PLANNING APPLICATION FORM

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	**Jamestown, Ratoath, Co. Meath**
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	**ORDER NO.:** 50499302_1 **CENTRE COORDINATES:** ITM 702455,750843

3.TYPE OF PLANNING PERMISSION (PLEASE TICK APPROPRIATE BOX):
[X] 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……..N/A ……. Date of grant of Outline Permission:……

5.APPLICANT:	
Name(s)	**KINGSCROFT DEVELOPMENTS LIMITED**
Contact details	to be supplied at the end of this form. (Question: 24)

6. WHERE APPLICANT IS A COMPANY (REGISTERED UNDER THE COMPANIES ACTS):	
Name(s) of company director(s)	**Nick Collins & Cathal Mullan**

Registered Address (of company)	**9 Abbey House, Main Street, Clonee, Co Meath**
Company Registration Number	**150410**

7. PERSON/AGENT ACTING ON BEHALF OF THE APPLICANT (IF ANY):	
Name	**CDP Architecture**
Address	to be supplied at the end of this form (Question 25)

8. PERSON RESPONSIBLE FOR PREPARATION OF DRAWINGS AND PLANS:	
Name	**CDP Architecture**
Firm/Company	**CDP Architecture**

9. DESCRIPTION OF PROPOSED DEVELOPMENT::	
Brief description of nature and extent of development	**modifications to the previously granted Strategic Housing Development permitted under (ABP-305196-19) (Planning Ref. No. SH305196). The proposed modifications are to the granted 52 no. Apartment units (in 2 no. 4 & 5 storey Block 1 & Block 2 apartment buildings with under-croft basement parking) that consisted of 4 no. 1- Bed, 20 no. 2- Bed & 2 no. 3-bed Apartment units. Proposed modifications include an additional floor to the 2. No. apartment blocks and will now increase to 64 no. Apartment units (in 2 no. 5 & 6 storey BLOCK 1 & BLOCK 2 apartment buildings with 25.no basement parking spaces per block and 7. no surface parking spaces per block) consisting of 10 no. 1- Bed, 50 no. 2- Bed & 4 no. 3-bed Apartment units.** **NO changes proposed to other houses and duplex apartment blocks granted under (ABP-305196-19) (Planning Ref. No. SH305196) & (ABP-318557-23-19) (Planning Ref. No. 23882). Minor modifications to the Communal Open space to accommodate the proposed Bin & bike storage for the apartment blocks.** **The overall proposed units in the development have now increased from 228 to 240 units in total.**

10. LEGAL INTEREST OF APPLICANT IN THE LAND OR STRUCTURE:

Please tick appropriate box. ***Where legal interest is 'Other', please expand further on your interest in the land or structure***	***A.*** *Owner (X)*	***B.*** *Occupier*
	C. *Other*	
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation		

11. SITE AREA:	
Area of site to which the application relates in hectares	6.2976 ha

12. WHERE THE APPLICATION RELATES TO A BUILDING OR BUILDINGS:	
Gross floor space[5] of any existing building(s) in m2	**N/A**
Gross floor space of proposed works in m2	**1097 sqm (Additional Floors)** **141.4 sqm (Bin & Bike store)**
Gross floor space of work to be retained in m2 (if appropriate)	**N/A**
Gross floor space of any demolition in m2 (if appropriate)	**N/A**

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 m2
N/A	**N/A**
N/A	**N/A**

14. IN THE CASE OF RESIDENTIAL DEVELOPMENT PLEASE PROVIDE BREAKDOWN OF RESIDENTIAL MIX:							
Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							**N/A**
Apartments		10	50	4	-	-	64
Number of car-parking spaces to be provided	**BLOCK 1&2** 50(as-granted Basement) + 14 (proposed surface Parking)						Total 64

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)	**N/A**
Proposed use (or use it is proposed to retain)	**N/A**
Nature and extent of any such proposed use (or use it is proposed to retain)	**N/A**

