



Application for Permission a Large-scale Residential Development.

Meath County Council Planning Dept,
Buvinda House, Dublin Road, Navan, Co. Meath, C15
Y291.
Email: Planning@meathcoco.ie
Tel: 046-9097500

**BEFORE FILLING OUT THIS FORM PLEASE NOTE THE
FOLLOWING**

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

RETURN OF COMPLETED FORMS

Completed forms should be returned:

- to Planning Dept. Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291



comhairle chontae na mí
meath county council


FORM 19 Supplementary information to accompany an application for a Large-scale Residential Development

Prospective Applicants Name:
Loughglynn Development Limited

Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Cáit Marley, McGill Planning Ltd
Correspondence Address:	McGill Planning Ltd, 9 Pembroke Street Upper, Dublin 2, D02 KR83
Telephone:	083 392 9182 / 01 284 6464
Email:	info@mcgplanning.ie

Declaration:

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.

Signature of person authorised to operate on behalf of the Prospective Applicant:	
 Cáit Marley	
Date:	19.02.2025

Address of the proposed Large-scale Residential Development:
Grangend Common, Ratoath Road (R125), Dunshaughlin

Zoning:	
Site zoning in current Development Plan or Local Area Plan for the area:	A1 Existing Residential
Existing use(s) of the site and proposed use(s) of the site:	<p>Existing use: Residential (under construction)</p> <p>Proposed Use: Residential</p>

Supporting documents	Enclosed		
Site location map sufficient to identify the land, at appropriate scale	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
Layout plan of the proposed development, at appropriate scale	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
Statement of consistency with the Development Plan	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	Yes: [<input type="checkbox"/>]	No: [<input type="checkbox"/>]	N/A: [<input checked="" type="checkbox"/>] Please refer to Appendix A of this form for the S247(7) Letter
Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes: [<input type="checkbox"/>]	No: [<input type="checkbox"/>]	N/A: [<input checked="" type="checkbox"/>] Please refer to Appendix A: S247(7) Letter
Design	Enclosed		
A design statement that addresses the sites location and context and the proposed design strategy.	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principle dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
Water Services	Enclosed		
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
A current/ valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	Please refer to Appendix B and C of this application form
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.)	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	Please refer to Appendix B and C of

			this application form
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate	Yes: [X]	No: []	Please see Engineering Assessment Report prepared by WM
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets	Yes: [X]	No: []	Please see Engineering Assessment Report prepared by WM

Traffic and Transport:	Enclosed		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes: [X]	No: []	Please see Engineering Assessment Report prepared by WM
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: []	No: []	N/A: [X] As permitted under ABP-307244-20
Taking in Charge:	Enclosed		
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes: []	No: []	N/A As permitted under ABP-307244-20
Maps, Plan and Drawings	Enclosed		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: [X]	No: []	Please refer to the list of enclosures prepared by MCG Planning

Large-scale Residential Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X Please refer to the Design Statement prepared by O'Daly Architects	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X Please refer to the Design Statement prepared by O'Daly Architects	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X Please refer to the Planning Report prepared by MCG Planning	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?		X No change to the permitted scheme ABP-307244-20
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application		X
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Building, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If “Yes”, enclose details with this application.		X
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If “Yes”, give details of the specified information accompanying this application.	X	

Breakdown of Housing units:

Houses

Unit Type	No. of Units	Gross floor space in m ²
1-bed		
2-bed		
3-bed	15	1,748.56 sqm
4-bed		
4+-bed		
Total	15	1,748.56 sqm

Apartments n/a		
Unit Type	No. of Units	Gross floor space in m ²
Studio		
1-bed		
2-bed		
3-bed		
4-bed		
4+-bed		
Total		

Student Accommodation n/a			
Unit Type	No. of Units	No. of Bedspaces	Gross floor space in m ²
Studio			
1-bed			
2-bed			
3-bed			

4-bed			
4+-bed			
Total			

State total number of residential units in proposed development	<p>Proposed: 15</p> <p>211 units are permitted. The proposed amendment will result in a provision of 190 units total.</p>
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LRD Floor Space	Gross Floor Space in m ²
(a) State the cumulative gross floor space of residential accommodation, in m ²	1,748.56 sqm
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	As per the permitted SHD ABP-307244-20
(i) e.g. Childcare	As per the permitted SHD ABP-307244-20
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	0%
Class of Development N/A	Gross Floor Space in m²
(i)	
(ii)	
(ii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	
	Percentage
(e) Express (a) as a percentage of (d):	100%
(f) Express (c) as a percentage of (d):	0%
(e) plus (f)	100%

Planning Authority Official Use only:	
Planning Reference:	
Planning Authority Stamp	

Appendix C – S247(7) Letter

Comhairle Chontae na Mí

Roinn Pleanáil,

Teach Buvinda, Bóthar Átha Cliath,

An Uaimh, Contae na Mí, C15 Y291
Fón: 046 – 9097500/Fax: 046 – 9097001
R-phost: planning@meathcoco.ie

Web: www.meath.ie



Meath County Council

Planning Department

Buvinda House, Dublin Road,

Navan, Co. Meath, C15 Y291
Tel: 046 – 9097500/Fax: 046 – 9097001
E-mail: planning@meathcoco.ie

Web: www.meath.ie

07/11/2024

Mr. Trevor Sadlier,
Managing Director
McGill Planning Ltd.
22 Wicklow Street,
Dublin 2,
D02 VK22.

