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An Bord Pleanála
Strategic Housing Section
64 Marlborough Street
Dublin 1
D01 V902

27th May 2022

Re: Planning Application for a Proposed Strategic Housing Development (SHD) on lands at Ratoath, Co. Meath

Dear Sir / Madam,

KPMG Future Analytics of 1 Stokes Place, St. Stephen's Green, Dublin 2, D02 DE03 have been appointed by Beo Properties Limited of 6 Argus House, Greenmount Office Park, Harold's Cross, Dublin 6W to prepare and submit this Strategic Housing Development (SHD) planning application to An Bord Pleanála under the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Under the provisions of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, Beo Properties Limited wish to apply for planning permission for the following development. The development, as described in the public notices, is as follows:

"We, Beo Properties Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site (c.14.166 ha), on existing agricultural lands located immediately to the south of the existing built area of Ratoath in County Meath. The site is generally bound to the north by Glascarn Lane, the rear of houses at Glascarn Lane, further existing residential dwellings and a permitted strategic housing development (Reg Ref: TA17/305196); to the east and south by existing agricultural fields and by Glascarn Lane; and to the west by Fairyhouse Road (R155), the rear of houses at Fairyhouse Road, the Carraig Na Gabhna and Cairn Court developments, and existing agricultural fields. The subject site is located on lands within the following town lands (in part): Legagunia, Commons, Jamestown, Glascarn and Newtown. The proposed development will principally consist of the construction of 452 no. residential units and all associated ancillary accommodation, open space and site development works. The total gross floorspace (GFA) of the overall development is c.55,714.4 (c.59,177 with ancillary uses included) of which c.54,175 is residential and c.1,539.4 is non-residential uses. The proposed development will principally consist of 150 no. semi-detached and terraced dwelling houses (3-bed - with option to convert attic in 89 no. units,

Seamus Hand • Marie Armstrong • Darina Barrett • Cillein Barry • James Black • Alan Boyne • Brian Brennan • Alan Bromell • Gareth Bryan
Patricia Carroll • James Casey • Neil Casey • Brian Clavin • Jim Clery • Kevin Cohen • Mark Collins • Ivor Conlon
Michele Connolly • John Corrigan • Terence Coveney • Hubert Crehan • Killian Croke • Camilla Cullinane • Michael Daughton
Cormac Deady • Eamon Dillon • Paul Dobey • Robert Dowley • David Duffy • Brian Egan • Nancy Fallon • Patrick Farrell
Jorge Fernandez Revilla • Damien Flanagan • Caroline Flynn • Andrew Gallagher • Frank Gannon • Orla Gavin • Michael Gibbons • Colm Gorman
Johnny Hanna • Ken Hardy • Michael Hayes • Selwyn Hearn • Jackie Hennessy • Rio Howley • Brian Kane • Declan Keane • Gillian Kelly
James Kelly • David Kennedy • Stephen King • Jonathan Lew • Owen Lewis • Cian Liddy • Carmel Logan • Liam Lynch • Olivia Lynch
Tim Lynch • Ryan McCarthy • Shane McCarthy • Tom McEvoy • Emer McGrath • Caoimhe McLoughlin • Liam McNally
Dani Michaux • David Moran • Brian Morrissey • Philip Murphy • Niall Naughton • Ian Nelson • Emer O'Brien • Kieran O'Brien
Paul O'Brien • Barrie O'Connell • Emma O'Driscoll • Sean O'Keefe • David O'Kelly • Joe O'Mara • Colm O'Neill • Garrett O'Neill • Colm O'Sé
Conor O'Sullivan • John Poole • Eoghan Quigley • Jean Rea • Vincent Reilly • Cristian Reyes • Glenn Reynolds • Eamonn Richardson
Colm Rogers • Niall Savage • Anna Scally • Mathew Scott • Gavin Sheehan • Sean Sheridan • Russell Smyth • Donal Thomas
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thereby creating 4-bed houses), 182 no. maisonettes (15 no. 1-bed & 167 no. 3-bed) and 120 no. apartments (100 no. 2-bed and 20 no. 3-bed)(with balconies/terraces across all elevations), with heights ranging from 2-3 storey terraced houses and 3-4-storey duplex buildings (1 storey ground floor units and 2 storey first and second floor units; 2 storey ground and first floor units and 2 storey second and third floor units) and 6-storey apartment blocks. The scheme provides the following house types (as detailed in the application pack materials):61 no. A1 (with the option to provide as A2 given similar appearance), 28 no. A2 (with the option to provide as A1 given similar appearance), 30 no. B1, 31 no. B2, 42 no. M1, 42 no. M2, 34 no. M3, 34 no. M4, 15 no. M5, 15 no. M6, 60 no. D1, 20 no. D2, 20 no. D3, 20 no. D4. The scheme is presented across 12 neighbourhoods (A-H & J-M), each with its own designated central communal open space, car and cycle parking (746 no. car parking spaces and 816 no. cycle parking space) as follows:

