

An
Bord
Pleanála

Strategic Housing Development Application Form

Before you fill out this form

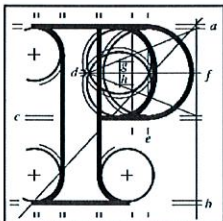
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

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 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



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Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Ravala Ltd
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	22a Boyne Business Park, Drogheda, Co.Louth
Company Registration No:	525185

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Stephen Ward Town Planning and Development Consultants Limited
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Paul O'Toole
Firm/Company:	PCOT Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Louth County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Newtown
Address Line 2:	Marsh Road & McGraths Lane/Railway Terrace
Address Line 3:	
Town/City:	Drogheda
County:	Louth
Eircode:	NA
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Ref. No. 2319-D (1: 2500), 2319-13 & 2319-18 (1:1000) Grid Ref. 710451, 775062
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	c.9.68 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Drogheda Transport Development Area – Drogheda Borough Development Plan 2011-2017 (as varied and extended)

Existing use(s) of the site and proposed use(s) of the site:	Existing use is agricultural use. Proposed use is residential, neighbourhood, employment and crèche and all associated infrastructure and services.
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7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
			X

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

Management of Real Estate

State Name and Address of the Site Owner:
If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.

J.Murphy Developments Ltd.
Block B
Bryanstown Centre
Dublin Road
Drogheda,
Co.Louth (letter of consent attached)

Does the applicant own or control adjoining, abutting or adjacent lands?

Yes: [X] No: []

If the answer is "Yes" above, identify the lands and state the nature of the control involved:

See site location map for extent of lands under the control of the applicant or person who owns the land the subject of this application as per 297 ((2)(c)(ii) of the Planning and Development Regulations 2001 (as amended).

Land to the east of the application site has been granted planning permission for 133no. dwellings and an access road with has the benefit of LIHAF funding.

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8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála

Is the site of the proposed development subject to a current appeal to An Bord Pleanála?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:

Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] P.A. Ref.17-387 granted by Louth County Council with no appeal.
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If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

P.A. Ref.17/387 – permission granted for 133no. dwellings with access road by Louth County Council and was not appealed.

Is the applicant aware of the site ever having been flooded?

Yes: [] No: []

Flood Risk Assessment
Enclosed

If the answer is "Yes" above, please give details e.g. year, extent: N/A

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No:[]

If the answer is "Yes" above, please give details:

Submissions were made on case ABP-302215-18 by the Health and Safety Authority, The Department of Culture, Heritage and the Gaeltacht and Irish Water.

Further consultation with Irish Water is detailed within the Engineers Assessment by Waterman Moylan Consulting Engineers under separate cover.

9. Description of the Proposed Strategic Housing Development:

<p>Please provide a brief description of the nature and extent of the proposed development, including-</p> <ul style="list-style-type: none"> • the proposed types and numbers of houses, student accommodation or both, • in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put, • proposed services ancillary to residential development, • other proposed uses in the development of the land, the zoning of which facilitates such use, and • where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact. 	
<p>The development will consist of 450no. dwellings in terraced/townhouse, terraced/duplex and apartment form and in buildings ranging in height from 3-5 storeys. All houses have the option for the installation of photovoltaic/solar panels on roof slopes. The development will also provide for supporting neighbourhood and employment uses include 8no. ground floor neighbourhood units with an overall floor area of 1,277.8sq.m for uses such as shops, cafes and restaurants, a standalone office building (4-storey)(1,902.87sq.m) and a standalone crèche (3-storey)(919.8sq.m with potential capacity for c.120 children). The total non-residential floor space proposed amounts to 4,100.4sq.m. The overall quantum of public open space provided to serve the development extends to c13,349sq.m. Open space takes the form of both 'green' landscaped and hard surfaced 'civic space' form in addition to c2,556sq.m of communal space. Car parking is provided by way of 296no. on street car parking spaces and 282no. spaces at underground/undercroft level, in addition to 162 on curtilage parking spaces for the housing. 853no. bicycle spaces are proposed across the site at surface and underground/undercroft level. Vehicular access is provided from an access roadway onto the Marsh Road permitted under P.A. Ref. 17-387 for which LIHAF funding has been granted. This road forms part of this planning application. There will then be two vehicular access points from the 'LIHAF' road to the development area, one to an underground car park and a second to serve the development at surface level. There will be no vehicular access to the site from McGrath's Lane / Railway Terrace and access to the site from McGrath's Lane / Railway Terrace will be restricted to pedestrians and cyclists. The development also provides for works to McGrath's Lane/Railway Terrace to include widening of the existing carriageway and/or footpaths and provision of a shared surface, street lighting and required signage, road marking and associated infrastructure works from the application site southwards to its junction at Dublin Road (R132), Drogheda, Co.Louth. The proposed development also provides for all associated site development works including works to the Marsh Road (R150) alterations to site levels, open space areas, public lighting, roads, footpaths and cycle paths, landscaping, boundary treatments and service provision, including removal of existing pylons/ESB poles within the site and diverting and undergrounding of existing overhead electrical cables, provision of an external lift, ducting for electric vehicle charging points and the construction of retaining walls/structures.</p> <p>The application will contain a statement setting out how the proposal will be consistent with the objectives of the Drogheda Borough Council Development Plan 2011-2017 (as varied and extended) and the Louth County Development Plan (2015-2021). The site is zoned 'Drogheda Transport Development area' the zoning of which facilitates the proposed uses.</p> <p>An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and will be included with the application.</p>	
<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

