



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



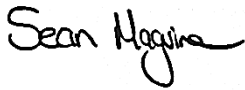
comhairle chontae na mí
meath county council

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

Prospective Applicants Name:	
Loughglynn Developments Limited	
Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Sean Maguire
Correspondence Address:	McGill Planning, 9 Pembroke Street Upper, Dublin 2
Telephone:	083 392 9182
Email:	sean@mcgplanning.ie info@mcgplanning.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:	
	
Date:	25.06.2026

Address of the proposed Large-scale Residential Development:

On a site at lands located in the townland of “Crowpark 1st Division,” Trim, Co. Meath. The main development site is bounded to the north by Kildalkey Road (L-4022), to the east by the Elder Grove residential estate, to the west by agricultural lands, and to the south by lands adjoining the River Boyne. To facilitate a foul sewer connection to the existing public network, the red line boundary extends south-east, passing beneath the River Boyne, and continuing underneath Trim Pitch and Putt Club lands, then south along Jonathan Swift Street, terminating directly adjacent the Office of Public Works offices on Jonathan Swift Street.

Zoning:	
<p>Site zoning in current Development Plan or Local Area Plan for the area:</p>	<p>The majority of the subject site is zoned ‘A2 – New Residential’ with the objective <i>‘to provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate.’</i></p> <p>A portion of the site is also zoned ‘F1 – Open Space’ with the objective <i>‘to provide for and improve open spaces for active and passive recreational amenities’.</i></p> <p>A portion of the site to the south is zoned ‘H1 – High Amenity’, with the objective <i>‘to protect and improve areas of high amenity’.</i></p>

Existing use(s) of the site and proposed use(s) of the site:	Agricultural
--	--------------

4

Form 19

Supporting documents	Enclosed		
Site location map sufficient to identify the land, at appropriate scale.	Yes <input checked="" type="checkbox"/> (Please refer to IO'D architectural pack)	No: <input type="checkbox"/>	
Layout plan of the proposed development, at appropriate scale.	Yes <input checked="" type="checkbox"/> (Please refer to IO'D architectural pack)	No: <input type="checkbox"/>	
Statement of consistency with the Development Plan	Yes <input checked="" type="checkbox"/> (Please refer to the Planning Report prepared by MCG)	No: <input type="checkbox"/>	
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 <input checked="" type="checkbox"/> (Please refer to the Planning Report prepared by MCG)	No: <input type="checkbox"/>	N/A: <input type="checkbox"/>

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 [<input checked="" type="checkbox"/>] (Please refer to the Planning Report prepared by MCG)	No: [<input type="checkbox"/>]	N/A: [<input type="checkbox"/>]
Design:			
A design statement that addresses the sites location and context and the proposed design strategy.	Yes [<input checked="" type="checkbox"/>] (Please refer to IO'D Architectural Design Statement)	No: [<input type="checkbox"/>]	
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 principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes [<input checked="" type="checkbox"/>] (Please refer to IO'D Schedule of Accommodation and Housing Quality Assessment)	No: [<input type="checkbox"/>]	
Water Services:	Enclosed Please refer to the Waterman Moylan pack – please refer to the COF & SODA (Appendix B and C of this application form)		
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 [<input checked="" type="checkbox"/>] See Confirmation of Feasibility and Statement of Design Acceptance issued by Uisce Eireann appended to this application form	No: [<input type="checkbox"/>]	
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 [<input checked="" type="checkbox"/>] See Confirmation of Feasibility appended to this application form	No: [<input type="checkbox"/>]	
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 [<input checked="" type="checkbox"/>] See Confirmation of Feasibility and Statement of Design Acceptance appended to the planning application form	No: [<input type="checkbox"/>]	

An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
	See Waterman Moylan Engineering Services Report.		
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
	See Waterman Moylan Engineering Services Report.		
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 <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
	Please refer to TTA prepared by Waterman Moylan		
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input type="checkbox"/>
	Please refer to TTA prepared by Waterman Moylan		
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 <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
	(Please refer to IO'D taken in charge drawing)		
Maps, Plans 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 <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
	Please refer to the pack prepared by IO'D Architects		

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?	Yes <input checked="" type="checkbox"/> Please refer to the pack prepared by IO'D Architects	

(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?	Yes [x] Please refer to the pack prepared by Jane McCorkell Landscape Architects	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes [x] Please refer to the pack prepared by MCG Planning & IO'D Architects	
(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?	Yes [x] Please refer to M&E pack prepared by ORS Consulting Engineers.	
(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.		No [x]
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		No [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.	Yes [x] Please refer to the planning report prepared by MCG Planning	

