

MEATH COUNTY COUNCIL

SITE NOTICE

Marshall Yards Development Company Limited intends to apply to Meath County Council for permission for a 'Large-Scale Residential Development' (LRD) at this 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.

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.

The Planning Application may be inspected online at the following website set up by the Applicant: www.ballybinroadlrd.ie. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours.

A submission or observation in relation to the Application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the Application and such submissions or observations will be considered by the Planning Authority in making a decision on the Application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: 

(Agent: Sadhbh O'Connor, Thornton O'Connor Town Planning, No. 1 Kilmacud Road Upper, Dundrum, Dublin 14)

Date of erection of site notice: 28th June 2024