



Application for Permission a Large-scale Residential Development.

Meath County Council Planning Dept,
Buvinda House, Dublin Road, Navan, Co. Meath, C15
Y291.
Email: Planning@meathcoco.ie
Tel: 046-9097500

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

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

RETURN OF COMPLETED FORMS

Completed forms should be returned:

- to Planning Dept. Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291




**FORM 19 Supplementary information to accompany an application for a
Large-scale Residential Development**

Prospective Applicants Name:
<u>Marshall Yards Development Company Limited</u>

Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Sadhbh O'Connor
Correspondence Address:	Thornton O'Connor Town Planning, No. 1 Kilmacud Road Upper, Dundrum, Dublin 14
Telephone:	01 205 1490
Email:	info@toctownplanning.ie

Declaration:

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.

Signature of person authorised to operate on behalf of the Prospective Applicant:	
	
Date:	28 th June 2024

Address of the proposed Large-scale Residential Development:

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.

Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:

- A1 – Existing Residential
- A2 – New Residential
- F1 – Open Space
- G1 – Community Infrastructure

Existing use(s) of the site and proposed use(s) of the site:

Principally agricultural/greenfield, with 2 No. existing dwellings and shed, and road infrastructure.

Supporting documents	Enclosed		
Site location map sufficient to identify the land, at appropriate scale	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
Layout plan of the proposed development, at appropriate scale	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
Statement of consistency with the Development Plan	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	N/A: [<input type="checkbox"/>]
Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	N/A: [<input type="checkbox"/>]
Design	Enclosed		
A design statement that addresses the sites location and context and the proposed design strategy.	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principle dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
Water Services	Enclosed		
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
A current/ valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.)	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets	Yes: [<input checked="" type="checkbox"/>]	No: [<input type="checkbox"/>]	

Traffic and Transport:	Enclosed		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes: [✓]	No: []	
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: [✓]	No: []	N/A: []
Taking in Charge:	Enclosed		
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes: [✓]	No: []	
Maps, Plan and Drawings	Enclosed		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: [✓] See 'Planning Administration' section of the <i>Planning Report and Statement of Consistency</i> .	No: []	

Large-scale Residential Development Details:

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓ Please refer to the <i>Planning Report and Statement of Consistency</i> .	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓ Please refer to the submitted planning application materials, but specifically the architectural and landscape architectural materials, as well as the <i>Planning Report and Statement of Consistency</i> .	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓ Please refer to the submitted planning application materials, but specifically the architectural and landscape architectural materials, as well as the <i>Planning Report and Statement of Consistency</i> .	

(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	✓ Please refer to the submitted planning application materials, but specifically the civil/structural and mechanical/electrical documentation.	
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		✓
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Building, Derelict Sites, Building Control, etc.) apply to the site and/ or any building thereon? If "Yes", enclose details with this application.		✓
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	✓ Please refer to the <i>Statement of Response to LRD Opinion</i> and the list of submitted materials contained in the 'Planning Administration' section of the <i>Planning Report and Statement of Consistency</i> .	

Breakdown of Housing units:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed	0	0
2-bed	57	4,206.6
3-bed	52	5,055.2
4-bed	7	1,143.8
4+-bed	1	225.4
Total	117	10,631.0

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1-bed	18	1,084.2
2-bed	0	0
3-bed	6	712.8
4-bed	0	0
4+-bed	0	0
Total	24	1,797.0

Student Accommodation			
Unit Type	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	N/A		
1-bed	N/A		
2-bed	N/A		
3-bed	N/A		
4-bed	N/A		
4+-bed	N/A		
Total	N/A		

State total number of residential units in proposed development	141
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LRD Floor Space	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ²	12,428 sq m
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	0 sq m
(i) e.g. Parking	
(ii) e.g. Childcare	
(iii)	
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	0 sq m
Class of Development	Gross Floor Space in m²
(i)	
(ii)	
(ii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	12,428 sq m
	Percentage
(e) Express (a) as a percentage of (d):	100%
(f) Express (c) as a percentage of (d):	0%
(e) plus (f)	100%

Planning Authority Official Use only:	
Planning Reference:	
Planning Authority Stamp	