CDP Architecture
Designers - Planning - Interiors - Project Management

4, The Mall, Main Street,
Lucan Village, Co. Dublin,
K78 V9R6

T: 01 6214498
E: info@cdparchitecture.ie
W: www.cdp-architecture.com

DESIGN STATEMENT

Proposed Modifications to the Granted Residential Development At Jamestown, Ratoath, Co. Meath

By

CDP Architecture,

4 The Mall,

Main Street, Lucan Village,

County Dublin.

January 2026

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1.0 Accompanying Documentation

This design statement forms part of the planning application and is accompanied by application drawings and documentation as follows:

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Part V

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Other Documents

3.1.601	TAKE IN CHARGE LAYOUT
	3D Visuals

1.2 Other Documentation

- Completed Meath County Council Application Form;
- LRD Supplementary Application Form – Form 19;
- Planning Cover Letter as prepared by CDP Architecture.
- Newspaper Advertisement; (outlined in red).
- Site Notice in A4 (in white).
- Issue Sheet as prepared by CDP Architecture.
- Design Statement as prepared by CDP Architecture.
- House Quality Assessment as prepared by CDP Architecture.

- As-Granted Schedule of Units
- Proposed Schedule of Units
- Architects Drawings including OS Map as listed in the Architects issue sheet.
- Engineer Drawings and Reports as prepared by OCSC Consulting Engineers

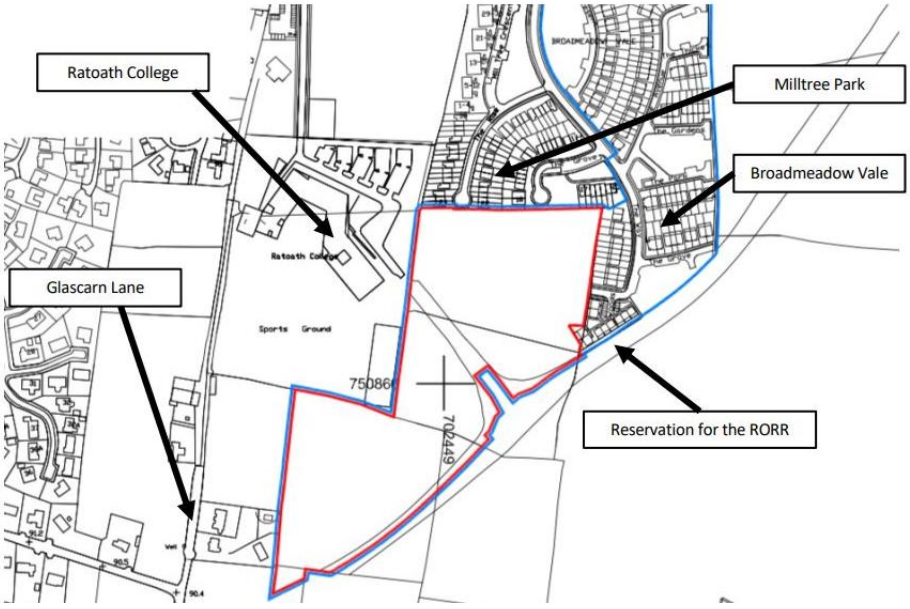
2.0 Site Information / Current Site Conditions

The site has a gross area of c. 6.3 hectares, the subject of this LRD application, is located at the southern edge of Ratoath Village in Co. Meath, within the townland of Jamestown.

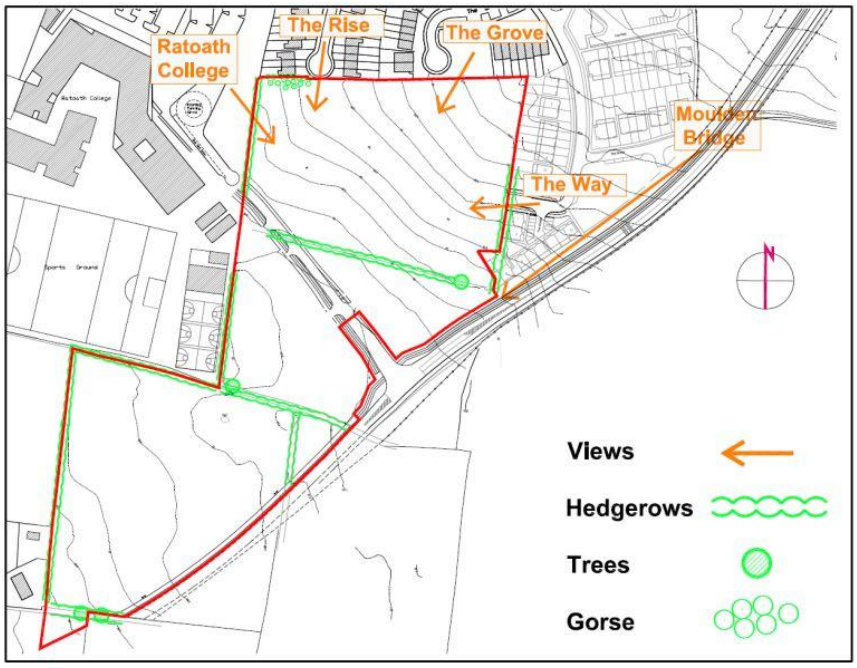
The site is situated to the south of an established residential area that sits between an Inner Relief Road to the north and an Outer Relief Road (under construction) to the south. The area is suburban in character. The site itself comprises agricultural fields. The lands slope gently from west to east and there are hedgerows and drainage ditches along field boundaries. Parts of the site have been disturbed by construction activities in the area.

The site is bounded to the west by Ratoath Community College (PPS), agricultural lands and one-off houses. The site is bounded to the north by the 'Milltree Park' housing estate. The Ratoath Outer Relief Road and an associated Link Road to Ratoath Community College are under construction to the immediate south of the site and through the site. Lands to the east are under development, by the applicant, for housing. Lands to the south are in agricultural use.

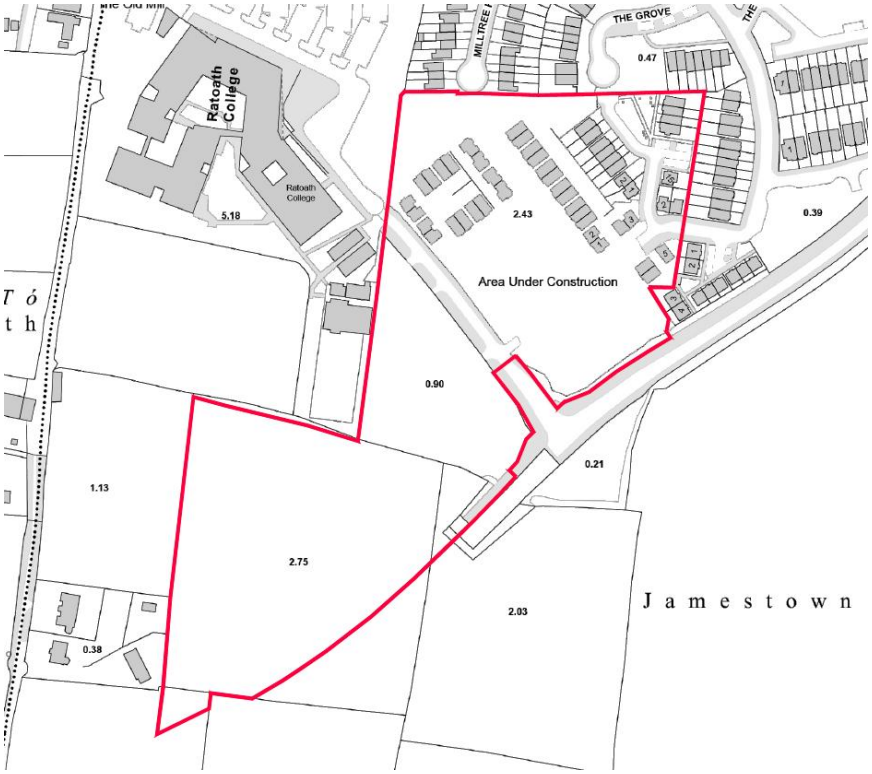
Current Site conditions include On-going construction for 114 no. houses and 62 units of the 6 no. Duplex apartment block.



