

Teach Buvinda, Bóthar Átha Cliath, An Uaimh, Contae na Mí. C15 Y291
Buvinda House, Dublin Rd., Navan, Co.Meath. C15 Y291

Transportation - Active Travel, Projects & Asset Management

17th December 2025

Ivan O'Daly
O'Daly Architects
1st floor, Unit 13 B
Mullaghboy Industrial Estate
Navan, County Meath
Email ivan@odaly.ie

Letter of Consent to proceed with a planning application by Loughglynn Developments Limited for a Large Residential Development, Kildalkey Road, Trim, Co. Meath

Dear Mr O'Daly

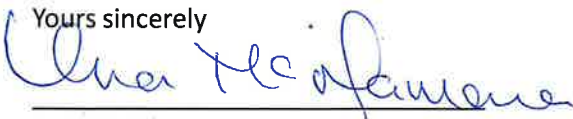
Meath County Council, as a Roads Authority and as owner of Folios MH1461F, MH13269N, MH10286F, MH24819N and MH60682F, hereby consent to Loughglynn Developments Limited making a planning application to facilitate the construction of a new foul sewer line to connect the subject site, for a large residential development (LRD). The development includes 128 no. dwelling houses and 56 no. apartments, accessed from the Kildalkey Road, Trim, on the Northern side of the River Boyne to the existing public sewer near the entrance to the OPW HQ building on the Southern side of the River Boyne, as outlined in the enclosed drawing 'Proposed rising main route, drawing no.'s 23-041-P204 & P205 (Waterman Moylan)'. It is also proposed to construct a new 2.5m cycle lane/track and 2m public footpath along the entire Kildalkey Road (Northern) boundary. The proposed works are within the extents of the applicant's folios.

Please note that:

- All work on the public road (including verges and embankments) shall be subject to the granting of a road opening licence by the Road Authority (Meath County Council).
- The proposed works should not interfere with existing services/utilities within the public road/verge or existing road drainage systems

I would point out that the Council gives this consent in its capacity as a Landowner and Roads Authority, and not as a Planning Authority. Nothing herein shall in any way limit the exercise by the Council of its statutory responsibilities as a Planning Authority and in particular should not be taken as an indication of what the Planning Authority's views might be in respect of the proposed development.

Yours sincerely



Una McNamara
Administrative Officer
Encl.

- **MCC Consent Request Letter**
- **Site location map (1:2,500 scale) – extent of Folios shown colour coded**
- **Site layout plan (1:2,000 scale) site layout key plan, drawing no. 24004-PL-101**
- **Proposed rising main route, drawing no.'s 23-041-P204 & P205 (Waterman Moylan)**
- **Uisce Eireann - CDS25003601 Pre-Connection Enquiry and Confirmation of Feasibility**

Our Ref: I/LD/24004

Date: 08th October 2025

Transportation: Active Travel, Assets and Project Management Department,
Meath County Council,
Buvinda House,
Dublin Road,
Navan,
Co. Meath.
C15 Y291.

Attn: Mr. Ciarán McDonnell, Assistant Staff Officer

Re/ Request for consent to include Meath County Council owned lands in a Large Residential Development (LRD) planning application on site to the South of the Kildalkey Road, Trim, Co. Meath.

Dear Mr. McDonnell,

I refer to above and on behalf of the planning applicant, Loughglynn Developments Limited, I am submitting a request for consent to include Meath County Council owned / controlled land within the application site to facilitate the construction of a new foul sewer line to connect the subject site accessed from the Kildalkey Road on the Northern side of the River Boyne to the existing public sewer near the entrance to the OPW HQ building on the Southern side of the River. I have set out below, relevant background and information. A schedule of the maps / drawings being submitted with this request are listed at the end of this letter.

Application Site Location

The main body of the application site (in the applicant's ownership, the extent of Folios MH52454F & MH76572F) is located in the townland of Crowpark (1st Division), approximately 635m to the North-West of the centre of Trim town (junction of Market Street and Bridge Street). The site is bounded to the North by and is accessed from the Kildalkey Road as it transitions from urban to rural area at the Western fringe of the town. There is existing low-density residential development to the East and North of the site, agricultural lands to the West and the River Boyne bounds the site to the South.

