

PLANNING APPLICATION FORM

Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

PLANNING APPLICATION FORM (Part 1)

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)	Lands to the east of the M1 motorway and west of the Rathmullan Road Oldbridge, Drogheda Co. Meath D02 FX60
Ordnance Survey Map Ref No (and the Grid Reference where available)	2318 - D Grid Eastings: 706,068 Grid Northings: 775,073

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:

Date of Grant of Outline Permission:

5. Applicant ²

Name(s)	Earlsfort Developments Drogheda Limited
	Contact details of Applicant to be supplied at Question ²³

6. Where Applicant is a Company (registered under the Companies Acts):

Name(s) of company director(s)	Piaras Flynn
Registered Address (of company)	13-18 City Quay Dublin 2 Ireland D02 ED70
Company Registration No.	612743

7. Person/Agent acting on behalf of the Applicant (if any):

Name	Hughes Planning
	Address to be supplied at the end of this form. (Question 24)

8. Person responsible for preparation of Drawings and Plans: ^{3 & 16}

Name	Jude O'Loughlin
Firm/Company	NDBA Architects

9. Description of Proposed Development:

Brief description of nature and extent of development ⁴

(i) demolition/removal of all existing farm buildings/structures and associated hard standing on site; (ii) construction of a large-scale residential development (LRD) of 249 no. units comprising 170 no. two-storey houses (including 37 no. two-bedroom houses, 111 no. three-bedroom houses and 22 no. four-bedroom houses), 16 no. three-storey duplex buildings (accommodating 16 no. one-bedroom and 16 no. two-bedroom units) and a mix of 8 no. three-storey and 3 no. four-storey apartments blocks accommodating a total of 22 no. one-bedroom and 25 no. two-bedroom apartments); (iii) construction of a new vehicular entrance and access road off Rathmullan Road with associated junction works and associated internal access road network with pedestrian and cyclist infrastructure; (iv) provision of a three-storey creche facility (411sq.m) with external play areas at ground and second floor levels and vehicular/bicycle parking area; and, (v) all ancillary site and infrastructural works, inclusive of removal of existing vehicular entrances, general landscaping and public open space provision, vehicular parking provision (396 no. spaces in total), bicycle parking, boundary treatments, foul/surface water drainage, attenuation areas, provision of a pumping station and provision of an ESB substation, as necessary to facilitate the proposed development. Each house will be served by vehicular parking to the front and private amenity space in the form of a rear garden. Each duplex building will be served by vehicular parking to the front and private amenity space in the form of balcony/terrace spaces to the rear. Each apartment block will have shared access to adjoining car parking bays with communal amenity space and bicycle/bin stores provided to the rear and each apartment will be provided with private amenity space in the form of a balcony or terrace. The development includes provision of a landscaped area of public open space to the north of the site, with 2 no. pedestrian/cyclist connections (via the northern/eastern site boundaries) to Rathmullan Road which will be subsequently ceded to Meath County Council. The application is accompanied by a Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR).

10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Occupier
	C. Other X	
Where legal interest is 'Other', please expand further on your interest in the land or structure.	The Applicant is the owner of the majority of the site. A letter of consent from Glenveagh Homes Limited is enclosed and the enclosed Cover Letter provides further details in relation to site ownership.	
If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.	Glenveagh Homes Limited	

11. Site Area:

Area of site to which the application relates in hectares	9.200
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in sq m	315.00
Gross floor space of proposed works in sq m	28,066.60
Gross floor space of work to be retained in sq m (if appropriate)	0.00
Gross floor space of any demolition in sq m (if appropriate)	315.00

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 sq m

14. In the case of residential development please provide the following,

(a) Breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	37	111	22	0	170
Apartments	0	38	41	0	0	0	79
Number of car parking spaces to be provided							Total: 396

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:

Existing use ⁶ (or previous use where retention permission is sought)	
Proposed use (or use it is proposed to retain)	
Nature and extent of any such proposed use (or use it is proposed to retain)	

16. Social and Affordable Housing

Please tick appropriate	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? ⁷	X	

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 part 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."

(iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.

Part V Validation Letter enclosed

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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, as amended ⁸ , 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).

If the answer to the above question is **“no”** by virtue of section 96(13) of the Planning and Development Act 2000, as amended ⁹ , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

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17. Development Details

Please tick appropriate	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 ¹⁰		X
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ?		X
Does the application relate to work within or close to a European Site or a Natural Heritage Area ¹² ?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any structure?	X	

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded? Yes [] No [X] If yes, please give details e.g. year, extent: Are you aware of previous uses of the site e.g. dumping or quarrying? Yes [] No [X] If yes, please give details:									
Are you aware of any valid planning applications previously made in respect of this land/structure?									
Yes [X] 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: <table border="0"> <tr> <td>Reference No.: 23500</td> <td>Date: 11/05/2023</td> </tr> <tr> <td>Reference No.: 23542</td> <td>Date: 23/05/2023</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> </table> 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.		Reference No.: 23500	Date: 11/05/2023	Reference No.: 23542	Date: 23/05/2023	Reference No.:	Date:	Reference No.:	Date:
Reference No.: 23500	Date: 11/05/2023								
Reference No.: 23542	Date: 23/05/2023								
Reference No.:	Date:								
Reference No.:	Date:								
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³ ?									
Yes [] No [X]. An Bord Pleanála Reference No.: .									

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development ¹⁴ ?
Yes [X] No [] If yes, please give details: Section 247 Pre-Planning & Section 32 Pre-Planning (Section 32 Consultation Details Below) Reference No. (if any): LRD0036 Date(s) of consultation: 2025-03-05 Persons involved: Meath CoCo - Teresa O'Reilly Executive Planner, Alan Russell Senior Planner, David Keyes Senior Engineer, Adrian Santry Executive Engineer and Joe McGearty Staff Officer

20. Services

Proposed Source of Water Supply

Please indicate whether existing or new:

Existing ☐ New ☒ Not Applicable ☐

Public Mains ☒ Group Water Scheme ☐ Private Well ☐ Other (please specify) ☐

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing ☐ New ☒ Not Applicable ☐

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) ☐ Not Applicable ☐

21. Details of Public Notice

Approved newspaper in which notice was published	Irish Daily Star
Date of publication	04-09-2025
Date on which site notice was erected ¹⁷	03-09-2025

22. Application Fee

Fee Payable ¹⁸	55,329.20
Basis of Calculation	€32,370 249x €130 (housing units) €02,959.20 411x €7.20 (creche) €10,000 EIS €10,000 NIS

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 & Development Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

To be signed by applicant(s) or agent where applicable.

Applicant	Applicant (where more than one applicant is named).	Agent
Signature _____	_____	_____
Print Name _____	_____	_____
Date _____	_____	_____