Reference Image 1 : Site Outline in Red



Reference Image 2 : Site Outline in Red



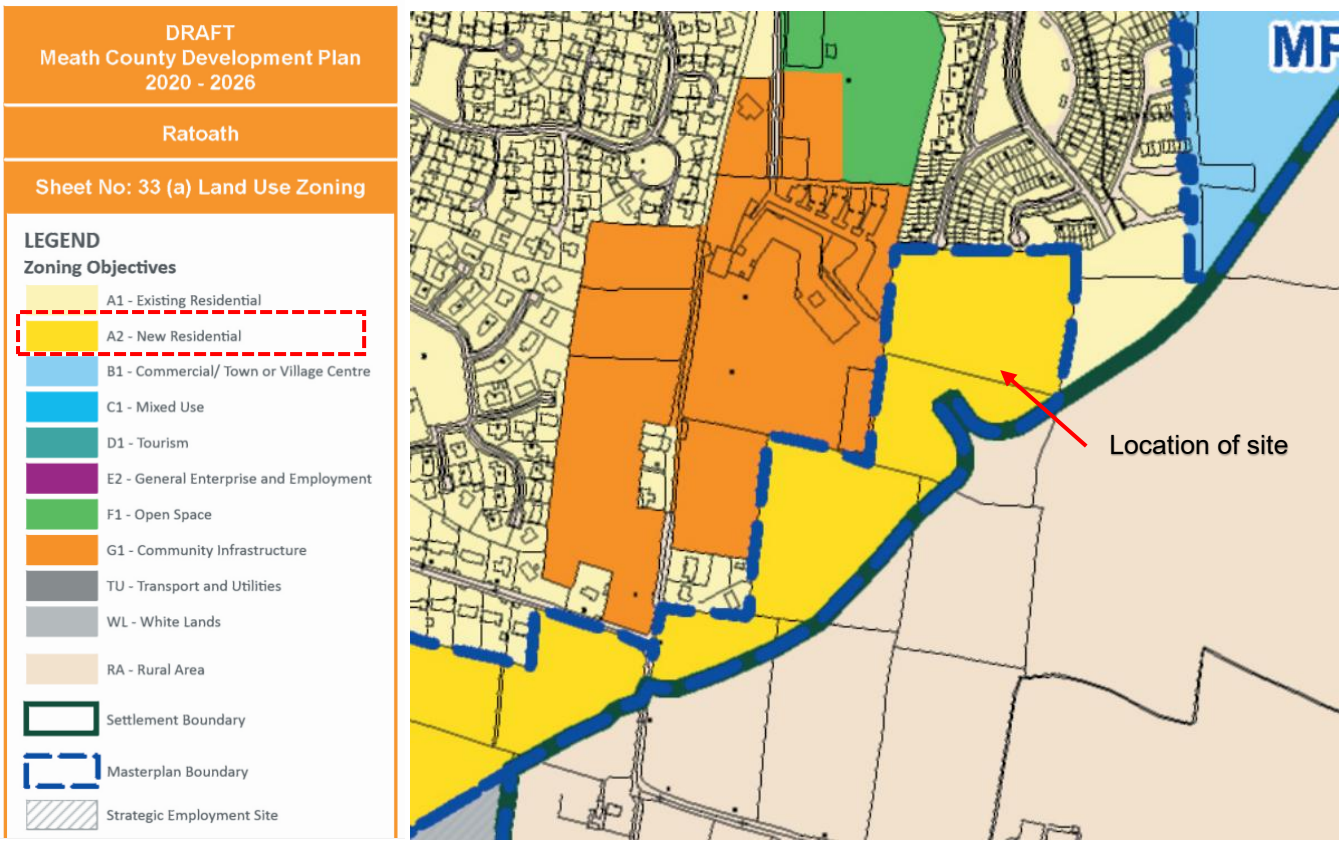
Reference Image 3: Site Location Map – CDP Architecture Drawing Ref. 3.1.002 Extract – Site Outline in Red

3.0 Land Use Zoning

The subject lands lie within the development boundary of Ratoath Village as identified in the 2020-2026 Ratoath LAP.

The subject lands are zoned in the Ratoath LAP as A2 'To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.' Other lands to the east and west are also zoned under this A2 zoning objective.

Further to the east, we note that there is a large landbank zoned B1 with a specific Framework Plan Objective (FP1) seeking to provide town and village centre facilities and uses.



Reference Image 4: Extract from Land use Zoning Map, MCC development plan 2020-2026

4.0 Conservation / Archaeology

The Site spans an area of 6.3 hectares, the site is positioned proximate to the ongoing construction of the Outer Relief Road, situated to the southeast of Ratoath. This location finds itself nestled within the bounds of the Jamestown townland, encompassed by the Ratoath parish and barony. The site's composition entails three expansive fields, designated as Fields 1 to 3, accompanied by smaller portions of two additional fields, identified as Fields 4 and 5. See image below.



There are no recorded monuments within the application lands. It is positioned approximately 850 meters to the southeast of the demarcated zone associated with the archaeological potential of the esteemed historical town of Ratoath (Record of Monuments and Places (RMP) reference: ME044-034). This designated area encompasses an Anglo-Norman motte and bailey castle (RMP no.: ME044-034001), the site of a medieval parish church and its corresponding graveyard (RMP no.: ME044-034003, ME044-034017), along with the locale of the Market Cross (RMP no.: ME044-034008). This district has yielded numerous noteworthy elements, including fragments of architecture and intricately carved stone features, as evidenced by the entries: ME044-034002 (font), ME044-034005 (effigial tomb), ME044-034006 (cross), ME044-034006-007 (architectural fragments), and ME044-034011 (cistern).

The historical town of Ratoath has undergone several excavations that have culminated in its inclusion within the core of archaeological records (RMP no.: ME044-034009-010, ME044-034012-014, ME044-034016, ME044-034018). Outside of the town, cultivation ridges (RMP no.: ME044-034015) demonstrate the rural nature of the surrounding landscape which would have supplied the historic town.
There are no architectural features within the application site. Several historical buildings are recorded in the town of Ratoath in both the National Inventory of Architectural Heritage (NIAH) and the Record of Protected Structures (RPS) in the Meath County Development Plan 2013-2019.

5.0 Previous / Relevant Planning / SHEC History

5.1 Application Reference No.: MCC Ref. DA/70037, Date: 1/2/2007

Description: SUBMISSIONS TO AN BORD PLEANALA – DIRECT APPLICATION TO AN BORD *PLEANALA strategic housing development on 6.3 hectares, bounded by Ratoath College, agricultural lands, and the rear gardens of houses on Glascarn Lane(to the west); Milltree Park (to the north); Broadmeadow Vale(to the east)*

and the reservation of the Ratoath Outer Relief Road (to the south), all lying within the townland of Jamestown, Ratoath. The development consists of 228 No. residential units comprising 19 No. 1 Bed Units, 68 No. 2 Bed Units, 133 No. 3 Bed Units and 8 No. 4 Bed Units to be provided in a mix of unit types as follows: 88 No. semi-detached houses (2-2.5 story), 6 No. detached houses (2.5-3 story), 11 No. terraced houses (2 storeys), 9 No. Independent Living Units (2 Storey), 52 No. apartments (in 2 No. 4 and 5 story apartment buildings with under-croft basement car parking), 32 No. duplex units with 30 No. apartment units above (in 6 No. 3-story duplex blocks). House Type A1 to have an optional kitchen extension to the rear. A 3-storey childcare facility building (c. 343.17sq.m) with an ancillary outdoor play area. Minor amendments to the 'Link Road' and a spur road connecting the 'Link Road' with 'The Way' at Broadmeadow Vale (all approved under RA150993 / PL17.247003) to facilitate integration into the proposed development. Provision of a temporary shared Pedestrian/Bicycle path along the southern boundary of the site within the reservation of the future extension of the Ratoath Outer Relief Road (RORR). All other associated landscaping, boundary treatments, site development and service infrastructure works. Primary vehicular/ bicycle/pedestrian access to be from the Ratoath Outer Relief Road (approved under RA150993 / PL17.247003 and modified under RA190724). Secondary vehicular/ bicycle/pedestrian access via 'The Way' at Broadmeadow Vale (RA150993 / PL17.247003). Pedestrian/Bicycle access (only) via 'The Grove' and 'The Rise' at Milltree Park. The application contains a statement setting out how the proposal will be consistent with the objectives of the Meath CDP 2013-2019 and the Ratoath LAP 2009-2015 & 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 about the zoning of the land.

Decision: *APPLICATION FINALISED*

5.2 Application Reference No.: MCC Ref. DA/120765 Date: 29/08/2012

Description: Extension of duration of planning permission ref. no. DA/70037 - housing development (286 dwellings) and ancillary site development works including estate roads, children's play area, services (including sewage pumping station) and construction of outer relief road.

