



6th September 2022

Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902.

Re:

Application for Strategic Housing Development

Site Location: Townlands Baltrasna & Milltown, Ashbourne, County Meath.

Applicants: Arnub Ltd. & Aspect Homes (ADC) Ltd.

An Bord Pleanála Pre-Application Ref. ABP-312246-21.

Dear Sir / Madam,

1.0 Introduction

On behalf of our clients, Arnub Ltd. & Aspect Homes (ADC) Ltd. (the Applicants) please find enclosed an application for a Strategic Housing Development (SHD) located on a site of c. 20.04 hectares in the townlands Baltrasna & Milltown, Ashbourne, County Meath.

The SHD application is being made under the Planning and Development (Housing) and Residential Tenancies Act 2016, and pursuant to the Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on the 19th of May 2022 (Case Reference ABP-312246-21).

In accordance with Section 4(1) of the Planning and Development (Housing) and Residential Tenancies Act (as amended)(the “2016 Act”), the Applicants intend to apply for planning permission in respect of a proposed SHD in the townlands Baltrasna & Milltown, Ashbourne, County Meath.

Section 17(1) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 (the “Act of 2021”) repealed Section 4(1) of the 2016 Act; however, the proposed SHD application is being made pursuant to the transitional arrangements of Section 17(3) of the Act of 2021 i.e., Section 17(3)(a) & 17(3)(b) as follows:



“Notwithstanding the repeal of section 4(1) of the Act of 2016, a prospective applicant who on the date on which subsection (1) comes into operation—

has made a request to the Board in accordance with section 5 of the Act of 2016 to enter into consultations with the Board in relation to a proposed strategic housing development, and

has not been issued with a notice under section 6(7)(b) of the Act of 2016 in relation to the proposed strategic housing development

may, subject to complying with Part 2 of the Act of 2016, proceed to apply for permission in relation to such development in accordance with that subsection provided that—

the prospective applicant notifies the Board of the prospective applicant’s intention to proceed with the application as soon as practicable after the date on which subsection (1) comes into operation, and

the application is made within the period of 16 weeks beginning on the date on which a notice under section 6(7)(b) of the Act of 2016 is issued in relation to the proposed strategic housing development.”

On 23rd June 2022, on behalf of the Applicants, our clients, we notified An Bord Pleanála of our intention to submit the subject SHD planning application. For convenience, a copy of this letter is attached in Appendix B of this cover letter - please refer to same for details.

The application submitted consists of 2 no. printed hard copies together with 3 no. electronic soft copies (on USB sticks) in machine readable format, as required under Article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017. A full list of enclosures is set out in Appendix A of this cover letter – please refer to same.

A dedicated website for the application has been set up by the Applicants which contains links to all the documentation, drawings, technical reports, and details submitted as part of the planning application. This website can be viewed online at www.ashbourneshd.ie.

We would also like to make you aware that, due to the nature of some works included for as part of the proposed development, a letter of consent, dated 5th September 2022, has been received from Meath Council Council for the purposes of submitting the subject application. A copy of this letter is enclosed with the application, and, for convenience, is also included for in Appendix C of this cover letter - please refer to same for details.



2.1 The proposed development is described in full below, as per the public notices submitted with the planning application:

Arnub Ltd. & Aspect Homes (ADC) Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development, on an overall site of c. 20.04 hectares, located in the townlands of Baltrasna and Milltown, Ashbourne, County Meath. The application site is located to the west / south-west of Dublin Road (R135), south-west of Cherry Lane, west of the existing dwellings at The Briars and Cherry Court, south of the existing dwellings at Alderbrook Heath, Alderbrook Downs & Alderbrook Rise, east / south-east of the existing dwellings at Tara Close & Tara Place, and north-west and south-west of Hickey's Lane.

