PLANNING APPLICATION FORM

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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 bounded by Summerhill Road (L2228), R157, Plunkett Hall Estate and Dunboyne Business Park, Dunboyne, Co. Meath.
Ordnance Survey Map Ref No (and the Grid Reference where available)	3060-12,3060-A, Grid Eastings: 701,063 Grid Northings: 742,849

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:

Date of Grant of Outline Permission:

5. Applicant [2]

Name(s)	Solkerry Ventures 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)	Kevin Durkan and Patrick Durkan
Registered Address (of company)	Warrington House Mount Street Crescent Dublin 2
Company Registration No.	784705

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

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

8. Person responsible for preparation of Drawings and Plans: [3 & 16]

Name	Robin Jardine
Firm/Company	John Fleming Architects

9. Description of Proposed Development:

Brief description of nature and extent of development [4]	Solkerry Ventures Limited intend to apply for permission for development of a Large-Scale Residential Development on a site of approx. 6.87 ha on lands generally bounded by Summerhill Road (L2228) to the south-west, R157 to the north, Plunkett Hall Estate to the south and Dunboyne Business Park and lands with extant permission under Reg. Ref. P8/22022 to the east, Dunboyne, Co. Meath. The proposed development will consist of a Large-Scale Residential Development comprising 248 no. residential units and 1 no. childcare facility with associated car parking, bicycle parking, public open spaces, communal open spaces and all ancillary works. The development shall comprise: a) Construction of 248 no. residential units as follows: • 170 no. 2 storey houses in a mix of terraced, semi-detached and detached unit types consisting of 27 no. 2-bedroom units, 124 no. 3-bedroom units and 19 no. 4-bedroom units. Each house will have an associated rear private garden. • 26 no. apartment units in a single 4 storey block consisting of 13 no. 1-bedroom units and 13 no. 2-bedroom apartments. All apartment units will be provided with private open space in the form of balconies. • 52 no. duplex units in 4 no. 3 storey blocks (A-D) consisting of 26 no. 2-bedroom units and 26 no. 3-bedroom units. All duplex units will be provided with private open space areas in the form of balconies/terraces. • Communal open space associated with the proposed apartment / duplex units will be provided in the form of 5 no. landscaped areas located in the vicinity of the units (total approx. 1,340.4 sqm). b) 1 no. childcare facility (GFA approx. 285.7 sqm) at ground floor of Apartment Block A with dedicated external open space (approx. 176 sqm). c) Total provision of 388 no. car parking spaces including 6 no. accessible spaces and 24 no. EV charging spaces (357 no. resident car parking spaces, 18 no. residential visitor car parking spaces and 13 no. car parking spaces dedicated for the childcare facility). The development will also provide 4 no. drop-off / loading bay spaces associated with the childcare facility. d) Total of 429 no. bicycle parking spaces (319 no. secure resident spaces and 88 no. visitor spaces for the apartment / duplex / mid-terrace units; and 14 no. childcare facility staff spaces and 8 no. childcare facility visitor spaces). e) Landscaped public open space areas including children's play areas totalling approx. 10,775 sqm. f) A new vehicular and pedestrian access point is proposed via a simple priority junction on Summerhill Road (L2228). g) 2 no. new pedestrian connections into the adjoining Plunkett Hall Estate via The Park and The Avenue. All associated site and infrastructural works including a foul pump station with 24hr storage and associated rising main (580m) discharging to an existing foul line at the Navan Road and Dunboyne Business Park Road junction; diversion of an existing 600 mm diameter storm pipe and proposed storm drain outfall to the R157 / Summerhill Road roundabout; internal roads, road markings, homezones, footpaths and cycle infrastructure; provision of 3 no. ESB substations; bin stores and associated bin staging areas; bicycle stores; public lighting; all hard and soft landscaping works; natural and formal play equipment; boundary treatments including retaining walls; green roof; 16 no. swift boxes located along the west and north elevations of Apartment Block A; PV panels and all associated site development works. All application documentation and information is available for public viewing at the following website set up by the applicant: www.summerhillroadlrd.ie.

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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.	Applicant holds ownership for the majority of the site and works within public domain are subject to a letter of consent from MCC (included as part of this planning application).	

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.	Meath County Council

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11. Site Area:

Area of site to which the application relates in hectares	6.870

12. Where the application relates to a building or buildings:

Gross floor space [5] of any existing building(s) in sq m	0.00
Gross floor space of proposed works in sq m	27,732.30
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)	0.00

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
class14	27446.6
class14	285.7

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	27	124	19	0	170
Apartments	0	13	39	26	0	0	78

Number of car parking spaces to be provided		Total: 388

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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.	We refer the Planning Authority to the accompanying Part V Validation Letter, Part V Proposal Submission, Costings and Layout for further detail.

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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.	RECEIVED: 26/08/2026

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

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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:

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Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [ ] No [X]
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.:	Date:
Reference No.:	Date:
Reference No.:	Date:
Reference No.:	Date:

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 Coimisiún Pleanála in respect of a similar development [13] ?

Yes [ ] No [X].
An Coimisiún 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: Proposed LRD of 249 no. residential units, childcare facility, open spaces and associated works.

Reference No. (if any): LRD0051

Date(s) of consultation:2026-04-23

Persons involved: Representatives from Applicant and Design Team and Meath County Council Representatives from inter alia Planning, Transport, Drainage, Environment and Housing Sections.

20. Services

Proposed Source of Water Supply
Please indicate whether existing or new: Existing [ ] New [X] Not Applicable [ ] Public Mains [X] 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 [X] Not Applicable [ ] Public Sewer [X] Conventional septic tank system [ ] Other on-site treatment system (Please specify) [ ]

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Proposed Surface Water Disposal
Public Sewer/Drain [ ] Soakpit [ ] Watercourse [ ] Other (Please specify) [X] Not Applicable [ ] Due to the flat nature of the development site and the invert level of the existing open channel along the northern boundary, the development site has been divided into two principal catchments areas for the collection and disposal of stormwater runoff from impermeable areas: • Catchment 1 (1.72ha) – All storm water from this Catchment shall be collected in a designed attenuation tank of total volume approx. 551m3. All storm water from this catchment shall discharge into the proposed diverted storm sewer via an appropriate flow control device. • Catchment 2 (4.79ha) – All storm water from this Catchment shall be collected in 4 no. designed detention basins placed over 2 no. attenuation tanks and shall have a total combined volume of approx. 1698m3. All storm water from this catchment shall discharge into the existing open channel along the north-eastern boundary of the development site via an appropriate flow control device. We refer to the Engineering Services Report prepared by CS Consulting for further information in this regard.

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21. Details of Public Notice

Approved newspaper in which notice was published	Irish Daily Star
Date of publication	25-08-2026
Date on which site notice was erected [17]	25-08-2026

22. Application Fee

Fee Payable [18]	34,297.04
Basis of Calculation	Class 14 (c) – Residential Accommodation: €130 x 248 units = €32,240 Creche: €7.20 x 285.7 sqm = €2,057.04 Total = €34,297.04

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	_____	_____	_____

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