey House
Main Street
Clonee
Co. Meath
Telephone: (01) 825 3540
Fax: (01) 801 3999

Subject To Contract / Contract Denied

Dear Sirs

Re: LETTER OF CONSENT TO PROCEED WITH PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT AT RATOATH, COUNTY MEATH.

Kingscroft Developments Limited as owners of certain lands in Ratoath, Co Meath hereby consents to Beo Properties Limited making a planning application for a residential development comprising of 452 residential units and associated site development works.

This letter specifically refers to where the planning application shows various pipelines (foul, storm and potable water) through certain Kingscroft lands as shown on O'Connor Sutton Cronin Drawing NO.L308-OCSC-XX-XX-SK-C-0026 Rev P01, attached hereto.

This consent shall not be construed as agreement to transfer these lands, nor for the carrying out of works on these lands in the event of permission being granted. Such transfer/carrying out of works shall be subject to separate negotiations between the parties.

I hope that you find the above satisfactory. If you have any queries regarding this, please do not hesitate to contact me.

Yours faithfully
For and on behalf Of
Kingscroft Developments Limited

Nick Collins
Managing Director &
Co Secretary



GLASCARN LANE

FAIRYHOUSE LODGE

SERVICE WAYLEAVE

GLASCARN LANE

INFORMATION ONLY
 THIS DRAWING HAS BEEN ISSUED FOR INFORMATION PURPOSES ONLY AND MUST NOT BE USED FOR CONSTRUCTION UNDER ANY CIRCUMSTANCES

ORDNANCE SURVEY OF IRELAND LICENCE NO. EN000820 © GOVERNMENT OF IRELAND

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- DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR STORED IN ANY RETRIEVAL SYSTEM OF ANY NATURE WITHOUT THE WRITTEN PERMISSION OF O'CONNOR SUTTON CRONIN AS COPYRIGHT HOLDER EXCEPT AS AGREED FOR USE ON THE PROJECT FOR WHICH THE DOCUMENT WAS ORIGINALLY ISSUED.

| Rev No. | Date | Revision Note | Drn by | Chkd by |
|---------|----------|---|--------|---------|
| P02 | 22.07.21 | SUITABLE FOR INFORMATION | RP | PM |
| P02 | 10.08.21 | SUITABLE FOR INFORMATION - REVISED WAYLEAVE | DR | AH |
| P03 | 01.09.21 | ADDITIONAL DIMENSIONS ADDED | AH | SMcG |

| Rev No. | Date | Revision Note | Drn by | Chkd by |
|---------|------|---------------|--------|---------|
| | | | | |
| | | | | |
| | | | | |



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 e: contactus@ocsc.ie
 w: www.ocsc.ie

Dublin | London | Belfast | Galway | Cork | Birmingham



Client: BEO Properties Ltd.
 Project: RESIDENTIAL DEVELOPMENT RATOATH CO. MEATH
 Title: PROPOSED WAYLEAVE REQUIREMENTS RATOATH OUTER RELIEF ROAD

| | | | | | | | | |
|------|------------|------|-------|------|------|--------|--------|----------|
| Code | Originator | Zone | Level | Type | Role | Number | Status | Revision |
| L308 | OCSC | XX | XX | SK | C | 0026 | S2 | P03 |

Date: 22.07.21 Scale: 1:2000@ A3 Drn by:RP Chkd by:PM Aprvd by:AH