Breakdown of Housing units:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed	0	
2-bed	0	
3-bed	99	11240.94m ²

4-bed	28	3993.91m ²
4+-bed	0	
Total	127	15234.85m²

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	
1-bed	16	802.48m ²
2-bed	40	3612.32m ²
3-bed	0	
4-bed	0	
4+-bed	0	
Total	56	4414.80m² (excluding common areas)

Student Accommodation

Unit Type	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1 bed			
2 bed			
3 bed			
4 bed			
4+ bed			
Total			

State total number of residential units in proposed development	183
---	------------

Form 19

LRD Floor Space	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ²	<p>20459.95 m² (including apt circulation/common areas)</p> <p>19649.65 m² (excluding apt circulation/common areas)</p>
(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:	585.28m²
(i) e.g Parking	0m²
(ii) e.g. Childcare	394 m²
(iii) Bike Storage for both blocks of apartments	78.16m²
(iv) Bin Storage for both blocks of apartments	47.76m²
(v) Plant Space across both blocks of apartments	65.36m²

(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:	0m ²
Class of Development	Gross Floor Space in m²
(i)	
(ii)	
(ii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	20459.95 m ²
	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	

APPENDIX A – CONFIRMATION OF PAYMENT



Payment Confirmation

Payment details

Amount	EUR 36,634.00
My statement message	Meath CC KildalyRd
Payee message	LRD FEE 120000102472
Additional information for payee	LRD Application Fee Kildalkey Road, Trim
Payment option	Standard
AIB reference no	0N535AMEF1R10M5W
Payment status	Completed
Date	10/06/2026
Fee CCY	EUR
AIB fee	0.00
AIB fees paid by	You
Other fees paid by	Payee

Payer details

Name	LOUGHGLYNN DEV LTD- CURRENT
Currency	EUR
Account	██████████ 5042

Payee details

Name	PLANNING DEPT MEATH COCO
Account	IE04BOFI90350910023425
Payee address	Dublin Road, Navan, Co Meath, Ireland
Payee bank details	IE04BOFI90350910023425 BOFIIIE2DXXX Ireland

APPENDIX B – Statement of Design Acceptance



Sidharth Kurella
Wateman Moylan
Block S
Alfie Byrne Road
Eastpoint Business Park
Dublin D03H3F4

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

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

12 June 2026

Re: Design Submission for Site At, Kildalkey Road, Trim, Meath (the "Development") www.water.ie
(the "Design Submission") / Connection Reference No: CDS26001987

Dear Sidharth Kurella,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Uisce Éireann has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before you can connect to our network you must sign a connection agreement with Uisce Éireann. This can be applied for by completing the connection application form at www.water.ie/connections. Uisce Éireann's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Uisce Éireann's network(s) (the "Self-Lay Works"), as reflected in your Design Submission. Acceptance of the Design Submission by Uisce Éireann does not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Uisce Éireann representative:

Name: Antonio Garzón Mielgo
Email: antonio.garzonmielgo@water.ie

Yours sincerely,

A handwritten signature in black ink that reads 'Dermot Phelan'.

Dermot Phelan
Connections and Developer Services

Appendix A

Document Title & Revision

- 23-041-P200 - Proposed Drainage Layout
- Foul Drainage longsections
- 23-041-P300 - Proposed Watermain Layout

Additional Comments

The design submission will be subject to further technical review at connection application stage.

Uisce Éireann cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

This Statement of Design Acceptance does not extend to proposed pump station and rising main arrangements. The pump station and rising main will be vested at connection application stage.

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Uisce Éireann will not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

APPENDIX C – Confirmation of Feasibility



CONFIRMATION OF FEASIBILITY

Sidharth Kurella
Block S
Alfie Byrne Road
Eastpoint Business Park
Dublin
D03H3F4

23 April 2026

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: CDS26001987 Pre-Connection Enquiry
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 Eireann network. Approximately 250m of new 150mm ID watermain is to be laid to replace the existing 75/100mm PVC main (See Image below). These works are not currently on the Uisce Eireann investment plan therefore, the applicant will be required to fund these local network upgrades. The fee will be calculated at connection application stage.
- **Wastewater Connection**
 - Feasible without infrastructure upgrade by Uisce Éireann

- A survey will be required to determine the condition/Diameter/Invert levels at Discharge Point of the existing network and determine if capacity exists. If Dia is not 225mm ID at a minimum then an upgrade may be required. You are advised to contact Uisce Éireann prior to submission of connection application.

