



ASSOCIATES

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

Planning Department,  
Meath County Council,  
Buvinda House,  
Dublin Road,  
Navan,  
County Meath  
**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 be advised that they intend to apply to An Bord Pleanála for a Strategic Housing Development (SHD) on a site located 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).

Section 247 pre-planning consultation regarding the development was held between the applicant, their agents, and Meath County Council on 22<sup>nd</sup> July 2021. Subsequently, pre-application consultation was held with An Bord Pleanála under case reference ABP-311683-21 comprised of a meeting held online via Microsoft Teams on 1<sup>st</sup> December 2021. Having received An Bord Pleanála's Notice of Pre-Application Consultation Opinion in December 2021, the applicant has now submitted an application for a Strategic Housing Development to An Bord Pleanála.

Please find enclosed 6 no. printed copies and 1 no. digital copy of the application copy (on USB stick) in machine readable format, as required under Article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017. A list of the documents enclosed with the application is provided within the Appendix to this cover letter.

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



## 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 open space (c. 0.74Ha) & communal open spaces (c.770sq.m), 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.steeplestown.ie](http://www.steeplestown.ie)**

Please refer to the appendix on the pages over for a full list of enclosures. Trusting all of the above is in order.

Yours faithfully,

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



## Appendix

A list of the enclosed documents/drawings that form this application (i.e. 6 no. hard copies and 1 no. electronic form) 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
- Cover Letter to An Bord Pleanála

### 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”

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