16. SOCIAL AND AFFORDABLE HOUSING:		
(Please tick appropriate box)	***Yes***	***N***
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 – 2021 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 parts 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.	**Please Refer to PART V proposal under Planning Ref. No. SH305196**	
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- 2021[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).		N/A

If the answer to the above question is "no" by virtue of section 96(13) of the Planning and Development Act 2000[9], details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.		N/A

17. DEVELOPMENT DETAILS:		
Please tick appropriate box	***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 (Amendment) Act, 1994[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 (under S.I. No. 94 of 1997) 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 an integrated pollution prevention and control 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:

_N/A_____

_____

_____

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes[ ] No[X]

If yes, please give details.

_ N/A _____

_____

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:

Reference No.: LRD Ref. 23882 Date: 12/09/2023

Reference No.: ABP-305196-19 Planning Ref. No. SH305196 Date: 09/12/2024

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.

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:

Reference No. (if any): LRD0052

Date(s) of consultation: 25/11/2025

Persons involved:

Applicant (Online): Nick Collins (NC) - Kingscroft; Paul Moran (PM), Vidisha Raju (VR), Mary Sharon (MS) Mylena Da Costa (MDC)- (CPD Architecture); Michael O'Reilly (MOR) and Zeljana Rotim (ZR) - O'Connor Sutton Cronin.

Meath County Council (In Person/ Online): Gerard Kellett (GK) (Chair); Matthew Tully (MT): Joe McGarvey (JMG); Triona Keating (TK).

20. SERVICES:

Proposed Source of Water Supply

Existing connection [X] New connection [ ]
Public Mains [ ] Group Water Scheme [ ] Private Well [ ]

Other (please specify):…N/A……..

Name of Group Water Scheme (where applicable)……

Proposed Wastewater Management/Treatment

Existing [X] New [ ]
Public Sewer [X] Conventional septic tank system [ ]

Other on-site treatment system [ ]Please specify……..

Proposed Surface Water Disposal

Public Sewer/Drain [X] Soakpit [ ]

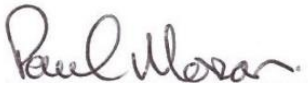
Watercourse [ ] Other [ ] Please specify ……..

21. DETAILS OF PUBLIC NOTICE:

Approved newspaper[15] in which notice was published	***Irish Daily Star***
Date of publication	***09.12.25***

Date on which site notice was erected	***09.12.25***

22.APPLICATION FEE:
Fee Payable
1560,00€
Basis of Calculation
(Proposed additional units) 12 units x 130€ = 1560€

23. 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.	
Signed *(Applicant or Agent as appropri ate)*	
Date	***05 January 2026***

CONTACT DETAILS — NOT TO BE PUBLISHED

24. **APPLICANT ADDRESS/CONTACT DETAILS**
Address 9 Abbey House, Main Street, Clonee, Co Meath
Email address info@cdparchitecture.ie
Telephone number (optional) 01 6214498

25. AGENT'S (IF ANY) ADDRESS/CONTACT DETAILS:
Address CDP Architecture 4 The Mall, Main Street Lucan Village, Co Dublin K78 V9R6

Email address info@cdparchitecture.ie
Telephone number (optional) 01 6214498
Should all correspondence be sent to the agent's address (where applicable)? Please tick appropriate box. (Please note that if the answer is 'No', all correspondence will be sent to the applicant's address) Yes[X] No []

A contact address must be given, whether that of the applicant or that of the agent

<u>This form should be accompanied by the following documentation:</u>

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

<u>ALL</u> Planning Applications

- ☐ The relevant page of newspaper that contains notice of your application
- ☐ A copy of the site notice
- ☐ 6 copies of site location map[16]
- ☐ 6 copies of site or layout plan[16+17]
- ☐ 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections — except in the case of outline permission)
- ☐ The appropriate Planning Fee

Where the applicant is not the legal owner of the land or structure in question:

- ☐ The written consent of the owner to make the application

Where the application is for residential development that is subject to Part V of the 2000 - 2021 Act:

Details of the manner in which it is proposed to comply with section 96 of Part V of the Act, including for example,
(i) details of such parts 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.

or

- ☐ A certificate of exemption from the requirements of Part V

or

- ☐ A copy of the application submitted for a certificate of exemption.