Connection to the Networks may be through 3rd party lands and all relevant wayleaves and permissions would need to be obtained by the Client.

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/

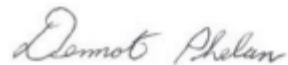
Where can you find more information?

- **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,



Dermot Phelan
Connections and Developer Services

Appendix D - Letter of support/engagement OPW

OPW Oifig na
nOibreacha Poiblí
Office of Public Works



8th April 2026.

RE: Horizontal directional drilling for a new Sewer line under the main Boyne river in Trim, Co. Meath by Loughglynn developments.

To Whom it may concern:

This office looks after the maintenance of the Boyne Arterial drainage scheme which includes the main channel C1 under which the proposed pipeline is being constructed. This office has no objection to the proposed Horizontal directional drilling for the new sewer line under the Boyne at Trim Co. Meath relating to the new housing development by Loughglynn developments Ltd on the Kildalkey road, Trim, Co. Meath.

The sewer line should be 3m below the river bed as shown on the drawings submitted and a marker should be placed on each bank of the river to indicate the line of the sewer under the river bed.

Yours sincerely,


Jamie Keogh
Grade 2 Engineer

Newtown,
Trim,

APPENDIX E – MCC Part V Housing Letter



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

Our Ref: 06 05 00941

Housing Department
13th May 2026

Loughglynn Developments Ltd t/a Hora Homes
C/o Hora Property Consultants
8 Mount Street Crescent,
Dublin 2

“Subject to Agreement/ Agreement Denied”
Re: Proposed development at Kildalkey Road, Trim, Co. Meath
Pre-Planning Submission

Dear Mr. Hora,

I refer to your proposals received in this office on 12th May 2026 regarding the provision of housing in accordance with the requirements of Section 94(4) and Section 96(2) and (3), (Part V) of the Planning & Development Act 2000, as amended, for the above-mentioned development.

The proposed scheme will comprise of 183 units. Meath County Council agrees in principle to your proposal for the delivery of 40 units to meet your Part V requirement for this proposed development. The unit(s) is/are identified as follows:

- 8 No three-bedroom townhouses
- 16 No one-bedroom apartments
- 16 No two-bedroom apartments

Please be advised that no works can commence on site until a Part V Agreement is in place. No agreement can be finalised until Planning Permission has been granted and the cost of the unit(s) have been agreed with Meath County Council.

For the record I would point out Meath County Council engage in discussions/correspondence with Developers concerning their proposals for compliance with Part V on the basis that nothing is agreed until everything is agreed, and that no agreement is deemed to be concluded until such time as a formal letter is issued from Meath County Council confirming compliance with Part V.

If you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely,

Marie Cahill
Staff Officer



customerservice@meathcoco.ie

046 909 7000

www.meath.ie

APPENDIX F – Meath County Council Letter of Consent

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

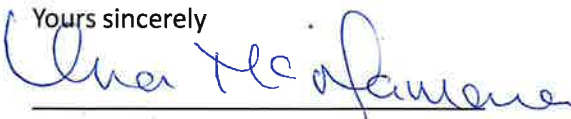
Meath County Council, as a Roads Authority and as owner of Folios MH1461F, MH13269N, MH10286F, MH24819N and MH60682F, hereby consent to Loughglynn Developments Limited making a planning application to facilitate the construction of a new foul sewer line to connect the subject site, for a large residential 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,



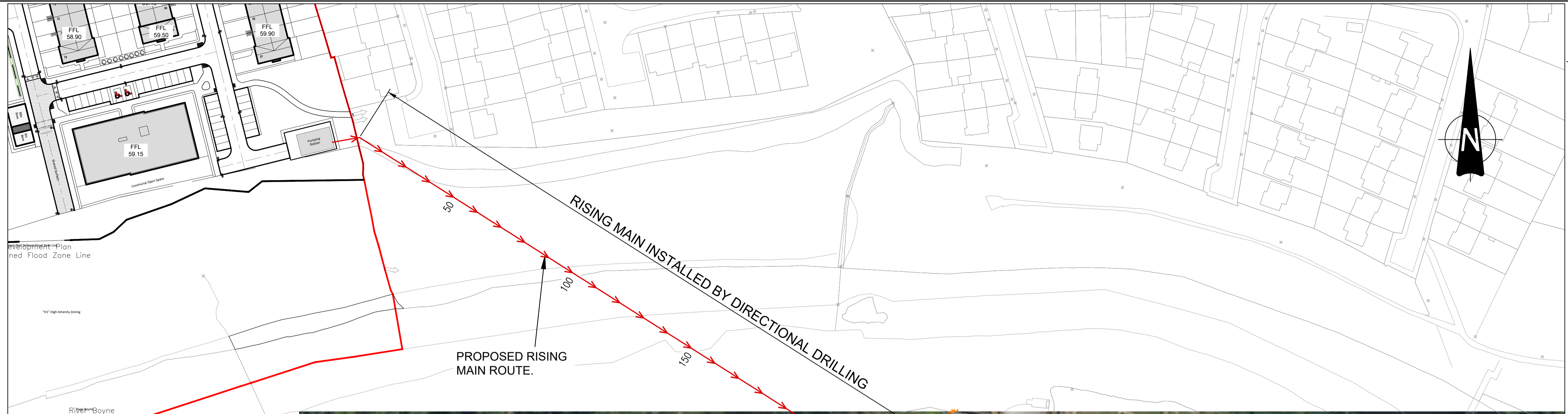
**Ivan O'Daly, MRIA
O'Daly Architects.**

