

25th May 2020.

Planning Department,
Meath County Council,
Buvinda House,
Dublin Road,
Navan,
County Meath.

Re:

Strategic Housing Development Application to An Bord Pleanála

Site Location: Site in the townland of Commons, The Steeples Road,
Duleek, Co. Meath

Applicant: Davy Target Investments ICAV

Pre-Application Ref.: ABP 305722-19

Dear Sir / Madam,

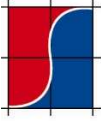
On behalf of our client, Davy Target Investments ICAV, please be advised that they intend to apply to An Bord Pleanála for permission for a Strategic Housing Development on lands in the townland of Commons, The Steeples Road, Duleek, Co. Meath.

Section 247 pre-planning consultation took place with Meath County Council in relation to the proposed development on 4th June 2019. Subsequent to that, pre-application consultation with An Bord Pleanála was carried out under Ref. ABP-305722-19, including a meeting held at the offices of An Bord Pleanála on 25th November 2019.

Proposed Development:

The permission being sought, and as described in the public notices is as follows:

Davy Target Investments ICAV, intends to apply to An Bord Pleanála for permission for a strategic housing development on a site area of 4.8ha located at The Steeples Road, Duleek, Co. Meath in the townland of Commons. To the north-west of the site is the Stoneyford Green residential estate, to the west, on the opposite side of Steeples Road, is The Steeples residential estate, with Larrix Mews to the east.



The proposed development will consist of 167 no. dwellings and a 2 storey creche (415sq.m). The residential dwellings will be comprised of 93 no. 2 storey houses and 74 no. duplex units & apartments accommodated in 5 no. 3 storey blocks. The proposed development consists of 8 no. 3 & 4 bed detached houses, 38 no. 3 & 4 bed semi-detached houses, 47 no. 3 & 4 bed terraced houses, and 74 no. 1 & 2 bed ground floor apartments and 3 bed duplex units overhead.

The proposed development provides for all associated site development works, including the provision of a roadside footpath and cyclepath along The Steeples Road, 2 no. ESB sub-stations, car parking, bin & bicycle storage, public open spaces, hard and soft landscaping, boundary treatments and public lighting. Access to the development will be via one new vehicular entrance off The Steeples Road.

Enclosures / Supporting Information

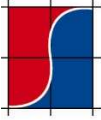
Please find enclosed 6 no. printed copies and 1 no. digital copy of the application. A list of the documents enclosed with the application is provided at the end of this cover letter.

A copy of the application is available for inspection on the Internet at the following web address:
www.steeplestoadshd.ie

We trust that all of the above is in order.

Yours sincerely,

Tracy Armstrong, BA, MRUP, MIPI, MRTPI
Senior Planner,
Armstrong Fenton Associates.



Enclosures:

The following is the schedule of drawings/details enclosed i.e. 6 no. hard copies and 1 no. soft copy of each:

Prepared by: Armstrong Fenton Associates, Planning & Development Consultants:

- SHD Planning Application Form (including Appendix)
- Newspaper Notice
- Site Notice
- Planning Report & Statement of Consistency
- Statement of Response to An Bord Pleanála Opinion
- Environmental Impact Assessment Screening Report
- Social Infrastructure Audit
- Estate & Common Area Property Management Strategy
- Building Life Cycle Report
- Universal Design Statement
- Prescribed Bodies Notification to Irish Water
- Prescribed Bodies Notification to Minister for Culture, Heritage, and the Gaeltacht (archaeology)
- Prescribed Bodies Notification to Meath County Childcare Committee
- Copy of An Bord Pleanála Opinion Ref. ABP-305772-19

Part V Proposal:

- Costs associated with proposed Part V units
- BKD Architects Drawing No. 6204-P-013 “Proposed Part V Drawing”

Drawings & details prepared by BKD Architects:

- Architectural Design Rationale
- Overall Schedule of Areas
- Housing Quality Assessment
- 6204-P-001 Site Location Map 1:1000@A1
- 6204-P-002 Existing Site Layout Plan 1:500@A1
- 6204-P-003 Proposed Site Layout Plan 1:500:A1
- 6204-P-004 Proposed Site Layout Plan – Construction Phases 1:500:A1
- 6204-P-005 Taken In Charge Drawing 1:500@A1
- 6204-P-006 Ownership Site Layout Plan 1:500:A1
- 6204-P-007 Proposed Site Block Plan Sheet 1 of 3 1:200@A0
- 6204-P-008 Proposed Site Block Plan Sheet 2 of 3 1:200@A0
- 6204-P-009 Proposed Site Block Plan Sheet 3 of 3 1:200@A0
- 6204-P-010 Proposed Street Elevations Sheet 1 of 2 1:200@A0
- 6204-P-011 Proposed Street Elevations Sheet 2 of 2 1:200@A0
- 6204-P-013 Proposed Part V Drawing 1:500:A1
- 6204-P-100 House Type A1, A2 – Plans 1:100@A1



- 6204-P-101 House Type A1, A2 – Roof Plan, Elevations, Section 1:100@A1
- 6204-P-102 House Type A1, A2 – Elevations 1:100@A1
- 6204-P-103 House Type A1, A2, A3 – Plans, Section –1:100@A1
- 6204-P-104 House Type A1, A2, A3 – Elevations –1:100@A1
- 6204-P-105 House Type B1, B2 – Plans, Section 1:100@A1
- 6204-P-106 House Type B1, B2 – Elevations 1:100@A1
- 6204-P-107 House Type C1 – Plans, Section, Elevations 1:100@A1
- 6204-P-108 House Type C2 – Plans, Section, Elevations 1:100@A1
- 6204-P-109 House Type C3 – Plans, Section, Elevations 1:100@A1
- 6204-P-110 House Type D1 – Plans, Section, Elevations 1:100@A1
- 6204-P-111 House Type D2 – Plans, Section, Elevations 1:100@A1
- 6204-P-112 House Type E1, E2 – Plans, Section 1:100@A1
- 6204-P-113 House Type E1, E2 – Elevations 1:100@A1
- 6204-P-114 House Type E1, E3 – Plans, Section, Elevations 1:100@A1
- 6204-P-115 House Type F1 – Plans, Section, Elevations 1:100@A1
- 6204-P-116 House Type F2 – Plans, Section, Elevations 1:100@A1
- 6204-P-200 Duplex Unit – Block 01 – Floor Plans 1:100@A1
- 6204-P-201 Duplex Unit – Block 01 – Floor Plans & Section 1:100@A1
- 6204-P-202 Duplex Unit – Block 01 – Elevations 1:100@A1
- 6204-P-203 Duplex Unit – Block 02 – Floor Plans 1:100@A1
- 6204-P-204 Duplex Unit – Block 02 – Floor Plans, Section & Elevation 1:100@A1
- 6204-P-205 Duplex Unit – Block 02 – Elevations 1:100@A1
- 6204-P-206 Duplex Unit – Block 03 – Floor Plans 1:100@A1
- 6204-P-207 Duplex Unit – Block 03 – Floor Plans & Section 1:100@A1
- 6204-P-208 Duplex Unit – Block 03 – Elevations 1:100@A1
- 6204-P-209 Duplex Unit – Block 04 – Floor Plans 1:100@A1
- 6204-P-210 Duplex Unit – Block 04 – Floor Plans & Section 1:100@A1
- 6204-P-211 Duplex Unit – Block 04 – Elevations 1:100@A1
- 6204-P-212 Duplex Unit – Block 05 – Floor Plans 1:100@A1
- 6204-P-213 Duplex Unit – Block 05 – Floor Plans, Section & Elevation 1:100@A1
- 6204-P-214 Duplex Unit – Block 05 – Elevations 1:100@A1
- 6204-P-300 Crèche – Floor Plans 1:100@A1
- 6204-P-301 Crèche – Roof Plan & Section 1:100@A1
- 6204-P-302 Crèche – Elevations 1:100@A1
- 6204-P-400 Bicycle Store Type 1 Details 1:50@A1
- 6204-P-401 Bicycle Store Type 2 Details Sheet 1 of 2 1:50@A1
- 6204-P-402 Bicycle Store Type 2 Details Sheet 2 of 2 1:50@A1
- 6204-P-403 Bicycle Store Type 3 to Creche Details 1:50@A1
- 6204-P-404 Bin Store Type 1 & 2 Details 1:20@A1
- 6204-P-405 Bin Store Type 3 & 4 Details 1:20@A1
- 6204-P-406 Bin Store Type 5 Details 1:20@A1
- 6204-P-407 Bin Store Type 6 Details 1:20@A1
- 6204-P-500 Future Pedestrian Access Ramps No. 1 & 2 – Details 1:50@A1
- 6204-P-501 Future Pedestrian Access Ramps No. 3 – Details 1:50@A1
- 6204-P-600 Substation Kiosk 1 & 2 – Details 1:20@A1

