



THORNTON O'CONNOR
TOWN PLANNING

Part V Proposal

Prepared in Respect of a Planning
Application for a Large-Scale Residential
Development (LRD) at a Site of 5.48 Ha in
Ratoath, Co. Meath

June 2023

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

21/06/24

Subject to Contract/Contract Denied

Re: COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED ("THE ACT") APPLICATION BY MARSHALL YARDS DEVELOPMENT COMPANY LIMITED FOR PLANNING PERMISSION AT MAIN STREET/R125 AND BALLYBIN ROAD RATOATH, CO. MEATH.

I write to confirm the applicant's proposal to comply with the requirements of Section 96 (Part V) of the Act in relation to the above development.

Please note that the contents of this letter are purely indicative and are intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. Please also note that the information set out herewith is purely for the purposes of facilitating the making of a planning application and will ultimately be subject to possible amendment and formal agreement with Meath County Council on submission of the commencement notice in relation to the development of the site.

The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

We note under the recent Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

Preferred Option to Comply with Part V

Without prejudice to the above, it is proposed to provide 20% of future permitted units on site under order to comply with Part V.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is €9,770,629.17.

Identification of Units

In the context of this planning application, it is therefore proposed to provide 29 no. dwellings on the site in total to comply with Part V of the Act. It is proposed to provide:

No. of Units	Type	Description	Cost Per unit
2	Type A1	1 Bed Apartment	€290,367.23
2	Type A2	1 Bed Apartment	€290,267.06
3	Type D1	3 Bed Terrace	€409,748.03
6	Type DX1	1 Bed Apartment	€280,869.47
6	Type DX2	3 Bed Duplex	€340,531.79
10	Type E1	2 Bed Terrace	€365,170.89

The above is obviously subject to change depending upon the nature of any final grant of permission, including conditions.

Marshall Yards Development Company Limited
Block C, Maynooth Business Campus, Maynooth, Co. Kildare.

Directors: Stephen Garvey, Michael Rice
Registered in Ireland No. 631751

Methodology of calculation of Costs

We confirm that the methodology for estimating the costs set out above follows that set out in Table 2 of Circular Letter 10/2015. The breakdown of the costs per unit is noted on the attached page.

Finally, I would wish to highlight that this information is being provided on a wholly without prejudice basis to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs and unit types will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

I trust the above meets with your approval but if you require any additional information, please do not hesitate to contact me.

Yours Faithfully,

A handwritten signature in dark ink, appearing to read 'Michael Rice', with a stylized flourish at the end.

Michael Rice

Director Marshall Yards Development Company Limited

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Part V Units - Planning Stage

Development Part V Units		Ratoath 29		
Unit Type	Type A1 - 1 Bed Apartment		Type A2 - 1 Bed Apartment	
Size (Sq. M)		56.5		64.8
Costs Per Square Meter				
Construction Costs	€ 3,712.17		€ 3,170.24	
Attribtable Costs	€ 449.34		€ 449.34	
Abnormals	€ 37.73		€ 37.73	
Site Cost	€ 21.84	€ 4,221.08	€ 21.84	€ 3,679.15
		€ 238,491.02		€ 238,408.92
Builders Profit (7.5%)		€ 17,886.83		€ 17,880.67
Development Contributions - Shortfall		€ 547.69		€ 547.69
Gross Payable Per Unit Type		€ 255,830.16		€ 255,741.90
Vat (13.5%)		€ 34,537.07		€ 34,525.16
Total per unit		€ 290,367.23		€ 290,267.06
Number of Units		2		2
		€ 580,734.46		€ 580,534.11
Total Payable to the Developer				

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Type D1 - 3 Bed Terrace		Type DX1 - 1 Bed Apartment		Type DX2 - 3 Bed Duplex		Type E1 - 2 Bed Terrace	
	92.8		55.8		118.8		73.8
€ 3,115.38		€ 3,625.62		€ 1,844.67		€ 3,553.41	
€ 449.34		€ 449.34		€ 449.34		€ 449.34	
€ 37.73		€ 37.73		€ 37.73		€ 37.73	
€ 21.84	€ 3,624.29	€ 21.84	€ 4,134.53	€ 21.84	€ 2,353.58	€ 21.84	€ 4,062.32
	€ 336,334.11		€ 230,706.77		€ 279,605.30		€ 299,799.22
	€ 25,225.06		€ 17,303.01		€ 20,970.40		€ 22,484.94
	€ 547.69		€ 547.69		€ 547.69		€ 547.69
	€ 361,011.48		€ 247,462.09		€ 300,028.01		€ 321,736.47
	€ 48,736.55		€ 33,407.38		€ 40,503.78		€ 43,434.42
	€ 409,748.03		€ 280,869.47		€ 340,531.79		€ 365,170.89
	3		6		6		10
	€ 1,229,244.09		€ 1,685,216.85		€ 2,043,190.76		€ 3,651,708.90

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Comhairle Chontae na Mí

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,
Contae na Mí, C15 Y291

Fón: 046 – 9097000/Fax: 046 – 9097001

R-phost: customerservice@meathcoco.ie

Web: www.meath.ie

Uimhir Chláraithe: 00172770



Meath County Council

Buvinda House, Dublin Road, Navan,
Co. Meath, C15 Y291

Tel: 046 – 9097000/Fax: 046 – 9097001

E-mail: customerservice@meathcoco.ie

Web: www.meath.ie

Registration No.: 00172770

Our Ref: HSG 06 05 00892

Housing Department

26th June 2024

Marshall Yards Development Company Limited

C/o Colm McEldowney

Glenveagh Homes Limited

Block C, Maynooth Business Campus,

Straffan Road,

Maynooth,

Co. Kildare

"Subject to Agreement/Agreement Denied"

Re: Pre- Planning for 141 Residential Units and creche at Main Street/R125 and Ballybin Road,

Ratoath, Co. Meath

Dear Mr. McEldowney,

I refer to your proposals received in this office on 21st June 2024 regarding the provision of housing in accordance with the requirements of Section 94(4) and Section 96(2) and (3), (Part V) of the Planning & Development Act 2000, as amended, for the above-mentioned development.

The proposed scheme will comprise of 141 housing units and a creche. Meath County Council agrees in principle to your proposal for the delivery of 29 units on site. The units are identified as follows: -

10 No. 1 Bed Apartments

3 No. 3 Bed Terrace

10 No. 2 Bed Terrace

6 No. 3 Bed Duplex

The 20% Part V obligation or Net Monetary Value (NMV) to be obtained by the Local Authority is based on 'Development Area' and not based on the number of units, and that this may result in a shortfall in floor area being obtained by Meath County Council, the shortfall would then need to be calculated and accounted for against the cost of the units.

Please be advised that no agreement can be finalised until a planning permission is granted and costings are agreed with Meath County Council. No works can commence on site until a Part V Agreement is in place.

For the record I would point out Meath County Council engage in discussions/correspondence with developers concerning their proposals for compliance with Part V on the basis that nothing is agreed until everything is agreed and that no agreement is deemed to be concluded until such time as a formal letter is issued from Meath County Council confirming compliance with Part V.

If you have any queries regarding the above, please do not hesitate to contact me.

Yours faithfully



Marie Cahill
Staff Officer

Proposed Part V Units
Summary Schedule

- Type A1 (1 bed) - 2 units
Type A2 (1 bed) - 2 units
Type DX1 (1 bed) - 6 units
Type DX2 (3 bed) - 6 units
Type E1 (2 bed) - 10 units
Type D1 (3 bed) - 3 units
- 29 Units Total

GENERAL NOTES

1. COPYRIGHT RESERVED.
2. DO NOT SCALE DRAWING - USE FIGURED DIMENSIONS ONLY.
3. ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS AND DIMENSIONS.
5. ALL STRUCTURE TO BE TO STRUCTURAL ENGINEERS DETAILS.
6. ALL MECH & ELEC SERVICES TO SERVICES ENGINEERS DETAILS.
7. ALL PROPRIETARY ITEMS TO BE INITIATED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
8. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE FINISHES AND SERVICES.

REV	DATE	DESCRIPTION	BY
01	27.03.24	ISSUED FOR 328 MEETING	LR
02	24.05.24	ISSUED FOR INTERNAL REVIEW	LR
03	21.06.24	ISSUED FOR PLANNING	LR

LEGEND

- Red Line Site Boundary
- Net Development Boundary
- Type E1 (2 Bed)
- Type D1 (3 Bed)
- Type F1 (3 Bed)
- Type C1 (3 Bed)
- Type B1 (4 Bed)
- Type F4 (4 Bed)
- Type X1 (5 Bed)
- Type X2 (4 Bed)
- Maisonette Type A1 & A2 (2x1 Bed)
- Duplex Type DX1 & DX2 (1x1 Bed, 1x3 Bed)
- Part V Units



JFA
ARCHITECTS

THE TREE HOUSE, 17 RICHVIEW OFFICE PARK
CLOISKEAGH, D14 XR82, IRELAND
T: (01) 6689888 E: info@jfa.ie W: www.jfa.ie

CLIENT
Marshall Yards Development Company Ltd.

PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBIN RD, RATOATH, CO MEATH

DRAWING
SITE PLAN
PART V UNITS

SCALE
1:500 @ A1

DRAWN BY
LR

DATE
May-24

DRAWING NUMBER
RAT-SP-00-DR-JFA-AR-P1500_03

DRAWING LOCATION
w:\03 plan\2504\results\jfa-ar\sp\00\0300 current.dwg

DRAWING STATUS
PLANNING

Housing Quality Assessment - Part V Units

RAT-XX-XX-SH-JFA-AR-P7003

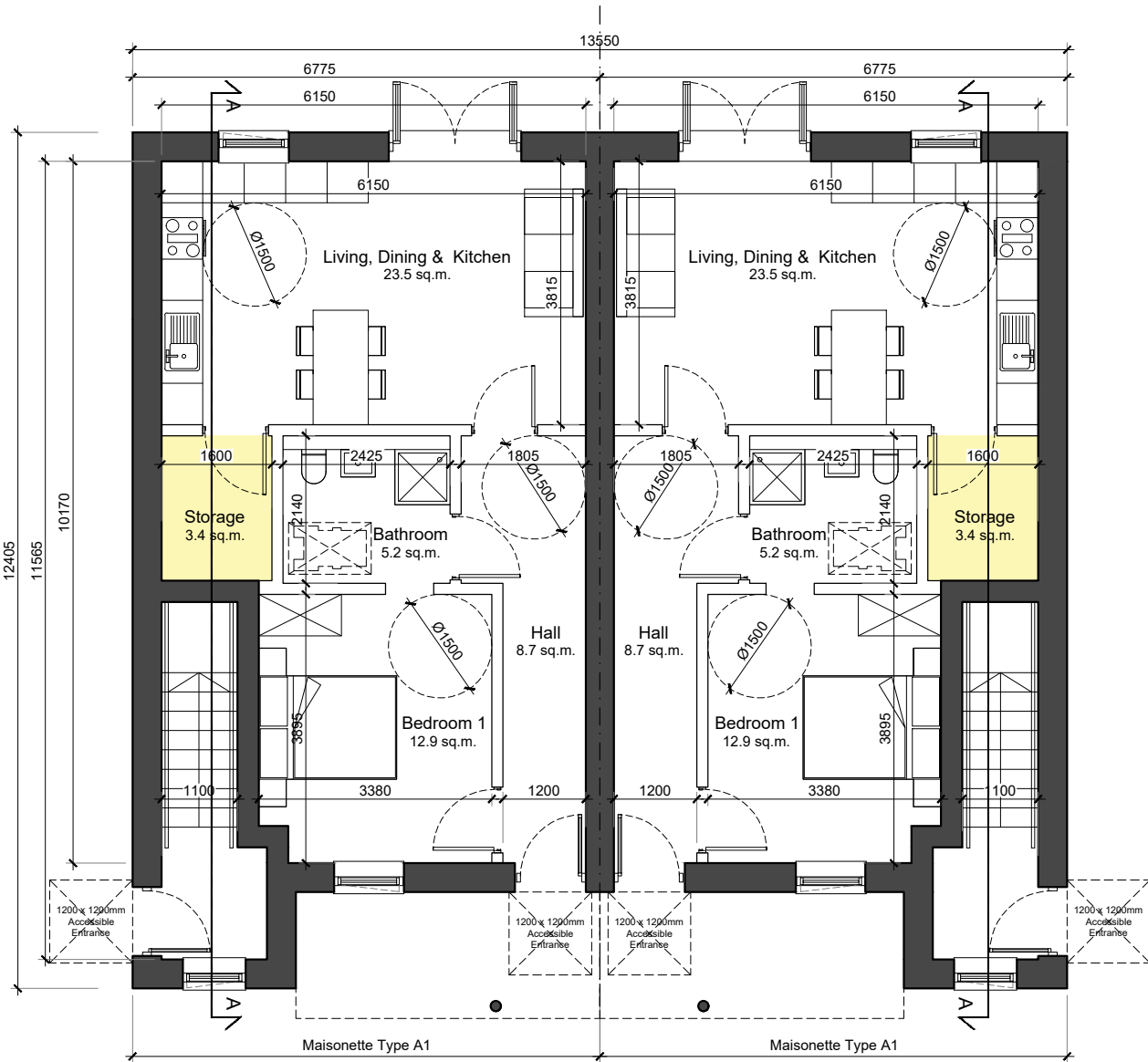
Ratoath Residential Development at Ballybin Rd, Ratoath, Co.Meath
Job No: 2244
Date: 21.06.24



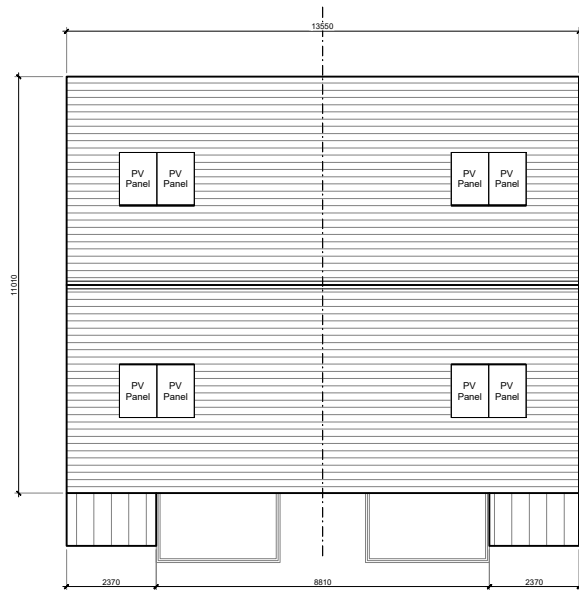
++ Private Amenity Space standards refer to the Sustainable Residential Development and Compact Settlements Guidelines 2024

DEVELOPMENT STANDARDS	Description	Beds/ Persons	GFA sqm	Storage Area sqm	Living Room Width m	Agg. Living Area sqm	Bedroom Widths m	Agg. Bedroom Area sqm	Private Amenity Space ++ sqm
Quality Housing for Sustainable Communities 2007	2 bedroom house	2B/ 3P	70 sqm	3sqm	3.3m	28 sqm	Single 2.1m Double 2.8m	20 sqm	30 sqm
	3 bedroom house	3B/ 4P	83 sqm	4 sqm	3.6m	30 sqm		28 sqm	40 sqm
		3B/5P	92 sqm	5 sqm	3.6m	34 sqm		32 sqm	40 sqm
	4 bedroom house	4B/ 7P	120 sqm	6 sqm	3.8m	40 sqm		43 sqm	50 sqm
Sustainable Urban Housing Design Standards for New Apartments 2023	1 bedroom apartment	1B/ 2P	45 sqm	3 sqm	3.3 m	23 sqm	Single 2.1m Double 2.8m	11.4 sqm	5 sqm
	2 bedroom apartment	2B/ 3P	63 sqm	5 sqm	3.6m	28 sqm		20.1 sqm	6 sqm
		2B/ 4P	73 sqm	6 sqm	3.6m	30 sqm		24.4 sqm	7 sqm
	3 bedroom apartment	3B/ 5P	90 sqm	9 sqm	3.8m	34 sqm		31.5 sqm	9 sqm

