

Planning Application Details: Ref: 212073 (Meath CoCo)

File Number:	212073	Applicant	Elderwood Construction Ltd.
Application Type:	PERMISSION	Planning Status:	APPLICATION FINALISED
Received Date:	27/10/2021	Decision Due Date:	27/04/2022
Validated Date:	27/10/2021	Invalidated Date:	
Further Info Requested:	20/12/2021	Further Info Received:	21/03/2022
Withdrawn Date:		Extend Date:	

Decision Type:	Conditional (16 Conditions)	Decision Date:	26/04/2022
Planner:	Fank O'Donnell	Permission Expiry Date:	10/09//2025
Commenced Date:		Submissions By:	13/04/2022

***Planning Application council Link: Ref: 212073
Meath CoCo***

Proposed Development

An amendment to a previously approved planning application under Reg. Ref. No. TA190892. This will include a reduction in house numbers from 36 down to 35

Development Description:

Units Type	Number of Units
4-Bed Semi-detached House	6
4-Bed Detached House	1
4-bed End of Terrace Houses	4
3-Bed Semi-detached House	16
2-Bed Mid-terraced houses	8
Total	35

It is also proposed to install a wastewater treatment system to be located on sites 1-6 as a temporary measure for the primary treatment of waste generated by the development.

Site location details

Grid Northings: 0

Grid Eastings: 0

Site Area: 1.542

Floor Area:

**Number of Units
Developed:**

Number of Floors:

Sewerage Type: PUBLIC
SEWER

Water Type: MAIN

National Grid Reference:

Road Number:

OS Map Ref. Number: 2982 b
& d

Control Officer Frank
O'Donnell

Advertisement Size: 0

ESB Cable Length: 0

Development LEA:

GEO Code: 0

Functional Area:

Num Houses/Units:

commencement notice details

Commenced Date	23/04/2024	Number	8515890	Num Units	28	Valid	Yes
Number of Units:	28	Dev Commencement Number:	8515890	Valid Commencement?	Yes	Fire Cert Number:	
Dev Commence Ind:	Y	Fee Exempt?	No	Commencement Date:	23/04/2024	Fee Amount Paid:	0.00
Estimated Completed Date:	31/10/2025	Fee Receipt Date:	01/01/2024	Commencement Received:	04/04/2024	Fee Receipt Num:	00
Notice Description:	<p>an amendment to a previously approved planning application under Reg. Ref. No. TA190892. This will include a reduction in house numbers from 36 down to 35 and the development will now contain 6 no. 4 bed semi-detached and 1 no. 4 bed detached unit, 16 no. 3 bed semi-detached units, 8 no. 2 bed mid-terrace and 4 no. 4 bed end-terrace units, to revise site boundaries and site layout and any ancillary site works. It is also proposed to install a wastewater treatment system to be located on sites</p>						

Extension of Duration: Planning Application: 25128 (Meath CoCo)

File Number:	25128	Planning Status:	NEW APPLICATION
Application Type:	EXTENTION OF DURATION	Decision Due Date:	08/09/2025
Received Date:	15/07/2025	Invalidated Date:	
Validated Date:	15/07/2025	Further Info Received:	
Further Info Requested:		Extend Date:	
Withdrawn Date:		Decision Date:	
Decision Type:		Appeal Date:	
Leave to Appeal:		Submissions By:	18/08/2025
Commenced Date:			

[Council weblink: Extension of duration Planning App: 25128 \(Meath CoCo\)](#)

Proposed Development/25128

EXTENSTION OF DURATION OF PLANNING PERMISSION 212073 - The development will consist of an amendment to a previously approved planning application under Reg. Ref. No. TA190892. This will include a reduction in house numbers from 36 down to 35 and the development will now contain 6 no. 4 bed semi-detached and 1 no. 4 bed detached unit, 16 no. 3 bed semi-detached units, 8 no. 2 bed mid-terrace and 4 no. bed end-terrace units, to revise site boundaries and site layout and any ancillary site works. It is also proposed to install a wastewater treatment system to be located on sites 1-6 as a temporary measure for the primary treatment of waste generated by the development

Development Description:

Development Address:

Longwood, Co. Meath

Architect Name:

Cunnane
Stratton
Reynolds

Location Key:

LONGWOOD

Electoral Division:

Incorrect Icl
Voter Recor

Planner:

Michael McKenna

Social Housing Exempt:

Plan Enforcement #:

IPC Licence Required:

No

Waste Licence Required:

No

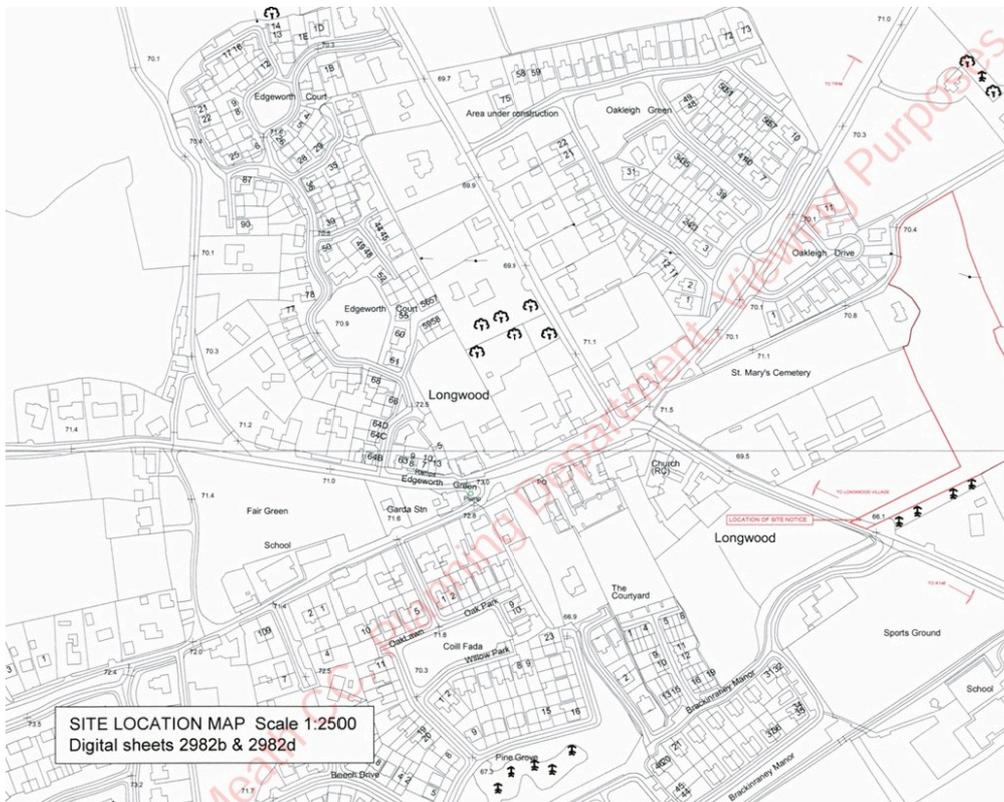
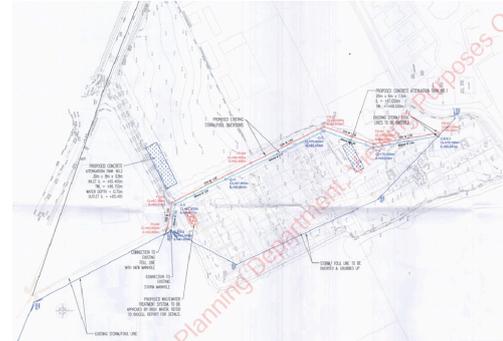
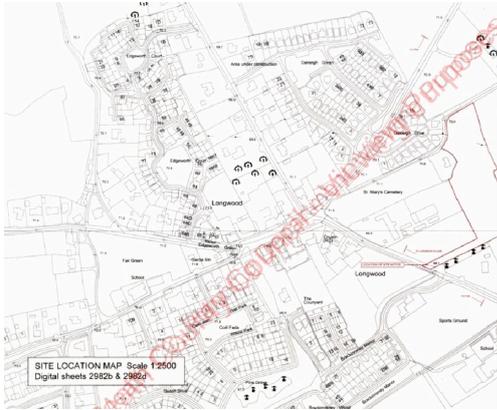
Protected Structure:

No

Protected Structure #:

Development Name:

plans and drawings



<u>Site Location Map</u>	<u>Site Layout Plan - 2025</u>	<u>Existing Foul and Storm Diversion layout</u>
<u>Site Location Map - 2025</u>	<u>Road Layout</u>	<u>Foul and Storm Drainage Layout</u>
<u>Proposed Site Layout</u>	<u>Watermain Layout</u>	<u>Planning Stage Drawings - Floor plans and Elevations</u>

legal pack

<u>Application - Cover Letter (drawing schedule)</u>	<u>Engineering Services Report</u>
<u>Notification of Final Grant</u>	<u>Planning Report</u>
<u>Acknowledgement / Validation Letter/25128</u>	<u>Application - Cover Letter/25128</u>

Gross development Valuation / APPRAISAL

Gross Development Value (Collective) - Estimated

Units	Description	GIA m2	NIA m2	Value
6	4-Bed Semi-detached House (NIA = 120 sqm/unit)	720	720	€2,880,000
1	4-Bed Detached House (NIA = 120 sqm/unit)	120	120	€480,000
4	4-bed End of Terrace Houses (NIA = 120 sqm/unit)	480	480	€1,920,000
16	3-Bed Semi-detached House (NIA = 100 sqm/unit)	1600	1600	€6,400,000
8	2-Bed Mid-terraced houses (NIA = 80 sqm/unit)	640	640	€2,560,000
Total:	Sale @€4,000/m2	3,560	3,560	€14,240,000

DEVELOPMENT Costs (Estimates)

Item	Description	Amount €
Legals		€20,000
Professionals / Architect	3% of Construction Cost	€270,000
Construction / Refurb	3,560 m2 @ \$2,500	€9,000,000
Insurances	0.5% of Construction costs	€45,000
Finance Cost	18% @ 1% per month	€1,620,000
CIL	To be verified?	€125,000
Contingency	5% of Construction Cost	€450,000
Total		€11,530,000

Profit (Estimated)

GDV (Sale Price)		€14,240,000
Sales Agent + Legal (2%)	€285,000	
Acquisition costs	£1,500,000	
Development Costs	£11,530,000	
Total Costs:		€13,315,000
Profit		€925,000

DISCLAIMER

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