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.
 This drawing is the property of Waterman Moylan Consulting Engineers Limited and is
 issued on the condition that it is not copied, reproduced, related or disclosed to any unauthorized person, either
 wholly or in part without the consent in writing of
 Waterman Moylan Consulting Engineers Limited
 Block S, East Point Business Park, Dublin D03 H3F4 Ireland
 T+353 1 864 8900


- NOTES:
- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.



Development Plan
 Flood Zone Line

10m High Assembly Gating

Ritoh Boyne

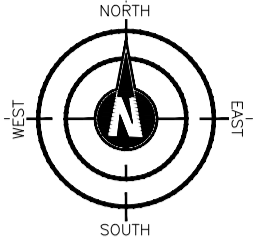
Rev	Date	Description	By	CHK
Amendments				
Project				
KILDALKEY ROAD, TRIM, CO. MEATH				
Title				
PROPOSED RISING MAIN GENERAL ARRANGEMENT PLAN				
Client				
LOUGH GLYNN DEVELOPMENTS				
				
Status				
FOR PLANNING ONLY				
Designed By	LS	Approved	BG	Waterman Ref
				23-041
Drawn By	GB	Date	SEP.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

PLAN VIEW – PROPOSED RISING MAIN – GENERAL ARRANGEMENT PLAN
 N.T.S.

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

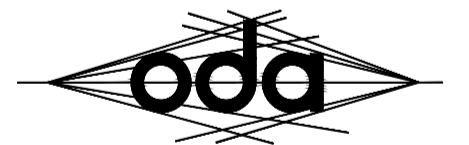
COPYRIGHT
 THIS DOCUMENT AND ALL DATA CONTAINED HEREIN
 REMAIN THE PROPERTY OF O'DALY ARCHITECTS. IT IS
 SUPPLIED IN CONFIDENCE FOR EVALUATION
 PURPOSES ONLY UNDER THE CONDITION THAT SAME
 IS NOT USED, REPRODUCED OR TRANSMITTED IN ANY
 WAY TO OTHERS WITHOUT WRITTEN CONSENT.

DIMENSIONS
 UNLESS OTHERWISE STATED, DIMENSIONS SHOWN
 ARE IN MILLIMETRES. NO DIMENSIONS TO BE SCALED
 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)