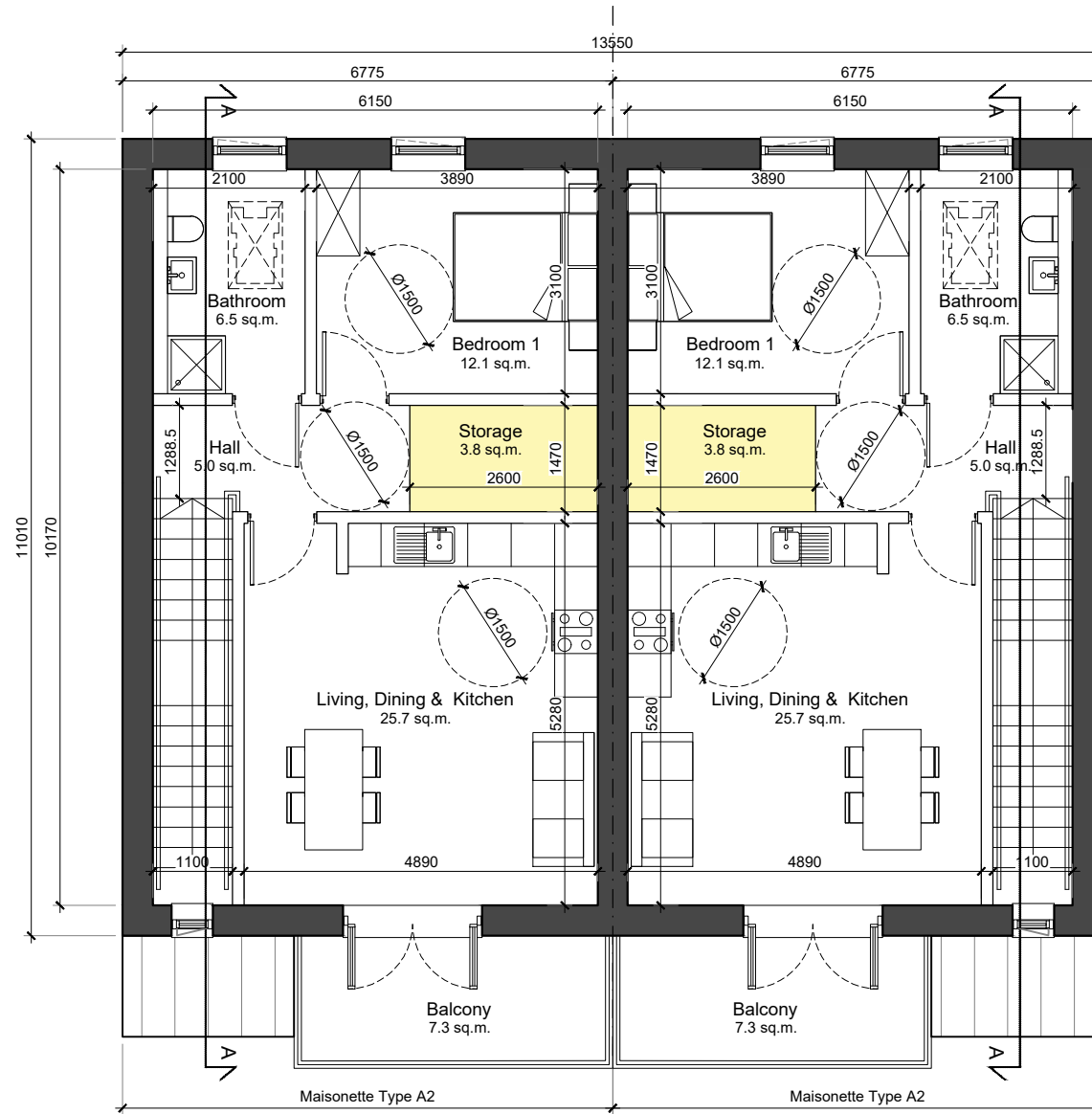
															Plot Size	
House Number	House Type	Description	Storeys	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	Required Storage Area sqm	Storage Area sqm	Required Living Room Width m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Required Private Open Space	Private Open Space sqm	House Plot Area sqm	Duplex / Apt Areas sqm
7	DX1	1 Bed Apartment	1	1B/2P	45	55.8	124.0%	3	3.4	3.3	11.4	12	5	27.3		127
8	DX2	3 Bed Duplex Apartment	2	3B/5P	90	118.8	132.0%	9	9	3.8	31.5	32.5	9	9.2		156.3
9	DX1	1 Bed Apartment	1	1B/2P	45	55.8	124.0%	3	3.4	3.3	11.4	12	5	27.3		121
10	DX2	3 Bed Duplex Apartment	2	3B/5P	90	118.8	132.0%	9	9	3.8	31.5	32.5	9	9.2		147.7
11	DX1	1 Bed Apartment	1	1B/2P	45	55.8	124.0%	3	3.4	3.3	11.4	12	5	27.3		121
12	DX2	3 Bed Duplex Apartment	2	3B/5P	90	118.8	132.0%	9	9	3.8	31.5	32.5	9	9.2		147.7
13	DX1	1 Bed Apartment	1	1B/2P	45	55.8	124.0%	3	3.4	3.3	11.4	12	5	27.3		128
14	DX2	3 Bed Duplex Apartment	2	3B/5P	90	118.8	132.0%	9	9	3.8	31.5	32.5	9	9.2		147.7
15	DX1	1 Bed Apartment	1	1B/2P	45	55.8	124.0%	3	3.4	3.3	11.4	12	5	27.3		121
16	DX2	3 Bed Duplex Apartment	2	3B/5P	90	118.8	132.0%	9	9	3.8	31.5	32.5	9	9.2		147.7
17	DX1	1 Bed Apartment	1	1B/2P	45	55.8	124.0%	3	3.4	3.3	11.4	12	5	27.3		121
18	DX2	3 Bed Duplex Apartment	2	3B/5P	90	118.8	132.0%	9	9	3.8	31.5	32.5	9	9.2		156.3
58	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	28	30.7	40	56	163	
60	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	20	23.4	30	36	105	
61	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	20	23.4	30	36	105	
74	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	28	30.7	40	91	198	
75	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	20	23.4	30	59	129	
76	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	20	23.4	30	59	129	
77	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	20	23.4	30	60	129	
78	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	20	23.4	30	60	129	
79	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	28	30.7	40	93	199	
119	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	20	23.4	30	35	105	
120	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	20	23.4	30	35	105	
121	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	20	23.4	30	35	105	
122	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	20	23.4	30	35	105	
132	A1	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	11.4	12.9	5	20		399
133	A2	1 bedroom apartment	2	1B/2P	45	64.8	144.0%	3	3.8	3.3	11.4	12.1	5	7.3		65.4
134	A1	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	11.4	12.9	5	20		212.9
135	A2	1 bedroom apartment	2	1B/2P	45	64.8	144.0%	3	3.8	3.3	11.4	12.1	5	7.3		65.4



01 Ground Floor Plan
1:100 @ A3



03 Roof Plan
1:200 @ A3



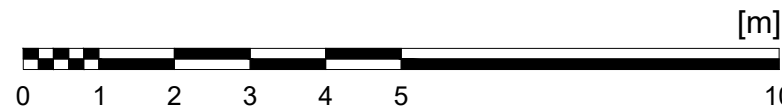
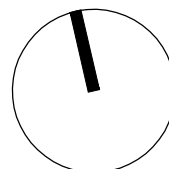
02 First Floor Plan
1:100 @ A3

Type A1 - Area Schedule (GIA)	
Name	Area
Ground Floor	56.5 m ²
First Floor	0 m ²
Grand total	56.5 m ²

Type A2 - Area Schedule (GIA)	
Name	Area
Ground Floor	6.4 m ²
First Floor	58.4 m ²
Grand total	64.8 m ²

Type A1 - Storage Area	
Name	Area
Ground Floor	3.4 m ²

Type A2 - Storage Area	
Name	Area
Ground Floor	0 m ²
First Floor	3.8 m ²
Grand total	3.8 m ²



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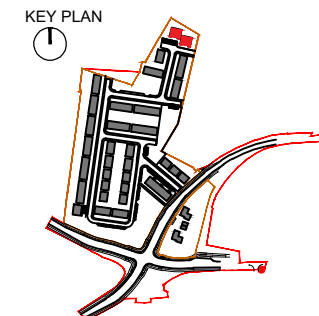
REV	DATE	DESCRIPTION	BY
01	21.06.24	ISSUED FOR PLANNING	LR

LEGEND	
	Storage

***Type A1 & A2**
Maisonette 4 no
2 storey / 4x1 bed / 2 p. unit

*Version 1 with brick facade treatment to rear elevation

Unit Numbers:
132, 133, 134, 135, 136,
137, 138, 139



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ARCHITECTS

THE TREE HOUSE, 17 RICHVIEW OFFICE PARK
CLONSKEAGH, D14 XR82, IRELAND
T: (01) 6689888 E: info@jfa.ie W: www.jfa.ie

CLIENT
Marshall Yards Development Company Ltd.

PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBIN RD, RATOATH, CO.MEATH

DRAWING
Maisonette Type A1 & A2 - Version 1
Floor Plans

SCALE
1:100, 1:200 @ A3

DRAWN BY
JB

DATE
MAR 24

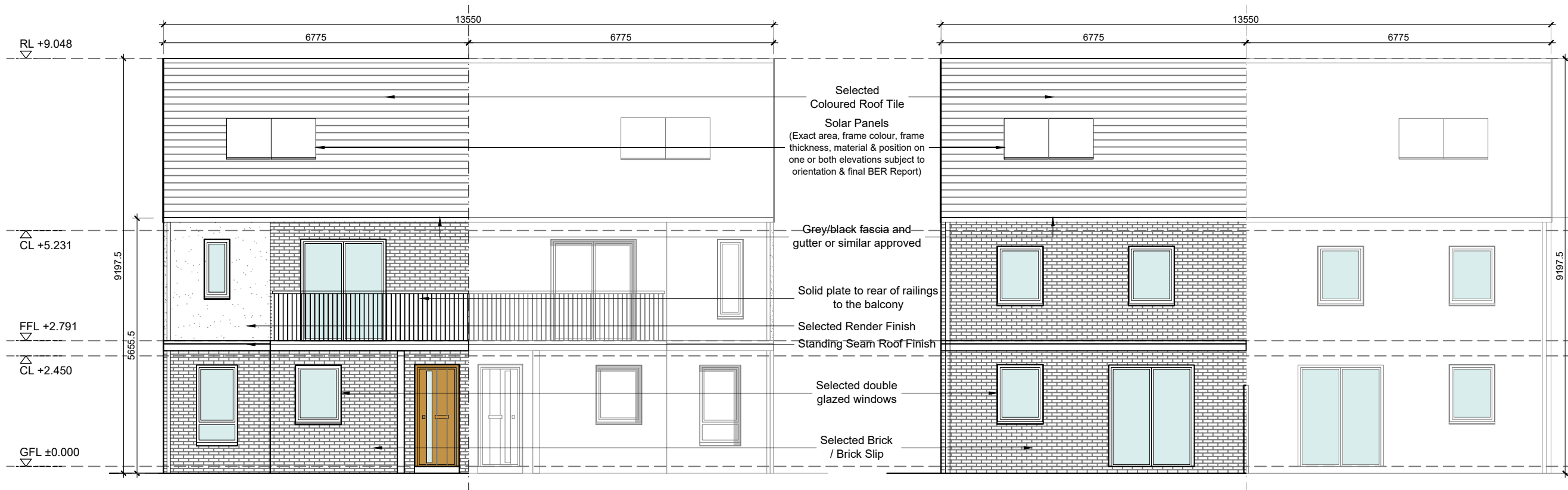
DRAWING NUMBER
RAT-A12-ZZ-DR-JFA-AR-P2002 01

REVISION

DRAWING LOCATION

w:\22 jobs\2244-ratoath (jfm\m\2024-current drawings\house types

DRAWING STATUS
PLANNING



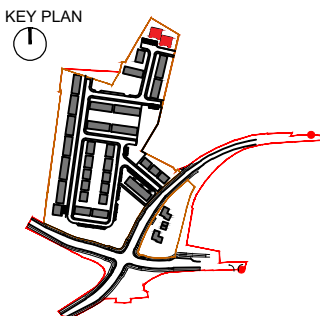
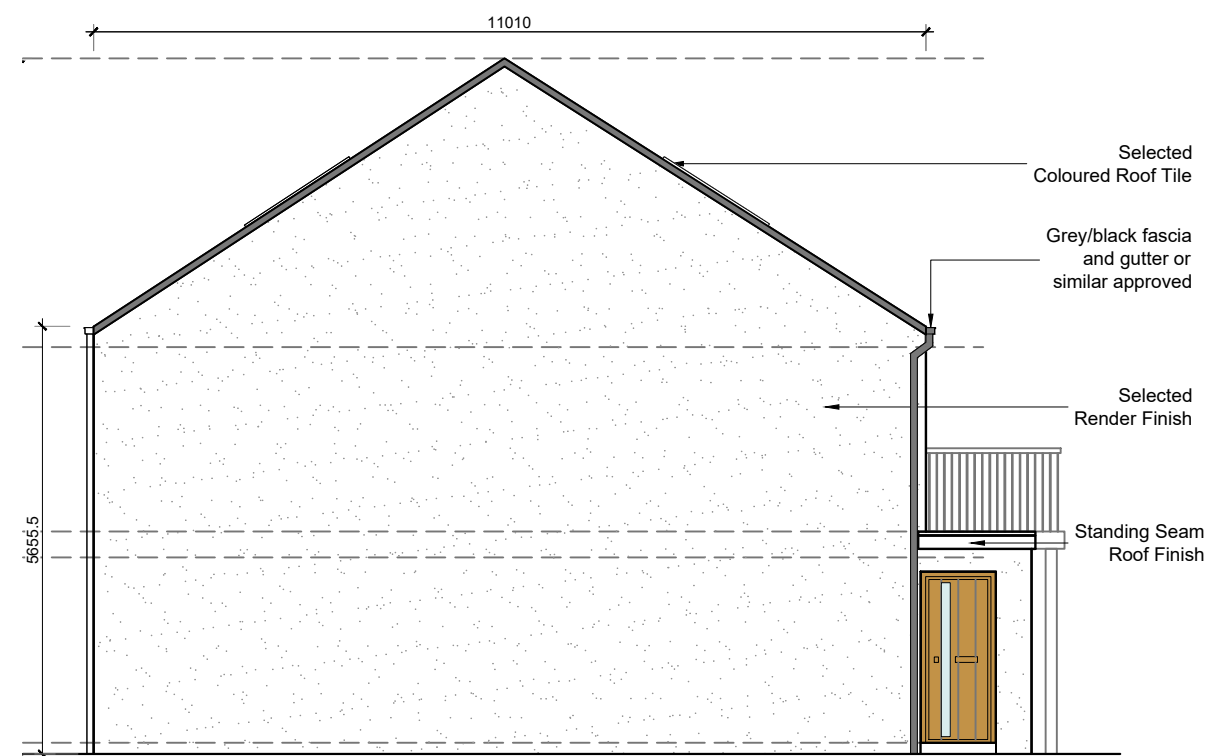
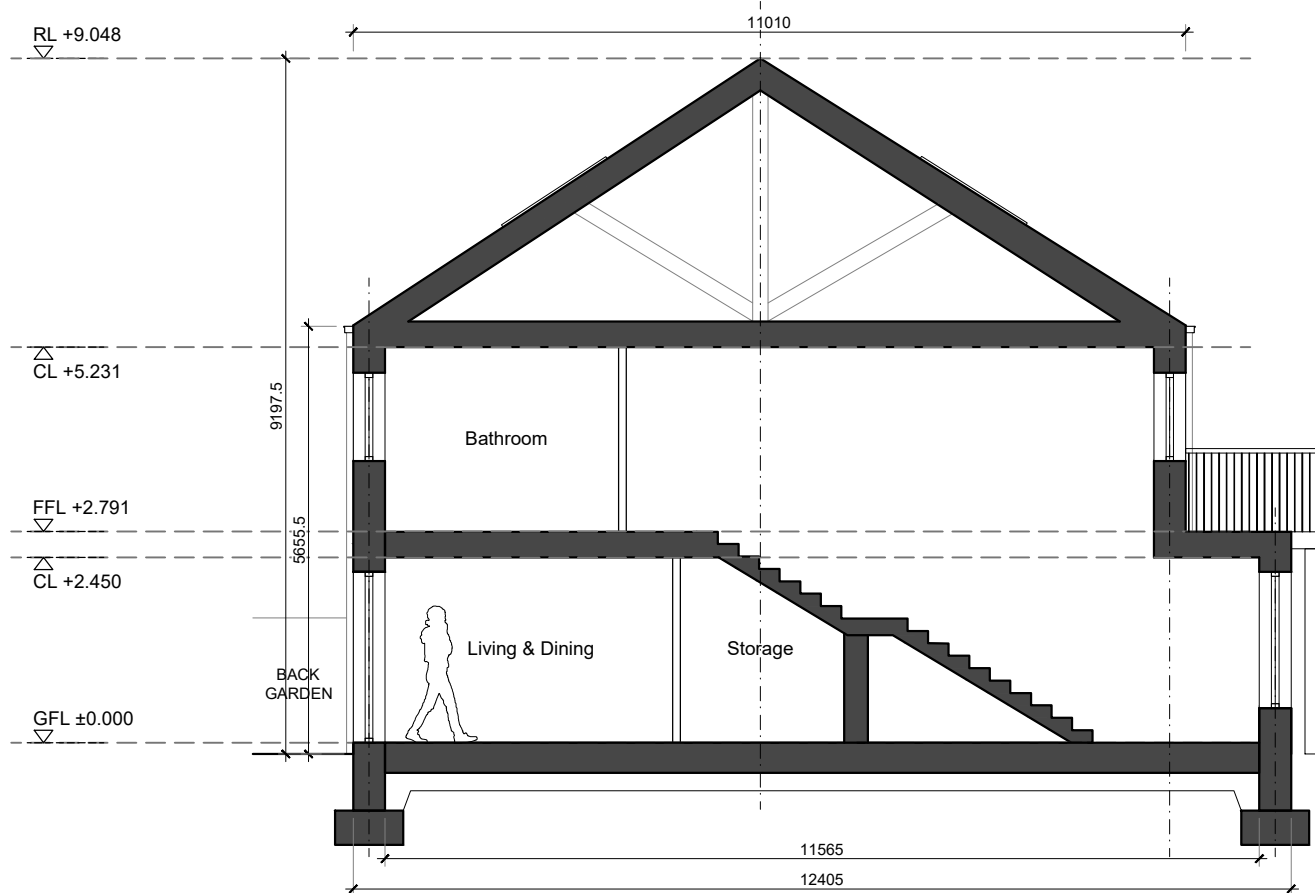
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REV	DATE	DESCRIPTION	BY
01	21.06.24	ISSUED FOR PLANNING	LR