Decision: *APPLICATION FINALISED*

5.3 Application Reference No.: MCC Ref. RA/150993 & ABP Ref. PL 17.247003 Date: 22/09/2015

Description: *Planning permission for a housing development (128 dwellings) and ancillary works including the construction of a portion of an Outer Relief Road (on part of lands previously granted planning permission under Ref. DA/70037 & DA/120765 at Jamestown, Ratoath & Tankardstown Townlands, Ratoath, Co. Meath as follows: 1. 128 dwellings comprising of 7 No. 2-storey 5-bedroom detached houses with bedroom in attic (Type T), 24 No. 2-storey 4-bedroom sem-detached houses (Types Q, S3 & S5), 6 No. 2-storey 4-bedroom end townhouses (Type S4), 38 No. 2-storey semi-detached houses (Types R & V), 43 No. 2-storey 3-bedroom townhouses (Types M5, M6, M7, M8 & N) & 10 No. 2-storey 2- bedroom townhouses (Type P). N.B. All houses include an optional kitchen extension to rear & Houses Types N, R, S3, S4, S5, Q & V all have space for a future attic conversion). 2. Ancillary site development works including estate roads, footpaths, cycle tracks, public open space areas, site services sewage pumping*

station/rising main & 3. Construction of portion of outer relief road (circa 990 metres in length) including 2 No. roundabouts & ancillary services together with tie-ins to the Ratoath College to the west & to the Ashbourne Road (R125) at Mouldin Bridge to the east together with a pedestrian/cycle path along the bank of the Broadmeadow River through the townlands of Jamestown, Ratoath & Tankardstown. Significant Further Information submitted.

Decision: *APPLICATION FINALISED*

5.4 Application Reference No.: MCC Ref. RA/190724 Date: 07/06/2019

Description: *an amendment to the link road junction accessing Ratoath College on that portion of the Ratoath Outer Relief Outer Road as approved under planning permission Ref. No. PL17.247003/ RA150993. The amendment as proposed seeks to modify the approved but not yet constructed roundabout to now be a T-Junction, including all associated ancillary site development works, all within the townlands of Jamestown Ratoath & Tankardstown, Ratoath.*

Decision: *APPLICATION FINALISED*

5.5 Application Ref. SH305196 (Meath CoCo – 20/08/2019)

Description: *SUBMISSIONS TO AN BORD PLEANALA - DIRECT APPLICATION TO AN BORD PLEANALA strategic housing development on6.3 hectares,bounded by Ratoath College, agricultural lands and the rear gardens of houses on Glascarn Lane(to the west); Milltree Park (to the north); Broadmeadow Vale(to the east) and the reservation of the Ratoath Outer Relief Road (to the south), all lying within the townland of Jamestown, Ratoath.The development consists of228 No. residential units comprising of 19 No. 1 Bed Units, 68 No. 2 Bed Units, 133 No. 3 Bed Units and 8 No. 4 Bed Units to be provided in a mix of unit types as follows: 88 No. semi-detached houses (2-2.5 storey), 6 No. detached houses (2.5-3 storey), 11 No. terraced houses (2 storey), 9 No. Independent Living Units (2 Storey), 52 No. apartments (in 2 No. 4 and 5 storey apartment buildings with under-croft basement car parking), 32 No. duplex units with 30 No. apartment units above (in 6 No. 3-storey duplex blocks). House Type A1 to have an optional kitchen extension to the rear. A 3 storey childcare facility building (c. 343.17sq.m) with ancillary outdoor play area. Minor amendments to the 'Link Road' and a spur road connecting the 'Link Road' with 'The Way' at Broadmeadow Vale (all approved under RA150993 / PL17.247003) to facilitate integration into the proposed development. Provision of a temporary shared Pedestrian/Bicycle path along the southern boundary of the site within the reservation of the future extension of the Ratoath Outer Relief Road (RORR). All other associated landscaping, boundary treatments, site development and service infrastructure works. Primary vehicular/ bicycle/pedestrian access to be from the Ratoath Outer Relief Road (approved under RA150993 / PL17.247003 and modified under RA190724). Secondary vehicular/ bicycle/pedestrian access via 'The Way' at Broadmeadow Vale (RA150993 / PL17.247003). Pedestrian/Bicycle access (only) via 'The Grove' and 'The Rise' at Milltree Park. The application contains a statement setting out how the proposal will be consistent with the objectives of the Meath CDP 2013-2019 and the Ratoath LAP 2009-2015 & 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.*

Decision: *APPLICATION FINALISED*

5.6 Application Ref. 2461100 / ABP-305196-19 (Meath CoCo –Date 16/12/2024)

Description: We, Kingscroft Developments Limited, intend to apply for planning permission for a Large-scale Residential Development consisting of 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) consisted of 4 no. 1- Bed, 20 no. 2- Bed & 2 no. 3- bed Apartment units.Proposed modifications to the 2 no. apartment blocks will now consist of 48 no. apartment units (in 2 no. 3 storey duplex & 5 storey apartment block with surface car parking and elimination of the under-croft basement parking) consisting of 22 no. 1- Bed, 20 no. 2- Bed & 6 no. 3-bed Apartment units.Modifications to Communal Open space, provision of roof terrace, Bin & Bike storage, and all other associated landscaping, boundary treatments, site development, and service infrastructure works at Jamestown, Ratoath, Co. Meath. All drawings and related documents can be viewed online at www.wellfieldlrd2.ie

Decision: *APPLICATION FINALISED*

6.0 Pre-Application Consultation

A Section 247 – pre-planning consultation meeting was held with MCC on 25.11.2025,
for lodgement of this modification LRD application under ABP-305196-19. At the meeting, minor feedback was provided to the design teams in terms of:

- Required bicycle storage spaces and its location
- Additional carparking spaces as required by the additional units
- Bin storage location and refuse vehicle parking location
- Basement column locations and parking spaces

As a result, the design and layout of the proposed development have evolved in response to the feedback received.

6.0 Proposal

6.1 Outline Proposal

We, Kingscroft Developments Limited, intend to apply for planning permission for a Large-scale Residential Development consisting of 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.
All other associated landscaping, boundary treatments, site development and service infrastructure works at Jamestown, Ratoath, Co. Meath.

6.2 Proposed modifications

This proposal pertains to a modification of the previously granted planning permission (Ref. SH305196) by Meath County Council for the development of Blocks 1 and 2.
The proposed modification to Blocks 1 and 2 consists of the addition of one extra floor, resulting in an increase in the total number of residential units from 52 to 64. This represents an additional 12 units overall, with 6 units added to each block at fifth-floor level.
Following the proposed modifications, the required provision of car parking and bicycle parking spaces has increased. To accommodate this requirement, the site layout has been slightly amended.
The undercroft car parking layout has been reconfigured to respond more efficiently to the structural column arrangement. As part of this revision, seven car parking spaces have been relocated from the undercroft to surface level. This adjustment improves circulation, parking efficiency, and overall functionality of the undercroft area.
The bin store and bicycle storage facilities have been relocated to surface level to provide enhanced accessibility and ease of use for residents, in accordance with best practice and relevant guidance.
In addition, the external fire escape stairs previously located along the north-west side of both blocks have been omitted. The external ramps previously proposed along the west and south-west elevations of Blocks 1 and 2 have also been omitted, as the main entrances to Blocks 1 and 2 are now provided on the east and west sides of the buildings, where existing site levels are flat. This allows for level access to all main entrances, ensuring compliance with Part M access requirements without the need for external ramps. There is also a marginal increase in residential density arising from the additional units proposed.
All modified units are predominantly dual-aspect and have been designed to maximise solar gain while delivering a high-quality living environment for future residents. Each unit has been carefully oriented and planned to enhance privacy by minimising overlooking into private living areas, ensuring both comfort and functionality within the overall design.