Neighbourhood A: consisting of 38 no. units comprising 4 no. 2 storey three-bedroom terraced housing units, 30 no. apartments (25 no. two-bedroom units and 5 no. three-bedroom units), 4 no. 2 storey three-bedroom maisonettes, ancillary accommodation, including lobby (c.53 sq. m), post room (c.13 sq. m), ESB storage (c.11 sq. m), water storage (c.14 sq. m), refuse storage (c.29 sq. m), bike storage (c.135 sq. m), car park (c.702 sq. m) associated private balconies/terraces/rear gardens, communal open space (c.662 sq. m), 51 no. surface and undercroft car parking spaces (42 no. residential and 9 no. visitor) and 92 no. cycle parking spaces.

Neighbourhood B: consisting of 43 no. units comprising 23 no. terraced housing units (10 no. 2 storey three-bedroom units and 13 no. 3 storey three-bedroom units), 20 no. 2 storey three-bedroom maisonettes, ancillary accommodation including, associated private balconies/terraces/rear gardens/winter gardens, communal open space (c.1,753 sq. m), 76 no. car parking spaces (66 no. residential and 10 no. visitor) and 52 no. cycle parking spaces.

Neighbourhood C: consisting of 62 no. units comprising 12 no. 2 storey terraced housing units, 30 no. apartment units (25 no. two-bedroom units and 5 no. three-bedroom units), 20 no. maisonette units (18 no. 2 storey three-bedroom units and 2 no. single storey one-bedroom units), ancillary accommodation, including lobby (c.53 sq. m), post room (c.13 sq. m), ESB storage (c.11 sq. m), water storage (c.14 sq. m), refuse storage (c.29 sq. m), bike storage (c.135 sq. m),), car park (c.702 sq. m), associated private balconies/ terraces/rear gardens, communal open space (c. 1,270 sq. m), 96 no. surface and undercroft car parking spaces (74 no. residential and 22 no. visitor) and 142 no. cycle parking spaces.

Neighbourhood D: consisting of 38 units comprising 14 no. terraced housing units (7 no. 2 storey three-bedroom units and 7 no. 3 storey three-bedroom units), 24 no. maisonettes (20 no. 2 storey three-bedroom units and 4 no. single storey one-bedroom units), ancillary accommodation, including associated private balconies/terraces/rear gardens, communal open space (c.798 sq. m), 62 no. car parking spaces (52 no. residential and 10 no. visitor), 60 no. cycle parking spaces and an ESB substation (c. 14 sq. m).

Neighbourhood E: consisting of 30 units comprising 18 no. 2 storey three-bedroom terraced housing units, 12 no. 2 storey three bedroom maisonettes, ancillary accommodation, including associated private balconies/terraces/rear gardens, communal open space (c.643 sq. m), 56 no. car parking spaces (48 no. residential and 8 no. visitor), 30 no. cycle parking spaces and an ESB substation (c.14 sq. m).

Neighbourhood F: consisting of 36 units comprising 20 no. terraced housing units (12 no. 2 storey three-bedroom units and 8 no. 3 storey three-bedroom units), 16 no. 2

storey three-bedroom maisonettes, ancillary accommodation, including associated private balconies/terraces/rear gardens, communal open space (c.664 sq. m), 64 no. car parking spaces (56 no. residential and 8 no. visitor) and 42 no. cycle parking spaces.

Neighbourhood G: consisting of 29 units comprising 11 no. 3 storey three-bedroom terraced housing units, 18 no. maisonettes (15 no. 2 storey three-bedroom units and 3 no. single storey one-bedroom units), ancillary accommodation, including associated private balconies/terraces/rear gardens/winter gardens, communal open space (c.430 sq.m), 48 no. car parking spaces (40 no. residential and 8 no. visitor), 48 no. cycle parking spaces and an ESB substation (c.14 sq.m).