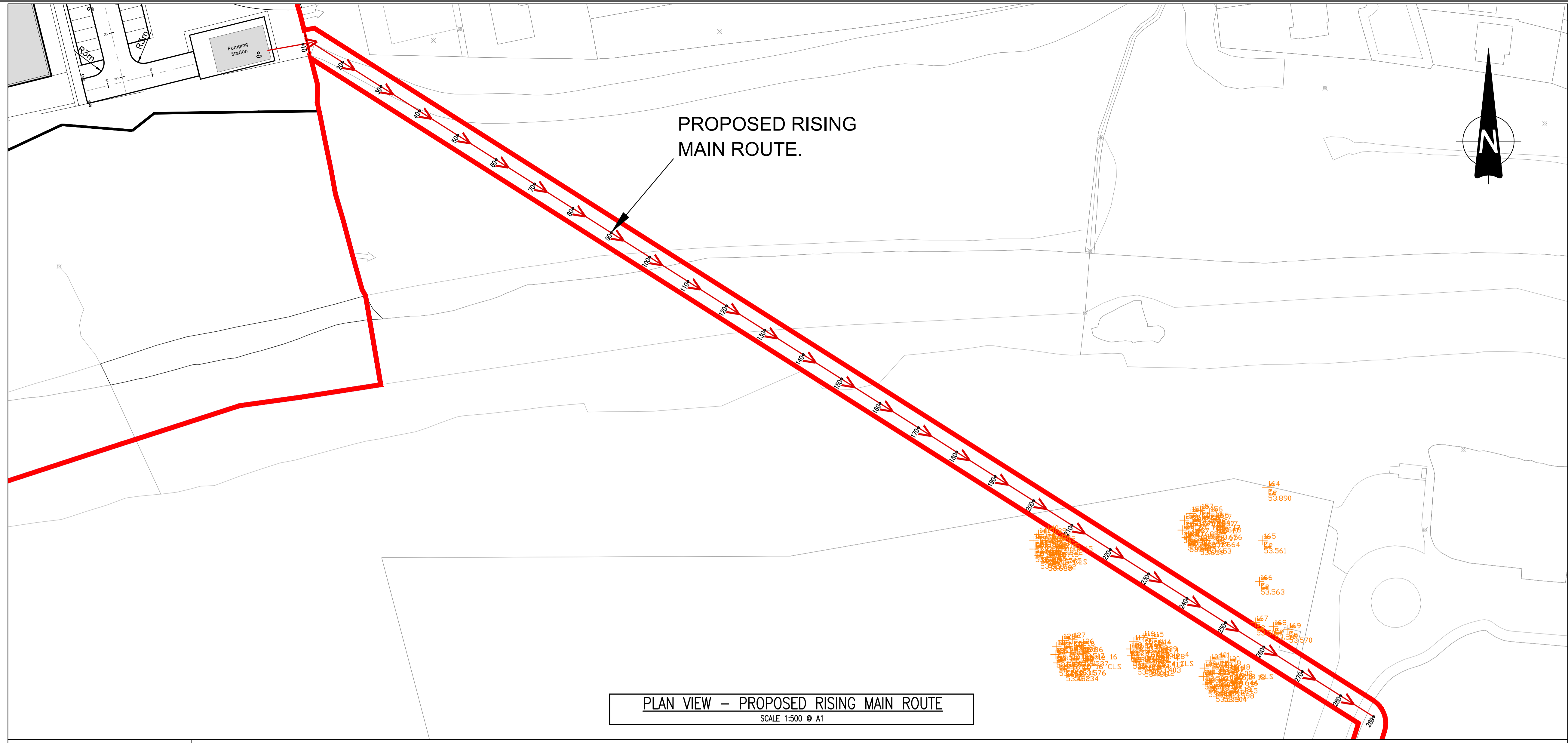
Drawn By: iod
Scale: 1:2000 @ A2

Checked By: iod
Date: 23.09.2025

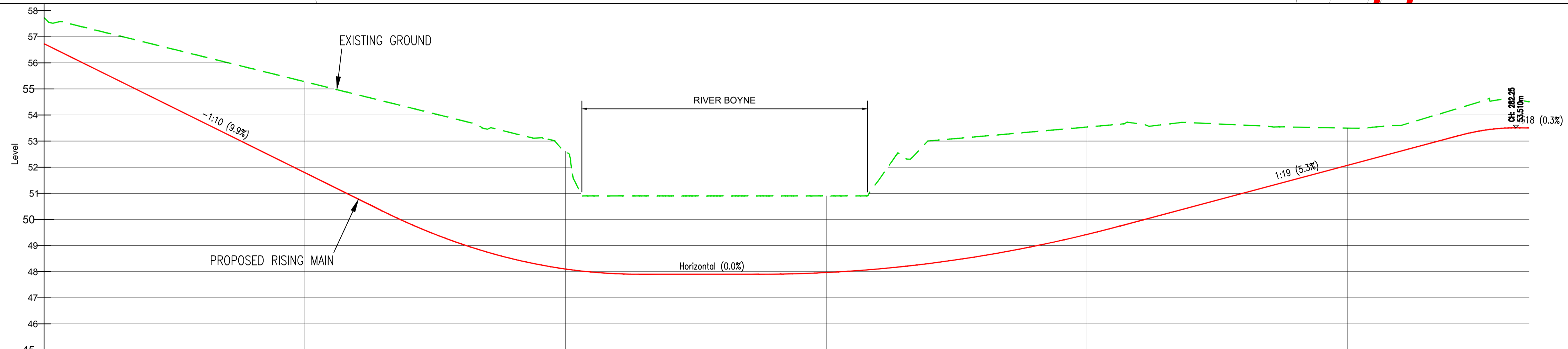
Drawing Number:
 24004-PL-101

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.
 This drawing is the property of Waterman Moylan Consulting Engineers Limited and is issued on the condition that it is not copied, reproduced, related or disclosed to any unauthorized person, either wholly or in part without the consent in writing of Waterman Moylan Consulting Engineers Limited
 Block S, East Point Business Park, Dublin, D03 H3F4 Ireland
 +353 1 664 8900

- NOTES:
- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.

