



ASSOCIATES

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

Development Management Planning,  
Irish Water,  
Colvill House,  
24-26 Talbot Street.  
Dublin 1.

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. we wish to advise that an application for a Strategic Housing Development (SHD) on a site located in the townland of Commons, on the Longford Road / Steeples Road, Duleek, Co. Meath, has been submitted to An Bord Pleanála.

We have been directed by An Bord Pleanála, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, to furnish Irish Water with a copy of the application.

We understand that, following prior correspondence with Irish Water and given the circumstances surrounding the Covid-19 pandemic and working restrictions related to same, Irish Water are happy to receive a soft copy of the application only. As such a soft copy of the application (on USB stick) is enclosed with this cover letter, however, a hard copy can be provided upon request and receipt of this letter.

We would also like to make you aware that a dedicated website for the application has been set up by the applicant which contains links to all the documentation, drawings, technical reports, and details, submitted as part of the application. This website can be viewed online at [www.steeplesroad.ie](http://www.steeplesroad.ie).



## 1.0. Proposed Development

1.1 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)

## 2.0. Inspection and Submissions

2.1. 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)

2.2. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (**except for certain prescribed bodies**), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

2.3. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent;
- (b) the subject matter of the submission or observations, and



(c) the reasons, considerations and arguments on which the submission or observations is or are based.

2.4. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

2.5. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with Sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

2.6. A full list of enclosures is detailed in the appendix of this cover letter on the pages over. We trust all the above is in order; however, if you require any further clarification, please do not hesitate to contact us.

Yours faithfully,

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

**Appendix:**

The following is a full schedule of the documentation, drawings, technical reports, and details enclosed as part of the application i.e. 1 no. soft copy:

**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
- Copy of Cover Letter to Meath County Council
- Copy of 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"

