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Application for Permission a Large-scale Residential Development.

Meath County Council Planning Dept,
Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291.
Email: Planning@meathcoco.ie
Tel: 046-90927000

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

RETURN OF COMPLETED FORMS

Completed forms should be returned:

• to Planning Dept. Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291

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FORM 19 Supplementary information to accompany an application for a Large-scale Residential Development

Prospective Applicants Name:
Solkerry Ventures Limited

Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Laura Brock
Correspondence Address:	Brock McClure Planning & Development Consultants 63 York Road Dún Laoghaire Co. Dublin
Telephone:	01 559 3859
Email:	laura@brockmcclure.ie

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.

Signature of person authorised to operate on behalf of the Prospective Applicant:	
Laura Brock	
Date:	26 August 2026

Address of the proposed Large-scale Residential Development:
Lands bounded by Summerhill Road (L2228), R157, Plunkett Hall Estate and Dunboyne Business Park, Dunboyne, Co. Meath

Zoning:	
Site zoning in current Development Plan or Local Area Plan for the area:	A2 - New Residential under Meath County Development Plan 2021-2027, as varied by Variation No. 5 on 08/06/2026
Existing use(s) of the site and proposed use(s) of the site:	Existing: Greenfield / agricultural land (undeveloped) Proposed: Residential and childcare facility uses

Supporting documents	**Enclosed**		
Site location map sufficient to identify the land, at appropriate scale	Yes: [X]	No: [ ]	
Layout plan of the proposed development, at appropriate scale	Yes: [X]	No: [ ]	
Statement of consistency with the Development Plan	Yes: [X]	No: [ ]	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	Yes: [X]	No: [ ]	N/A: [ ]
Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes: [X]	No: [ ]	N/A: [ ]
Design	**Enclosed**		
A design statement that addresses the sites location and context and the proposed design strategy.	Yes: [X]	No: [ ]	
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principle dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect	Yes: [X]	No: [ ]	
Water Services	**Enclosed**		
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome	Yes: [X]	No: [ ]	
A current/ valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development	Yes: [X]	No: [ ]	
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.)	Yes: [X]	No: [ ]	
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate	Yes: [X]	No: [ ]	
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets	Yes: [X]	No: [ ]	

Traffic and Transport:	**Enclosed**		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes: [X]	No: [ ]	
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: [X]	No: [ ]	N/A: [ ]
Taking in Charge:	**Enclosed**		
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes: [X]	No: [ ]	
Maps, Plan and Drawings	**Enclosed**		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: [X]	No: [ ]	

Large-scale Residential Development Details:

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

Please tick appropriate box:	**Yes**	**No**
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application? Please refer to Planning Report and Architectural Design Statement	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application? Please refer to Planning Report, Landscape Report and Architectural Design Statement	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application? Please refer to Planning Report & Statement of Consistency	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application? *Please refer to Phasing Plan prepared by JFA and Energy Statement by Fallon Design*	X	
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application		X
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous		

Building, Derelict Sites, Building Control, etc.) apply to the site and/ or any building thereon? If "Yes", enclose details with this application.		X
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application. Please refer to LRD Opinion Response Report.	X	

Breakdown of Housing units:

Houses		
Unit Type	**No. of Units**	**Gross floor space in m²**
1-bed		
2-bed	27	2,376
3-bed	124	13,864.4
4-bed	19	2,560.7
4+-bed		
Total	170	18,801.1

Apartments		
Unit Type	**No. of Units**	**Gross floor space in m²**
Studio		
1-bed	13	661.7
2-bed	39	3,132.2
3-bed	26	3,563.8
4-bed		
4+-bed		
Total	78	7,357.7

Note: 'Apartments' figures aboveinclude duplex units

Student Accommodation			
Unit Type	**No. of Units**	**No. of Bedspaces**	**Gross floor space in m^2**
Studio			
1-bed			
2-bed		N/A	
3-bed			
4-bed			
4+-bed			
Total			

State total number of residential units in proposed development	248

Form 19

LRD Floor Space	**Gross Floor Space in m^2**
(a) State the cumulative gross floor space of residential accommodation, in m^2	27,446.6
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	285.7
(i) e.g. Parking	
(ii) e.g. Childcare	285.7
(iii)	
(c) State the cumulative gross floor space of the non-residential development proposed in m^2 including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	0
Class of Development	**Gross Floor Space in m^2**
(i)	
(ii)	
(ii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	27,446.6
	Percentage
(e) Express (a) as a percentage of (d):	100%
(f) Express (c) as a percentage of (d):	0
(e) plus (f)	**100%**

Planning Authority Official Use only:	
Planning Reference:	
Planning Authority Stamp	