There is a second element to the (proposed) application site, a narrow strip that connects the applicant's lands to an existing foul sewer manhole near the vehicular entrance to the OPW HQ building. This strip is needed to construct a new foul sewer line and passes through lands owned / controlled by Meath County Council and Trim Pitch & Putt Club in the townlands of Commons (1st Division) and Manorland (2nd Division).

Proposed Development

In outline, the proposed development will consist of the construction of a Large Residential Development (LRD) including 128 no. dwelling houses and 56 no. apartments, new entrance onto the Kildalkey Road, landscaping, foul sewer pumping station, associated site works and the construction of a foul sewer line between the proposed foul sewer pumping station on the Northern side of the River Boyne and an existing public sewer manhole near the vehicular entrance to the OPW HQ building.

Reason for Request for Consent

There are capacity issues with the existing foul sewer network on the Northern side of the River Boyne that prevent new connection at the scale required by the proposed LRD. Numerous options were explored with Uisce Éireann and the solution agreed (see attached Confirmation of Feasibility issued by Uisce Éireann) is to provide a connection between a proposed pumping station on the Northern side of the River Boyne and an existing public sewer manhole near the vehicular entrance to the OPW HQ building. It will be necessary to install a pipe that runs under the River Boyne by way of Horizontal Directional Drilling (HDD) from the proposed pumping station (point "A" on attached map) to a new manhole (point "B" on attached map) to be constructed to the South-West of the existing roundabout passing through Meath County Council and Trim Pitch and Putt lands and then the pumped sewer line will continue in a conventional trench between the new manhole (point "B" on attached map) and the existing manhole (point "C" on attached map) at the entrance to the OPW HQ building passing through Meath County Council owned / controlled lands.

I have set out hereunder, the information that was stipulated in your email and I have attached accompanying maps/layouts to assist your review.

1. Name of developer who requires consent

Loughglynn Developments Limited, The Rere, Rathvale, Athboy, Co. Meath, company reg. no. 57170.

2. Planning application number

Not yet available.

3. State whether previous consent was applied for / obtained in respect of the development or any part thereof, and the date same was granted and advise whether this development forms part of a larger development or series of developments.

No previous consent was applied for / obtained. The proposed development does not form part of a larger development or series of developments.

4. Land Ownership Map identifying the extent of the development and highlighting any lands within the ownership of the Council that will form part of the development and furnish a note of the Council's Folio numbers. Please also identify on said map any lands forming part of the development that may not be in the ownership of the Council but are under the control of the Council.

I have prepared and attached a site location map that identifies the extent of the proposed development edged red, proposed wayleave for new sewer line coloured yellow. I have also colour coded the extent of the pertinent Folios, as follows;

- Extent of Applicant's Folios MH52454F and MH76572F coloured orange.
- Extent of Meath County Council's Folios MH1461F, MH13269N, MH10286F, MH24819N and MH60682F coloured blue.
- Extent of Trim Pitch & Putt Club Folio MH32898F coloured green (consent already agreed).

5. Set out details of the development to include total number of units, type of all units proposed and details of any ancillary services within the development and provide Site Layout Plan and Site Location Map.

In outline, the proposed development will consist of the construction of a Large Residential Development (LRD) including 128 no. dwelling houses and 56 no. apartments, new entrance onto the Kildalkey Road, landscaping, foul sewer pumping station, associated site works (incl. new potable watermain, SUDS surface water system, public lighting, broadband and telecoms) and the construction of a foul sewer line between the proposed foul sewer pumping station on the Northern side of the River Boyne and an existing public sewer manhole near the vehicular entrance to the OPW HQ building.

A site location map is attached.

I have also attached proposed site layout plans as follows:

- ODA drawing no. 24004-PL-101 (1:2,000 scale proposed site layout key plan showing full extent of redline boundary)
- Waterman Moylan drawing no.'s 23-041-P204 & P205 showing proposed rising main route information.

6. Details of any road works/upgrades etc to be carried out and provide Proposed Road Overall Layout Plan.

It is proposed to construct a new 2.5m cycle lane/track and 2m public footpath along the entire Kildalkey Road (Northern) boundary. The proposed works are within the extents of the applicant's folios. The precise details of road, path and cycle lane construction along the Kildalkey Road and the proposed trench excavation works (for new foul sewer line) and reinstatement necessary to existing public road between points "B" and "C" on the attached map will be provided by the Consulting Engineers and submitted as part of the planning proposal in the formal planning application. The attached site layout plans show the proposed overall road layout.

