

**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 application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application but may delay the decision-making process or lead to a refusal of permission. Therefore applicants should contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

OTHER STATUTORY CODES

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Arts, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

DATA PROTECTION

The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.

PLANNING APPLICATION FORM

1.NAME OF RELEVANT PLANNING AUTHORITY:

Meath County Council

2. LOCATION OF DEVELOPMENT:

*Postal Address or Townland
or Location (as may best
identify the land or structure
in question*

A site with a total area of 5.48 hectares principally located at Main Street/R125 and Ballybin Road, Ratoath, Co. Meath. The total site contains a proposed residential development site with an area of 3.66 hectares (bisected by a proposed realigned Ballybin Road) and a proposed infrastructural development site with an area of 1.82 hectares (principally for road and related works, water services and open space amalgamation). The site is generally bound by: Fox Lodge Woods and Fox Lodge Manor to the west and north; existing agricultural lands and residential development to the north and east; existing Ballybin Road and Moulden Bridge to the east; and Main Street/R125 and Jamestown Road/L1016 to the south. The site also incorporates parts of: the existing Ballybin Road (north and west of Moulden Bridge), Main Street/R125, Jamestown Road/L1016 and green open space in Fox Lodge Manor.

*Ordnance Survey Map Ref.
No. (and the Grid Reference
where available)*

1:1000 scale: 2853-B, 2853-D.
1:10560 scale: DN006, DN010, MH038, MH039,
MH044, MH045.

3.TYPE OF PLANNING PERMISSION (PLEASE TICK APPROPRIATE BOX):

☒ [✓] Permission

☐ [] Permission for retention

☐ [] Outline Permission

☐ [] Permission consequent on Grant of Outline Permission

4.WHERE PLANNING PERMISSION IS CONSEQUENT ON GRANT OF OUTLINE PERMISSION:Outline Permission Register Reference Number: N/ADate of grant of Outline Permission: N/A**5.APPLICANT:***Name(s)* Marshall Yards Development Company Limited*Contact details*to be supplied at the end of this form.
(Question: 24)**6. WHERE APPLICANT IS A COMPANY (REGISTERED UNDER THE COMPANIES ACTS):***Name(s) of company director(s)*

Stephen Garvey, Michael Rice

Registered Address (of company)

Block C, Maynooth Business Campus, Straffan Road, Maynooth, Kildare, Ireland

Company Registration Number

631751

7. PERSON/AGENT ACTING ON BEHALF OF THE APPLICANT (IF ANY):*Name*

Sadhbh O'Connor (Thornton O'Connor Town Planning)

Address

to be supplied at the end of this form (Question 25)

8. PERSON RESPONSIBLE FOR PREPARATION OF DRAWINGS AND PLANS:*Name*

Lucy Riordan

Firm/Company

John Fleming Architects

9. DESCRIPTION OF PROPOSED DEVELOPMENT::

Brief description of nature and extent of development

The proposed development principally consists of the demolition of 2 No. dwellings (594 square metres gross floor area combined) and 1 No. agricultural shed (988.7 square metres gross floor area) and the construction of 141 No. residential dwellings with a gross floor area of 12,428 square metres in buildings of 2 No. and 3 No. storeys. The dwellings include 117 No. houses (57 No. 2-bed, 52 No. 3-bed, 7 No. 4-bed and 1 No. 5-bed) and 24 No. maisonette/duplex units (18 No. 1-bed and 6 No. 3-bed).

The development also proposes a reconfiguration of the road layout at the south (Main Street/R125 and Jamestown Road/L1016) and east (Ballybin Road) of the site. Specifically, it is proposed to demolish/remove the existing 5-arm roundabout and to replace same with a new 4-arm signalised junction and reconfigured access to the existing Ratoath Childcare site. The new junction arrangement will facilitate a proposed realignment of the southern section of the existing Ballybin Road (approximately 172 metres) as the northern arm of the new signalised junction and a revised entrance for the existing dwelling to the north-east of the site at Ballybin Road (known as 'Fox Lodge Farm', Eircode A84 KF97). The proposed road infrastructure works also include: road markings, traffic signals, traffic signage, footpaths and cycle infrastructure.