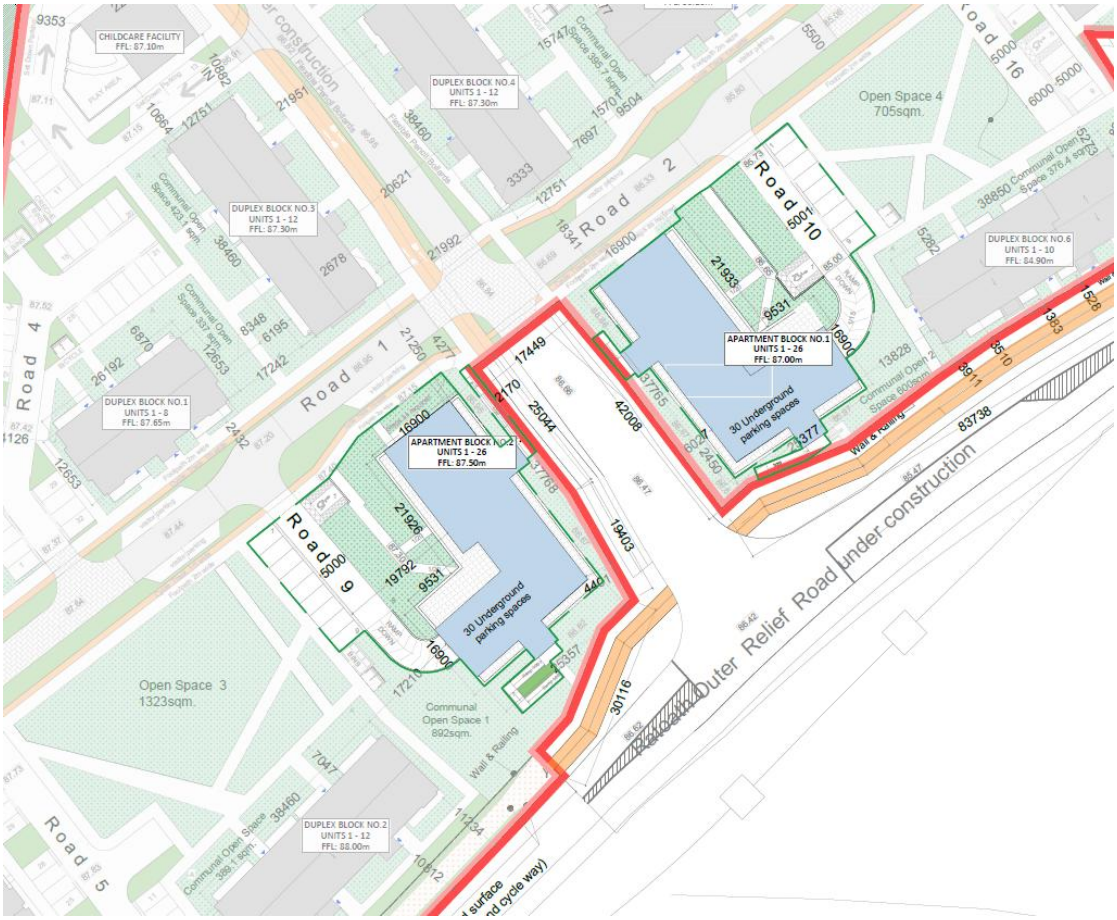
A full breakdown of the aggregate floor areas of living/dining/kitchen spaces, minimum widths of living/dining rooms, minimum bedroom widths and floor areas, minimum aggregate bedroom floor areas, minimum storage space requirements, minimum private amenity space areas, and minimum communal amenity space areas has been prepared in accordance with the Apartment Guidelines 2023 (Appendix 1). These matters are addressed in detail in the Housing Quality Assessment submitted as part of this planning application.

Apartment Layouts :

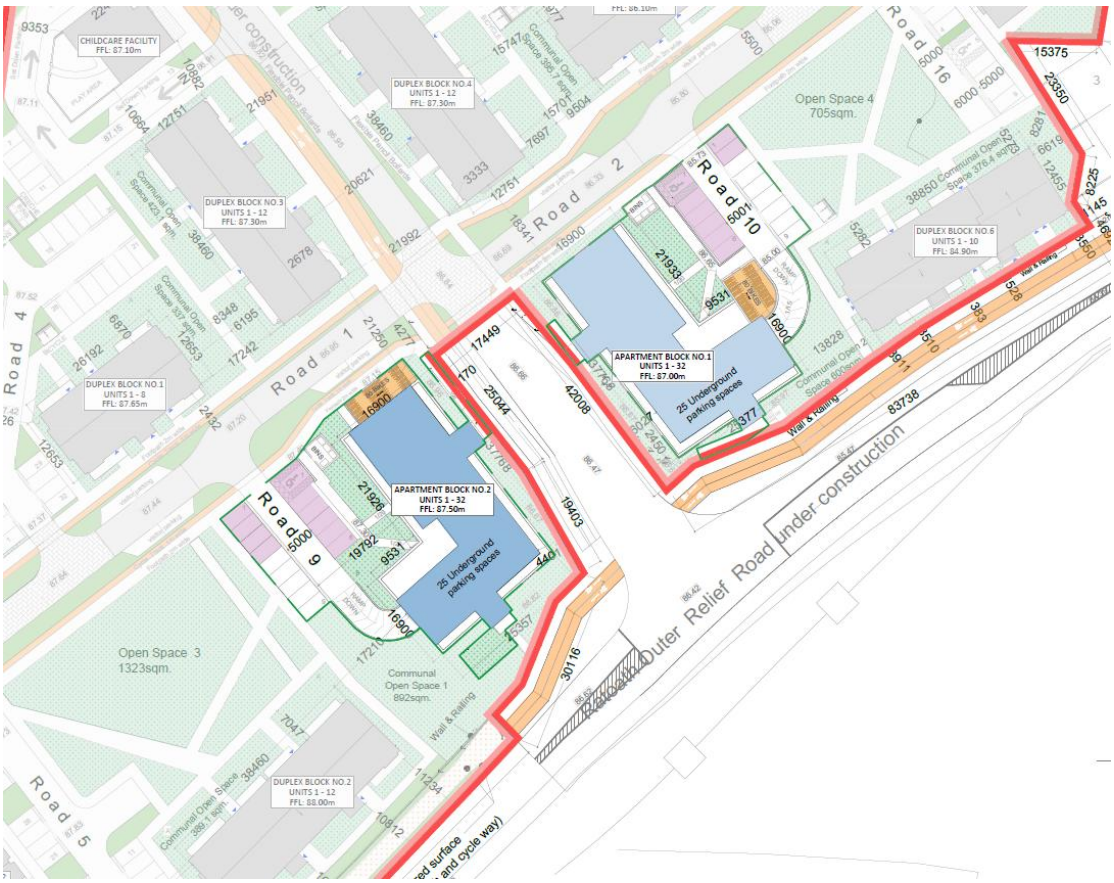
- *The proposed development consists of a thoughtfully planned mix of apartment types, including 10 one-bedroom units, 50 two-bedroom units, and 4 three-bedroom apartments. This design aims to accommodate a diverse range of residents and living preferences, offering a balanced combination of accessibility, privacy, and functional living spaces. All units are designed to meet relevant housing quality standards.*

- *The ground-floor apartments are accessible through an internal semi-private corridor. The remaining floors are served by a common internal public corridor. Vertical circulation within the building is facilitated by two central core, which includes both lifts and staircases, ensuring easy access to all units across the building's height. This arrangement allows for a clear separation of public and semi-private areas, offering both convenience and privacy to the residents.*

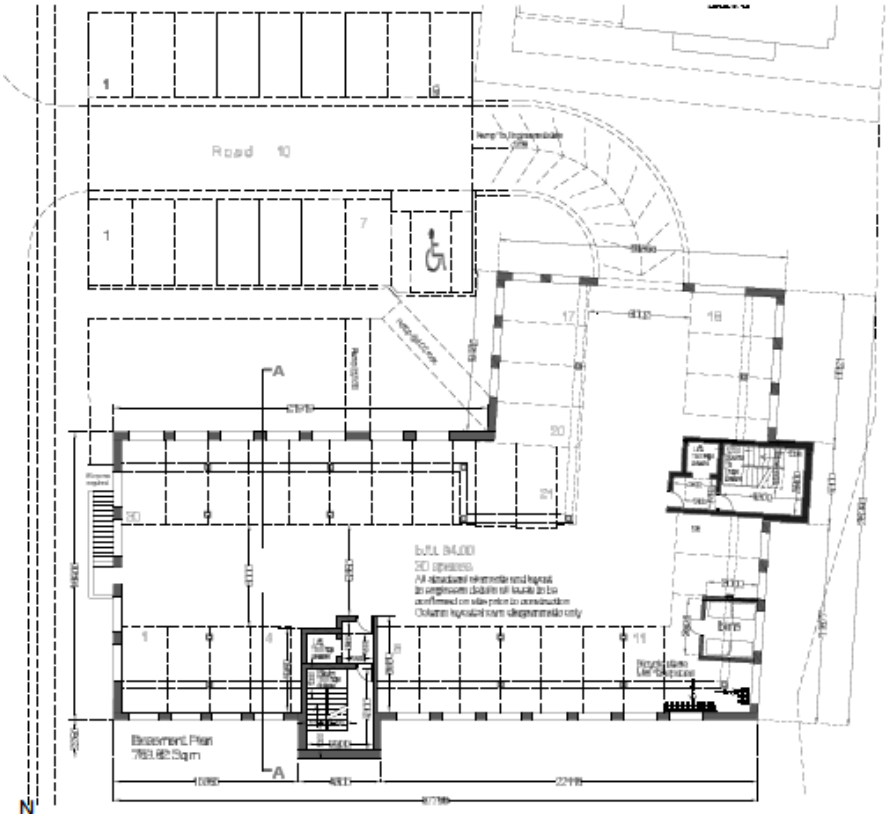
- *See as granted and proposed Site & Floor plans as below :*