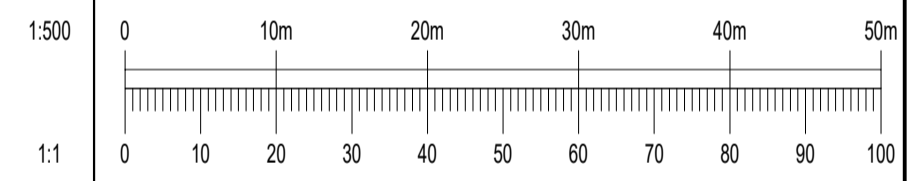


PLAN VIEW – PROPOSED RISING MAIN ROUTE
 SCALE 1:500 @ A1



RISING MAIN
 SCALE:
 H 1:500,V
 1:100.
 DATUM: 45.000

Chainage	Existing Levels	Proposed Levels	Level Difference
00.000	57.731	56.731	1.000
10.000	57.247	55.743	1.504
20.000	56.756	54.755	2.003
30.000	56.264	53.767	2.497
40.000	55.770	52.779	2.991
50.000	55.276	51.791	3.485
60.000	54.782	50.803	3.979
70.000	54.288	49.815	4.473
80.000	53.794	48.827	4.967
90.000	53.300	47.839	5.461
100.000	52.806	46.851	5.955
110.000	50.900	47.917	2.983
120.000	50.900	47.900	3.000
130.000	50.900	47.900	3.000
140.000	50.900	47.903	2.997
150.000	50.900	47.965	2.935
160.000	51.488	48.103	3.385
170.000	53.012	48.318	4.694
180.000	53.188	48.610	4.578
190.000	53.363	48.979	4.385
200.000	53.539	49.424	4.114
210.000	53.667	49.942	3.725
220.000	53.705	50.475	3.230
230.000	53.613	51.008	2.604
240.000	53.537	51.541	1.996
250.000	53.498	52.074	1.423
260.000	53.601	52.607	0.994
270.000	54.185	53.141	1.045
280.000	54.615	53.497	1.118
288.610			



Rev	Date	Description	By	Chk
Amendments				

Project: KILDALKEY ROAD, TRIM, CO. MEATH

Title: PROPOSED RISING MAIN ROUTE

Client: LOUGH GLYNN DEVELOPMENTS

Status: FOR PLANNING ONLY

Designed By: LS Approved: BG Waterman Ref: 23-041

Drawn By: GB Date: SEP. 2025 Scale: @A1 AS SHOWN@A1

Project - Originator - Volume - Level - Type - Role - Number Revision

TRIM - WMC - ZZ - XX - DR - C - P205

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.

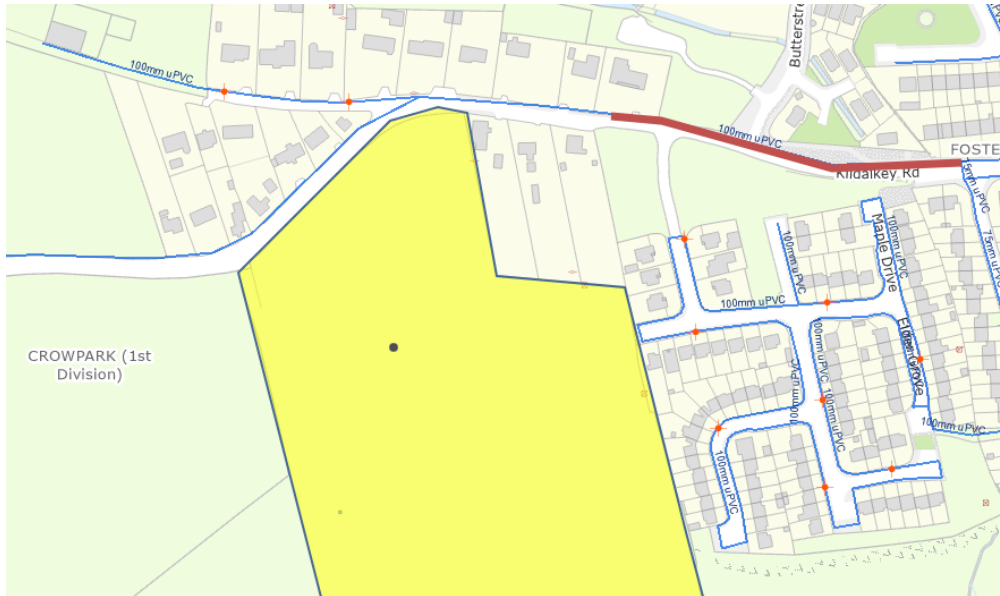


Figure 1 Watermain upgrades required

-
- **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/

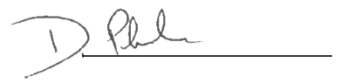
Where can you find more information?

