

25th May 2020.

Spatial Planning,
Irish Water,
Colvill House,
94 – 96 Talbot Street,
Dublin 1.

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

Dear Sir / Madam,

We act on behalf of the applicant, Davy Target Investments ICAV, who intends to apply to An Bord Pleanála for permission for a proposed Strategic Housing Development at on lands in the townland of Commons, The Steeples Road, Duleek, Co. Meath.

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

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

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant Development Plan, Local Area Plan and Section 28 Guidelines.

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.steeplestoadshd.ie

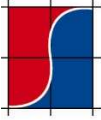
Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (**except for certain prescribed bodies**), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (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.

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.

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.

If you have any queries please do not hesitate to contact us.

I trust the enclosed is in order.

Yours sincerely,

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