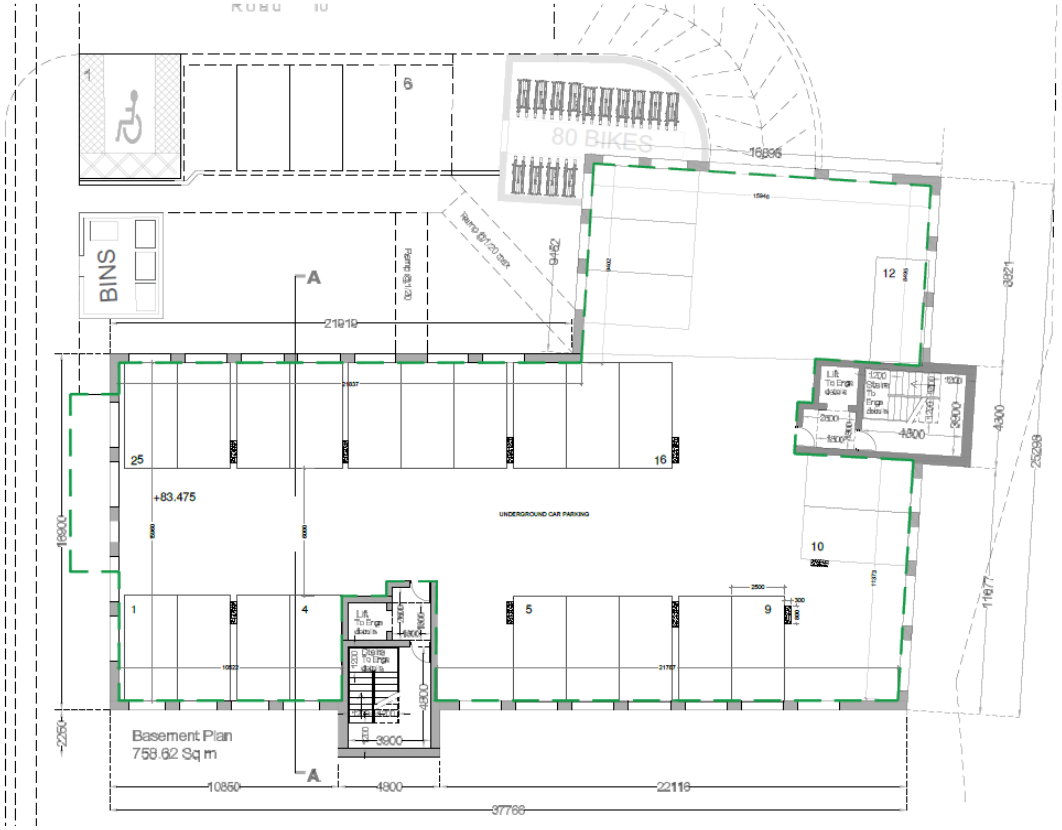
AS-GRANTED SITE PLAN



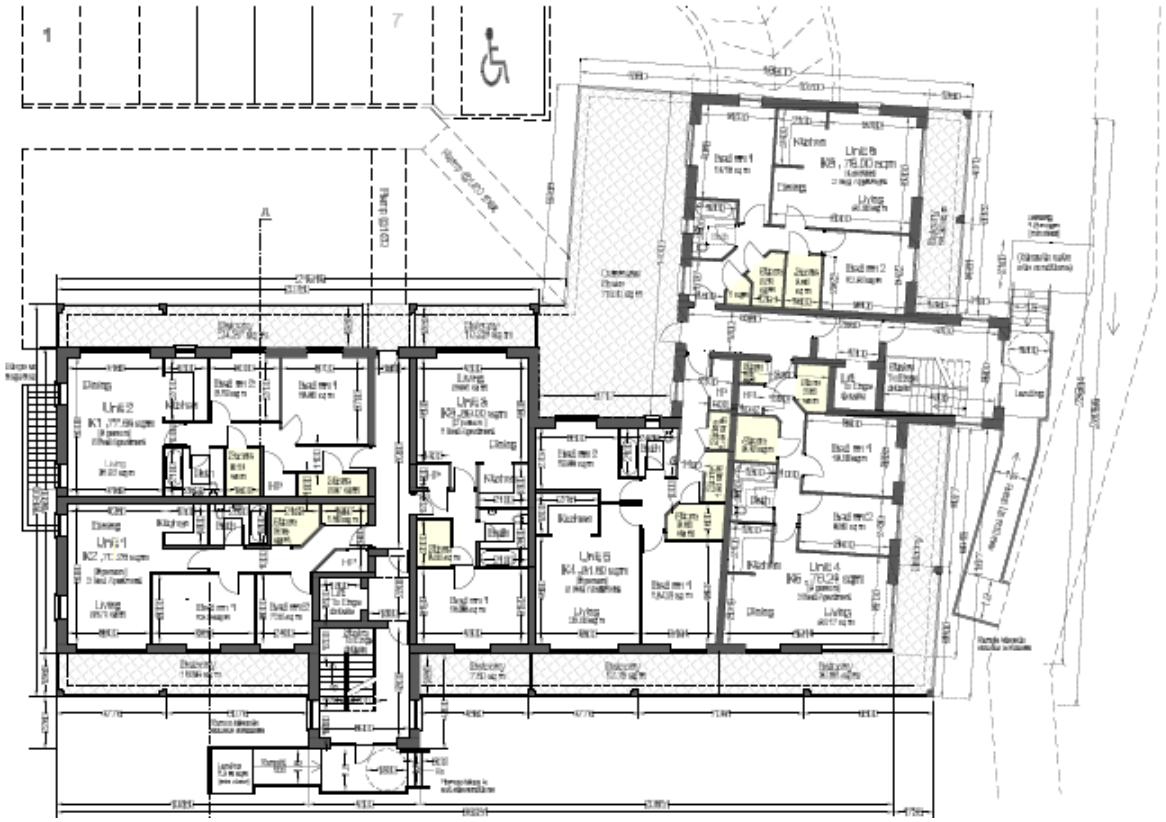
PROPOSED SITE PLAN



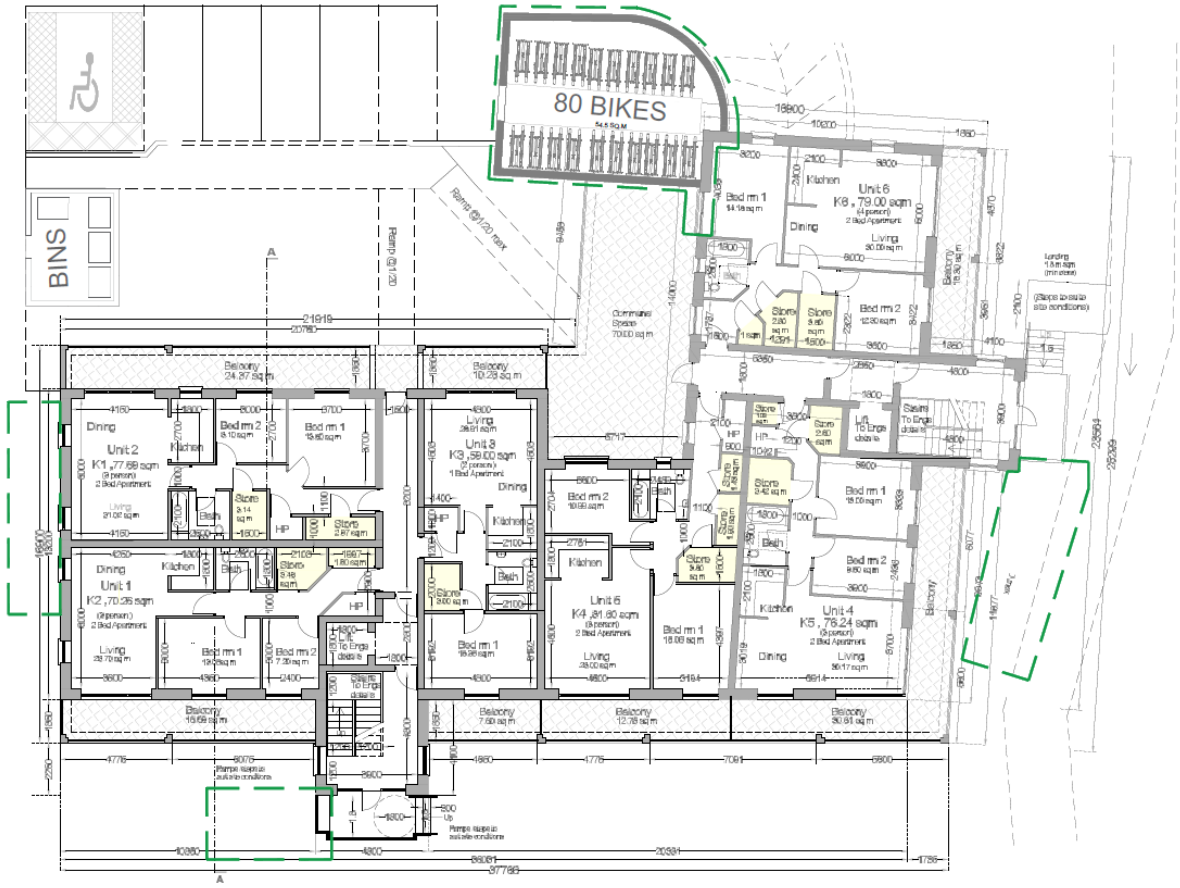
BLOCK 1 & 2 - Typical as granted under-croft , basement plan