Formal Request for Consent

Loughglynn Developments Limited formally request consent from Meath County Council to include Folios MH1461F, MH13269N, MH10286F, MH24819N and MH60682F within the red line boundary for the proposed LRD development and subject to a grant of planning permission and any conditions attached thereto, to carry out approved / permitted development to the Local Authority's and Uisce Éireann's requirements and granting of wayleave(s) as may be required by Uisce Éireann to accommodate the proposed new sewer line within said Folios.

If any queries arise during your review, please do not hesitate to contact the undersigned on 087 0925233 or at ivan@odaly.ie.

I look forward to your decision in due course and written consent if approved.

Yours Sincerely,



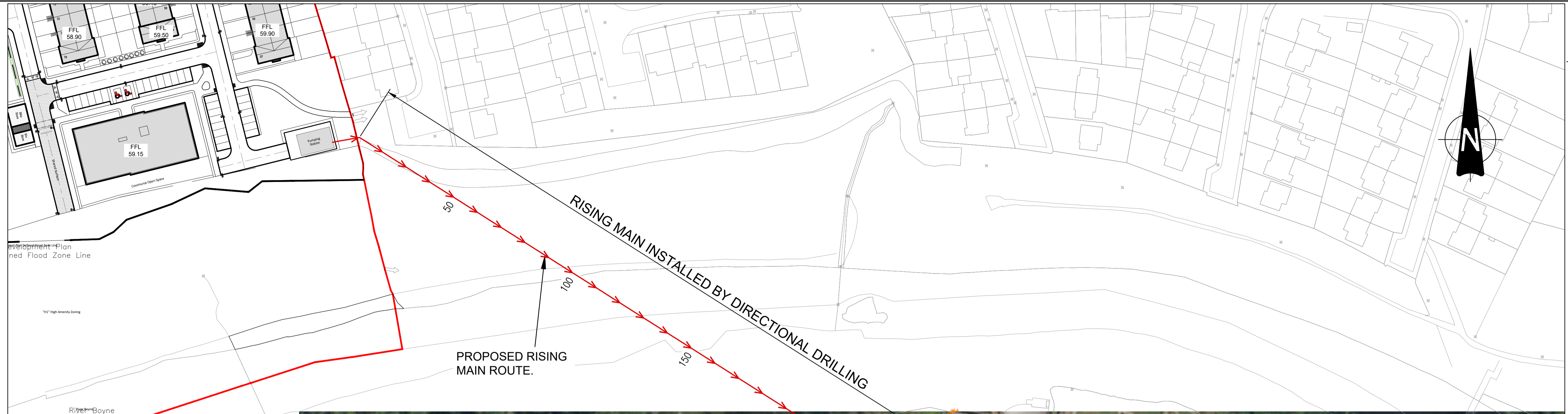
**Ivan O'Daly, MRIA
O'Daly Architects.**

Schedule of Attachments:


- Site location map (1:2,500 scale) – extent of Folios shown colour coded
- Site layout plan (1:2,000 scale) site layout key plan, drawing no. 24004-PL-101
- Proposed rising main route, drawing no.'s 23-041-P204 & P205 (Waterman Moylan)