- **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,



Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

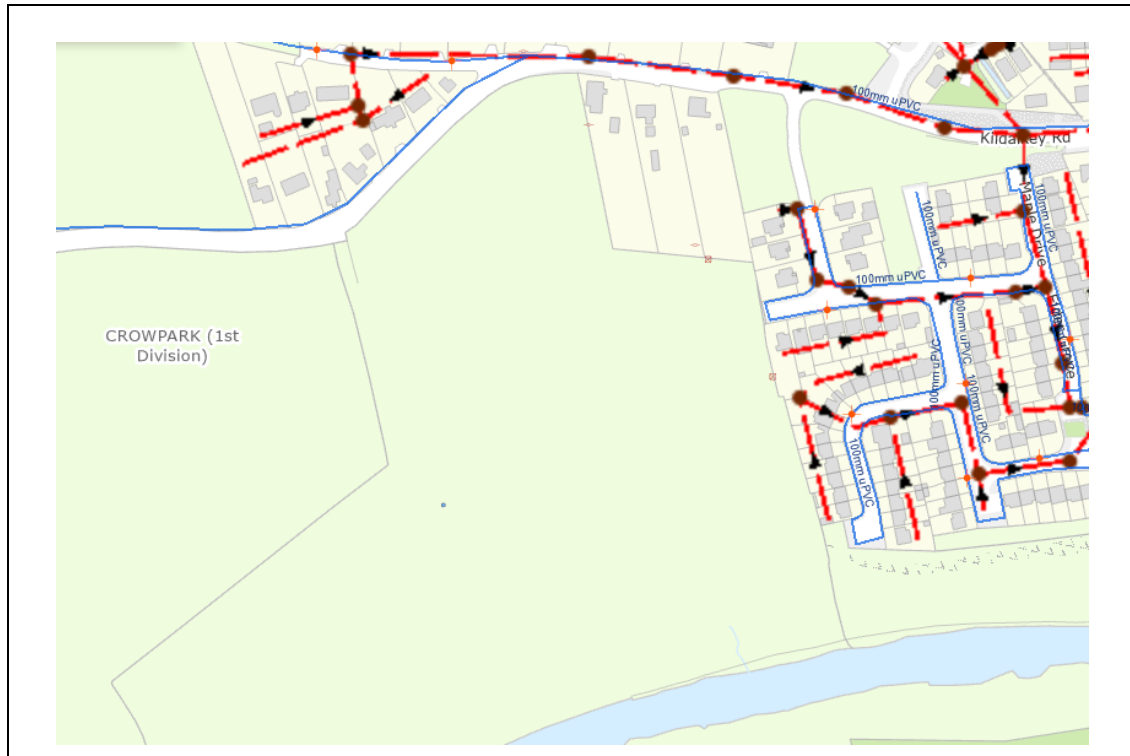
What is important to know?	Why is this important?
Do you need a contract to connect?	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before 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