The development also proposes: 2 No. new multi-modal accesses onto the proposed realigned Ballybin Road to serve the bisected residential site; 2 No. pedestrian accesses onto Main Street/R125 and 1 No. pedestrian access onto the realigned Ballybin Road; relocation of existing eastbound bus stop at Main Street/R125 approximately 130 metres to the west; repurposing of the closed section of Ballybin Road as a pedestrian/cycle greenway; internal roads and footpaths; 228 No. car parking spaces; cycle parking spaces; hard and soft landscaping, including public open space, communal amenity space and private amenity space (as rear gardens and terraces/balconies facing multiple directions); demolition of the wall at the north-west corner of the site interfacing with Fox Lodge Manor and the amalgamation of existing public open in the estate and proposed public open space; boundary treatments; public lighting; rooftop PV panels; 2 No. ESB sub-stations; and all other associated site and development works above and below ground.

10. LEGAL INTEREST OF APPLICANT IN THE LAND OR STRUCTURE:		
<i>Please tick appropriate box. Where legal interest is 'Other', please expand further on your interest in the land or structure</i>	<i>A. Owner</i>	<i>B. Occupier</i>
	<i>C. Other</i> ✓	
<i>If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation</i>	Letters of consent provided by: <ul style="list-style-type: none"> • <u>George and Kate Williams</u> – Foxlodge Farm, Ballybin Road, Ratoath, Co. Meath. • <u>Luc and Paula Hemeryck</u> – Ardbraccan Glebe, Navan, Co. Meath • <u>Meath County Council</u> – Buvinda House, Dublin Road, Navan, Co. Meath 	

11. SITE AREA:
<i>Area of site to which the application relates in hectares</i> <u>5.48</u> ha

12. WHERE THE APPLICATION RELATES TO A BUILDING OR BUILDINGS:	
<i>Gross floor space⁵ of any existing building(s) in m2</i>	1,582.7
<i>Gross floor space of proposed works in m2</i>	12,428.0
<i>Gross floor space of work to be retained in m2 (if appropriate)</i>	0
<i>Gross floor space of any demolition in m2 (if appropriate)</i>	1,582.7

13. IN THE CASE OF MIXED DEVELOPMENT (E.G. RESIDENTIAL, COMMERCIAL, INDUSTRIAL, ETC), PLEASE PROVIDE BREAKDOWN OF THE DIFFERENT CLASSES OF DEVELOPMENT AND BREAKDOWN OF THE GROSS FLOOR AREA OF EACH CLASS OF DEVELOPMENT:	
Class of Development	Gross floor area in m2
N/A	N/A

14. IN THE CASE OF RESIDENTIAL DEVELOPMENT PLEASE PROVIDE BREAKDOWN OF RESIDENTIAL MIX:							
<i>Number of</i>	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
<i>Houses</i>	0	0	57	52	7	1	117
<i>Apartments</i>	0	18	0	6	0	0	24
<i>Number of car-parking spaces to be provided</i>							228

15. WHERE THE APPLICATION REFERS TO A MATERIAL CHANGE OF USE OF ANY LAND OR STRUCTURE OR THE RETENTION OF SUCH A MATERIAL CHANGE OF USE:	
<i>Existing use⁶ (or previous use where retention permission is sought)</i>	Principally agricultural/greenfield with 2 No. existing dwellings and shed, and road infrastructure.
<i>Proposed use (or use it is proposed to retain)</i>	Residential, with road and associated infrastructure.
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	Residential, with road and associated infrastructure.

16. SOCIAL AND AFFORDABLE HOUSING:		
<i>(Please tick appropriate box)</i>	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 – 2021 applies?</i> ⁷	✓	
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act, including for example, (i) details of such parts or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.</p>	<p>Please refer to the enclosed materials submitted as part of the Planning Application pack.</p>	
<p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000- 2021⁸, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p>	N/A	
<p>If the answer to the above question is “no” by virtue of section 96(13) of the Planning and Development Act 2000⁹, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>	N/A	

17. DEVELOPMENT DETAILS:		
Please tick appropriate box	Yes	No
<i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i>		✓
<i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i>		✓
<i>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994¹⁰?</i>	✓	
<i>Does the proposed development require the preparation of an Environmental Impact Statement¹¹?</i>		✓
<i>Does the application relate to work within or close to a European Site (under S.I. No. 94 of 1997) or a Natural Heritage Area¹²?</i>		✓
<i>Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?</i>		✓
<i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i>		✓
<i>Do the Major Accident Regulations apply to the proposed development?</i>		✓
<i>Does the application relate to a development in a Strategic Development Zone?</i>		✓
<i>Does the proposed development involve the demolition of any structure?</i>	✓	

18. SITE HISTORY***Details regarding site history (if known)***

Has the site in question ever, to your knowledge, been flooded?