The development will consist of the following:

- (1) Demolition of all existing structures on site, comprising 3 no. single storey dwellings and their associated outbuildings (total demolition area: c.659m²).**
- (2) Construction of 702 no. residential dwellings comprised of: 420 no. 2 & 3 storey 2, 3, 4, & 5 bed detached, semi-detached & terraced houses, 38 no. 2 & 3 bed duplex units in 19 no. 3 storey buildings, and 244 no. 1, 2, & 3 bed apartments in 20 no. buildings ranging in height from 3 to 6 storeys.**
- (3) The development also includes for the following non-residential uses: (i) 2 no. childcare facilities located in Blocks A and A1 (c. 289m² & c.384m² respectively), (ii) 4 no. retail units comprised of: 2 no. units in Block A (c.106m² & c.174m² respectively), 1 no. unit in Block A1 (c.191m²), & 1 no. unit in Block B1 (c.469m²), and (iii) 1 no. GP practice / medical use unit located in Block A1 (c.186m²).**
- (4) The development provides for a basement level car park located under Block A1 (c. 4,095m²) and, 2 no. undercroft car parks located at the ground floor level of Block A (c. 466m²) and Block B1 (c. 1,466m²).**
- (5) The development provides for an area of c.1 hectare reserved for a future school site and playing pitch at the western boundary of the site.**
- (6) Vehicular access to the development will be via 2 no. access points as follows: (i) from Cherry Lane, located off Dublin Road (R135), in the north-east of the site and, (ii) from Hickey's Lane, located off Dublin Road (R135), to the east of the site. The development includes for road upgrades / improvement works to both Cherry Lane and Hickey's Lane and their junctions with Dublin Road (R135). A new east-west access road through the development site extending from Cherry Lane to the western boundary of the site and all associated site development works is proposed. The development includes for 1 no. pedestrian / bicycle green link access point from Dublin Road (R135) and pedestrian and cycle paths throughout the development site.**
- (7) The development also provides for (i) all ancillary / associated site development works above and below ground, (ii) public open spaces (c.28,885m² total), including hard & soft landscaping, play equipment & boundary treatments, (iii) communal open spaces (c.3,180m² total) (iv) undercroft, basement, and surface car parking, including for EV, mobility impaired, and car share parking spaces (total 1,262 no. car parking spaces) (v) 869 no. dedicated bicycle parking spaces at undercroft and surface level, including for external bicycle stores & visitor spaces (vi) bin storage, (vii) public lighting, (viii) signage (ix) plant (M&E) & utility services, including for 7 no. ESB substations (x) green roofs, all on an overall application site area of 20.04 hectares.**

The application contains a statement setting out how the proposal is consistent with the objectives of



the Meath County Development Plan 2021-2027, and also 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 (EIAR) has been prepared in respect of the development proposal and accompanies the 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.ashbourneshd.ie.

3.0 Application Fee

3.1 Attached to this cover letter (in Appendix D) is confirmation of the application fee paid by way of EFT to An Bord Pleanála for €80,000.00 being the appropriate SHD application fee. This is the maximum fee payable and is based upon the following calculation:

Category	Basic Fee	Calculation	Fee
HA1A - Housing	€130 per unit	702 no. dwellings x €130	€91,260.00
HA1B - Other Uses	€7.20 per sq.m	<ul style="list-style-type: none">▪ 289m² (creche) x €7.20▪ 384m² (creche) x €7.20▪ 106m² (retail unit) x €7.20▪ 174m² (retail unit) x €7.20▪ 191m² (retail unit) x €7.20▪ 469m² (retail unit) x €7.20▪ 186m² (GP / medical use unit) x €7.20	€2,080.80 €2,764.80 € 763.20 €1,252.80 €1,375.20 €3,376.80 €1,339.20
HA3 - EIAR	€10,000	EIAR Submission	€10,000.00
Total Fee Calculation	-	-	€114,212.80

Table 1: Application Fee Calculation.

As stated above, the calculated fee for the subject SHD application exceeds the maximum fee payable of €80,000.00 (Eighty Thousand Euro Only) and, as such, the appropriate fee for the application is €80,000.00 (Eighty Thousand Euro Only).

4.0 Other Relevant Details

4.1 An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development and accompanies the planning application. To this end, we submit with the planning application confirmation from the Department of Housing, Local Government and Heritage of the EIA Portal Notification (Portal ID 2022171) in respect of the proposed application, dated 5th September 2022.