***Type A1 & A2**
Maisonette 4 no
2 storey / 4x1 bed / 2 p. unit

*Version 1 with brick facade treatment to rear elevation

Unit Numbers:
132, 133, 134, 135, 136,
137, 138, 139



JFA
ARCHITECTS

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CLIENT
Marshall Yards Development Company Ltd.

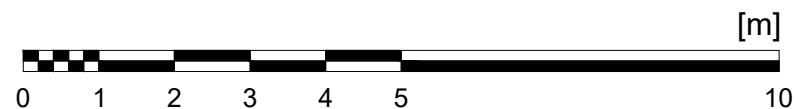
PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBIN RD, RATOATH, CO. MEATH

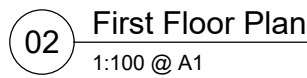
DRAWING
Maisonette Type A1 & A2 - Version 1
Elevations & Cross Section

SCALE 1:100 @ A3	JOB NO. 2244
DRAWN BY JB	DATE MAR 24
DRAWING NUMBER RAT-A12-ZZ-DR-JFA-AR-P4002 01	REVISION

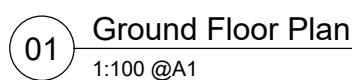
DRAWING LOCATION
w:\22 jobs\2244-ratbath\jfa\meath\00-current drawings\house types

DRAWING STATUS
PLANNING

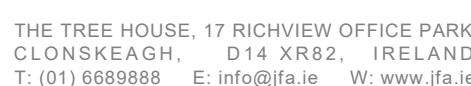
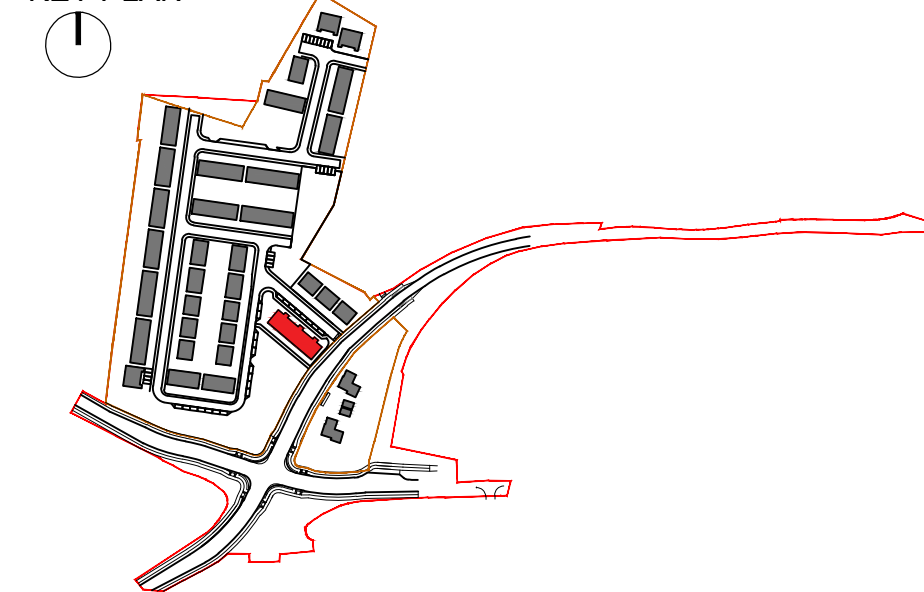




REV	DATE	DESCRIPTION	BY
01	21.06.24	ISSUED FOR PLANNING	LR



Unit Numbers:
007, 009, 011, 013, 015,
017



CLIENT
Marshall Yards Development Company Ltd,

PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBRIEN RD, RATOATH, CO.MEATH

DRAWING
Duplex Type DX1 & DX2
Ground and First Floor Plans

SCALE	JOB NO.
1:100 @ A1	2244

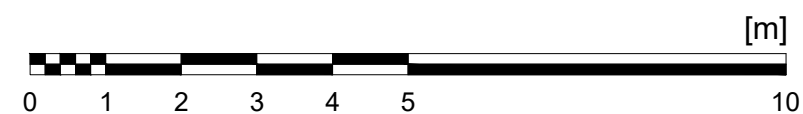
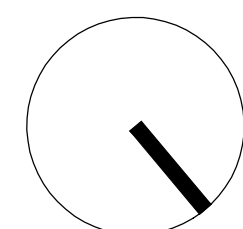
DRAWN BY	MT
DATE	MAR 24

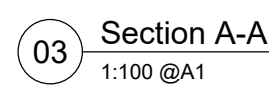
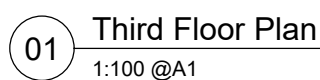
DATE: 04/04/24
DRAWING NUMBER: RAT-DX-ZZ-DR-JFA-AR-P2001 01
REVISION:

DRAWING LOCATION _____

DRAWING STATUS

PLANNING





GENERAL NOTES

1. COPYRIGHT RESERVED
2. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY.
3. ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS AND DIMENSIONS.
5. ALL STRUCTURE TO BE TO STRUCTURAL ENGINEERS DETAILS.
6. ALL MECH & ELEC SERVICES TO SERVICES ENGINEERS DETAILS.
7. ALL PROPRIETARY ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
8. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE FINISHES AND SERVICES.

REV	DATE	DESCRIPTION	BY
01	21.06.24	ISSUED FOR PLANNING	LR



JFA
ARCHITECTS

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CLIENT
Marshall Yards Development Company Ltd

PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBIN RD, RATOATH, CO.MEATH

DRAWING

Duplex Type DX1 & DX2

Second Floor & Roof Plans and Section

SCALE	JOB NO
1:100 @ A1	224

DRAWN BY _____ M _____

DATE	MAR 2
DRAWING NUMBER	REVISION

RAT-DX-ZZ-DR-JFA-AR-P2002 01

DRAWING LOCATION

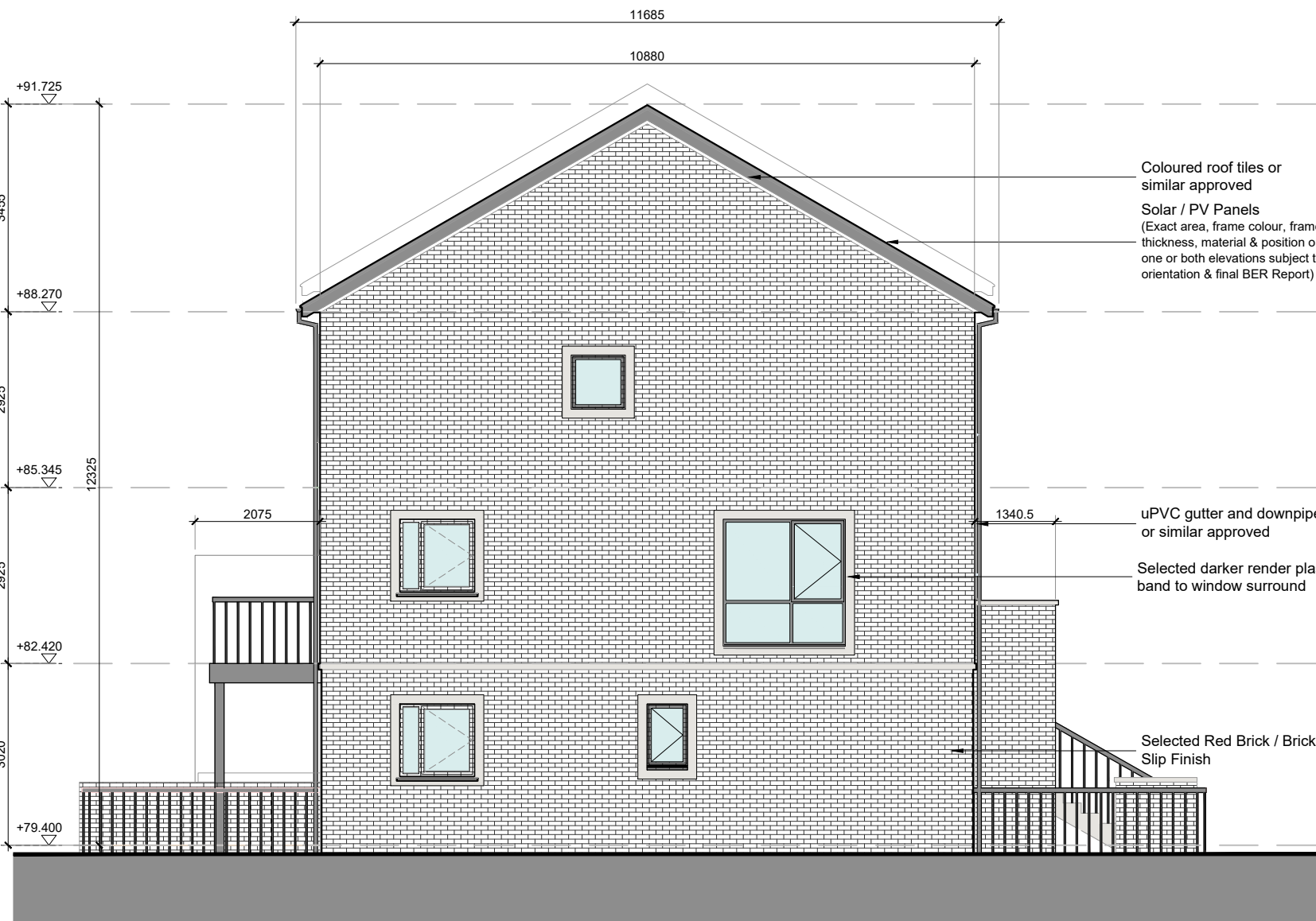
w:\22 jobs\2244-ratoath (glenveagh)\03-current drawings\house type

DRAWING STATUS

PLANNING



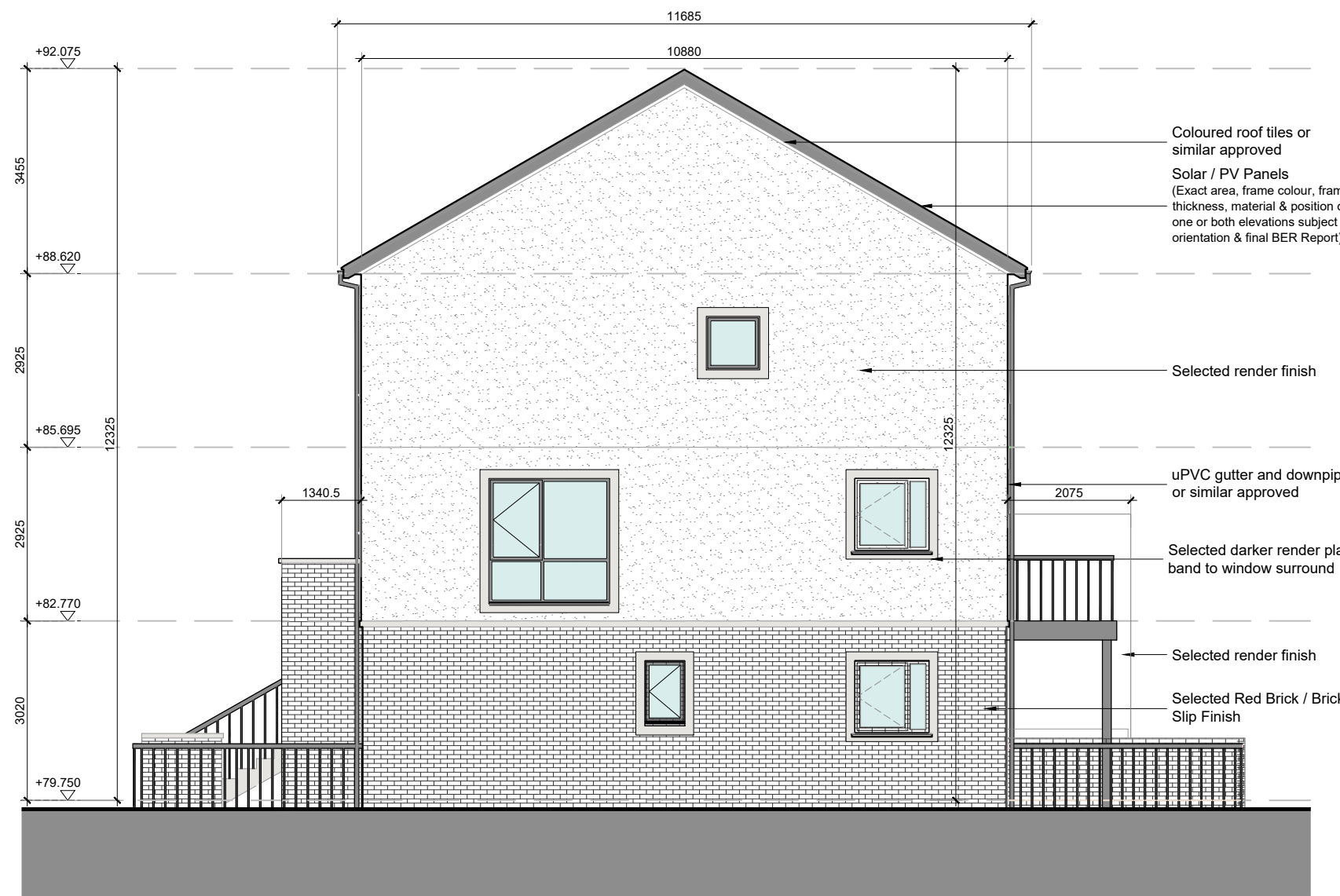
02 South Elevation
1:100 @ A1



02 East Elevation - Ballybin Road
1:100 @ A1



01 North Elevation
1:100 @ A1



01 West Elevation
1:100 @ A1

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 5. ALL STRUCTURE TO BE TO STRUCTURAL ENGINEERS DETAILS.
 6. ALL MECH & ELEC SERVICES TO SERVICES ENGINEERS DETAILS.
 7. ALL PROPERTIES/ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 8. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE, FINISHES AND SERVICES.

