

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

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.

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.

Signed:  Alan Fenton of Armstrong Fenton Associates, Planning + Development Consultants (Agents)
Agent's Address: 13 The Seapoint Building, 44-45 Clontarf Road, Dublin 3, D03 A0H3.
Date of Erection of Site Notice: 5th September 2022.