This drawing should not be scaled. Dimensions to be verified on site.
 Any discrepancies should be referred to the Engineer prior to work being put in hand.
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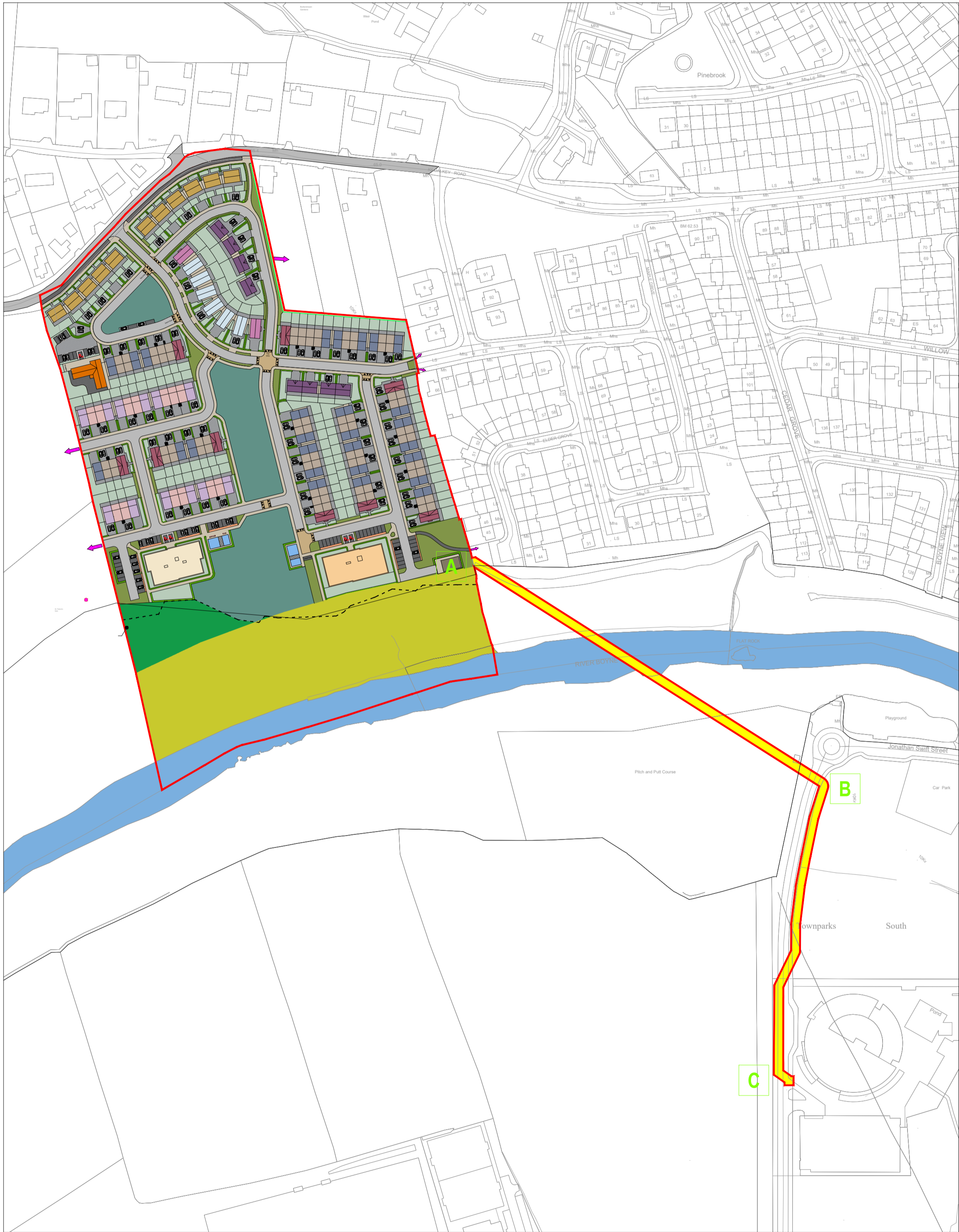
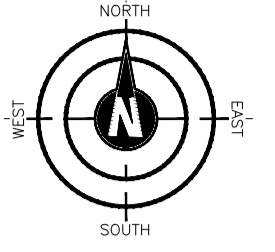
PLAN VIEW – PROPOSED RISING MAIN – GENERAL ARRANGEMENT PLAN
 N.T.S.

Rev	Date	Description	By	CHK
Amendments				
Project				
KILDALKEY ROAD, TRIM, CO. MEATH				
Title				
PROPOSED RISING MAIN GENERAL ARRANGEMENT PLAN				
Client				
LOUGH GLYNN DEVELOPMENTS				
				
Status				
FOR PLANNING ONLY				
Designed By	LS	Approved	BG	Waterman Ref
				23-041
Drawn By	GB	Date	SEP. 2025	Scales @ A1
				N.T.S.
Project - Originator - Volume - Level - Type - Rate - Number				Revision
TRIM - WMC - ZZ - XX - DR - C - P204				

Drawing Location: W:\Projects\2025\041 Trim, Co. Meath\Drawings\Waterman Moylan\Civil\Planning\Autocad\Drawings\23-041-P204 - Proposed Rising Main - General Arrangement Plan.dwg
 Date: 29/09/2025 10:41 AM

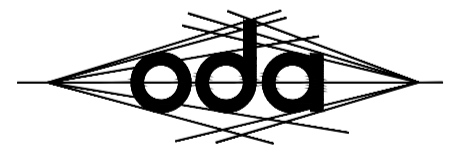
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DIMENSIONS
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 FROM THIS DRAWING. ALL DIMENSIONS TO BE
 CHECKED BY THE CONTRACTOR ON SITE AND ANY
 DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.



