



6th September 2022

Planning Department,
Meath County Council,
Buvinda House,
Dublin Road,
Navan,
County Meath,
C15 Y291.

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) located on a site of c. 20.04 hectares in the townlands Baltrasna & Milltown, Ashbourne, County Meath, has been submitted to An Bord Pleanála.

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).

A Section 247 pre-planning consultation regarding the development was held between the Applicants, their agents, and Meath County Council on 1st December 2021.

Subsequently, pre-application consultation was held with An Bord Pleanála under case reference ABP-312246-21. Pre-application consultation with An Bord Pleanála comprised of a meeting held online via Microsoft Teams on 10th May 2022.

Having received An Bord Pleanála's Notice of Pre-Application Consultation Opinion on 19th May 2022, under An Bord Pleanála Case Reference ABP-312246-21, the Applicants have now submitted an application for a Strategic Housing Development to An Bord Pleanála.



1.0 Proposed Development

1.1 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.

1.2 Other Relevant Details

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

2.0 Enclosures

In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017, please find enclosed 6 no. printed hard copies and 1 no. electronic soft copy (USB stick) of the documentation, drawings, technical reports, and details submitted to An Bord Pleanála as part of the planning application, as detailed in the Appendix A of this cover letter.

You should also be 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 planning application. This website can be viewed online at www.ashbourneshd.ie.

Should you require any further clarifications, please do not hesitate to contact us.

Please refer to the Appendix A on the pages over a full list of all documentation, drawings, technical reports, and details, enclosed as part of the subject 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 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