5.0 Planning Authority & Prescribed Bodies Notification

5.1 In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017, 6 no. hard copies and 1 no. soft copy of the application has been sent to the relevant Local Authority (Meath County Council). A copy of the cover letter sent to Meath County Council is



submitted with the planning application.

5.2 As requested by An Bord Pleanála in their Pre-Application Consultation Opinion issued on the 19th of May 2022 under Case Reference ABP-312246-21, a copy of the application has also been sent to the following prescribed bodies:

- Irish Water
- Transport Infrastructure Ireland
- National Transport Authority
- Department of Education and Skills
- The relevant Childcare Committee (Meath County Childcare Committee)

5.3 Following prior correspondence with each of these prescribed bodies, we have been directed by each, to provide them with a soft copy (i.e. USB stick) of the planning application only. Each of the prescribed bodies has been informed that, should their circumstances change, a printed hard copy can be provided to them. In addition, each of the prescribed bodies have been notified by email of the submission of this application with a link to the dedicated website set up by the applicants. We also enclose as part of the planning application copies of the cover letters sent to each prescribed body which gives them details of the proposed development and the process for making a submission on the application to An Bord Pleanála.

6.0 Conclusion

6.1 We trust that the documentation submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, the Planning and Development (Strategic Housing Development) Regulations 2017, and SHD application guidance documents issued by An Bord Pleanála.

6.2 We look forward to hearing from An Bord Pleanála in due course; however, if you require any clarifications or further information in the meantime, please do not hesitate to contact us using the details supplied on the submitted SHD planning application form.

6.3 Please refer to the Appendix A on the pages over for a full list of the documentation, drawings, technical reports, and details, enclosed as part of the application.

Yours faithfully,

Alan Fenton
Planning Consultant
Armstrong Fenton Associates
Planning & Development Consultants

**Appendix A:**

The following is a full schedule of documentation, drawings, technical reports, and details enclosed as part of the subject application i.e., 1 no. soft copy of each.

Prepared by Armstrong Fenton Associates

Drawing / Document No.	Title	Scale
N/A	SHD Planning Application Form	A4 Document
N/A	Copy of the Newspaper Notice as published in The Irish Daily Star on 3 rd September 2022.	A3 Document
N/A	Copy of Site Notice signed and dated for 5 th September 2022.	A3 Document
N/A	Copy of Cover Letter to An Bord Pleanála	A4 Letter
N/A	Copy of Cover Letter to Meath County Council	A4 Letter
N/A	Copy of Cover Letter to Irish Water	A4 Letter
N/A	Copy of Cover Letter to National Transport Authority (NTA)	A4 Letter
N/A	Copy of Cover Letter to Department of Education and Skills	A4 Letter
N/A	Copy of Cover Letter to Meath County Childcare Committee	A4 Letter
N/A	Planning Statement	A4 Report
N/A	Statement of Consistency	A4 Report
N/A	Material Contravention Statement	A4 Report
N/A	Social Infrastructure Assessment	A4 Report
N/A	Building Life Cycle Report	A4 Report
N/A	Universal Design Statement	A4 Report
N/A	Statement of Response to An Bord Pleanála's Notice of Pre-application Consultation Opinion Ref: ABP- 312246-21	A4 Report
N/A	EIAR Volume I- Non-Technical Summary	A4 Report
N/A	EIAR Volume II- Environmental Impact Assessment Report	A4 Report
N/A	EIAR Volume III- Appendices	A4 Report
N/A	EIA Portal Confirmation Portal ID 2022171	A4 Report

Prepared by The Applicant (Arnub Ltd. & Aspect Homes Ltd)

Drawing / Document No.	Title	Scale
N/A	Part V Proposals	A4 Document

Prepared by Davey & Smith Architects and Meath County Council

Drawing / Document No.	Title	Scale
N/A	Letter of Consent	A4 Document
N/A	Letter of Consent Drawings	A3 Document