REV	DATE	DESCRIPTION	BY
01	21.08.24	ISSUED FOR PLANNING	LR



THE TREE HOUSE, 17 RICHVIEW OFFICE PARK
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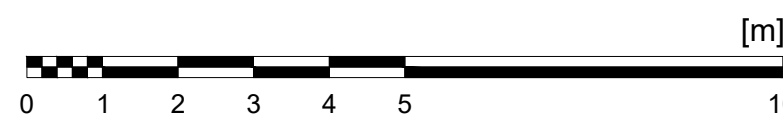
PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBIN RD, RATOATH, CO. MEATH

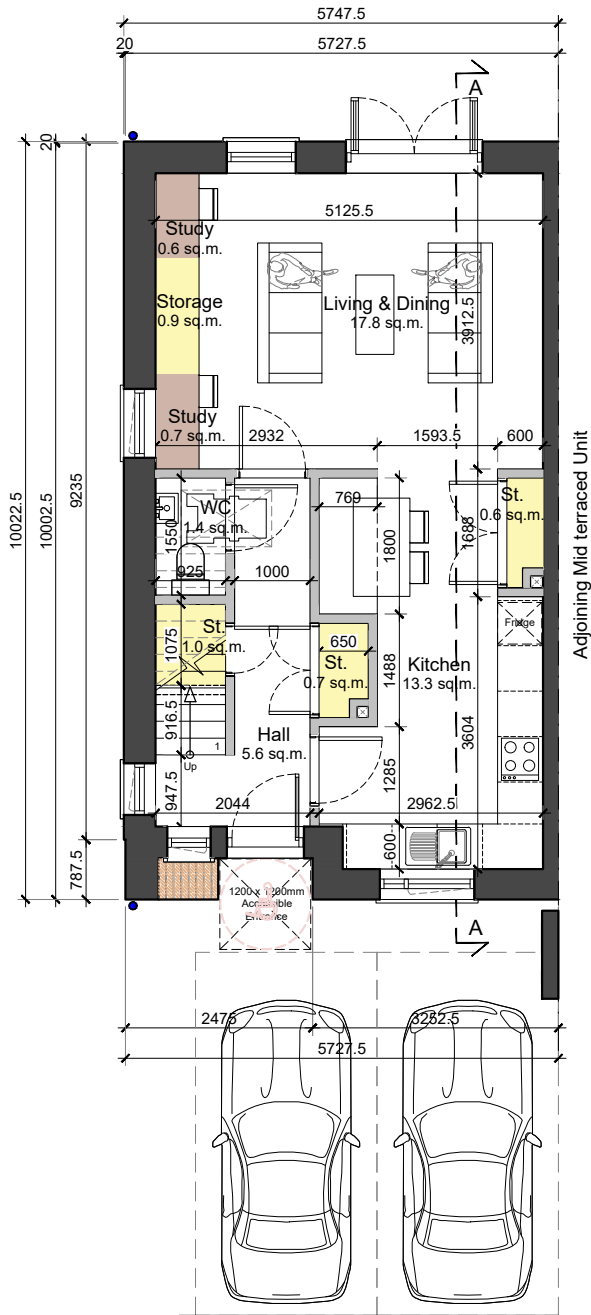
DRAWING
Duplex Type DX1 & DX2
Elevations

SCALE	JOB NO.
1:100 @ A3	2244
DRAWN BY	MT
DATE	MAR 24
DRAWING NUMBER	REVISION
RAT-DX-ZZ-DR-JFA-AR-P4001	01

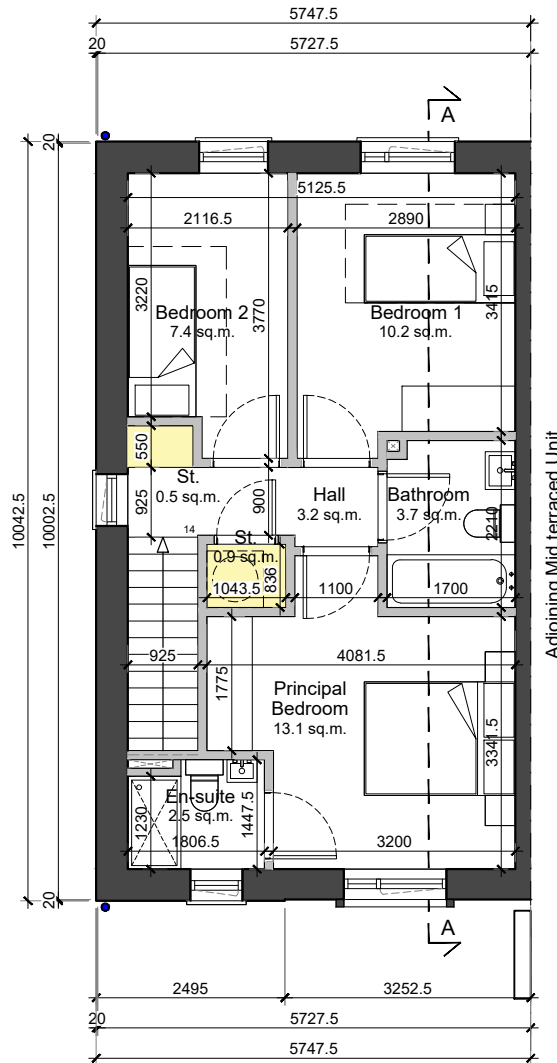
DRAWING LOCATION

DRAWING STATUS
PLANNING

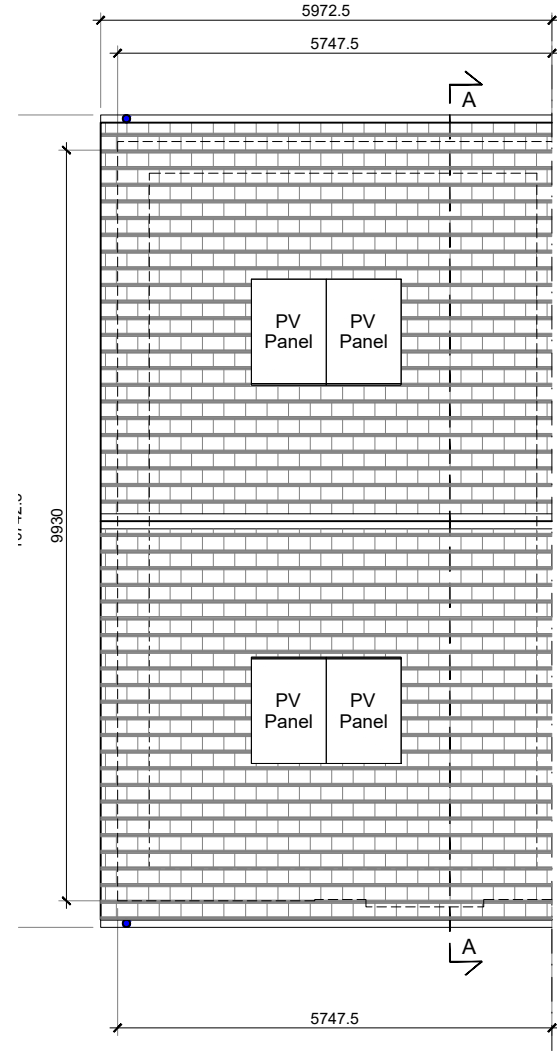




01 Ground Floor Plan
1:100 @ A3



02 First Floor Plan
1:100 @ A3



03 Roof Plan
1:100 @ A3

LEGEND

Storage	Study
---------	-------

Type D1

End of terrace
2 storey / 3 bed / 4 person unit

Type D1 - Area Schedule (GIA)	
Name	Area
Ground Floor	45.7 m ²
First Floor	47.1 m ²
Grand total	92.8 m ²

Type D1 - Aggregate Living Area	
Name	Area
Living & Dining	17.8 m ²
Study Area	0.6 m ²
Study Area	0.7 m ²
Kitchen	13.2 m ²
Grand total	32.3 m ²

Type D1 - Aggregate Bedroom	
Bedrooms	Area
Principal Bedroom	13.1 m ²
Bedroom 1	10.2 m ²
Bedroom 2	7.4 m ²
Grand total	30.7 m ²

Type D1 - Internal Storage	
Name	Area
Internal Storage	4.6 m ²
Grand total	4.6 m ²

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 8. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE FINISHES AND SERVICES.

REV	DATE	DESCRIPTION	BY
01	21.06.24	ISSUED FOR PLANNING	LR

Unit Numbers:
021, 024, 034, 047, 057,
068, 074, 080, 085, 090,
095, 105, 117, 129



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CLIENT
Marshall Yards Development Company Ltd.

PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBIN RD, RATOATH, CO.MEATH

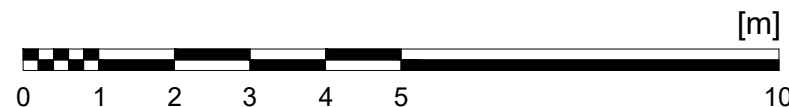
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House Type D1
Floor Plans

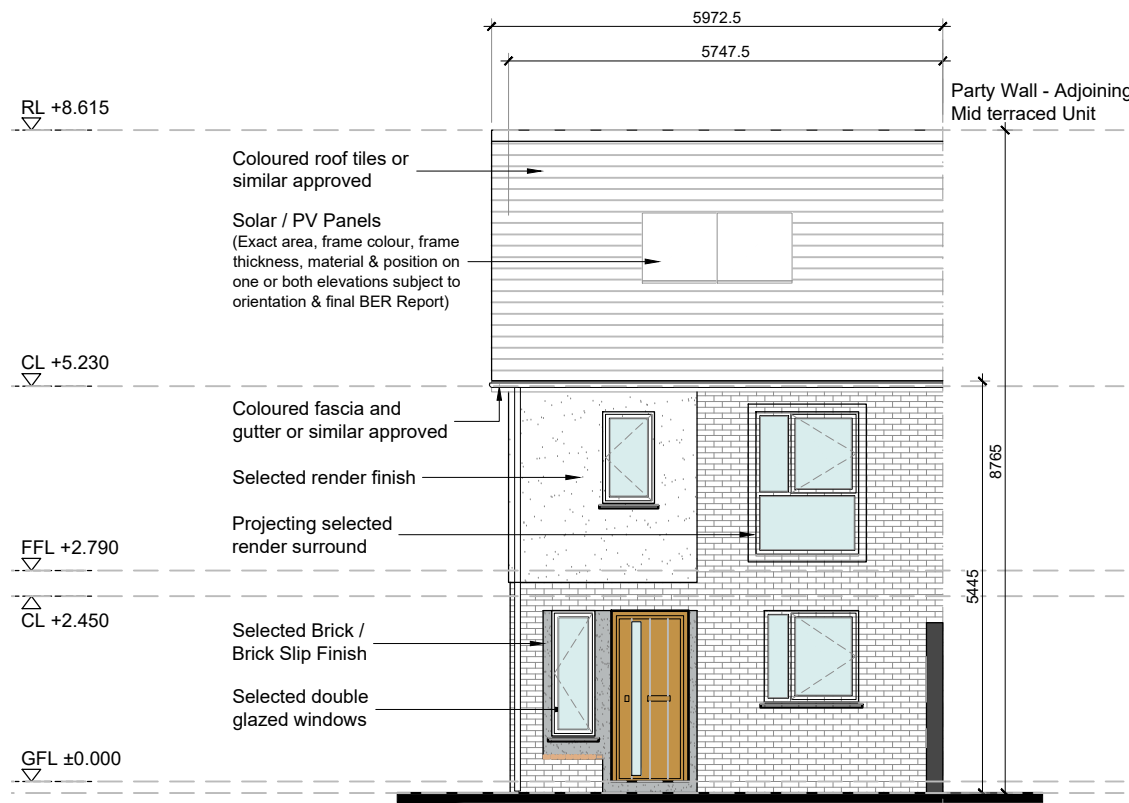
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1:100 @ A3
DRAWN BY
DATE
DRAWING NUMBER
RAT-HD1-ZZ-DR-JFA-AR-P2001 01

JOB NO.
2244
PKL
MAR 24
REVISION

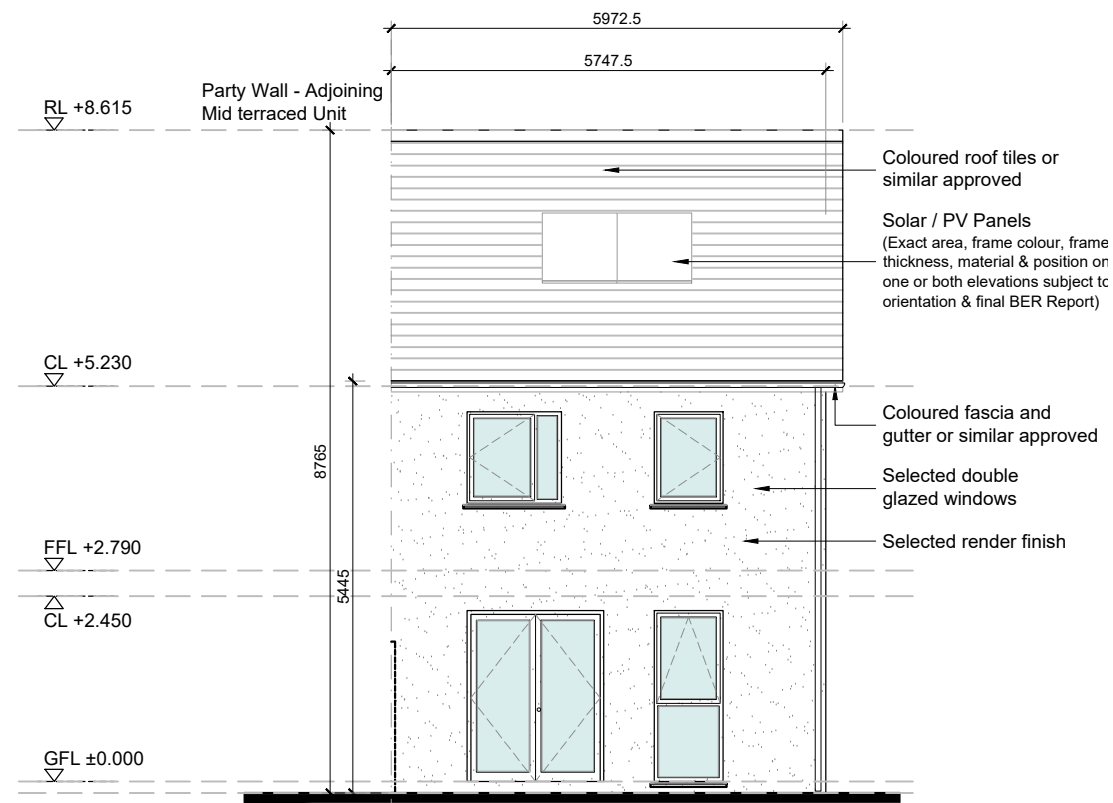
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DRAWING STATUS
PLANNING

