



8<sup>th</sup> April 2022.

Strategic Housing Unit,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01 V902.

**Re:**

**Application for Strategic Housing Development**

**Site Location: In the townland of Commons, Longford Road / The Steeples Road,  
Duleek, Co. Meath**

**Applicant: DSPL Ltd.**

**An Bord Pleanála Pre-Application Consultation Ref: ABP-311683-21**

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Dear Sir / Madam,

On behalf of our client, DSPL Ltd. please find enclosed an application for a Strategic Housing Development (SHD) on a site located on lands in the townland of Commons, on the Longford Road / Steeples Road, Duleek, Co. Meath. 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 in December 2021 (Case Reference ABP-311683-21).

In accordance with Section 4(1) of the Planning and Development (Housing) and Residential Tenancies Act (as amended)(the "2016 Act"), the applicants intend to apply for planning permission in respect of a proposed Strategic Housing Development (SHD) at Longford Road / Steeples Road, Duleek, Co. Meath. Section 17(1) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 (the "Act of 2021") repealed Section 4(1) of the 2016 Act, however, the proposed SHD application is being made pursuant to the transitional arrangements of Section 17(2) of the Act of 2021 i.e. Section 17(2)(a) & 17(2)(b) as follows:

*"(2) Notwithstanding the repeal of section 4(1) of the Act of 2016, a prospective applicant who on the date on which subsection (1) comes into operation has been issued with a notice under section 6(7)(b) of the Act of 2016 in relation to a proposed strategic housing development may, subject to complying with Part 2 of the Act of 2016, proceed to apply for permission in relation to such development in accordance with that subsection provided that-*

*(a) the prospective applicant notifies the Board of the prospective applicant's intention to proceed with the application as soon as practicable after the date on which subsection (1) comes into operation, and*



(b) *the application is made within the period of 16 weeks beginning on the date on which subsection (1) comes into operation.”*

1.3 On 1<sup>st</sup> February 2022, on behalf of our client, we notified An Bord Pleanála of our intention to submit the subject SHD planning application – copy of said letter is attached in Appendix B of this letter.

1.4 The application submitted consists of 2 no. hard copies together with 3 no. soft copies (on USB stick) in machine readable format, as required under Article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017. A full list of enclosures is set out in Appendix A to this cover letter – please refer to same.

1.5 A dedicated website for the application has been set up by the applicant which contains links to all of the documentation, drawings, technical reports, and details, submitted as part of the application. This website can be viewed online at [www.steeplesroad.ie](http://www.steeplesroad.ie).

## 2.0 Proposed Development

The proposed development is described in full below, as per the public notices:

**DSPL Limited, intends to apply to An Bord Pleanála for permission for a strategic housing development, on a site area of 4.8Ha., located at Longford Road / 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 Longford Road / The Steeples Road, is The Steeples residential estate, with Larrix Mews / Kennel Lane to the east/south-east.**

**The proposed development will consist of 141 no. dwellings and a 2 storey creche (415sq.m). The residential dwellings will be comprised of 131 no. 2 storey houses and 10 no. 1 bed apartments accommodated 4 no. 2 storey buildings. The proposed houses consist of 4 no. 4 bed detached houses, 18 no. 3 & 4 bed semi-detached houses, 102 no. 3 & 4 bed terraced houses and 7 no. 2 bed terraced houses.**

**The proposed development provides for all associated site development works, including the provision of a roadside footpath and cyclepath along Longford Road / The Steeples Road, surface car parking (Total: 317 no. spaces), bin & bicycle storage, public & communal open spaces, hard & soft landscaping, boundary treatments, sub-stations and public lighting. Access to the development will be via one new vehicular entrance off Longford Road / The Steeples Road, with pedestrian / cyclist access provided along the northern & eastern boundaries.**

**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.steeplesroad.ie](http://www.steeplesroad.ie)**



### 3.0 Application Fee

The applicant has paid the application by way of EFT to An Bord Pleanála for €21,328.00 being the appropriate SHD application fee on 04.04.2022. The SHD application fee is based upon the following calculation:

Category	Basic Fee	Calculations	Fee
HA1A - Housing	€130 per unit	141 no. dwellings x €130	€18,330.00
HA1B - Other Uses	€7.20 per sq.m	415 sq.m (creche building) x €7.20	€2,998.00
<b>Total Fee Calculation</b>			<b>€21,328.00</b>

Table 1: Application Fee Calculation

### 4.0 Planning Authority & Prescribed Bodies Notification

4.1 In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017, 6 no. hard copies and 1 no. soft copy of the application has been sent to the relevant Local Authority i.e. Meath County Council.

4.2 As requested by An Bord Pleanála in their Pre-Application Consultation Opinion, issued in December 2021, under Case Reference ABP-311683-21, a copy of the application has also been sent to the following prescribed bodies:

1. Minister for Culture, Heritage and the Gaeltacht (archaeology)
2. Irish Water
3. Meath County Childcare Committee

4.3 Given the circumstances surrounding the Covid-19 pandemic, prior to the submission of the application the above named prescribed bodies were contacted directly and asked if, given the Covid-19 pandemic and associated working restrictions related to same, 1 no. digital copy only of the application would be sufficient for their assessment of the application. We also enclose as part of this application copies of the cover letters sent to each prescribed body which gives details of the proposed development and the process for making a submission on the application to An Bord Pleanála and enclosed in each was a soft copy of this SHD planning application.