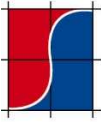


Drawings & details prepared by Punch Consulting Engineers:

- Irish Water Statement of Design Acceptance Ref. No. 9851187164
- Engineering Planning Report
- Movement & Connectivity and Illustration of Compliance Report
- Traffic and Transport Assessment Report
- Stage 1 and 2 Road Safety Audit Report
- Preliminary Construction Traffic Management Plan
- Site Specific Flood Risk Assessment
- Statement of Compliance with DMURS
- 172-439-001 Proposed Road Layout @ A1
- 172-439-002 Site Topographical Survey & Boundary@A1
- 172-439-003 Proposed Road Profiles – Sheet 1 of 2 @ A1
- 172-439-004 Proposed Road Profiles – Sheet 2 of 2 @ A1
- 172-439-005 Proposed Road Markings & Signage @ A1
- 172-439-006 Drainage Layout @ A1
- 172-439-007 Storm Drainage Sections – Sheet 1 of 2 @ A1
- 172-439-008 Storm Drainage Sections – Sheet 2 of 2 @ A1
- 172-439-009 Foul Drainage Sections – Sheet 1 of 2 @ A1
- 172-439-010 Foul Drainage Sections – Sheet 2 of 2 @ A1
- 172-439-011 Watermain Layout @ A1
- 172-439-012 Sightlines & Vehicle Tracking @ A1
- 172-439-013 Drainage Details – Sheet 1 @ A1
- 172-439-014 Typical Road Details @ A1
- 172-439-015 Drainage Details – Sheet 2 @A1
- 172-439-016 Foul Sewer Connection Detail @ A3
- 172-439-017 Proposed Tie-In to Existing @ A1
- 172-439-018 Proposed Roundabout Detail @ A1
- 172-439-050 General Notes @ A1

Drawings prepared by Ronan MacDiarmada & Associates Landscape Architects:

- Drawing No. 01 Landscape Masterplan
- Drawing No. 02 Boundary Masterplan
- Drawing No. 03 Playground Details
- Drawing No. 04 Landscape Specification Details
- Drawing No. 05 SUDs - Combined Landscape & Engineer Drainage Services Plan
- Drawing No. 06 Landscape Sections
- Drawing No. 07 Combined Lighting & Landscape Masterplan
- Drawing No. 08 Open Space Hierarchy Plan
- Landscape Rationale



Drawings by JAK Consulting Engineers:

- J596 (6-) 01 Site Services Layout ESB Incoming Services Strategy
- J596 (6-) 02 Site Services Layout Electrical Site Lighting Services
- J596 (6-) 02 Site Services Layout Electrical Site Lighting Lux Levels
- J596 (6-) 03 Site Services Layout EIR Site Services
- J596 (6-) 04 Site Services Layout Virgin Media Site Services Layout
- J597 (6-) 05 Site Services Layout Combined Utilities Services Layout
- Sustainability & Energy Statement
- Public Lighting Report

Details by Mary Tubridy and Associates:

- Appropriate Assessment (Screening) Report

Details by AMS:

- Archaeological Impact Assessment

Details by Ayrton:

- Construction & Environmental Management Plan
- Construction & Demolition Waste Management Plan