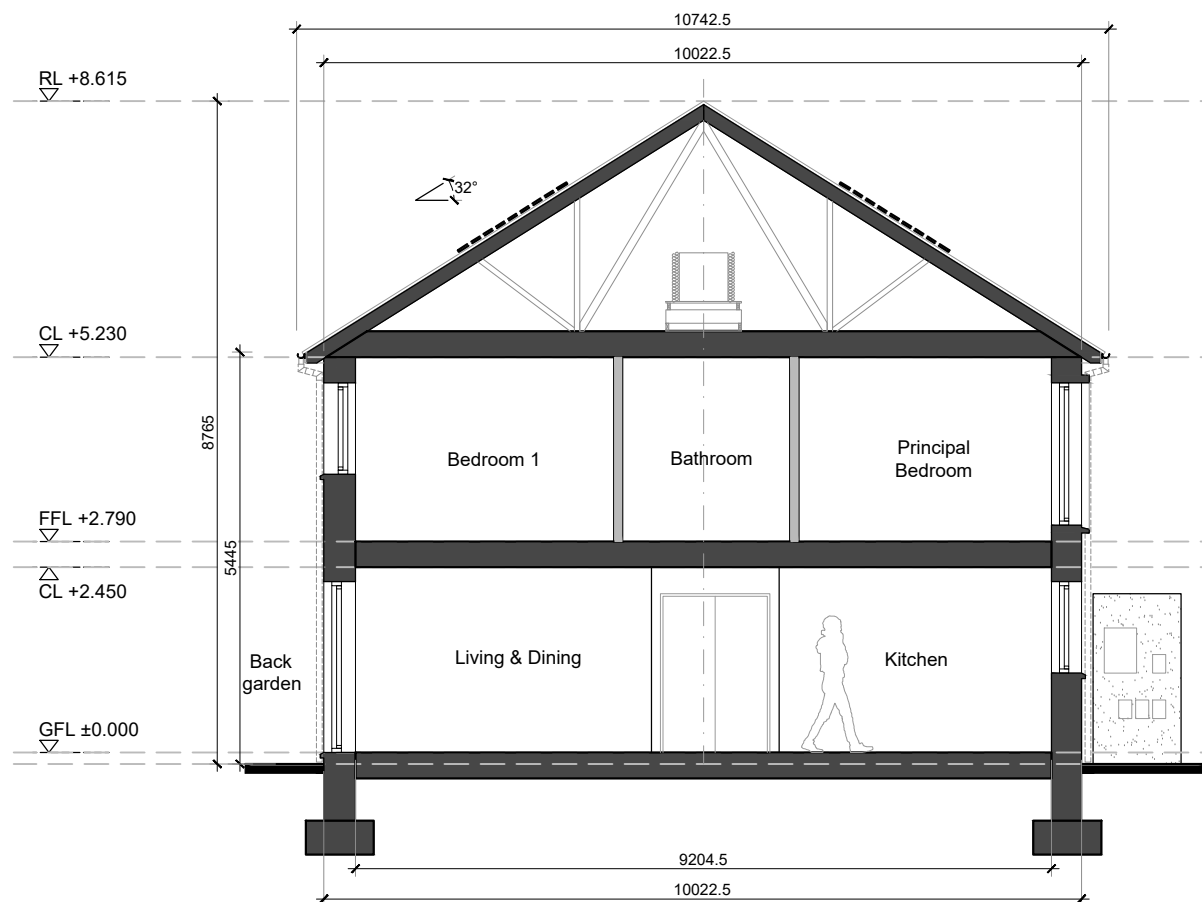




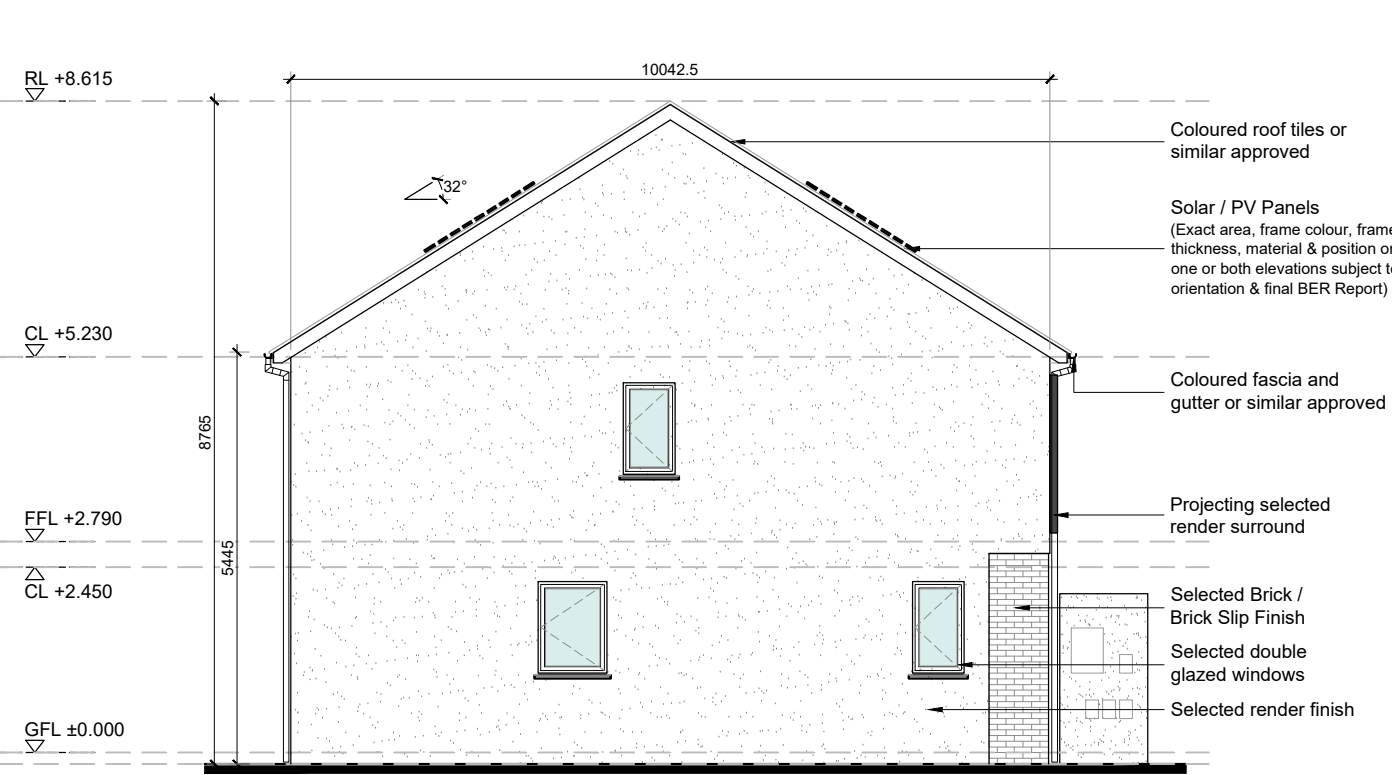
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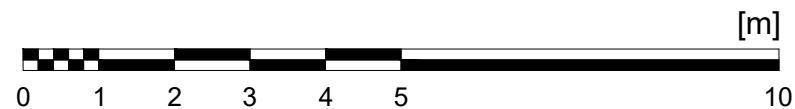
02 Rear Elevation
1:100 @ A3



04 Section A - A
1:100 @ A3



03 Side Elevation
1:100 @ A3



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REV	DATE	DESCRIPTION	BY
01	21.06.24	ISSUED FOR PLANNING	LR

Type D1
End of terrace
2 storey / 3 bed / 4 person unit

Unit Numbers:
021, 024, 034, 047, 057,
068, 074, 080, 085, 090,
095, 105, 117, 129

JFA
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CLIENT
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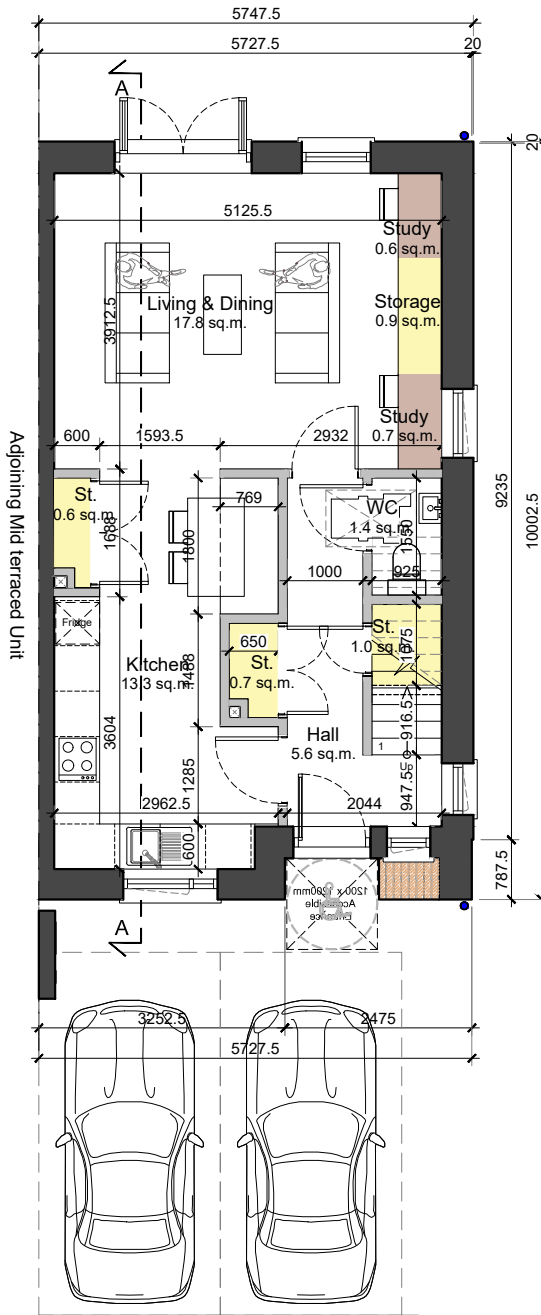
PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBIN RD, RATOATH, CO. MEATH

DRAWING
House Type D1
Elevations & Section A - A

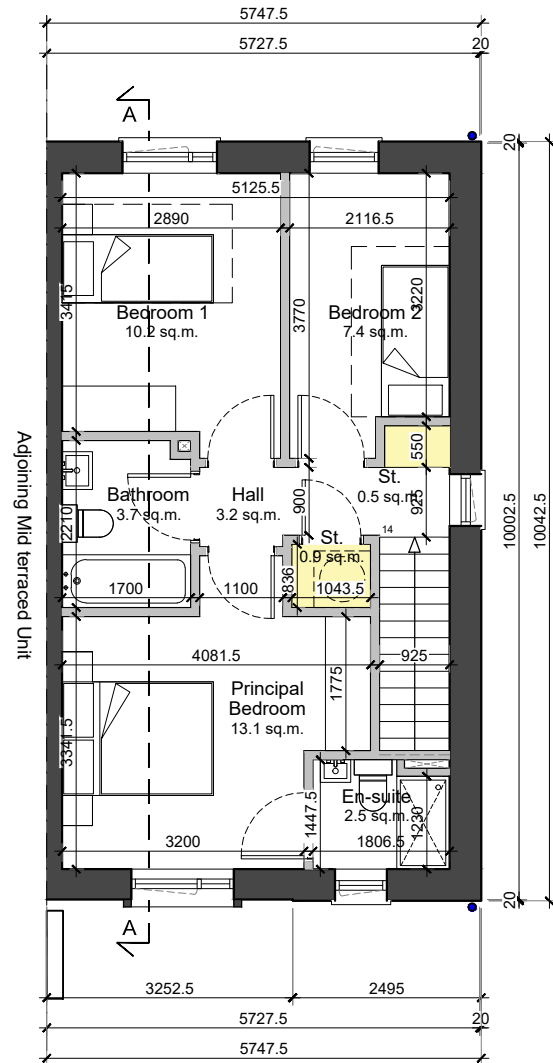
SCALE
1:100 @ A3
JOB NO.
2244
DRAWN BY
PKL
DATE
MAR 24
DRAWING NUMBER
RAT-HD1-ZZ-DR-JFA-AR-P4001 01
REVISION

DRAWING LOCATION
w:\22 jobs\2244-ratoath (jfmeeagh)\00-current drawings\house types

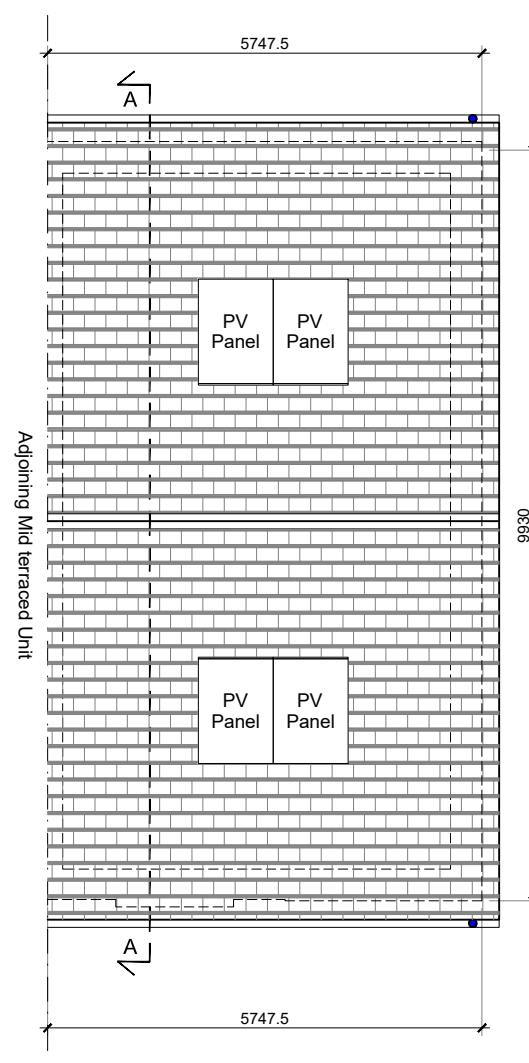
DRAWING STATUS
PLANNING



01 Ground Floor Plan
1:100 @ A3



02 First Floor Plan
1:100 @ A3



03 Roof Plan
1:100 @ A3

Type D1 H - Area Schedule (GIA)

Name	Area
Ground Floor	45.7 m²
First Floor	47.1 m²
Grand total	92.8 m²

Type D1 H - Aggregate Living Area

Name	Area
Living & Dining	17.8 m²
Study Area	0.6 m²
Study Area	0.7 m²
Kitchen	13.2 m²
Grand total	32.3 m²

Type D1 H - Aggregate Bedroom

Bedrooms	Area
Principal Bedroom	13.1 m²
Bedroom 1	10.2 m²
Bedroom 2	7.4 m²
Grand total	30.7 m²

Type D1 H - Internal Storage

Name	Area
Internal Storage	4.6 m²
Grand total	4.6 m²

LEGEND

	Storage
	Study

Type D1 H

End of terrace
2 storey / 3 bed / 4 person unit

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REV	DATE	DESCRIPTION	BY
01	21.06.24	ISSUED FOR PLANNING	LR

Unit Numbers:

022, 035, 045, 048, 058,
073, 079, 084, 089, 094,
099, 106, 118



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CLIENT
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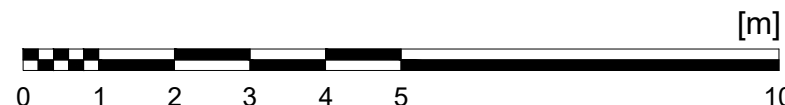
PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBIN RD, RATOATH, CO. MEATH