## 5.0 Conclusion

5.1 We trust that the documentation submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, the Planning and Development (Strategic Housing Development) Regulations 2017, and SHD application guidance documents issued by An Bord Pleanála.

5.2 In preparing this application for permission, including all drawings and documentation, we had regard to the issues raised during pre-planning consultation meeting with Meath County Council and the tri-partite meeting with An Bord Pleanála and the requirements of relevant national planning policy including Section 28 Ministerial Guidelines, and the Meath County Development Plan, 2021-2027.

5.3 We look forward to hearing from An Bord Pleanála in due course; however, if you have any queries in the meantime, please do not hesitate to contact us using the details supplied on the enclosed SHD planning application form.

5.4 Please refer to the pages over for a full list of the documentation, drawings, technical reports, and details, enclosed as part of the application.

Yours faithfully,

A handwritten signature in blue ink that reads "Tracy Armstrong".

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**Tracy Armstrong,  
Planning Consultant  
Armstrong Fenton Associates**



## Appendix A:

A list of the enclosed documents/drawings that form this application (in duplicate in print form and in triplicate in electronic form, including a .dwg ITM file) are set out as follows:

### Prepared by Armstrong Fenton Associates

- SHD Planning Application Form
- Newspaper Notice published in the Irish Daily Star dated 8<sup>th</sup> April 2022
- Site Notice dated 8<sup>th</sup> April 2022
- Planning Statement
- Statement of Consistency
- Statement of Response to An Bord Pleanála Opinion
- Social & Community Infrastructure Assessment
- Environmental Impact Assessment Screening Report
- Building Life Cycle Report
- Universal Design Statement
- Prescribed Bodies Notification to Department of Culture, Heritage and the Gaeltacht (Archaeology)
- Prescribed Bodies Notification to Irish Water
- Prescribed Bodies Notification to Meath County Childcare Committee
- Copy of Cover Letter to Meath County Council

### Prepared by Applicant:

- Part V Proposal
- Outline Construction Management Plan

### 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-012 Proposed Site Section 1:200@A0
- 6204-P-013 Proposed Part V Drawing 1:500@A1
- 6204-P-100 House Type A1, A2, A3 – Plans 1:100@A1
- 6204-P-101 House Type A1, A2, A3 – Section, Elevations 1:100@A1
- 6204-P-102 House Type B1 – Plans 1:100@A1
- 6204-P-103 House Type B1 – Section, Elevations 1:100@A1
- 6204-P-104 House Type C1– Plans, Section, Elevations 1:100@A1
- 6204-P-105 House Type C2– Plans, Section, Elevations 1:100@A1
- 6204-P-106 House Type D1 – Plans, Section, Elevations 1:100@A1
- 6204-P-107 House Type D2 – Plans, Section, Elevations 1:100@A1
- 6204-P-108 House Type E1, E2 – Plans 1:100@A1
- 6204-P-109 House Type E1, E2 – Section, Elevations 1:100@A1
- 6204-P-110 House Type F1 – Plans, Section, Elevations 1:100@A1



- 6204-P-111 House Type F2 – Plans, Section, Elevations 1:100@A1
- 6204-P-112 House Type G1, G2 – Plans, Section, Elevations 1:100@A1
- 6204-P-113 Apartment Type H, H1 – Detached – Plans, Section, Elevations 1:100@A1
- 6204-P-114 Apartment Type H, H1 – Semi-Detached – Plans, Section 1:100@A1
- 6204-P-115 Apartment Type H, H1 – Semi-Detached – Elevations 1:100@A1
- 6204-P-116 House Type A1, Unit 121 – Plans, Section, 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 Southwest Boundary Treatment @ A3
- 6204-P-401 Bicycle Store to Creche Details 1:50@A3
- 6204-P-402 Bicycle/Bin Store to Apartment Details 1:50@A3
- 6204-P-403 Bin Store to Apartment Details 1:50@A3
- 6204-P-404 Bin Store Type 1 Details 1:20@A3
- 6204-P-500 Pedestrian Access Ramps no. 1 & 2 – Details 1:50@A1
- 6204-P-501 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:**

**REPORTS:**

- Engineering Planning Report
- Site Specific Flood Risk Assessment
- Traffic and Transport Assessment
- Outline Construction Traffic Management Plan
- DMURS Compliance Statement (Movement and Connectivity Report)
- Response to MCC Opinion
- Quality Audit (prepared by Bruton Consulting Engineers)