PROPOSED SITE LAYOUT PLAN (KEY PLAN - OVERALL RED LINE BOUNDARY)
 SCALE 1:2,000
 AREA OF SITE EDGED RED = 7.998 HA
 PROPOSED WAYLEAVE COLOURED YELLOW
 O.S. Ref: 2710-D

No.	Revision/Issue	Date



o'daly architects

1st Floor - Unit 13(B) - Mullaghboy Industrial Estate
 Navan - County Meath - Tel: (046) 9021283
 Mobile: (087) 0925233 - Email: ivan@odaly.ie



Client:
 Loughglynn Developments Ltd.

Project Name and Address:
 Proposed Residential Development at "Crowpark",
 Kildalkey Road, Trim, County Meath.

Project Stage:
 Planning

Drawing Name:
 Proposed Site Layout Plan
 (Key Plan - Overall Red Line Boundary)

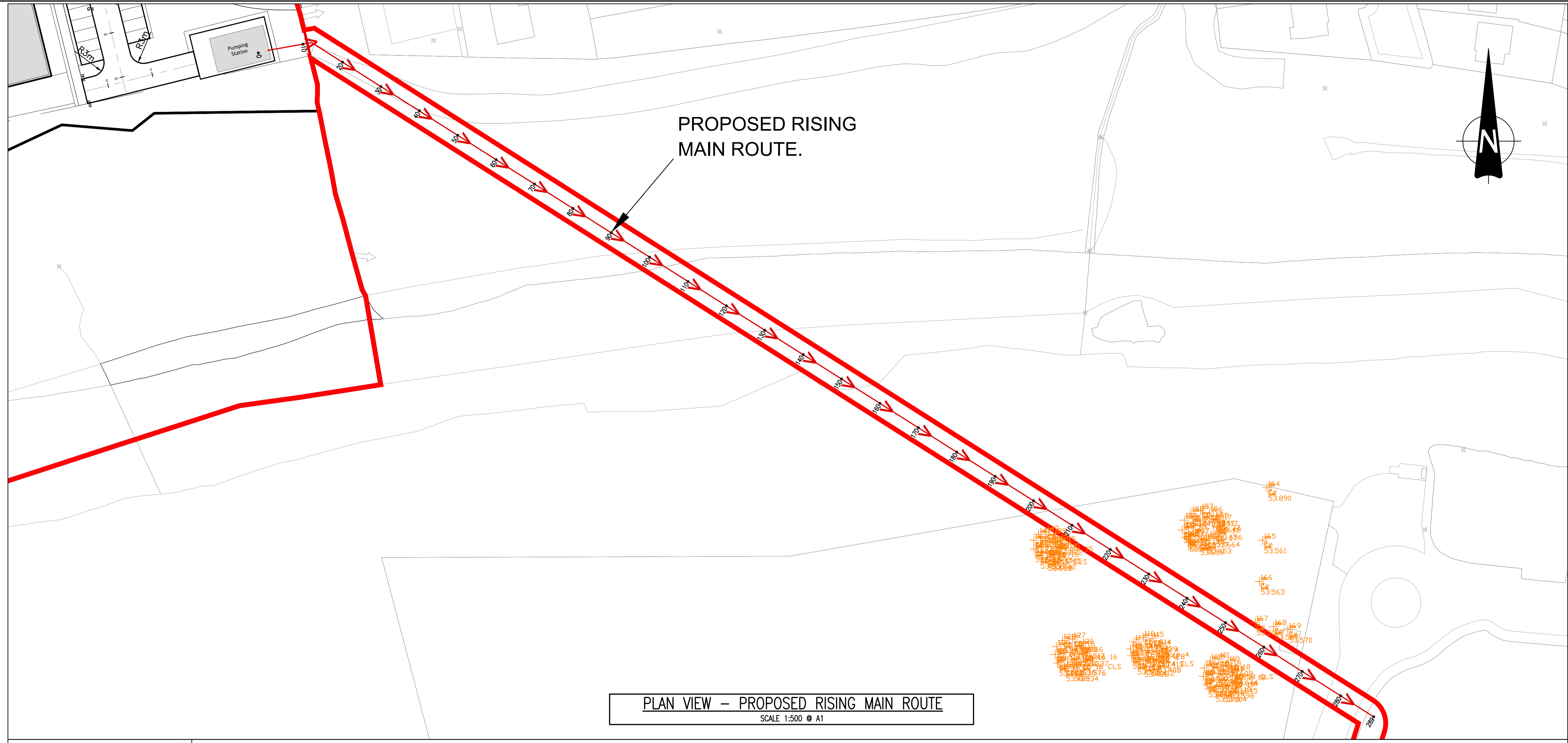
Drawn By: iod
Scale: 1:2000 @ A2

Checked By: iod
Date: 23.09.2025

Drawing Number:
 24004-PL-101

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CONFIRMATION OF FEASIBILITY

Louis Song
Waterman Moylan
Block S
Alfie Byrne Road
East Wall, Eastpoint Business Park
Dublin 03
D08H3F4

30 July 2025

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

**Our Ref: CDS25003601 Pre-Connection Enquiry
Site at, Kildalkey Road, Trim, Meath**

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Housing Development of 180 unit(s) at Site at, Kildalkey Road, Trim, Meath, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible Subject to upgrades