Neighbourhood H: consisting of 50 units comprising 8 no. terraced housing units (4 no. 2 storey three-bedroom terraced housing units, 4 no. 3 storey three-bedroom terraced housing units), 30 no. apartment units (25 no. two-bedroom units and 5 no. three-bedroom units), 12 no. 2 storey three-bedroom maisonettes, ancillary accommodation, including associated private balconies/terraces/rear gardens/winter gardens, 4 no. commercial/local retail units (c.533.6 sq. m), 4 no. wc (c.44 sq. m), lobby (c.50 sq. m), post room (c.14 sq. m), ESB storage(c.13 sq. m), water storage (c.14 sq. m), refuse storage (c.30 sq. m), communal bins (c.11 sq. m), bike storage (107 sq. m), communal open space (c.1,153 sq. m), 76 no. surface and undercroft car parking spaces (58 no. residential and 18 no. visitor) and 118 no. cycle parking spaces and an ESB substation (c.14 sq. m).

Neighbourhood J: consisting of 37 units comprising 13 no. terraced housing units (5 no. 2 storey three-bedroom units and 8 no. 3 storey three-bedroom units), 24 no. maisonette units (20 no. 2 storey three-bedroom units and 4 no. single storey one-bedroom units), ancillary accommodation, including associated private balconies/terraces/rear gardens/winter gardens, communal open space (c.1,148 sq. m), 56 no. car parking spaces (50 no. residential and 6 no. visitor) and 60 no. cycle parking spaces.

Neighbourhood K: consisting of 30 no. apartment units (25 no. two-bedroom units and 5 no. three-bedroom units), ancillary accommodation, including associated private balconies, ancillary childcare facility (c.1,003 sq. m) with associated play areas (c.727 sq. m), lobby (c.53 sq. m), post room (c.14 sq. m), ESB storage (c.13 sq. m), water storage (c.14 sq. m), refuse storage (c.28 sq. m), bike storage (c.132 sq. m), car park (c.702 sq. m) communal open space (c.200 sq. m), 38 no. surface and undercroft car parking spaces (30 no. residential and 8 no. visitor) and 92 no. cycle parking spaces, in addition to 22 no. car parking spaces for the creche.

Neighbourhood L: consisting of 35 units comprising 15 no. terraced housing units (11 no. 2 storey three-bedroom units and 4 no. 3 storey three-bedroom units), 20 no. maisonettes (18 no. 2 storey three-bedroom units and 2 no. single storey one-bedroom units), ancillary accommodation, including associated private balconies/terraces/rear gardens/winter gardens, communal open space (c.845 sq. m), 57 no. car parking spaces (50 no. residential and 7 no. visitor), 50 no. cycle parking spaces and an ESB substation (c.14 sq. m).

Neighbourhood M: consisting of 24 units comprising 12 no. terraced housing units (6 no. 2 storey three-bedroom units and 6 no. 3 storey three-bedroom units), 12 no. 2 storey three-bedroom maisonettes, ancillary accommodation, including associated balconies/terraces/rear gardens/winter gardens, communal open space (c.1,017 sq. m), 39 no. car parking spaces (36 no. residential and 3 no. visitor), 30 no. cycle parking spaces and an ESB substation (c.14 sq. m).

The proposed development also includes 2.247 ha of landscaped public open space which includes a civic plaza (0.513 ha), greenway spine (1.087 ha) and parklands (0.674 ha); solar PV Panels in various locations; and public lighting. All associated site development works above and below ground including hard and soft landscaping, roads/footpaths/cycle paths, play areas, boundary treatments, SuDs, pumping station, EV charging points, green roofs, ESB substations and services to facilitate the development.

Planning permission is also sought for a second phase of the Ratoath Outer Relief Road (RORR) (c. 22,825 sq. m), that will run along the southern boundary of the application site and join up to the existing constructed section of the RORR. The section of the RORR proposed as part of this development runs from a new signalised junction on the R155, east for approximately 1100m, to the end of the site boundary. The proposed roadway will provide access for the site in the form of two priority controlled junctions. A series of pedestrian and cycle connections are provided to site from the Fairyhouse Road (R155), Glascarn Lane and the new RORR as well as a pedestrian link to Carraig Na Gabhna. The site provides permeability through its internal road and shared surface networks, including pedestrian and cycle paths (implementing a segregated pedestrian and cycle path proposed along the RORR) but also within the site. A greenway will be provided across the site that will connect the R155 Fairyhouse Road with Garraig Na Gabhna road and Glascarn Lane. This greenway will provide pedestrian/cyclist connection to the newly proposed pedestrian/cyclist infrastructure along the RORR. Planning permission is also sought for all associated site development and infrastructural works, services provision, foul and surface water drainage, an extension to the foul water network, surface water and watermain along the RORR required to facilitate the development, access roads/footpaths, lighting, landscaping and boundary treatments.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Meath County Development Plan 2021-2027.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The application together with the Environmental Impact Assessment Report 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.ratoathsouthshd.ie 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 or online at www.pleanala.ie, 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. 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.