BLOCK 1 & 2 - Typical proposed under-croft , basement plan



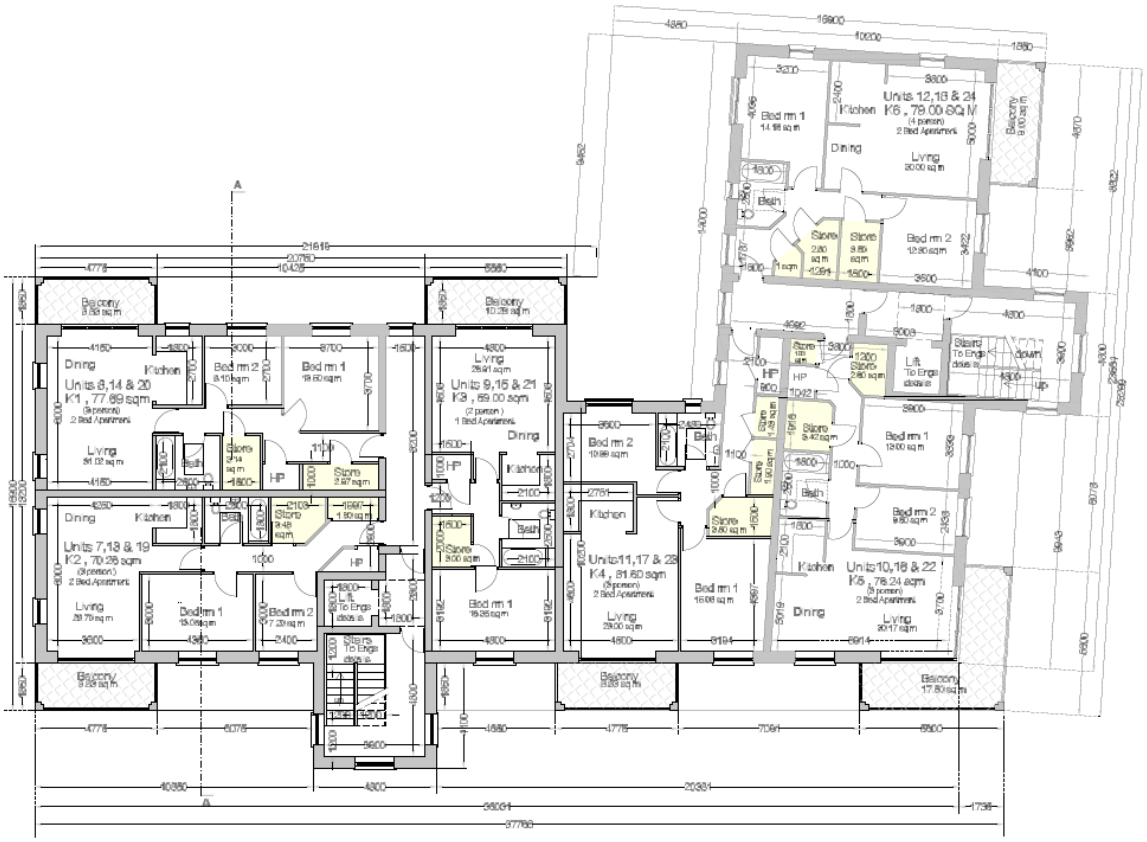
BLOCK 1 & 2 – Typical As-Granted Ground Floor Plan



BLOCK 1 & 2 – Typical Proposed Ground Floor Plan



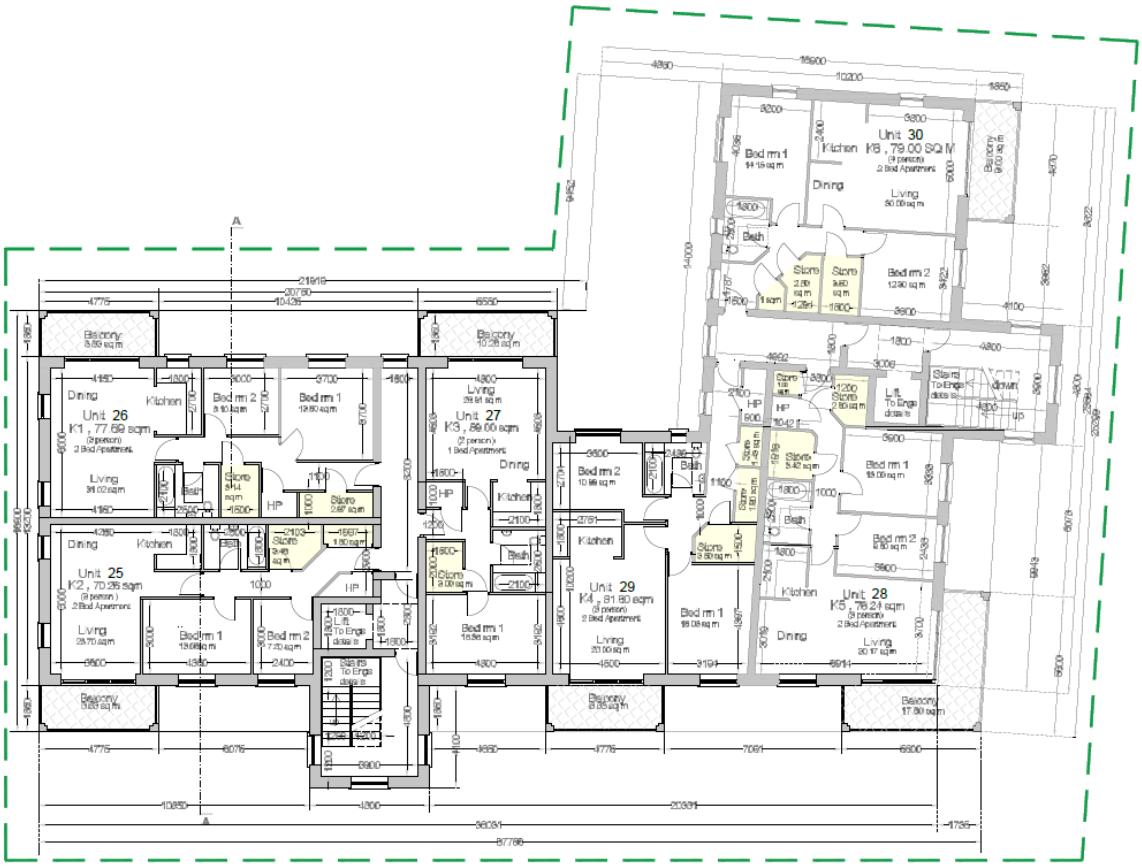
BLOCK 1 & 2 – Typical As-Granted First, Second and Third Floor plan)