 - In order to accommodate the proposed connection at the Premises, upgrade works are required to increase the capacity of the Uisce Éireann network. Approximately 200m of existing 100mm UPVC main is to be replaced with new 150mm ID watermain (Red line in fig 1 mapping below). These upgrade works are not currently on the Uisce Éireann investment plan therefore, the applicant will be required to fund these local network upgrades. The fee will be calculated at connection application stage.

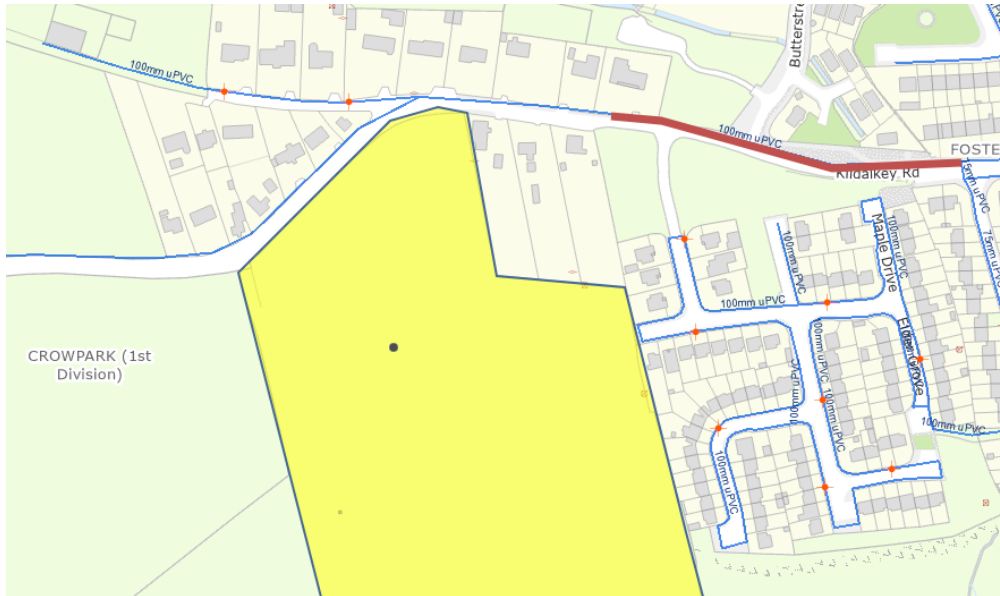


Figure 1 Watermain upgrades required

-
- **Wastewater Connection** - Feasible Subject to upgrades
- The connection for this site to the Uisce Éireann wastewater network has been deemed feasible based on the submitted "Option A" and is subject to the below upgrades in the public domain.
- Approximately 435m of new rising main (Orange line in Fig 2 mapping below) will be required for the connection to the Uisce Éireann wastewater network. These extension works are not currently on the Uisce Éireann investment plan therefore, the applicant will be required to fund these local network upgrades. The fee will be calculated at connection application stage.
- The applicant will be responsible for the necessary consents that may be required to install the rising main in private lands (If required)



Figure 2 Wastewater upgrades required

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

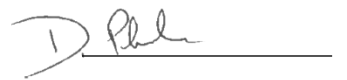
Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Uisce Éireann's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'D. Phelan', is written over a horizontal line.

Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

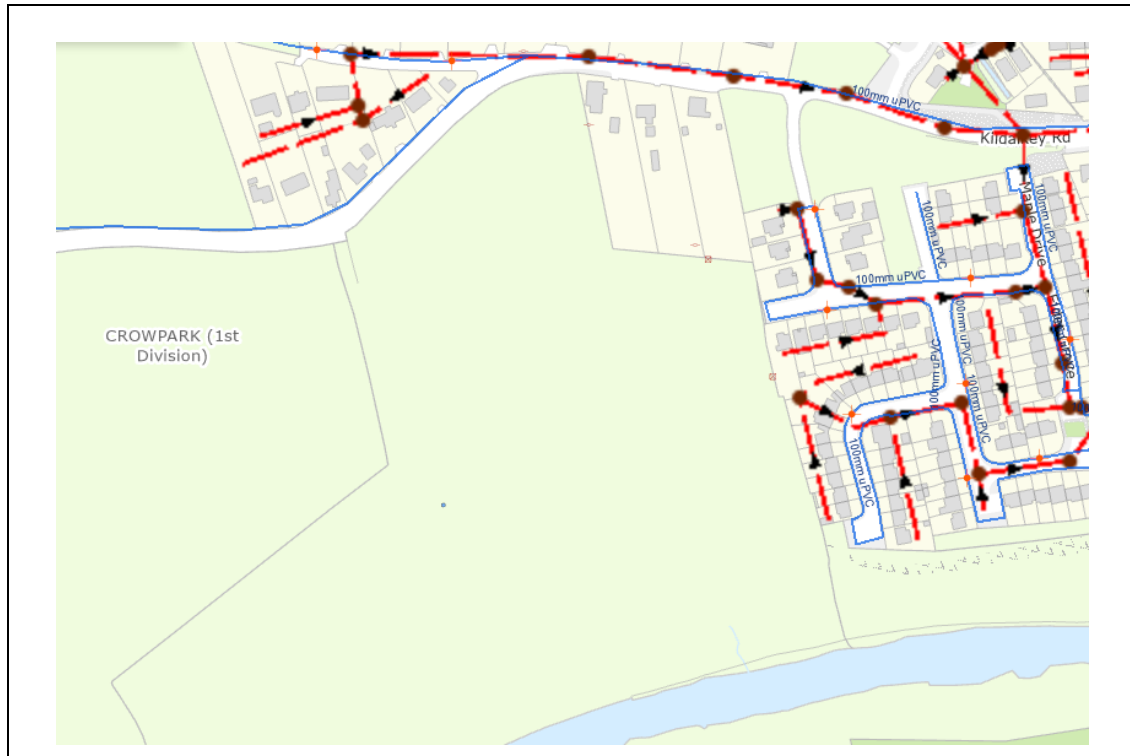
What is important to know?	Why is this important?
Do you need a contract to connect?	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	<ul style="list-style-type: none"> • Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	<ul style="list-style-type: none"> • All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. <p>*Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works</p>
Fire flow Requirements	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	<ul style="list-style-type: none"> • Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

<p>What are the design requirements for the connection(s)?</p>	<ul style="list-style-type: none"> The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
<p>Trade Effluent Licensing</p>	<ul style="list-style-type: none"> Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ <p>**trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p>

Section B – Details of Uisce Éireann’s Network(s)

The map included below outlines the current Uisce Éireann infrastructure adjacent the Development: To access Uisce Éireann Maps email

datarequests@water.ie



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Note: The information provided on the included maps as to the position of Uisce Éireann’s underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Uisce Éireann.

Whilst every care has been taken in respect of the information on Uisce Éireann’s network(s), Uisce Éireann assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Uisce Éireann’s underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Uisce Éireann’s underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