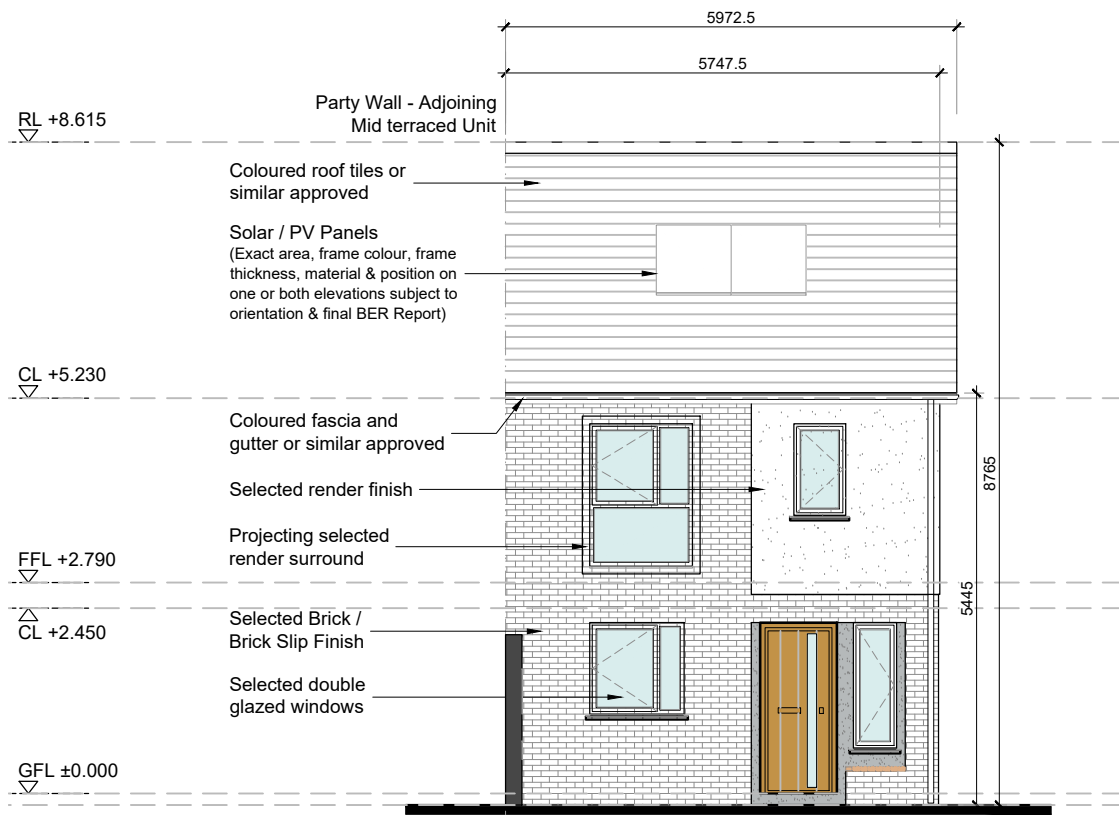
DRAWING
House Type D1 H
Floor Plans

SCALE
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DRAWN BY
DATE
DRAWING NUMBER
RAT-HD1-ZZ-DR-JFA-AR-P2002 01

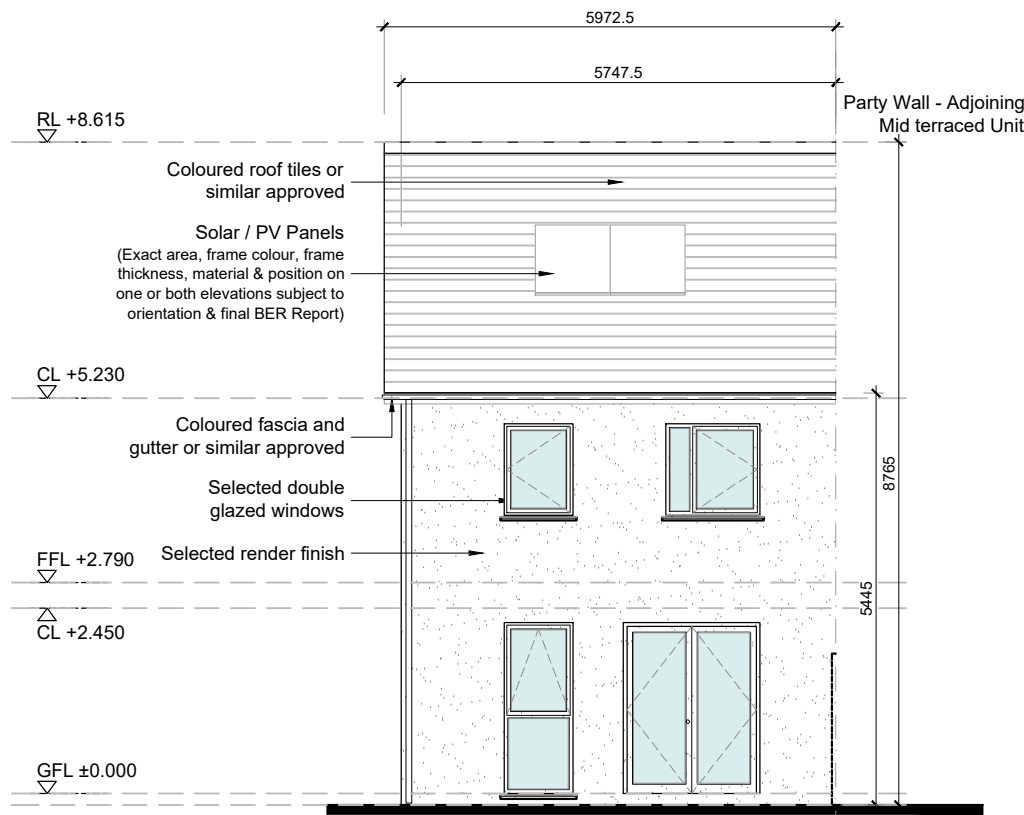
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DRAWING STATUS
PLANNING

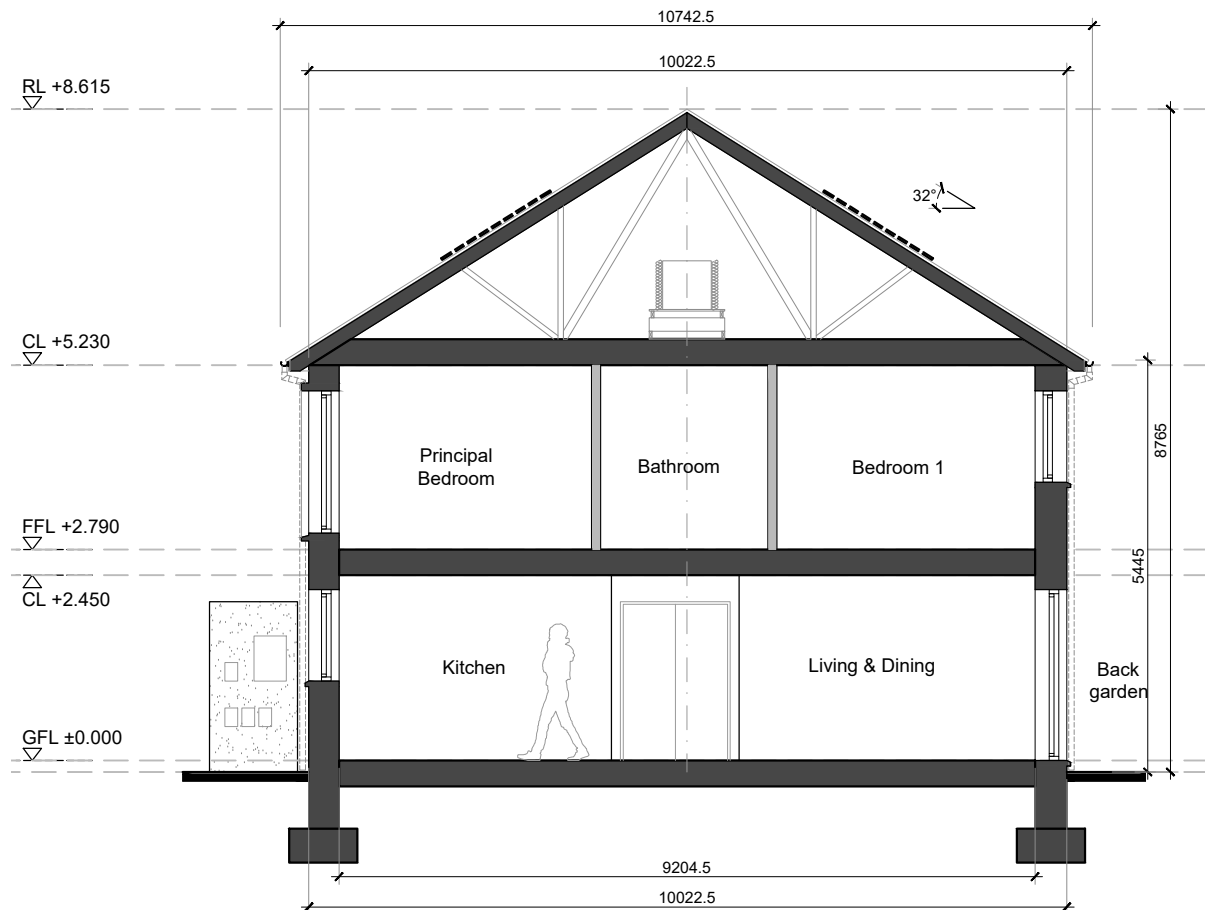




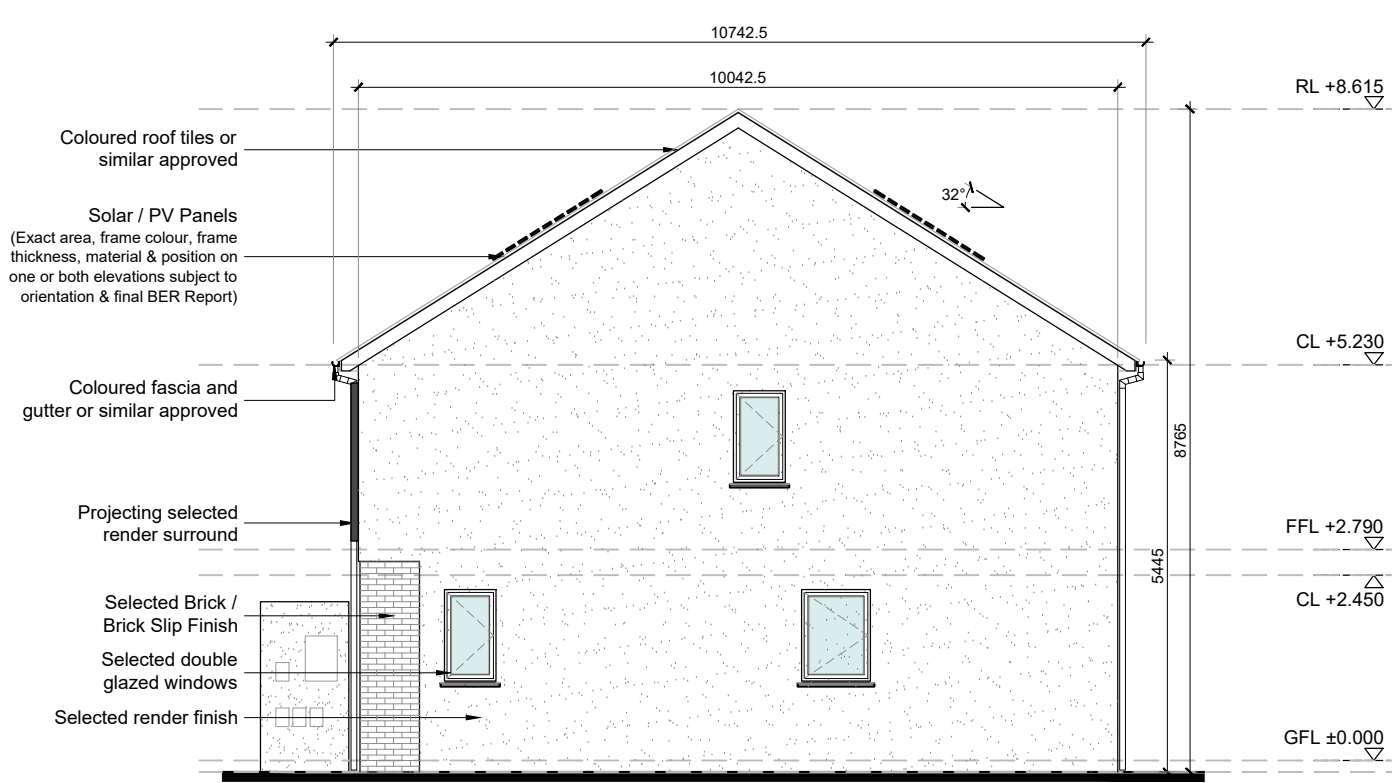
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1:100 @ A3



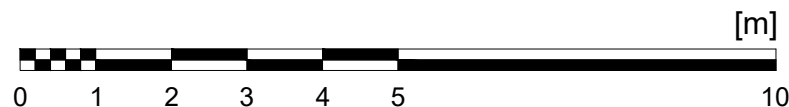
02 Rear Elevation
1:100 @ A3



04 Section A - A
1:100 @ A3



03 Side Elevation
1:100 @ A3



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REV	DATE	DESCRIPTION	BY
01	21.06.24	ISSUED FOR PLANNING	LR

Type D1 H
End of terrace
2 storey / 3 bed / 4 person unit

Unit Numbers:
022, 035, 045, 048, 058,
073, 079, 084, 089, 094,
099, 106, 118

JFA
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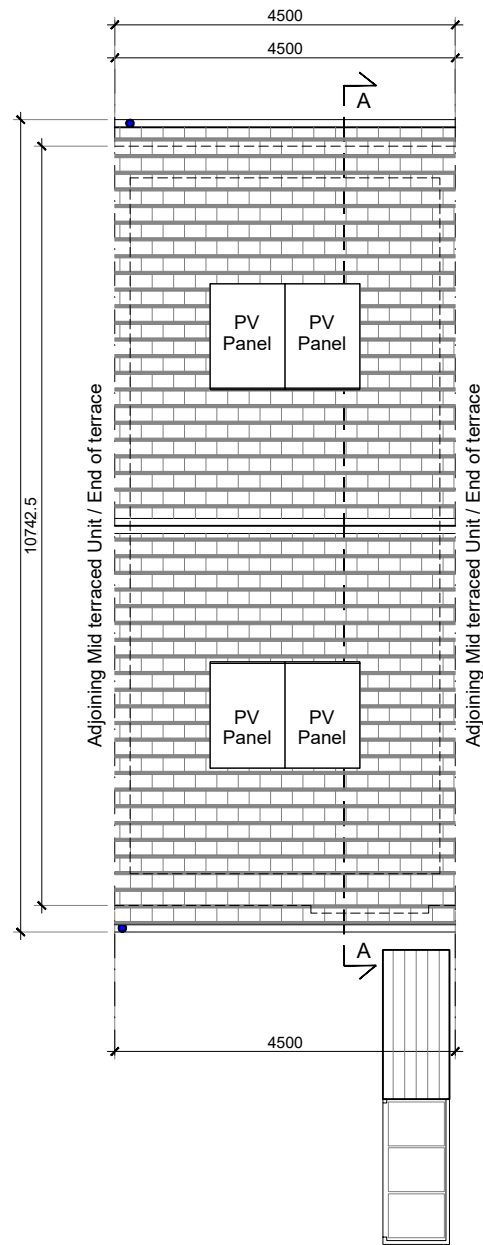
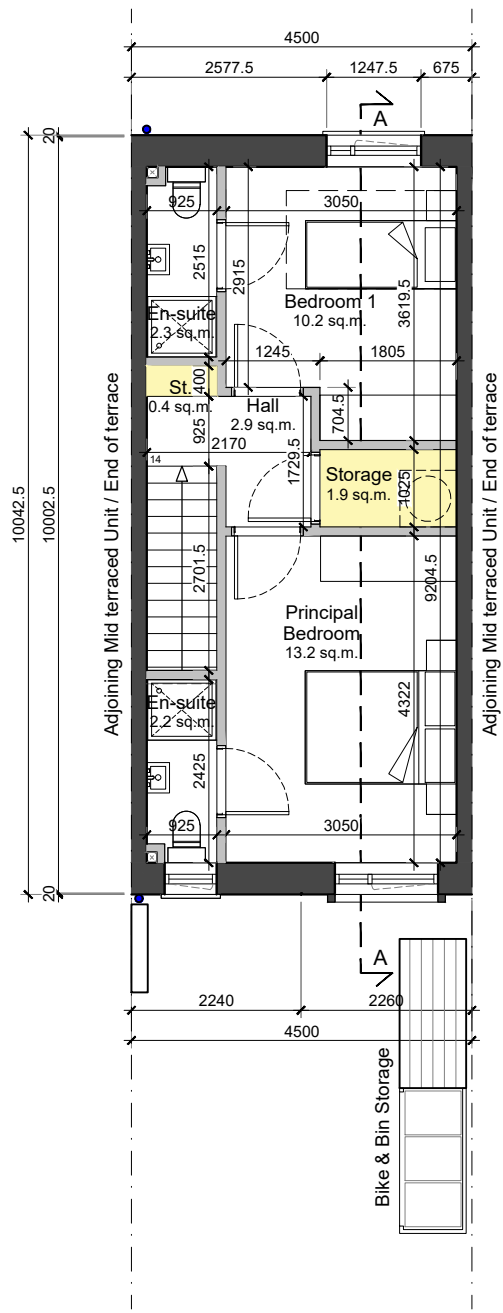
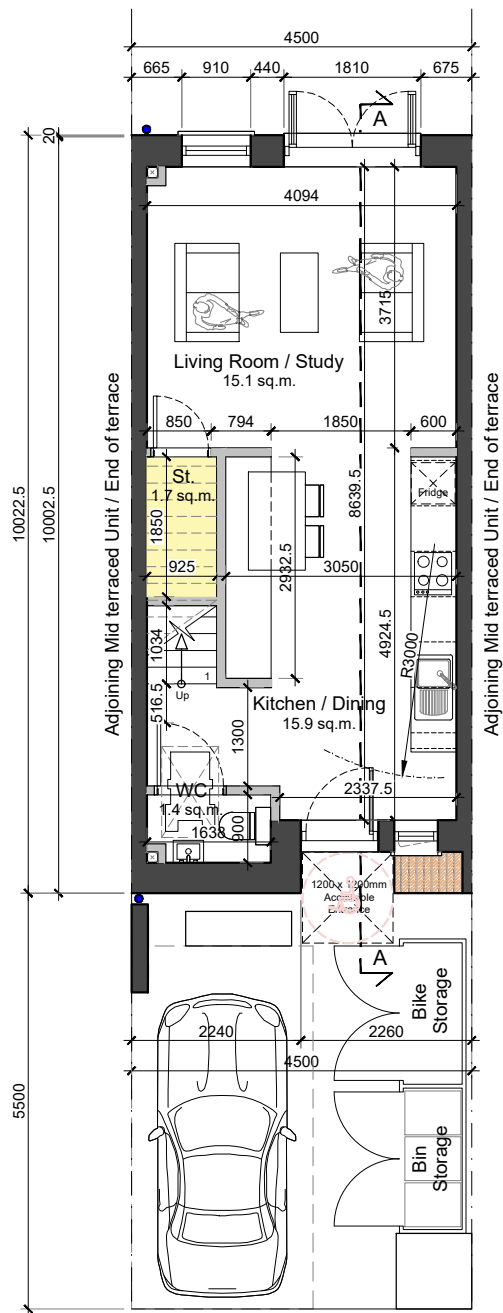
PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBIN RD, RATOATH, CO. MEATH