**Prepared by Davey & Smith Architects**

Drawing / Document No.	Title	Scale
N/A	Architectural Design Statement	A3 Document
N/A	Housing Quality Assessment	A3 Document
N/A	Master Plan	A3 Document
S01	Site Location Map	1:1000 @ A0
S02	Overall Site Survey	1:1000 @ A0
S03	Site Survey Sheet A 1/500	1:500 @ A0
S04	Site Survey Sheet B 1/500	1:500 @ A0
S05	Overall Site Layout	1:1000 @ A0
S06	Overall Site Layout- Colour Coded	1:1000 @ A0
S07	Site Layout Sheet A 1/500	1:500 @ A0
S08	Site Layout Sheet B 1/500	1:500 @ A0
S09	Overall Site Layout- Taking in Charge	1:1000 @ A0
S10	Overall Site Layout- Phasing Map	1:1000 @ A0
S11	Site Layout- Part V	1:1000 @ A1
S12	Site Layout- Bikes and Bins	1:1000 @ A1
S13	Site Layout- Open Space	1:1000 @ A1
S14	Site Layout- Parking	1:1000 @ A1
SC01	Contiguous Elevation A-A & B-B	1:200/1:500 @ A0
SC02	Contiguous Elevation C-C	1:200/1:500 @ A0
SC03	Contiguous Elevation D-D & E-E	1:200/1:500 @ A0
SC04	Contiguous Elevation F-F	1:200/1:500 @ A0
DL01	Demolition Drawings – Building A & B	1:200 @ A1
DL02	Demolition Drawings – Building C & D	1:200 @ A1
DL03	Demolition Drawings – Building E & F	1:200 @ A1
UT01	Plans Sections & Elevations- House type A	1:100 @ A1
UT02	Plans Sections & Elevations- House type A(C)	1:100 @ A1
UT03	Plans Sections & Elevations -House type B	1:100 @ A1
UT04	Plans Sections & Elevations -House type B(C)	1:100 @ A1
UT05	Plans Sections & Elevations- House type C	1:100 @ A1
UT06	Plans Sections & Elevations -House type D	1:100 @ A1
UT07	Plans Sections & Elevations -House type E	1:100 @ A1
UT08	Plans Sections & Elevations- House type E-O	1:100 @ A1
UT09	Plans Sections & Elevations -House type E-O(C)	1:100 @ A1
UT10	Plans Sections & Elevations -House type E-O(D)	1:100 @ A1
UT11	Plans Sections & Elevations -Type F (small apartment building/Triplex)	1:100 @ A1