Yes[] No[✓]

If yes, please give details e.g. year, extent:

N/A

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes[] No[✓]

If yes, please give details.

N/A

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes[✓] No[]

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: DA120947 Date: 30th October 2012

Reference No.: 01435 Date: 19th April 2001

Reference No.: 89890 Date: 17th July 1989

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with article 19(4) of the Planning and Development Regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development 13?

Yes[] No[✓]

An Bord Pleanála Reference No: N/A

19. PRE-APPLICATION CONSULTATION:

Has a pre-application consultation taken place in relation to the proposed development¹⁴?

Yes [✓] No []

If yes, please give details:

First Section 247 PPC

Reference No. (if any): LRD0023

Date(s) of consultation: 2nd October 2023

Persons involved:

Meath County Council (MCC) Attendees

Wendy Bagnall

Joe McGarvey

Alison Condra

Triona Keating

Damien O'Brien

Alan Wall

Teresa O'Reilly

Design Team (DT) Attendees:

Colm McEldowney and Justin Farrelly (Applicant)

Sadhbh O'Connor and Katie McKay (Thornton O'Connor Town Planning)

John Fleming and Lucy Riordan (John Fleming Architects)

Paul Doyle and Alan Lambe (Donnachadh O'Brien and Associates Consulting Engineers)

Herman de Lange (Niall Montgomery + Partners Architects) (Landscape Architect)

Charles McCorkell (Charles McCorkell Arboricultural Consultancy)

Steven Livingstone and Thomas Foster (SYSTRA)

Second Section 247 PPC

Reference No. (if any): LRD0027

Date(s) of consultation: 18th December 2023

Persons involved:

Meath County Council Attendees:

Wendy Bagnall
Teresa O'Reilly
Joe McGarvey
Alan Wall

Design Team Attendees:

Colm McEldowney and Justin Farrelly (Applicant)
Sadhbh O'Connor and Daniel Moody (Thornton O'Connor Town Planning)
John Fleming and Lucy Riordan (John Fleming Architects)
Paul Doyle and Alan Lambe (Donnachadh O'Brien and Associates Consulting Engineers)
Herman de Lange and Beatriz Moraes de Andrade (Niall Montgomery + Partners Architects)
Charles McCorkell (Charles McCorkell Arboricultural Consultancy)

Section 32C LRD Meeting

Reference No. (if any): LRD0027

Date(s) of consultation: 29th April 202

Persons involved:

Meath County Council Attendees:

Wendy Bagnall
Teresa O'Reilly
Joe McGarvey
Damien O'Brien
Alan Wall
Triona Keating
Alison Condra

Design Team Attendees:

Colm McEldowney and Justin Farrelly (Applicant)
Sadhbh O'Connor and Daniel Moody (Thornton O'Connor Town Planning)
John Fleming and Lucy Riordan (John Fleming Architects)
Paul Doyle and Alan Lambe (Donnachadh O'Brien and Associates Consulting Engineers)
Steven Livingstone and Angus Spence (SYSTRA)
Michel Lannon (Morley Walsh / ENX)
Herman de Lange and Beatriz Moraes de Andrade (Niall Montgomery + Partners Architects)
Charles McCorkell (Charles McCorkell Arboricultural Consultancy)
Chris Shackleton (GNet3D)
Shane Connolly (Enviroguide)
Camilla Brannstrom (John Cronin & Associates)

20. SERVICES:***Proposed Source of Water Supply***Existing connection [] New connection [☒]Public Mains [☒] Group Water Scheme [] Private Well []

Other (please specify):.....

Name of Group Water Scheme (where applicable).....

Proposed Wastewater Management/TreatmentExisting [] New [☒]Public Sewer [☒] Conventional septic tank system []

Other on-site treatment system [] Please specify.....

Proposed Surface Water Disposal

Public Sewer/Drain [] Soakpit []

Watercourse [☒] Other [☒] Please specify: Various SuDS features on-site, but with ultimate discharge to watercourse.**21. DETAILS OF PUBLIC NOTICE:*****Approved newspaper¹⁵ in which notice was published***


Irish Daily Star

Date of publication28th June 2024***Date on which site notice was erected***28th June 2024**22.APPLICATION FEE:*****Fee Payable***

€18,330.00

Basis of Calculation

LRD Fee: 141 No. units x €130 per units = €18,330.00

23. DECLARATION:	
<i>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.</i>	
Signed <i>(Applicant or Agent as appropriate)</i>	
Date	28 th June 2024