DRAWING
House Type D1 H
Elevations & Section A - A

SCALE
1:100 @ A3
JOB NO.
2244
DRAWN BY
PKL
DATE
MAR 24
DRAWING NUMBER
RAT-HD1-ZZ-DR-JFA-AR-P4002 01
REVISION

DRAWING LOCATION
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DRAWING STATUS
PLANNING



LEGEND

Storage

Study

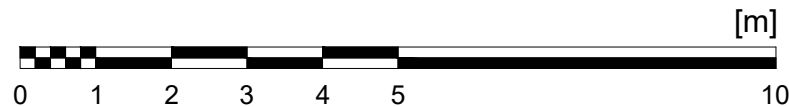
Type E1
Mid terraced
2 storey / 2 bed / 3 person unit

Type E1 - Area Schedule (GIA)	
Name	Area
Ground Floor	36.2 m²
First Floor	37.6 m²
Grand total	73.8 m²

Type E1 - Aggregate Bedroom	
Bedrooms	Area
Principal Bedroom	13.2 m²
Bedroom 1	10.2 m²
Grand total	23.4 m²

Type E1 - Aggregate Living Area	
Name	Area
Living Room / Study	15.1 m²
Kitchen & Dining	15.9 m²
Grand total	31.0 m²

Type E1 - Internal Storage	
Name	Area
Internal Storage	4.0 m²
Grand total	4.0 m²



GENERAL NOTES

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- ALL MECH & ELEC SERVICES TO SERVICES ENGINEERS DETAILS.
- ALL PROPRIETARY ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE FINISHES AND SERVICES.

REV	DATE	DESCRIPTION	BY
01	21.06.24	ISSUED FOR PLANNING	LR

Unit Numbers:

020, 023, 032, 033, 052, 053, 054, 055, 056, 069, 070, 071, 072, 075, 076, 077, 078, 081, 082, 083, 086, 087, 088, 091, 092, 093, 096, 097, 098, 101, 102, 103, 104, 114, 115, 116, 125, 126, 127, 128

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PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBIN RD, RATOATH, CO.MEATH

DRAWING
House Type E1
Floor Plans

SCALE
1:100 @ A3

JOB NO.
2244

DRAWN BY
PKL

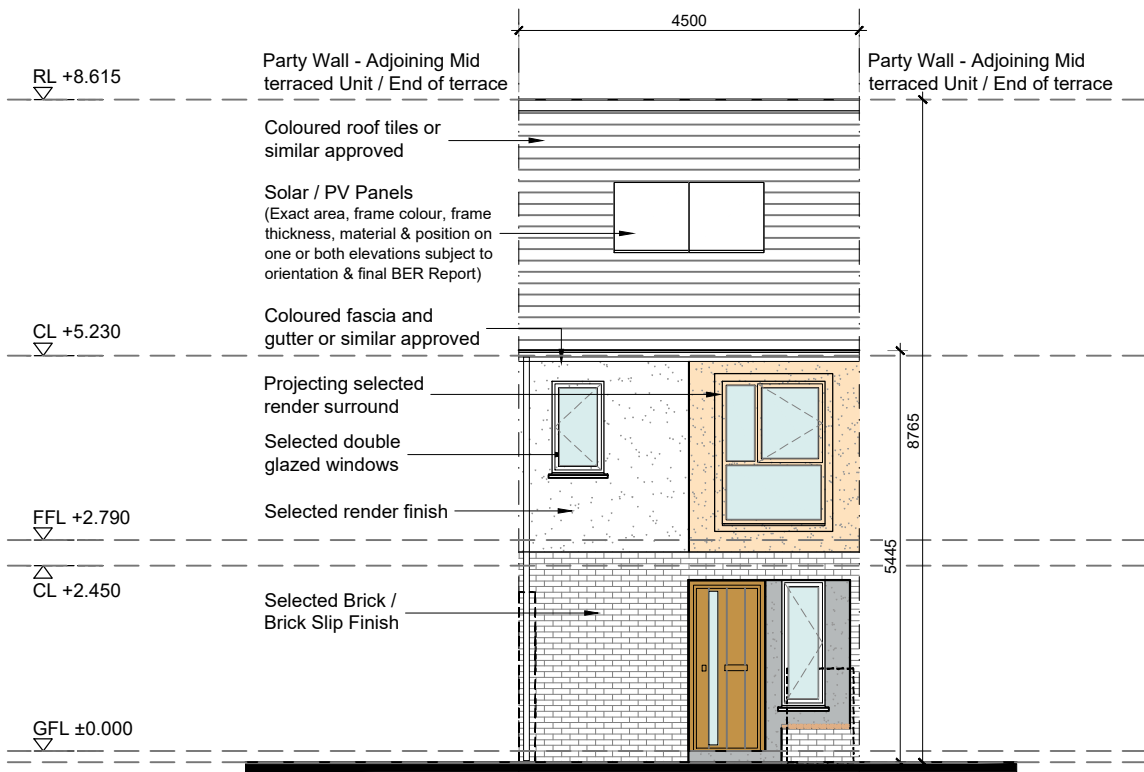
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DRAWING NUMBER
RAT-HE1-ZZ-DR-JFA-AR-P2001 01

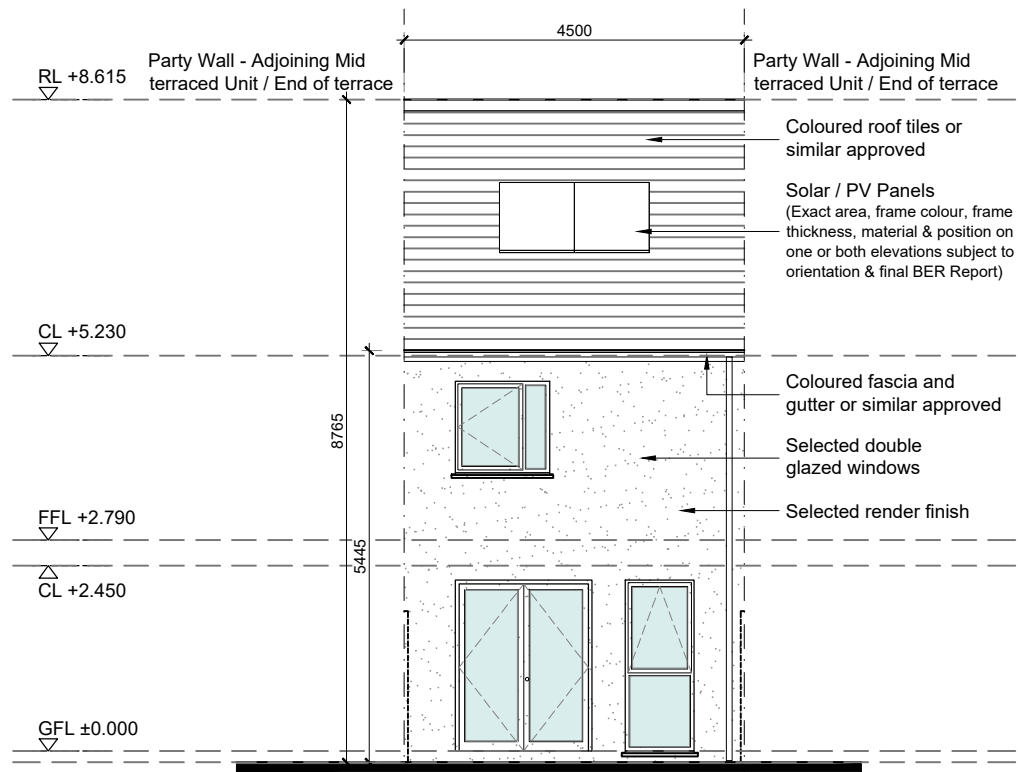
REVISION

DRAWING LOCATION
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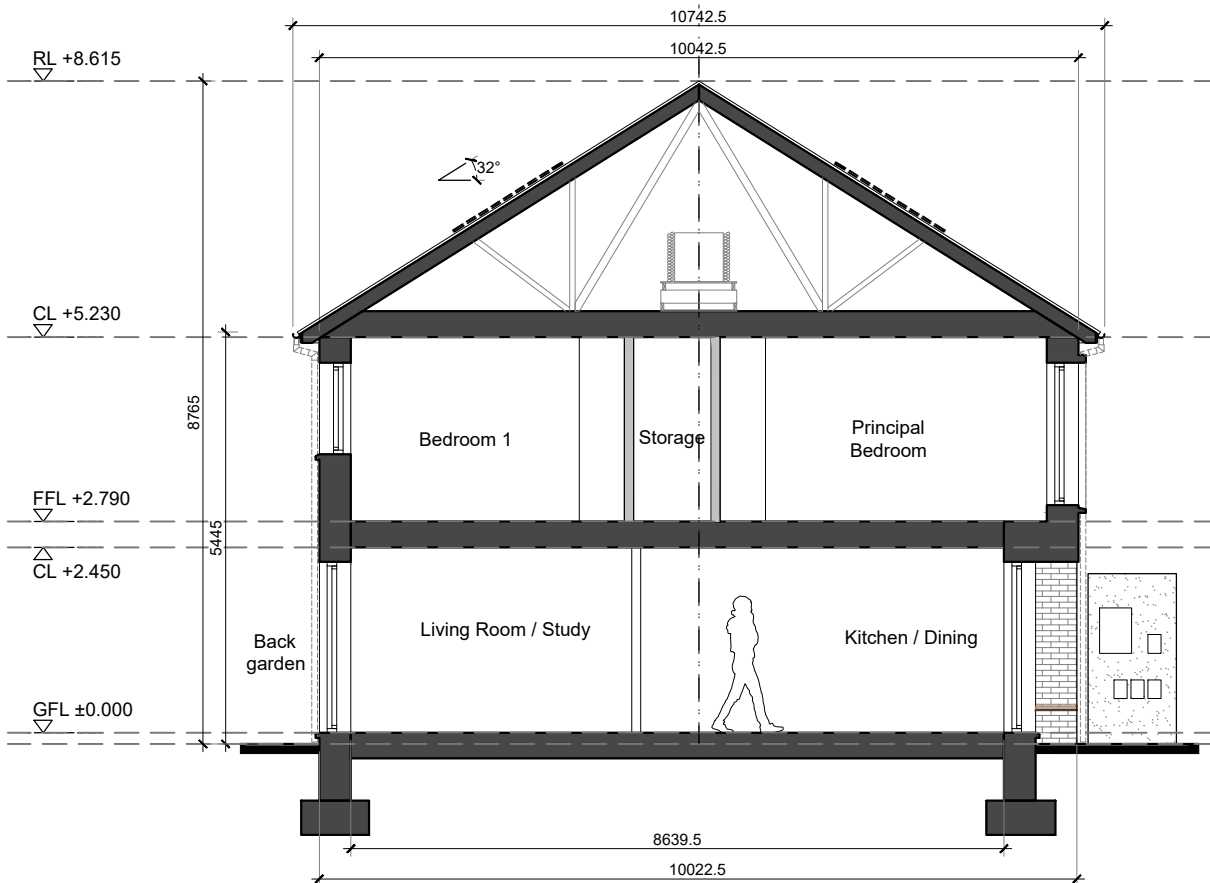
DRAWING STATUS
PLANNING



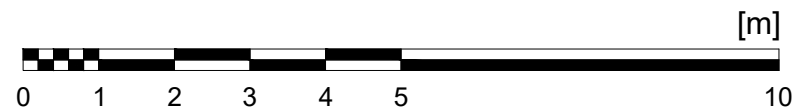
01 Front Elevation
1:100 @ A3



02 Rear Elevation
1:100 @ A3



03 Section A - A
1:100 @ A3



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REV	DATE	DESCRIPTION	BY
01	21.06.24	ISSUED FOR PLANNING	LR

Type E1
Mid terraced
2 storey / 2 bed / 3 person unit

Unit Numbers:
020, 023, 032, 033, 052, 053, 054, 055, 056, 069, 070, 071, 072, 075, 076, 077, 078, 081, 082, 083, 086, 087, 088, 091, 092, 093, 096, 097, 098, 101, 102, 103, 104, 114, 115, 116, 125, 126, 127, 128

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CLIENT
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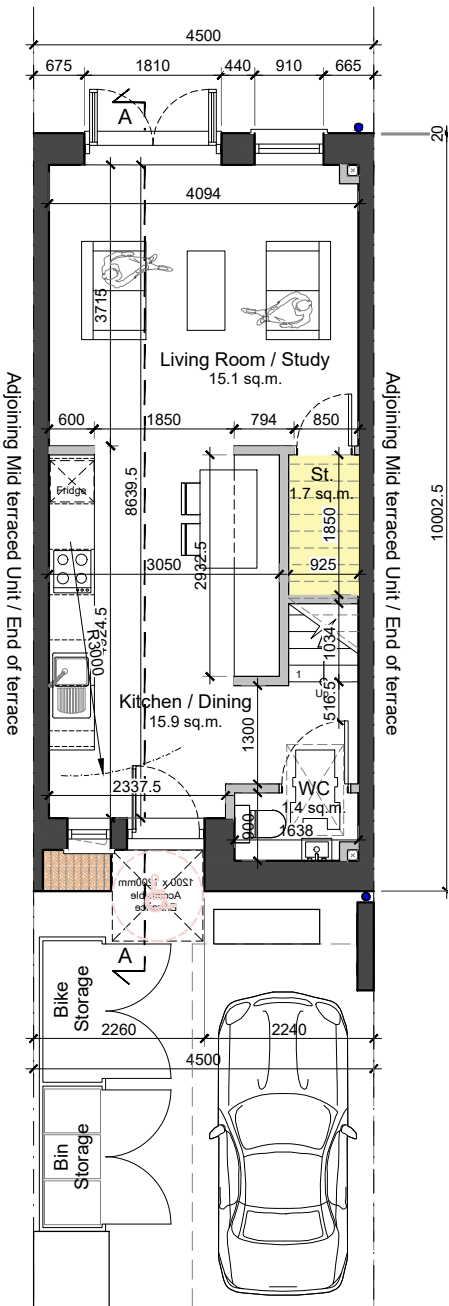
PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBIN RD, RATOATH, CO. MEATH