UT12	Plans Sections & Elevations- Type F-O (triple aspect small apartment building/Triplex)	1:100 @ A1
UT13	Plans Sections & Elevations -Type F-O & G Combination (Triplex & Maisonette)	1:100 @ A1
UT14	Plans Sections & Elevations -Type H	1:100 @ A1
UT15	Plans Sections & Elevations- House type A1	1:100 @ A1
UT16	Plans Sections & Elevations- House type B1	1:100 @ A1
UT17	Plans Sections & Elevations- House type B1-O	1:100 @ A1
UT18	Plans Sections & Elevations- House type C1	1:100 @ A1
UT19	Plans Sections & Elevations -House type D1	1:100 @ A1
UT20	Plans Sections & Elevations -House type E1	1:100 @ A1
UT21	Plans Sections & Elevations -House type E1(C)	1:100 @ A1
UT22	Plans Sections & Elevations -House type E1(D)	1:100 @ A1
UT23	Plans Sections & Elevations -House type F1	1:100 @ A1
UT24	Plans Sections & Elevations -House type G1	1:100 @ A1
UT25	Plans Sections & Elevations -House type G1-O	1:100 @ A1
BL. A. 01	BLOCK A – Ground and 1 st Floor Plan	1:200 @ A1/ A3
BL. A. 02	BLOCK A – 2 nd & 3 rd Floor Plan	1:200 @ A1/ A3
BL. A. 03	BLOCK A – 4 th & 5 th Floor Plan	1:200 @ A1/ A3
BL. A. 04	BLOCK A – Roof Plan & Sections	1:200/1:500 @ A1
BL. A. 05	BLOCK A – Sections & Elevations	1:200/1:500 @ A1
BL. A. 06	BLOCK A - Sections & Elevations	1:200/1:500 @ A1
BL. B. 01	BLOCK B – Ground & 1 st Floor Plan	1:100 @ A1
BL. B. 02	BLOCK B – 2 nd & 3 rd Floor Plan	1:100 @ A1
BL. B. 03	BLOCK B – Roof Plan & Sections	1:100 @ A1
BL. B. 04	BLOCK B – Elevations	1:100 @ A1
BL. A1.01	BLOCK A1 – Basement Floor Plan	1:200 @ A1
BL. A1.02	BLOCK A1 – Ground Floor Plan	1:200 @ A1
BL. A1.03	BLOCK A1 – First Floor Plan	1:200 @ A1
BL. A1.04	BLOCK A1 – Second Floor Plan	1:200 @ A1
BL. A1.05	BLOCK A1 – Third Floor Plan	1:200 @ A1
BL. A1.06	BLOCK A1 – Fourth Floor Plan	1:200 @ A1
BL. A1.07	BLOCK A1 – Fifth Floor Plan	1:200 @ A1
BL. A1.08	BLOCK A1 – Roof Floor Plan	1:200 @ A1
BL. A1.09	BLOCK A1 – Sections & Elevations	1:200 @ A1
BL. A1.10	BLOCK A1 – Sections & Elevations	1:200 @ A1
BL. A1.11	BLOCK A1 –Elevations	1:200 @ A1
BL. B1.01	BLOCK B1 – Ground & 1 st Floor Plans	1:200 @ A1
BL. B1.02	BLOCK B1- 2 nd & 3 rd Floor Plans	1:200 @ A1



BL. B1.03	BLOCK B1- 4 th & Roof Level Plans	1:200 @ A1
BL. B1.04	BLOCK B1- Elevations Proposed	1:200 @ A1
BL. B1.05	BLOCK B1 –Sections Proposed	1:200 @ A1
BL. B1.06	BLOCK B1 Part V drawings - Plans	1:200 @ A1
SUB01	ESB Substation (Double) - Plans, Elevation & Sections	1:50 @ A1
SUB02	ESB Substation (Single)- Plans, Elevation & Sections	1:50 @ A1
BIC01	Bicycle Storage Type A, B - Plans, Elevation & Sections	1:50 @ A3
BIC02	Bicycle Storage Type C, D - Plans, Elevation & Sections	1:50 @ A3
BIC03	Bicycle Storage Type E- Plans, Elevation & Sections	1:50 @ A3
BIN01	Bin Storage- Plans, Elevation & Sections	1:50 @ A3

Prepared by Arborist Associates Ltd

Drawing / Document No.	Title	Scale
N/A	An Arboricultural Assessment of Tree Vegetation on Lands at Baltrasna and Milltown, Ashbourne, Co. Meath	A4 Report
AMB002	Tree Protection Plan Overall	1:250 @ A1
AMB002	Tree Protection Plan Part 1	1:500 @ A1
AMB002	Tree Protection Plan Part 2	1:500 @ A1
AMB002	Tree Protection Plan Part 3	1:500 @ A1
AMB002	Tree Protection Plan Part 4	1:500 @ A1
AMB002	Tree Protection Plan Part 5	1:500 @ A1
AMB001	Tree Constraints Plan Overall	1:250 @ A1
AMB001	Tree Constraints Plan Part 1	1:500 @ A1
AMB001	Tree Constraints Plan Part 2	1:500 @ A1
AMB001	Tree Constraints Plan Part 3	1:500 @ A1
AMB001	Tree Constraints Plan Part 4	1:500 @ A1
AMB001	Tree Constraints Plan Part 5	1:500 @ A1

Prepared by AWN Consulting

Drawing / Document No.	Title	Scale
MA/227501.0462/WR01	Hydrological & Hydrogeological Qualitative Risk Assessment	A4 Document

Prepared by Coffey Consulting Engineering

Drawing / Document No.	Title	Scale
N/A	Energy & Sustainability Report	A4 Document

