Planning & Development Consultants
63 York Road
Dún Laoghaire
Co. Dublin
www.brockmcclure.ie
01 559 3859

Planning Department,
Meath County Council,
Buvinda House,
Dublin Road,
Navan,
Co. Meath

26 August 2026

Large-Scale Residential Development Planning Application

For lands bounded by Summerhill Road (L2228), R157, Plunkett Hall Estate and Dunboyne Business Park, Dunboyne, Co. Meath

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, are acting on behalf of Solkerry Ventures Limited, Warrington House, Mount Street Crescent, Dublin 2 to prepare and submit a Large-scale Residential Development (LRD) planning application to Meath County Council for a proposed new residential-led development on a greenfield site located on lands bounded by Summerhill Road (L2228), R157, Plunkett Hall Estate and Dunboyne Business Park, Dunboyne, Co. Meath.

The proposed development will consist of 248 no. residential units comprising a mix of houses, duplexes and apartments with associated communal and public open spaces; a childcare facility; bicycle and car parking and all associated works.

A copy of the application documentation may also be viewed / inspected online at the following website set up by the applicant: www.summerhillroadlrd.ie

The planning application documentation, enclosed drawings, public notices, and application form have been prepared in accordance with the requirements of the Planning and Development Regulations, 2001 (as amended), the Planning and Development Act, 2000 (as amended).

We confirm that this application for a Large-Scale Residential Development is made in the form of 1 digital copy and 2 no. hard copies, as required.

Please find enclosed the following supporting application documentation:

No.	Item	Responsible Consultant
Planning Admin & Enclosures		
1.	Cover Letter	Brock McClure Consultants
2.	Applicant Consent Letter to Agent	Applicant
3.	Application Form	Brock McClure Consultants
4.	LRD Form 19	Brock McClure Consultants
5.	Site Notice *Erected on 25 August 2026*	Brock McClure Consultants
6.	Newspaper Notice *published in Irish Daily Star on 25 August 2026*	Brock McClure Consultants
7.	Planning Report and Statement of Consistency	Brock McClure Consultants
8.	Statement of Response to LRD Opinion	Brock McClure Consultants

	Incl. Copy of MCC LRD Opinion	
9.	Social Infrastructure Audit	Brock McClure Consultants
10.	Building Lifecycle Report & Operational Management Plan	Brock McClure Consultants
11.	Letter of Consent from Meath County Council	-
12.	MCC Part V Validation Letter	-
13.	Part V Submission Letter incl. costings and layout	BMC / JFA / Applicant
Architectural Drawings & Documents		
14.	Architectural Design Statement	John Fleming Architects
15.	Site Location Map	John Fleming Architects
16.	Site Layout Plans	John Fleming Architects
17.	Full Set of Architectural Drawings & Drawing Issue Sheet	John Fleming Architects
18.	Universal Access Statement	John Fleming Architects
19.	Housing Quality Assessment & Development Schedules	John Fleming Architects
Engineering Drawings & Documents		
20.	Full Set of Engineering Drawings & Register	CS Consulting Engineers
21.	Engineering Services Report (incl. Irish Water CoF and SODA; Site Investigation Report; Topographical Survey and Surface Water Management Plan)	CS Consulting Engineers
22.	Outline Construction and Environmental Management Plan	CS Consulting Engineers
23.	Site Specific Flood Risk Assessment	TetraTech
Traffic & Transportation		
24.	Traffic & Transport Assessment (incl. Sightline and Swept Path Drawings, Mobility Management Plan, Public Transport Capacity Assessment, DMURS Statement of Consistency & Independent Quality / Stage 1 Road Safety Audit)	NRB Consulting Engineers
Landscape Architecture		
25.	Landscape Design Statement	Áit Urbanism and Landscape
26.	Landscape Architecture Drawings & Drawing Issue Sheet	Áit Urbanism and Landscape
27.	Arboricultural Report	CM Arbor Ltd.
28.	Tree Survey & Constraints Plans	CM Arbor Ltd.
29.	Tree Removals & Protection Plans	CM Arbor Ltd.
Visuals and Daylight / Sunlight Analysis Documents		
30.	Verified Photomontages & CGIs	Modelworks
31.	Daylight & Sunlight Impacts upon Neighbouring Properties Review	GIA
32.	Internal Daylight, Sunlight and Overshadowing Report	GIA
M&E & Sustainability		
33.	Public Lighting Layout Drawings	Falllon Design
34.	Public Lighting Report	Fallon Design
35.	Sustainability & Energy Report	Fallon Design
36.	Climate Action & Energy Statement	Fallon Design
Environmental Documents / Other Inputs		
37.	Appropriate Assessment Screening Report	Altemar
38.	Ecological Impact Assessment Report	Altemar
39.	Environmental Impact Assessment Screening Report	AWN Consulting
40.	Acoustic Design Statement	Wave Dynamics Acoustics
41.	Operational Waste Management Plan	AWN Consulting

42.	Resource & Waste Management Plan	AWN Consulting
43.	Archaeological Assessment	IAC Archaeology
Planning Application Fee		
44.	Fee: Class 14 (c) – Residential Accommodation: €130 x 248 = €32,240 Creche: €7.20 x 285.7 = €2,057.04 Total = €34,297.04	Paid by EFT (Ref. 120000111111)

We confirm that we are the acting agent for **Solkerry Ventures Limited** and request that all future correspondence in relation to this matter be directed to our offices. If you have any queries, please do not hesitate to contact me directly.

Yours sincerely,

Laura Brock
MRUP MIPI MRTPI
laura@brockmcclure.ie
01 559 3859