



6th September 2022

Landuse Planning Section,
Transport Infrastructure Ireland,
Parkgate Business Centre,
Dublin 8,
D08 DK10.

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,

On behalf of our clients, Arnub Ltd. & Aspect Homes (ADC) Ltd. (the Applicants) we wish to advise that an application for Strategic Housing Development (SHD) on a site located in the townlands Baltrasna & Milltown, Ashbourne, County Meath, has been submitted to An Bord Pleanála.

We have been directed by An Bord Pleanála, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, to provide Transport Infrastructure Ireland with a copy of the application.

We understand that, following previous correspondence with Transport Infrastructure Ireland and given the circumstances surrounding the Covid-19 pandemic and working restrictions related to same, Transport Infrastructure Ireland are happy to receive a soft copy of the application only. As such a soft copy of the application (on USB stick) is enclosed with this cover letter, however, a hard copy can be provided upon request and receipt of this letter.

We would also like to make you aware that 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 application. This website can be viewed online at www.ashbourneshd.ie



1.0 Proposed Development

1.1 The proposed development is described in full below, as per the public notices:

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 sub-stations (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.

2.0 Inspection and Submissions

2.1 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 set up by the applicant: www.ashbourneshd.ie.

2.2 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, D01 V902, 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.

2.3 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:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent;
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

2.4 An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

2.5 Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with Sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.



2.6 A full list of enclosures is detailed in Appendix A of this cover letter on the pages over. We trust all the above is in order; however, if you require any further clarifications, please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'A. Fenton', written over a horizontal line.

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 Applicants (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 Drawing | 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 |
| 21659-3-202 | 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 |
| 200059-DBFL-XX-ZZ-DR-S-8000 | Basement Foundation Plan | 1:200 @ 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 |

A