**Prepared by Cunnane Stratton Reynolds**

Drawing/ Document No.	Title	Scale
21659-2-D01-revB	Landscape Design Report Planning Stage	A4 Document
21659-3-100	Landscape Masterplan	1:250 @ A1 / 1:2500 @ A3
21659-3-101	Landscape Masterplan Area A	1:500 @ A1 / 1:1000 @ A3
21659-3-102	Landscape Masterplan Area B	1:500 @ A1 / 1:1000 @ A3
21659-3-103	Landscape Masterplan Area C	1:500 @ A1 / 1:1000 @ A3
21659-3-104	Landscape Masterplan Area D	1:500 @ A1 / 1:1000 @ A3
21659-3-105	Boundary Treatments	1:250 @ A1 / 1:2500 @ A3
21659-3-201	Landscape Sections A-B-C-D-E	1:250 @ A1
21659-3-201	Landscape Sections F-G-H-I	1:250 @ A1

Prepared by DBFL Consulting Engineers

Drawing / Document No.	Title	Scale
200059-DBFL-CS-SP-DR-C-001	Infrastructure Design Report	A4 Report
200059-DBFL-CS-SP-DR-C-002	Site Specific Flood Risk Assessment	A4 Report
200059-DBFL-CS-SP-DR-C-003	Construction & Environmental Management Plan	A4 Report
200059-DBFL-CS-SP-DR-C-004	Traffic & Transport Assessment	A4 Report
200059-DBFL-CS-SP-DR-C-005	Mobility Management Plan	A4 Report
200059-DBFL-CS-SP-DR-C-006	DMURS Design Statement	A4 Report
200059-DBFL-TR-XX-RP-C-0006	QA Report	A4 Report
200059-DBFL-CS-SP-DR-C-1300	Overall Site Services Layout	As Noted @ A1
200059-DBFL-CS-SP-DR-C-1301	Site Services Layout Sheet 1	1:500 @ A1
200059-DBFL-CS-SP-DR-C-1302	Site Services Layout Sheet 2	1:500 @ A1
200059-DBFL-CS-SP-DR-C-1303	Site Services Layout Sheet 3	1:500 @ A1
200059-DBFL-CS-SP-DR-C-1304	Site Services Layout Sheet 4	1:500 @ A1
200059-DBFL-CS-SP-DR-C-1311	Proposed Block A1 Basement Layout	1:250 @ A1
200059-DBFL-CS-SP-DR-C-1313	Proposed Block B1 Undercroft Layout	1:250 @ A1
200059-DBFL-CS-SP-DR-C-5301	Typical Drainage Construction Details Sheet 1	As Noted @ A1
200059-DBFL-CS-SP-DR-C-5302	Typical Drainage Construction Details Sheet 2	As Noted @ A1
200059-DBFL-CS-SP-DR-C-5303	Typical Drainage Construction Details Sheet 3	As Noted @ A1
200059-DBFL-CS-SP-DR-C-5304	Typical Drainage Construction Details Sheet 4	As Noted @ A1
200059-DBFL-CS-SP-DR-C-5310	Typical Surface Water Attenuation Storage General Arrangements	As Noted @ A1
200059-DBFL-FW-SP-DR-C-3301	Longitudinal Sections Through Foul Sewer Sheet 1	As Noted @ A1
200059-DBFL-FW-SP-DR-C-3302	Longitudinal Sections Through Foul Sewer Sheet 2	As Noted @ A1
200059-DBFL-FW-SP-DR-C-3303	Longitudinal Sections Through Foul Sewer Sheet 3	As Noted @ A1
200059-DBFL-FW-SP-DR-C-3304	Longitudinal Sections Through Foul Sewer Sheet 4	As Noted @ A1
200059-DBFL-FW-SP-DR-C-3305	Longitudinal Sections Through Foul Sewer Sheet 5	As Noted @ A1