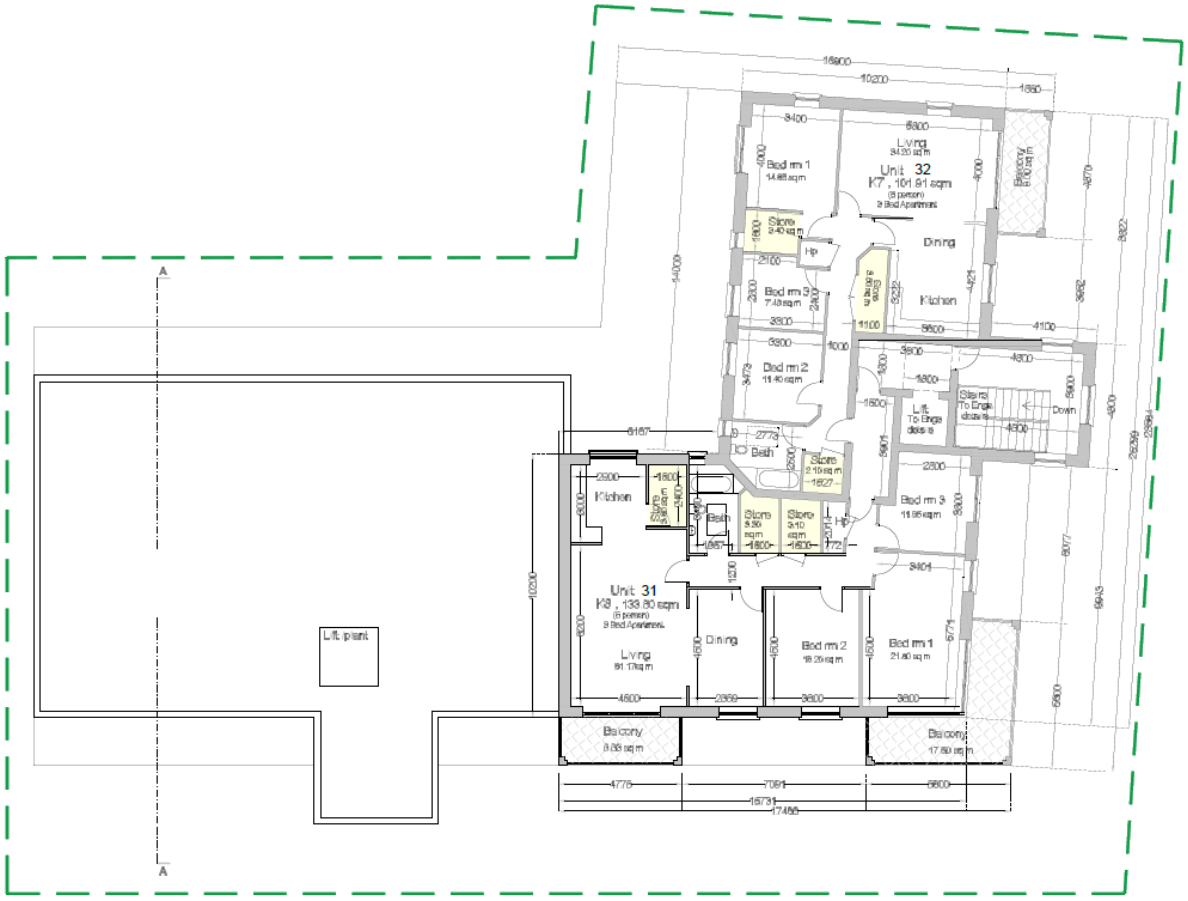
BLOCK 1 & 2 – Typical Proposed First, Second, and Third Floor Plan (No Changes)



BLOCK 1 & 2 - Typical As granted Fourth Floor plan



BLOCK 1 & 2 - Typical Proposed Fourth Floor plan (ADDITIONAL FLOOR)



BLOCK 1 & 2 - Typical Proposed Fifth Floor plan

Apartment Elevations & Materials proposed:

The external finish of the blocks will follow the design and materiality previously approved under the original planning application and will comprise a complementary mix of brick and render finishes.



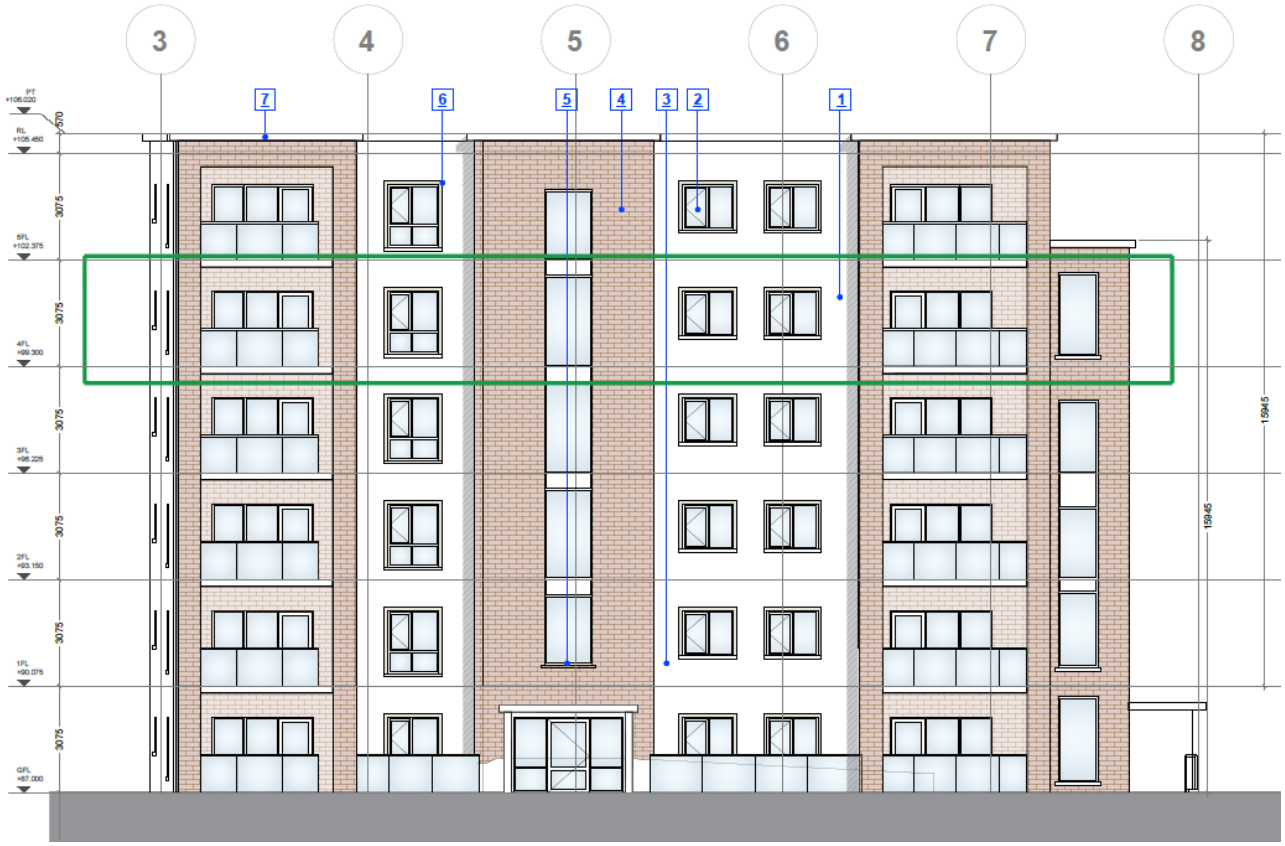
As granted South West Elevation to Road 09



Proposed South West Elevation to Road 09



As granted South East Elevation (to Outer Relief Road)



Proposed South East Elevation (to Outer Relief Road)