DRAWING
House Type E1
Elevations & Section A - A

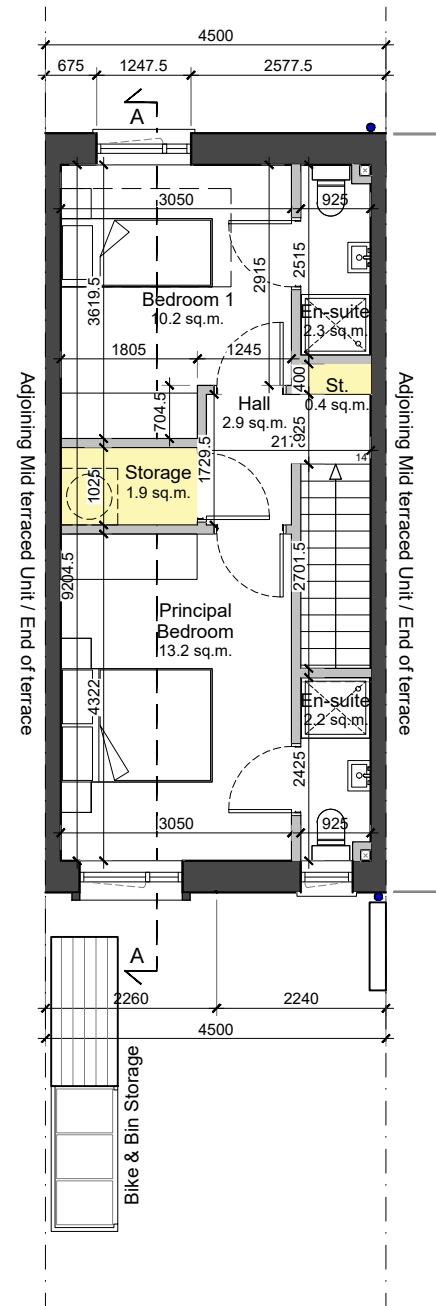
SCALE	JOB NO.
1:100 @ A3	2244
DRAWN BY	PKL
DATE	FEB 24
DRAWING NUMBER	REVISION
RAT-HE1-ZZ-DR-JFA-AR-P4001 01	

DRAWING LOCATION
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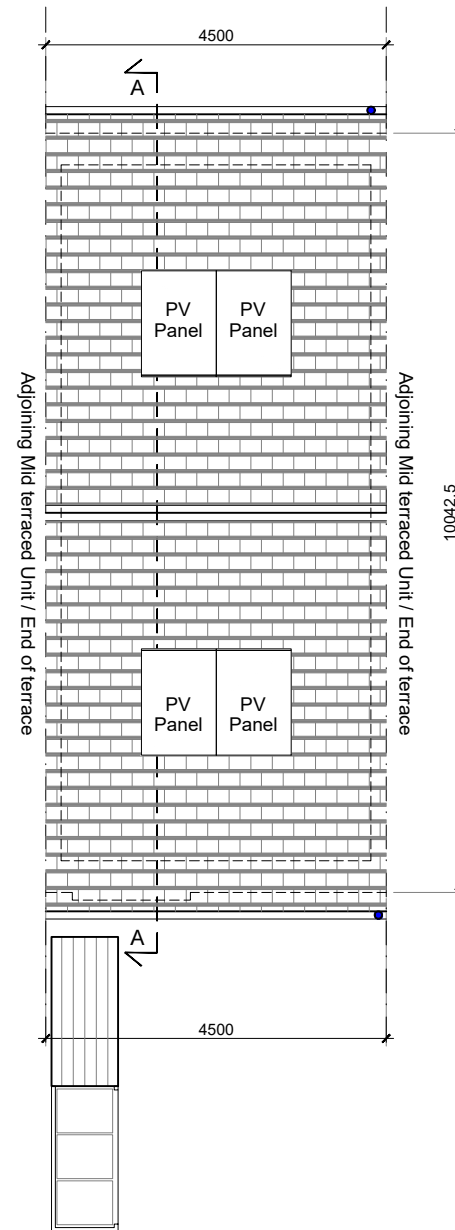
DRAWING STATUS
PLANNING



01 Ground Floor Plan
1:100 @ A3



02 First Floor Plan
1:100 @ A3



03 Roof Plan
1:100 @ A3

LEGEND

Storage	Study
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Type E1 H

Mid terraced
2 storey / 2 bed / 3 person unit

Type E1 H - Area Schedule (GIA)

Name	Area
Ground Floor	36.2 m ²
First Floor	37.6 m ²
Grand total	73.8 m ²

Type E1 H - Aggregate Living Area

Name	Area
Living Room / Study	15.1 m ²
Kitchen & Dining	15.9 m ²
Grand total	31.0 m ²

Type E1 H - Aggregate Bedroom

Bedrooms	Area
Principal Bedroom	13.2 m ²
Bedroom 1	10.2 m ²
Grand total	23.4 m ²

Type E1 H - Internal Storage

Name	Area
Internal Storage	4.0 m ²
Grand total	4.0 m ²

- GENERAL NOTES
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 2. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY.
 3. ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT.
 4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS AND DIMENSIONS.
 5. ALL STRUCTURE TO BE TO STRUCTURAL ENGINEERS DETAILS.
 6. ALL MECH & ELEC SERVICES TO SERVICES ENGINEERS DETAILS.
 7. ALL PROPRIETARY ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 8. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE FINISHES AND SERVICES.

REV	DATE	DESCRIPTION	BY
01	21.06.24	ISSUED FOR PLANNING	LR

Unit Numbers:

036, 037, 046, 049, 059,
060, 061, 062, 107, 108,
109, 110, 111, 119, 120,
121, 122



THE TREE HOUSE, 17 RICHVIEW OFFICE PARK
CLONSKEAGH, D14 XR82, IRELAND
T: (01) 6689888 E: info@jfa.ie W: www.jfa.ie

CLIENT
Marshall Yards Development Company Ltd.

PROJECT
RATOATH RESIDENTIAL DEVELOPMENT
BALLYBIN RD, RATOATH, CO.MEATH

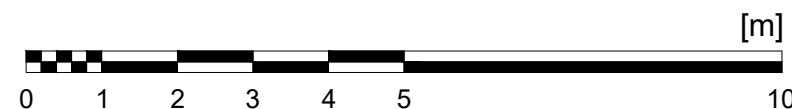
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House Type E1 H
Floor Plans

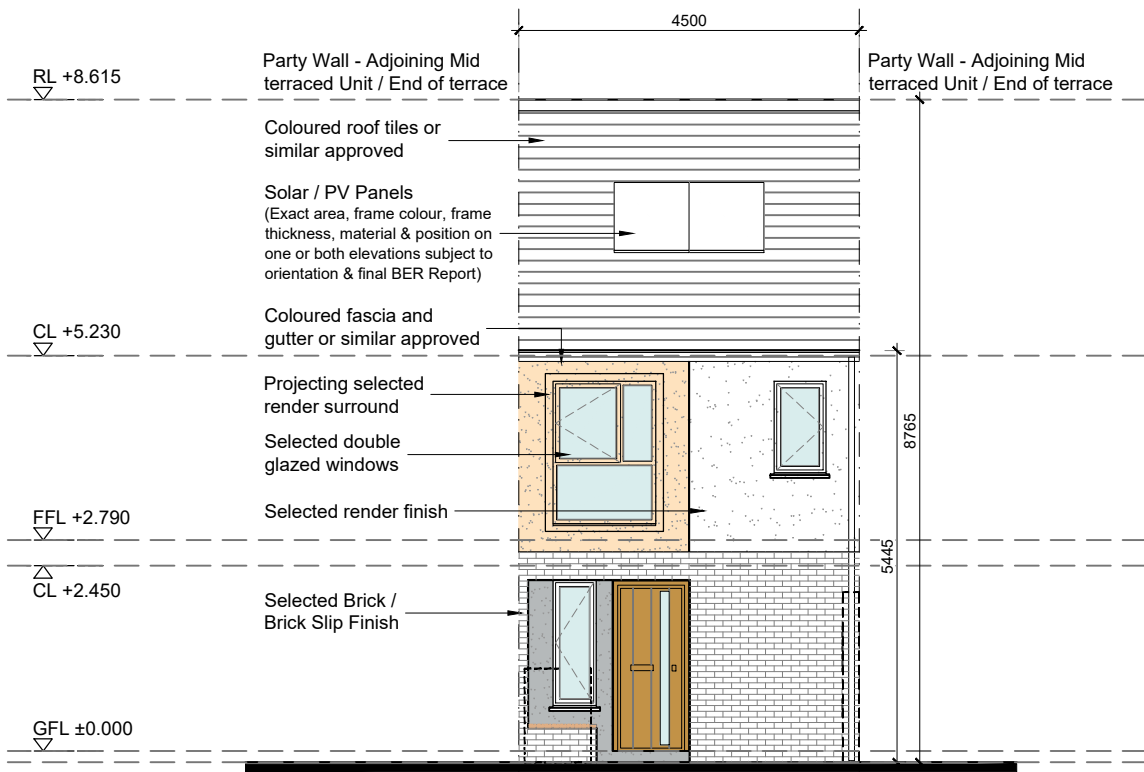
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1:100 @ A3
DRAWN BY
DATE
DRAWING NUMBER
RAT-HE1-ZZ-DR-JFA-AR-P2002 01

JOB NO.
2244
PKL
FEB 24
REVISION

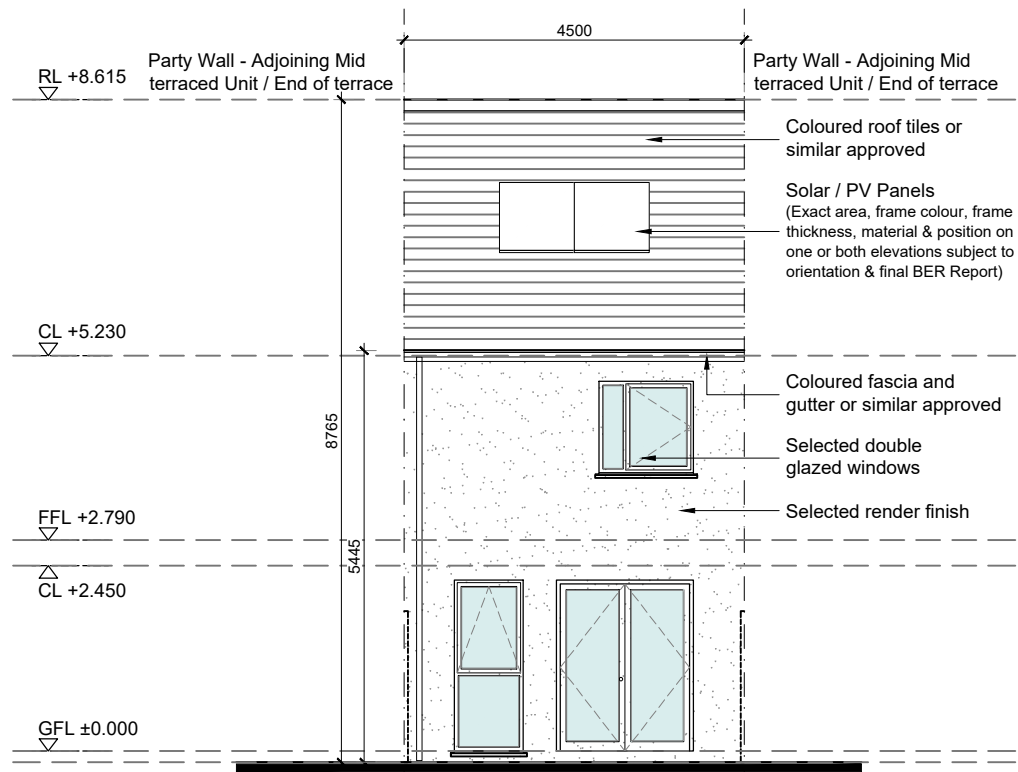
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PLANNING

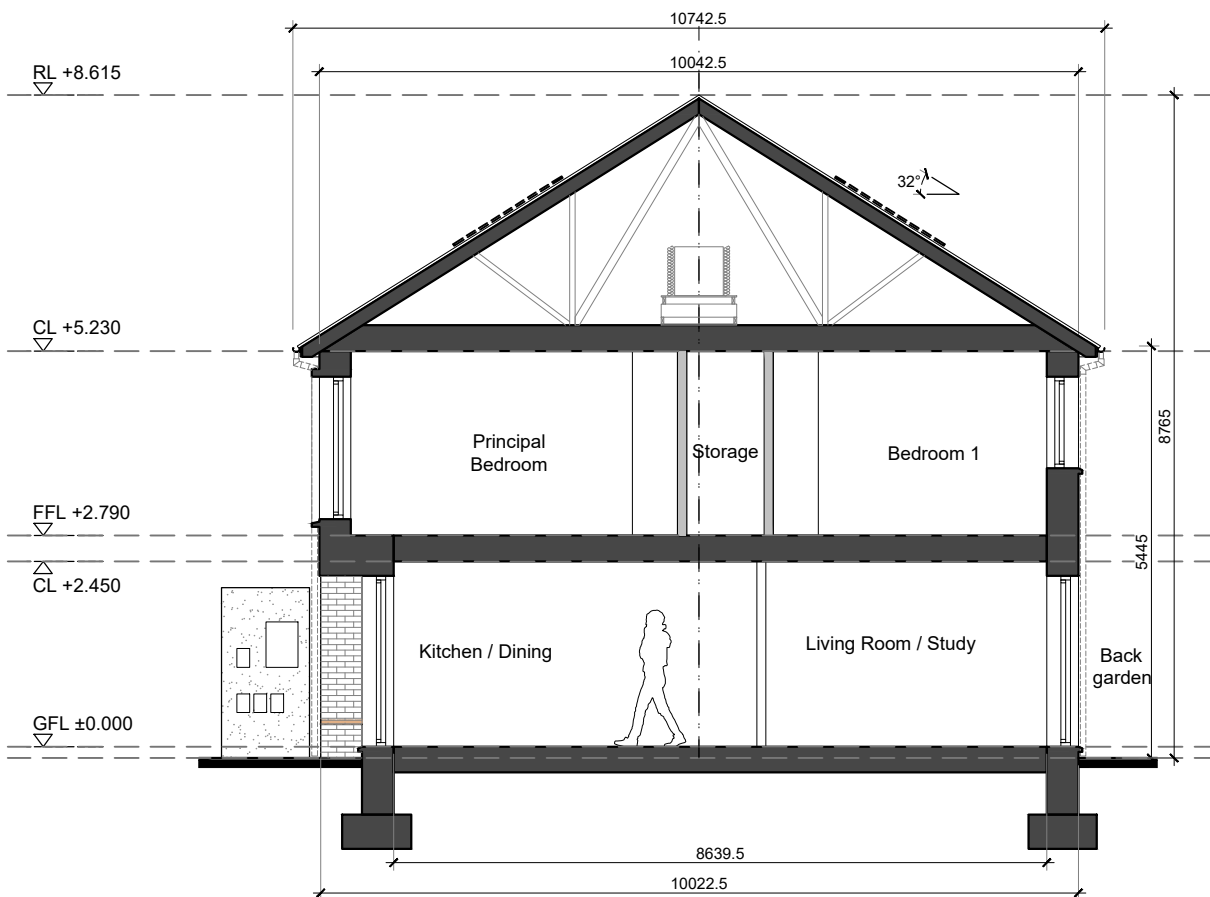




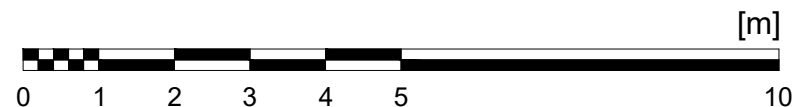
01 Front Elevation
1:100 @ A3



02 Rear Elevation
1:100 @ A3



03 Section A - A
1:100 @ A3



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REV	DATE	DESCRIPTION	BY
01	21.06.24	ISSUED FOR PLANNING	LR

Type E1 H
Mid terraced
2 storey / 2 bed / 3 person unit

Unit Numbers:
036, 037, 046, 049, 059,
060, 061, 062, 107, 108,
109, 110, 111, 119, 120,
121, 122

JFA
ARCHITECTS

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BALLYBIN RD, RATOATH, CO. MEATH

DRAWING
House Type E1 H
Elevations & Section A - A

SCALE	JOB NO.
1:100 @ A3	2244
DRAWN BY	PKL
DATE	FEB 24
DRAWING NUMBER	REVISION
RAT-HE1-ZZ-DR-JFA-AR-P4002 01	

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PLANNING