200059-DBFL-FW-SP-DR-C-3306	Longitudinal Sections Through Foul Sewer Sheet 6	As Noted @ A1
200059-DBFL-FW-SP-DR-C-3307	Longitudinal Sections Through Foul Sewer Sheet 7	As Noted @ A1
200059-DBFL-RD-SP-DR-C-1200	Overall Roads Layout	As Noted @ A1
200059-DBFL-RD-SP-DR-C-1201	Roads Layout Sheet 1	1:500 @ A1
200059-DBFL-RD-SP-DR-C-1202	Roads Layout Sheet 2	1:500 @ A1
200059-DBFL-RD-SP-DR-C-1203	Roads Layout Sheet 3	1:500 @ A1
200059-DBFL-RD-SP-DR-C-1204	Roads Layout Sheet 4	1:500 @ A1
200059-DBFL-RD-SP-DR-C-1205	Masterplan Road Hierarchy Layout	1:500 @ A1
200059-DBFL-RD-SP-DR-C-1206	Traffic Signal Layout	As Noted @ A1
200059-DBFL-RD-SP-DR-C-5201	Typical Roads Construction Detail Sheet 1	As Noted @ A1
200059-DBFL-RD-SP-DR-C-5202	Typical Roads Construction Detail Sheet 2	As Noted @ A1
200059-DBFL-RD-SP-DR-C-5203	Typical Roads Construction Detail Sheet 3	As Noted @ A1
200059-DBFL-RD-SP-DR-C-5204	Typical Roads Construction Detail Sheet 4	As Noted @ A1
200059-DBFL-SW-SP-DR-C-3301	Longitudinal Sections Through Surface Water Sheet 1	As Noted @ A1
200059-DBFL-SW-SP-DR-C-3302	Longitudinal Sections Through Surface Water Sheet 2	As Noted @ A1
200059-DBFL-SW-SP-DR-C-3303	Longitudinal Sections Through Surface Water Sheet 3	As Noted @ A1
200059-DBFL-SW-SP-DR-C-3304	Longitudinal Sections Through Surface Water Sheet 4	As Noted @ A1
200059-DBFL-SW-SP-DR-C-3305	Longitudinal Sections Through Surface Water Sheet 5	As Noted @ A1
200059-DBFL-SW-SP-DR-C-3306	Longitudinal Sections Through Surface Water Sheet 6	As Noted @ A1
200059-DBFL-SW-SP-DR-C-3307	Longitudinal Sections Through Surface Water Sheet 7	As Noted @ A1
200059-DBFL-SW-SP-DR-C-3308	Longitudinal Sections Through Surface Water Sheet 8	As Noted @ A1
200059-DBFL-TR-SP-DR-C-1101	Existing Public Transportation Linkages	1:500 @ A1
200059-DBFL-TR-SP-DR-C-1102	Proposed Public Transportation Linkages	1:500 @ A1
200059-DBFL-WM-SP-DR-C-1300	Overall Watermain Layout	As Noted @ A1
200059-DBFL-WM-SP-DR-C-1301	Proposed Watermain Layout Sheet 1	1:500 @ A1
200059-DBFL-WM-SP-DR-C-1302	Proposed Watermain Layout Sheet 2	1:500 @ A1
200059-DBFL-WM-SP-DR-C-1303	Proposed Watermain Layout Sheet 3	1:500 @ A1
200059-DBFL-WM-SP-DR-C-1304	Proposed Watermain Layout Sheet 4	1:500 @ A1

Prepared by Sabre

Drawing / Document No.	Title	Scale
SES 11822	Outdoor Lighting Report	A4 Report
SES 11822-1	Outdoor Lighting Report	A4 Report
SES 11822 Sheet 1	Public Lighting ISOLUX	1:500 @ A1
SES 11822 Sheet 2	Public Lighting ISOLUX	1:500 @ A1
SES 11822 Sheet 3	Public Lighting ISOLUX	1:500 @ A1
SES 11822 Sheet 4	Public Lighting ISOLUX	1:500 @ A1
SES 11822 Sheet 5	Public Lighting ISOLUX	1:500 @ A1



Prepared by Scott Cawley

Drawing Document No.	Title	Scale
N/A	Appropriate Assessment Screening Report for Strategic Housing Development	A4 Document

Prepared by 3D Design Bureau

Drawing Document No.	Title	Scale
N/A	Daylight and Sunlight Assessment Report	A3 Report
N/A	Verified Views and CGI	A3 Report



Appendix B - Copy of Letter Submitted to An Bord Pleanála Confirming the Applicants' Intention to Submit the Subject SHD Application:



**ARMSTRONG
FENTON**
|
ASSOCIATES

23rd June 2022.

Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Re:

**Proposed Strategic Housing Development Planning Application
Pre-Application Consultation Ref. No. ABP-312246-21
Lands in the townlands of Baltrasna and Milltown, Ashbourne, Co. Meath.**

Dear Sirs,

On behalf of our clients, Arnub Ltd. & Aspect Homes (ADC) Ltd., we wish to formally notify the Strategic Housing Unit of An Bord Pleanála, that it is our clients' intention to submit a Strategic Housing Development (SHD) planning application in the coming weeks, on foot of the Pre-Application Consultation Opinion received under Ref. ABP-312246-21, in relation to their lands in the townlands of Baltrasna and Milltown, Ashbourne, Co. Meath.

We notify you of this intention in accordance with Section 17(3)(b) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021. Furthermore, we confirm that the SHD planning application will be lodged with An Bord Pleanála within 16 weeks of the date of issue of the An Bord Pleanála Notice of Pre-Application Consultation Opinion in relation to the proposed strategic housing development.

Yours sincerely,

Tracy Armstrong,
Armstrong Fenton Associates.

**Appendix C - Copy of Letter of Consent Received from Meath County Council:**

<p>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</p>		<p>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</p>
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Transportation, Projects, and Assets Management
05th September 2022

Anrub Ltd. & Aspect Homes (ADC) Ltd.
Dublin Road
Ashbourne
County Meath

**Letter of Consent to proceed with a SHD application for proposed
residential and mixed-use development at Baltrasna and Milltown, Ashbourne,
County Meath
Applicant: Anrub Ltd. & Aspect Homes (ADC) Ltd.**

Meath County Council as the body having taken in charge the following estates: Alderbrook Rise and Tara Close hereby consent to Anrub Ltd. & Aspect Homes (ADC) Ltd. making a SHD Application for proposed new residential and mixed-use development as shown within the redline boundary on the attached Site Location Map drawing. At the Cherry Lane junction with Dublin Road, works including a signalised junction are proposed which will be included within the red line of application.

If planning is granted, please note that it would be subject to a road opening licence application at a later date from the Transportation Department.

I would point out that the Council gives this consent in its capacity as a Roads Authority 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 what the Planning Authority's views might be in respect of the proposed development.

Yours faithfully



Una McNamara
Administrative Officer

ENC: Updated Site Location Map



Authorities
 City of Toronto, Planning Department
 Planning Board (10/27/2014)
 City Council (11/12/2014)
 City Council (12/15/2014)
 City Council (01/13/2015)
 City Council (02/10/2015)
 City Council (03/09/2015)
 City Council (04/06/2015)
 City Council (05/04/2015)
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 City Council (06/29/2015)
 City Council (07/27/2015)
 City Council (08/24/2015)
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DAVEY SMITH
 2024-11-14

Planning Drawings

1:1000

875 Leacock Ave
 Toronto, ON M6H 1A1
 Tel: 416-960-4444
 Fax: 416-960-4445
 Email: info@daveysmith.com



Appendix D – Confirmation of payment of planning application fee:

31/08/2022 08:32:43



Transaction Details - Incoming Payments

Sender Details:

Senders Name: ARNUB LTD
Senders Reference: ABP31224621
Remittance Data Line 1: ASHBOURNE PLANNING FEE

Beneficiary Details:

Beneficiary Name: AN BORD PLEANALA
Beneficiary BIC:
Beneficiary IBAN:

Payment Details:

Payment Amount: 80,000.00
Payment Currency: EUR
Incoming Payment Fee: 0.00
Settlement Date: 31/08/2022
AIB Reference:
Payment Reference:
Credit Currency: EUR
Equivalent Credit Amount: 80,000.00