Where the application is for residential development that is not subject to Part V of the 2000 - 2021 Act by virtue of section 96(13) of the Act:

□ Information setting out the basis on which section 96(13) is considered to apply to the development.

Where the disposal of wastewater for the proposed development is other than to a public sewer:

□ Information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed.

Where the application refers to a protected structure/ proposed protected structure/ or the exterior of a structure which is located within an architectural conservation area (ACA):

□ Photographs, plans and other particulars necessary to show how the development would affect the character of the structure.

Applications that refer to a material change of use or retention of such a material change of use:

□ Plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of article 23) and other particulars required describing the works proposed.

Where an application requires an Environmental Impact Statement:

□ An Environmental Impact Statement

Applications that are exempt from planning fees:

□ Proof of eligibility for exemption[18]

Directions for completing this form

1. Grid reference in terms of the Irish Transverse Mercator.

2. "The applicant" means the person seeking the planning permission, not an agent acting on his or her behalf.

3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.

4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.

5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building, that is, floor areas must be measured from inside the external wall.

6. Where the existing use is 'vacant' please state most recent authorised use of the land or structure.

7. Part V of the Planning and Development Act 2000 - 2021 applies where—

    - the land is zoned for residential use or for a mixture of residential and other uses,

    - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and

    - the proposed development is not exempt from Part V

8. Under section 97 of the Planning and Development Act 2000- 2021, applications involving development of 9 or fewer houses or development on land of less than 0.1 hectare may be exempt from Part V.

9. Under section 96(13) of the Planning and Development Act 2000 - 2021, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

10. The Record of Monuments and Places, under section 12 of the National Monuments Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to a national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for Arts, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for Arts, Heritage and the Gaeltacht. For information on whether national monuments are in the ownership or guardianship of the Minister for Arts, Heritage and the Gaeltacht or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of Arts, Heritage and the Gaeltacht.

11. An Environmental Impact Statement (EIS) is required to accompany a planning

application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2021which exceeds a limit, quantity or threshold set for that class of development. An EIS will also be required by the planning authority in respect of sub-threshold development where the authority considers that the development would be likely to have significant effects on the environment (article 103).

12. An appropriate assessment of proposed development is required in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. It is the responsibility of the planning authority to screen proposed developments to determine whether an appropriate assessment is required and where the authority determines that an appropriate assessment is required, the authority will normally require the applicant to submit a Natura impact statement (NIS). Where the applicant considers that the proposed development is likely to have a significant effect on a European site it is open to him/her to submit a NIS with the planning application.

13. The appeal must be determined or withdrawn before another similar application can be made.

14. A formal pre-application consultation may only occur under Section 247 of the Planning and Development Act 2000- 2021. An applicant should contact his or her planning authority if he/she wishes to avail of a pre-application consultation. In the case of residential development to which Part V of the 2000 - 2021 Act applies, applicants are advised to avail of the pre-application consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning application being submitted.

15. The list of approved newspapers, for the purpose of giving notice of intention to make a planning application, is available from the planning authority to which the application will be submitted.

16. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2021.

17. The location of the site notice(s) should be shown on site location map.

18. See Schedule 9 of Planning and Development Regulations 2001- 2021. If a reduced fee is tendered, details of previous relevant payments and planning permissions should be given. If exemption from payment of fees is being claimed under article 157 of the 2001 – 2021 Regulations, evidence to prove eligibility for exemption should be submitted.