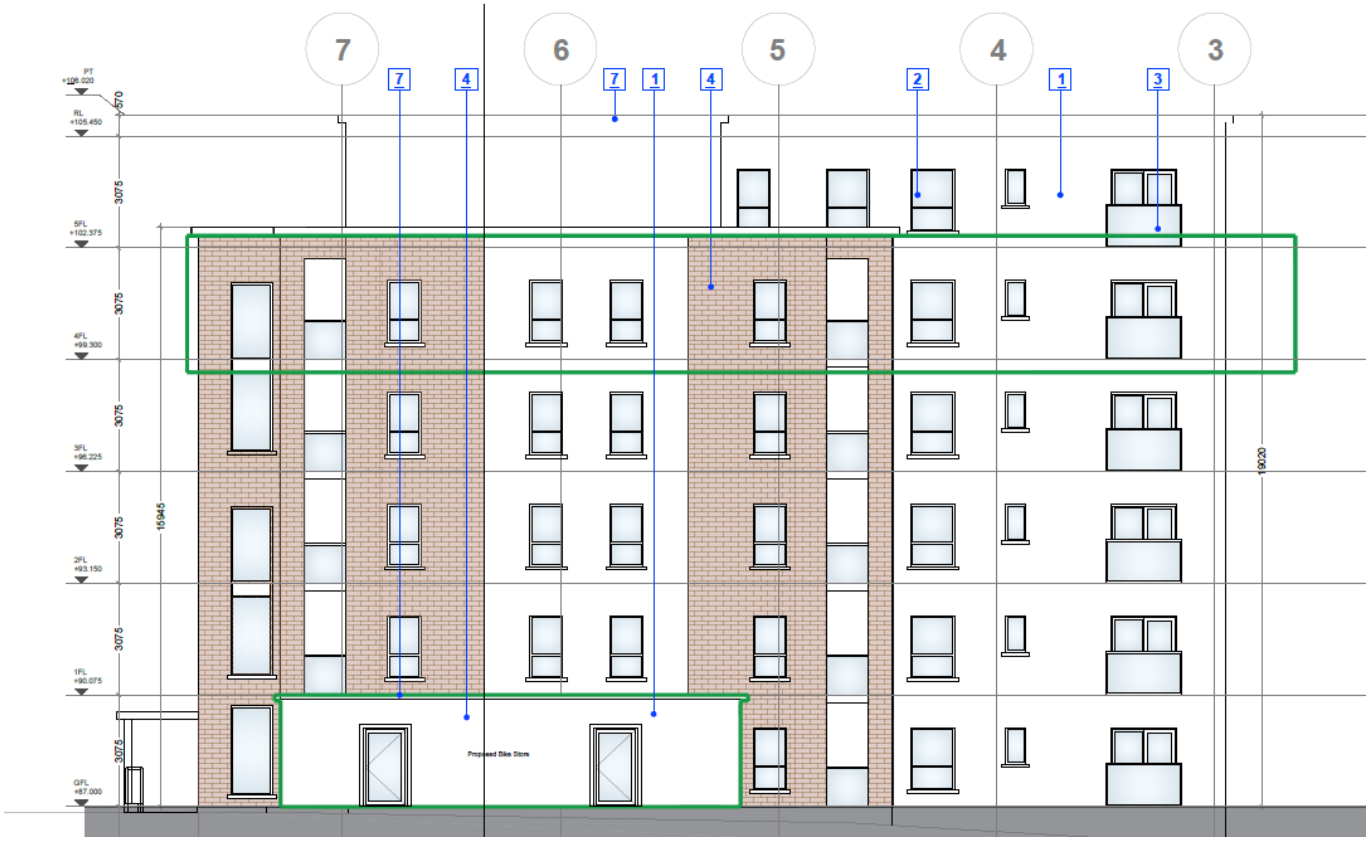
As granted North East Elevation to Road 10



Proposed North East Elevation to Road 10



As granted North West Elevation (to Road 2)



Proposed North West Elevation (to Road 2)

To support this planning application, we have included the following key documents:

1. ***Daylight and Sunlight Analysis**: prepared in accordance with the standards set out in the BRE 209 Guidelines and IS-EN standards. This assessment will be included with the upcoming application to demonstrate compliance with the relevant guidelines and to assess the impact of the proposed development on existing and permitted structures. This analysis will ensure the development maintains appropriate levels of daylight and sunlight for residents, as required.*

6.3 PARKING AND COMMUNAL OPEN SPACE

The Landscape / communal open space area has modifications around Apartment Blocks, as the previously granted open spaces have been modified to accommodate surface car parking spaces and bicycle storages and Bin Stores

Furthermore, the design includes 1.5m privacy strips adjoining the public footpath to provide a clear separation between public and private spaces. Car parking spaces were provided based on 1 per unit and 1 visitor space per 4 apartments.

Table 3.8 defines 'Accessible', 'Intermediate' and 'Peripheral' Locations. These definitions should form the basis for the approach to car parking.

SPPR 3 - Car Parking

It is a specific planning policy requirement of these Guidelines that:

(i) In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling.

(ii) In accessible locations, defined in Chapter 3 (Table 3.8) car- parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling.

(iii) In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling

Applicants should be required to provide a rationale and justification for the number of car parking spaces proposed and to satisfy the planning authority that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision. The maximum car parking standards do not include bays assigned for use by a car club, designated short stay on-street Electric Vehicle (EV) charging stations or accessible parking spaces. The maximum car parking standards do include provision for visitor parking.

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.

6.4 HOUSE TYPES, PARKING, AND COMMUNAL AREAS

Minor adjustments to the communal open space areas and overall residential density are reflected in the proposed development. Please refer to the Schedule of Units for further detail.

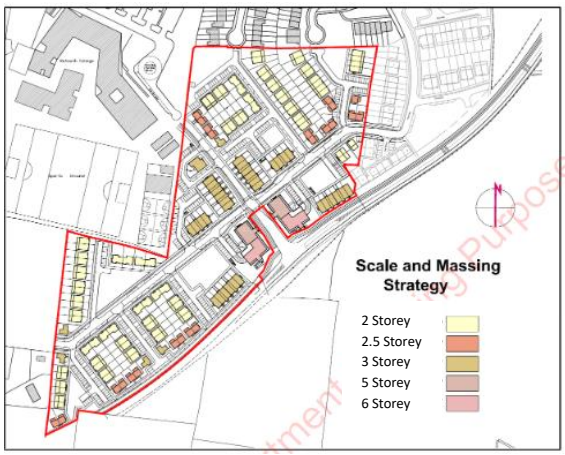
OVERALL		
	As Granted	Proposed
Apartments	52	64
Total Units (Entire Development)	228	240
Density	228/6.3 = 36.1	240/6.3 = 38

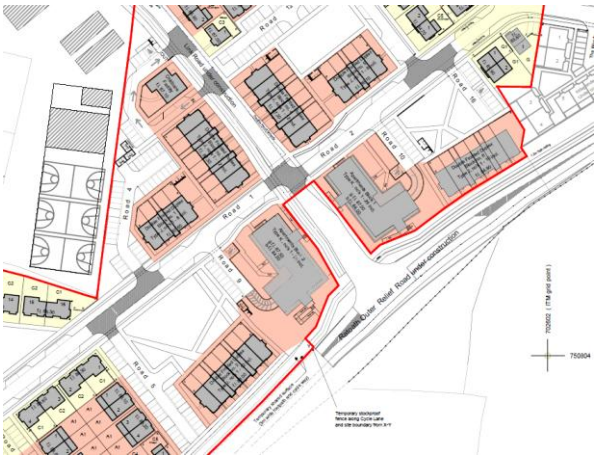
SITE STATISTICS		
Site Area	63,000 sqm / 15.5 acres / 6.3 hectares	
	As Granted	Proposed
Public Open Space	10%	10%
Density	36.1 / ha	38 / ha
Site Coverage	19%	19%

BREAKDOWN OF UNITS SUBJECT TO MODIFICATION						
AS GRANTED (Blocks 1&2)				PROPOSED (Blocks 1&2)		
Unit Type	No. of Units	% of Total		Unit Type	No. of Units	% of Total
3 Bed Units	4	8%		3 Bed Units	4	6%
2 Bed Units	40	77%		2 Bed Units	50	78%
1 Bed Units	8	15%		1 Bed Units	10	16%
TOTAL	**52**	**100%**		**TOTAL**	**64**	**100%**

6.5 DESIGN / SCALE / MATERIALITY

The proposed modifications to the development will be five & six storey blocks as indicated in the map above. The scale and materials remain the same, as agreed under compliance lodged - condition no. 11
Brick - IBSTOCK IVANHOE KATRINA MULTI
Render – Pebble Rash Render to the sides and rear of the block





Brick - IBSTOCK IVANHOE KATRINA MULTI
Render – Pebble Rash Render to the sides and rear of the block.

7.0 SCHEDULE OF AREAS / HOUSING QUALITY ASSESSMENT

See the accompanying document prepared by CDP Architecture for the Schedule of Areas and Housing Quality Assessment, which provides a full breakdown of aggregate floor areas for living/dining/kitchen spaces, width of living/dining rooms and floor area, minimum aggregate bedroom floor areas, minimum storage space requirements, and minimum floor areas for private amenity space as per Apartment Guidelines 2023 (Appendix 1).

8.0 Part V
Please refer to Part V proposal submitted under planning application Reg. Ref. SH305196.

9.0 3D Visual Images

Key plan – Views



Key Plan



As granted Visual 01



Proposed Visual 01



As granted Visual 02



Proposed Visual 02



As granted Visual 03



Proposed Visual 03

10.0 Conclusion

This design statement has been prepared to accompany a planning application for modifications to the proposed development at Jamestown, Ratoath, Co. Meath, under previously granted planning application Reg. Ref. SH305196.

The proposed development seeks to make a number of targeted revisions to the approved scheme, primarily to allow for a modest increase in residential unit numbers from 228 to 240, resulting in an overall residential density of approximately 38 units per hectare. The majority of the site layout, building typologies, and design approach remain consistent with the approved development, which is currently under construction.

The proposed amendments have been carefully considered to ensure they integrate seamlessly with the existing approved design, maintaining the established character, open space provision, and overall quality of the residential environment, while supporting the efficient use of zoned and serviced lands in accordance with the Meath County Development Plan 2021‑2027 and relevant national policy objectives.

On this basis, we respectfully request that Meath County Council review the application favourably. Please refer to the accompanying architectural drawings, reports, and supporting documentation which form part of this submission.