**Re: Section 247 – A. Meeting Minutes 06 November 2024; and
B. Determination under Section 247 (7) of the Planning & Development Act
2000 as amended.**

Dear Mr. Sadlier,

A *Pre-Application Consultation Request* was received by Meath County Council's Planning Department on behalf of Loughglynn Development Limited on 24/10/2024.

The request for consultation was for a proposed Modification to a Strategic Housing Development (SHD) (ABP-307244-20) which was granted by An Bord Pleanála in September 2020, for a residential development comprising the demolition of structures, construction of 212 no. residential units (113 no. houses, 99 no. apartments), a crèche and associated site works at Grangend, Dunshaughlin, Co. Meath.

A Section 247 meeting was held on 06/11/2024, between the applicant Loughglynn Development Ltd and Meath County Council on 06/11/2024 at 4:00pm. This was the second Section 247 meeting, with the first held on 20/11/2023 at 10:30am (as per Planning and Development Act 2000 as amended).

The following references the minutes of the meeting on 06/11/2024; and a determination under Section 247 (7) of the aforementioned Act.

- A. *Minutes of the Meeting – please find a copy of the minutes enclosed.*
- B. *Determination under Section 247 (7) of the Planning & Development Act 2000 as amended*

Introduction

The Planning Authority received a request on behalf of Loughglynn Development Ltd. in relation to proposed amendments to a permitted Strategic Housing Development (ABP-307244-20) granted under Section 9 of the Planning and Development (Housing) and Residential Tenancies Act 2016 by An Bord Pleanála.

The site is located on A1 Existing Residential in the Meath County Development Plan 2021-2027.

Permitted and Proposed Development

A Commencement Notice dated 28/06/2023 was received by Meath County Council for 37 no. units within the permitted development from Loughglynn Developments Ltd. The current proposal is as follows:

- Amendment to extant SHD Permission (Ref: ABP-307244-20) (granted for 211 no. residential units and crèche) comprising replacement of permitted apartments blocks D & E (36 no. apartments) with 16 no. residential units (1 no. 4-bed house and 15 no. 3-bed houses). Overall total of residential units revised from 211 to 191.

Determination

The Planning Authority has compared the proposed development to the permitted development, and considered whether the —

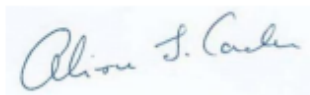
- (a) the proposed development is substantially the same as the permitted development, and
- (b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.

The Planning Authority has determined that **no further consultation is required** under Section 247 in relation to the proposed development.

This determination is based on plans and particulars received by the Planning Authority on 24/10/2024 (related to the Section 247 Meeting request received by Meath County Council on the same date).

In accordance with Section 247(8) of the Act, a determination under subsection 247 (7) shall not prejudice the performance by the Planning Authority of its functions under this Act or any regulations under the Planning and Development Act 2000 as amended or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Yours sincerely,



**Alison Condra,
Administrative Officer,
Planning Department.**

Appendix B – Pre-Connection Enquiry

Matteo iannucci
Block 5
Eastpoint, Business Park
Alfie Byrne Road
Dublin 3

9th January 2019

Dear Sir/Madam,

Re: Customer Reference No 8661318355 pre-connection enquiry - Subject to contract | Contract denied
225 No. Housing Units at Grange End, R125, Dunscaughlin Co. Meath.

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at Grange End, R125, Dunshaughlin, Meath. Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.

B. You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.

A connection agreement can be applied for by completing the connection application form available at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Paul Fuller from the design team on 01 - 8230382 or email pfuller@water.ie. For further information, visit www.water.ie/connections

Yours sincerely,

Maria O'Dwyer
Connections and Developer Services



Uisce Éireann
Bosca DP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Stiúrthóirí / Directors: Mike Quinn (Chairman), Eamon Gallen, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thiallóg, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cúiteachta ghníomhaíochta ainmnithe atá faoi theorainn scaimeanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530963

Appendix C – Statement of Design Acceptance



Laura Ruiz Garrido
Block 5
Eastpoint Business Park
Alfie Byrne Road
Dublin 3

17 April 2020

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

**Re: Design Submission for Grange End, R125, Dunshaughlin, Meath (the "Development")
(the "Design Submission") / Connection Reference No: 8661318355**

Dear Laura,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water's network(s) (the "**Self-Lay Works**"), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Paul Fuller
Phone: 018230382
Email: pfuller@water.ie

Yours sincerely,

Maria O'Dwyer
Connections and Developer Services