**DRAWINGS:**

- 172439-PUNCH-XX-XX-DR-C-0100 A0 C02 DRAINAGE LAYOUT
- 172439-PUNCH-XX-XX-DR-C-0175 A0 C02 FOUL DRAINAGE SECTIONS - SHEET 1 OF 2
- 172439-PUNCH-XX-XX-DR-C-0176 A0 C02 FOUL DRAINAGE SECTIONS - SHEET 2 OF 2
- 172439-PUNCH-XX-XX-DR-C-0200 A0 C02 STORM DRAINAGE SECTIONS - SHEET 1 OF 2
- 172439-PUNCH-XX-XX-DR-C-0201 A0 C02 STORM DRAINAGE SECTIONS - SHEET 2 OF 2
- 172439-PUNCH-XX-XX-DR-C-0300 A0 C02 WATERMAIN LAYOUT
- 172439-PUNCH-XX-XX-DR-C-0400 A0 C02 PROPOSED ROAD LAYOUT
- 172439-PUNCH-XX-XX-DR-C-0401 A0 C02 PROPOSED TIE-IN TO EXISTING
- 172439-PUNCH-XX-XX-DR-C-0402 A0 C02 PROPOSED SHARED ROUNDABOUT
- 172439-PUNCH-XX-XX-DR-C-0460 A0 C02 PROPOSED ROAD MARKINGS AND SIGNAGE
- 172439-PUNCH-XX-XX-DR-C-0480 A0 C02 PROPOSED ROAD PROFILES - SHEET 1 OF 2
- 172439-PUNCH-XX-XX-DR-C-0481 A0 C02 PROPOSED ROAD PROFILES - SHEET 2 OF 2
- 172439-PUNCH-XX-XX-DR-C-0500 A0 C02 DRAINAGE DETAILS - SHEET 1
- 172439-PUNCH-XX-XX-DR-C-0501 A0 C02 DRAINAGE DETAILS - SHEET 2
- 172439-PUNCH-XX-XX-DR-C-0502 A0 C02 FOUL SEWER CONNECTION DETAIL
- 172439-PUNCH-XX-XX-DR-C-0550 A0 C02 TYPICAL ROAD DETAILS
- 172439-PUNCH-XX-XX-DR-C-0600 A0 C02 SIGHTLINES AND VEHICLE TRACKING ANALYSIS



**Drawings & details prepared by Ronan MacDiarmada & Associates Landscape Architects:**

**REPORT:**

- Landscape Rationale

**DRAWINGS:**

- Drawing No. 01 Landscape Masterplan
- Drawing No. 02 Boundary Masterplan
- Drawing No. 03 Landscape Specification Details
- Drawing No. 04 (i) Playground Details
- Drawing No. 04 (ii) House Front Details
- Drawing No. 05 (i) Landscape Sections Sheet 1 of 2
- Drawing No. 05 (ii) Landscape Sections Sheet 2 of 2
- Drawing No. 06 SUDS – Combined Landscape & Engineer Drainage Plan

**Drawings & details prepared Arbor Care, Arborist:**

**REPORT:**

- Arboricultural Impact Assessment

**DRAWINGS:**

- Drawing No. 1 – Tree Survey
- Drawing No. 2 - Arboricultural Impact Assessment

**Details by Enviroguide Consulting:**

- Appropriate Assessment Screening Report
- Ecological Impact Assessment Report

**Details by AMS:**

- Archaeological Impact Assessment

**Details by Ayrton Group:**

- Construction & Demolition Waste Management Plan
- Construction & Environmental Management Plan (CEMP)

**Drawings & details prepared Redmond Analytical Management Services:**

**REPORT:**

- "Lighting Design Report & Specifications for proposed Development at Steeples Road"

**DRAWINGS:**

- Drawing No. 22044-1 – Rev 0 - "Public Lighting Layout"
- Drawing No. 22044-2 – Rev 0 - "Public Lighting Layout"
- Drawing No. 22044-3 – Rev 0 - "Public Lighting Layout"
- Drawing No. 22044-4 – Rev 0 - "Public Lighting Layout"
- Drawing No. 22044-5 – Rev 0 - "Isolux Lines"
- Drawing No. 22044-6 – Rev 0 - "Electrical Schematic"





## Appendix B: Copy of letter confirming applicant's intention to submit SHD planning application



**ARMSTRONG  
FENTON**

ASSOCIATES

1<sup>st</sup> February 2022.

Strategic Housing Unit,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

Re:

**Proposed Strategic Housing Development Planning Application  
Pre-Application Consultation Ref. No. ABP-311683-21  
In the townland of Commons, on Longford Road / The Steeples Road,  
Duleek, Co. Meath.**

Dear Sirs,

On behalf of our client DSPL Ltd., we wish to formally notify the Strategic Housing Unit of An Bord Pleanála, that it is our client's intention to submit a Strategic Housing Development (SHD) planning application in the coming weeks, on foot of the Pre-Application Consultation Opinion received under Ref. ABP-311683-21, in relation to their land in the townland of Commons, on Longford Road / The Steeples Road, Duleek, Co. Meath.

We notify you of this intention in accordance with Section 17(2)(a) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021. Furthermore, we confirm that the SHD planning application will be lodged with An Bord Pleanála within 16 weeks of the date the aforementioned Act came into operation.

Yours sincerely,

Tracy Armstrong,  
**Armstrong Fenton Associates.**



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