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.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100)."

Pursuant to Article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017, please find enclosed 2 no. printed copies and 3 no. electronic copies of the plans and particulars of the proposed development, an ITM File, as well as a cheque for €80,000 made payable to An Bord Pleanála. A full schedule of the plans and particulars of the application pack are enclosed with this cover letter.

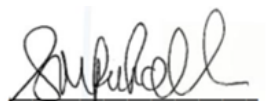
In accordance with both Planning and SHD legislation, 10 no. print and 1 no. digital copies of the application have been provided to Meath County Council. A copy of the application has also been forwarded to the following statutory consultees as listed by An Bord Pleanála in their Opinion (reference ABP-311774-21); Irish Water, National Transport Authority, Transport Infrastructure Ireland and Meath County Childcare Committee.

Please also note that a dedicated project website, www.ratoathsouthshd.ie, has also been set up by the Applicant. We trust that the enclosed plans and particulars are in order and look forward to receiving a receipt of acknowledgement of this application in due course. Should you have any queries on the enclosed planning application, please do not hesitate to contact the undersigned.

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Yours Sincerely,



Stephen M. Purcell MIPI FSCSI FRICS
Director and Co-Head
KPMG Future Analytics

Description	Prepared By
Cheque	Applicant
Cover Letter	KPMG Future Analytics
SHD Application form Incl. Letters of Consent	KPMG Future Analytics
Letter to Planning Authority	KPMG Future Analytics
Letter to Prescribed Bodies	KPMG Future Analytics
Newspaper Notice	KPMG Future Analytics
Site Notice	KPMG Future Analytics
EIA Portal Confirmation	KPMG Future Analytics
Letters of Consent	Landowners
Planning Report	KPMG Future Analytics
Statement of Consistency	KPMG Future Analytics
Statement of Response to An Bord Pleanála's Opinion	KPMG Future Analytics
Social Infrastructure Audit	KPMG Future Analytics
Material Contravention Statement	KPMG Future Analytics
Environmental Impact Assessment Report (EIAR) Incl. ➤ Volume 1 (Non-Technical Summary) ➤ Volume 2 (Main Report) ➤ Volume 3 (Verified Photomontages & Computer-generated imagery (CGIs) prepared by Digital Dimensions)	KPMG Future Analytics/ Altemar /OCSC /RKD /AWN / BSM/ ACSU
Architectural Drawing Set incl. Drawing reg	RKD
Part V Pack Incl. ➤ Part V Proposal ➤ Part V Schedule of Accommodation ➤ Meath County Council Part V Agreement in Principle ➤ Part V Breakdown ➤ Site Layout Plan (Part V Allocation) ➤ House Type drawings	RKD
Schedule of Areas	RKD
Room Areas Schedule – Non-Residential	RKD
Architectural & Urban Design Report	RKD
Housing Quality Assessment (1-12)	RKD
Engineering Drawing Set incl. Document and Drawing Register	OCSC Consulting Engineers
Engineering Services Report Incl. ➤ Irish Water Confirmation of Feasibility ➤ Irish Water Statement of Design Acceptance	OCSC Consulting Engineers

Site – Specific Flood Risk Assessment	OCSC Consulting Engineers
Traffic Impact Assessment	OCSC Consulting Engineers
Mobility Management Plan	OCSC Consulting Engineers
Construction Demolition Waste Management Plan	OCSC Consulting Engineers
Construction and Environmental Management Plan	OCSC Consulting Engineers / Altamar
DMURS Compliance Statement	OCSC Consulting Engineers
DMURS Quality Audit including Road Safety Audit, Access Audit, Cycle Audit and Walking Audit	OCSC Consulting Engineers
Energy Statement	BBSC
Telecommunications Impact Assessment	BBSC
Building Life Cycle Report	BBSC
Utility Impact Assessment	BBSC
Landscape Design Rationale	BSM
Landscape Drawing Set Incl. drawing schedule	BSM
AA Screening	Altamar
Arboricultural Assessment	Arborist Associates
Drawing Set incl. Document register	Arborist Associates
Operational Waste Management Plan	AWN
Daylight and Sunlight Assessment	Digital Dimensions
Lighting Design Report	Redmond Lighting Design
Lighting Drawings and Calculations	Redmond Lighting Design
Archaeological Test Trenching	ACS