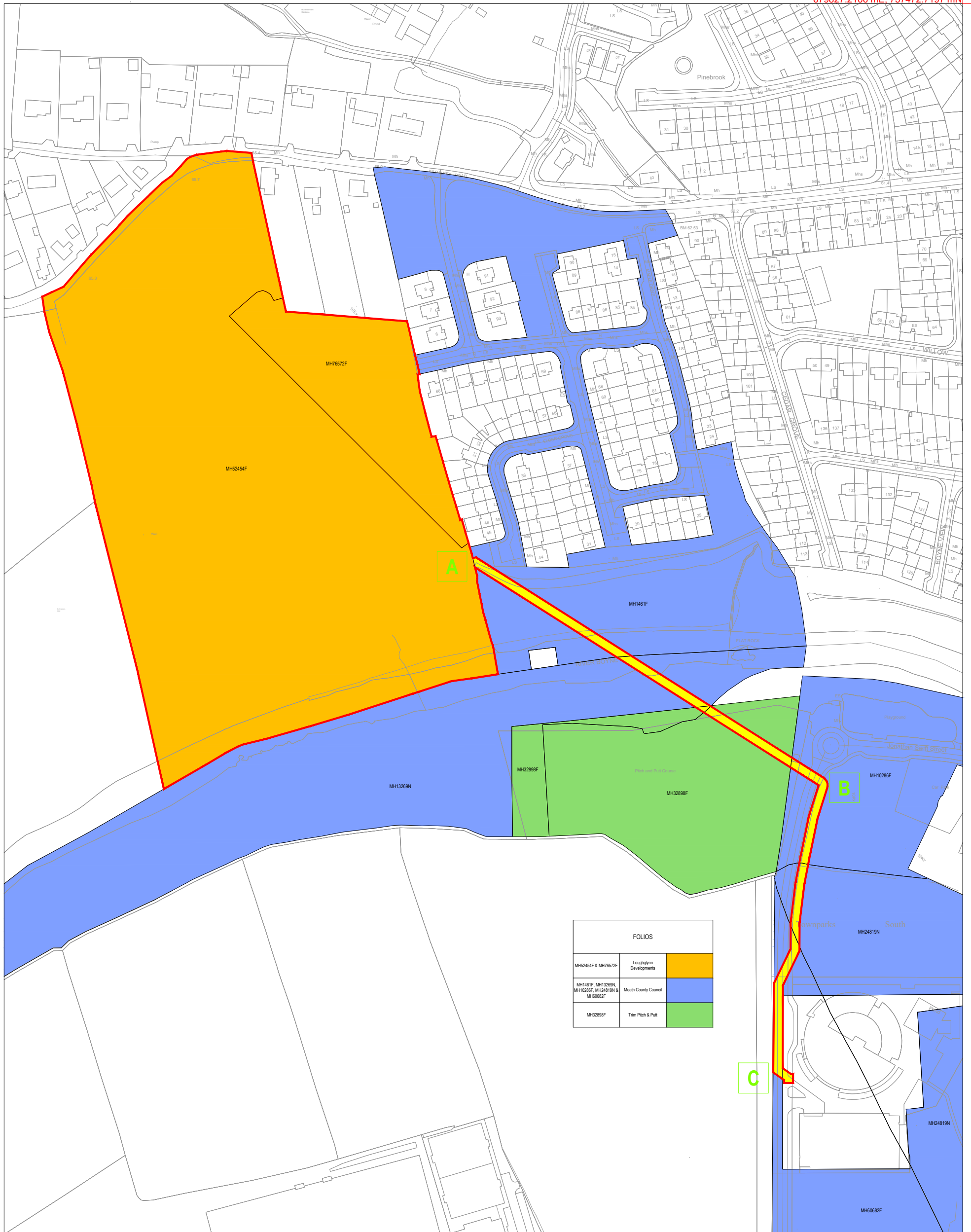
datarequests@water.ie



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

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.

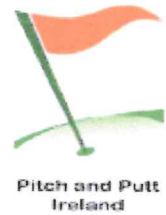


APPENDIX G – Trim Pitch and Putt Club Letter of Consent



Trim Pitch and Putt Club

Jonathan Swift Street, Trim, Co. Meath C15 R293



To:

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

Re/ Planning application being submitted by Loughlynn Developments Limited for a proposed Large Residential Development (LRD) on site to the South of the Kildalkey Road, Trim, County Meath.

Dear Sir / Madam,

On behalf of Trim Pitch and Putt Club, I, the undersigned hereby give consent to Loughlynn Developments to include part of our property at "Commons 1st Division" townland, Trim within the red line boundary of the overall application site to facilitate the installation of an underground foul sewer line by way of Horizontal Directional Drilling (HDD) between points "A" and "B" on the attached map. The Trim Pitch and Putt Club property is shown coloured green on the attached map, representing the extent of Folio MH32898F. In the event that planning permission is secured for the proposed development, this consent includes a commitment to putting the necessary legal agreement and wayleave in place.

Signed: _____

M. Gibney
Mark Gibney, Chairperson
Trim Pitch & Putt Club

Date:

21/10/2025



FOLIOS		
M1202P & M1203P	Land gone Developments	Orange
M1204P, M1205P, M1206P, M1207P & M1208P	South Camp Camp	Blue
M1209P	The Pub & Pub	Green

679184.5011 mE, 756647.7839 mN

County: Meath

OS REF: Meath 2710



SITE LOCATION MAP

Created

Date: 19th September 2025

1:2,500 (A3)