SITE NOTICE

MEATH COUNTY COUNCIL

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.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours.

A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed:

Laura Brock

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Date of erection of site notice: 25 August 2026