10. Pre-Application Consultations

(A) Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	No numbering was applied
Meeting date(s):	Meeting 1: 26th of October 2017 Meeting 2: 6th of December 2017 Meeting 3: 29th of January 2018
(B) Consultation with An Bord Pleanála: State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-302215-18
Meeting date(s):	17th of September 2018
(C) Any Consultation with Prescribed Authorities or the Public: Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
N/A	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Mirror 7 th of August 2019	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		7 th of August 2019
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p>Noted</p>		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Portal ID No. 2019121
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an NIS enclosed with this application?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", list the prescribed authorities concerned:</p>	<ul style="list-style-type: none"> ➤ Irish Water ➤ Health and Safety Authority ➤ Transport Infrastructure Ireland ➤ Department of Culture, Heritage and the Gaeltacht ➤ Coras Iompair Éireann ➤ Commission for Railway Regulation ➤ Louth County Childcare Committee
<p>If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>8th of August 2019</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>

If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N/A

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see statement of consistency by S.Ward</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see statement of consistency by S.Ward</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Please see statement of consistency by S.Ward</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	N/A: [] Please see Response to Option Statement by S.Ward
(f) Where An Bord Pleanála 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.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [] N/A: [] Please see Response to Option Statement by S.Ward

13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	Enclosed: Yes: [] No: [<input checked="" type="checkbox"/>] N/A
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed	-	-
2-bed	29	4,019.4
3-bed	52	7,207.2
4-bed	-	-
4+ bed	-	-
Total	81	11,226.6

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1-bed	91	4,991.6
2-bed	247	20,978.8
3-bed	31	3,445.3
4-bed	0	0
4+ bed	0	0
Total	369	29,415.7

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	450
(c) State cumulative gross floor space of residential accommodation, in m ² :	40,642.3

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare facility (c.120 no. of childcare spaces)	919.8sq.m
Office	1,902.8sq.m
Neighbourhood Uses (retail/café/restaurant)	1,277.8sq.m
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this. The proposed childcare facility provides for 120 children which equates with this benchmark.	
(b) State cumulative gross floor space of non-residential development in m ² :	4,100.4sq.m
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	44,742.7sq.m
(d) Express 15(b) as a percentage of 15(c):	9%

16. Strategic Housing 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?	X Please refer to schedule document provided by PCOT and accompanying drawings	

<p>(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?</p>	<p>X</p>	
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	<p>X Please refer to Architects Design Statement</p>	
<p>(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?</p>	<p>X Existing overhead cables will be undergrounded/diverted Please see Material Assets – Built Services Chapter of the EIAR</p>	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p>X</p>
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p>X</p>
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<p>X</p>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p>		<p>X</p>

<p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) 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?</p> <p>If "Yes", enclose details with this application.</p>		X

<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>X No. HSA has previously provided technical advice to the Board in relation to the proposed development (correspondence dated 22-08-2018, Case Ref ABP 302215-18). Article 300 of the Planning & Development Regulations 2001 (as amended) does not apply.</p>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p>X Please see attached schedule of documentation and Response to Opinion prepared by S.Ward</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s): N/A

<p>State gross floor space of any existing building(s) / structure(s) in m²:</p>	
<p>State gross floor space of any proposed demolition, in m²:</p>	
<p>State gross floor space of any building(s) / structure(s) to be retained in m²:</p>	
<p>State total gross floor space of proposed works in m²:</p>	

18. Where the Application relates to Material Change of Use of Land or Structure: N/A

<p>(a) State existing use of land or structure:</p>	
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(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	/
(c) State proposed use(s):	
(d) State nature and extent of any such proposed use(s):	
(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application: Enclosed: Yes: [] No: [] N/A: []	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
(b) If the answer to Question 19(A) is "Yes", are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—	X	
(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's	Please find letter from approved housing body Cluid attached.	

functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and		
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	X Please find attached	
(iii) a layout plan showing the location of proposed Part V units in the development?	X Please refer to architect dwg no.PI-07B	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

20. Water Services:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: [] New Connection: [X]</p> <p>(b) Public Mains: [X]</p> <p>Group Water Scheme: [] Name of Scheme: _____</p> <p>Private Well: []</p> <p>Other (please specify): _____</p> <p>Please refer to Engineering Assessment by Waterman Moylan Consulting Engineers</p>
<p>(B) Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p>

(a) Existing Connection: [] New Connection: [X]

(b) Public Sewer: [X]

Conventional septic tank system: []

Other on-site treatment system (please specify): _____

[Please refer to Engineering Assessment by Waterman Moylan Consulting Engineers](#)

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed: [N/A](#)

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: [X]

Soakpit: []

Watercourse: []

Other (please specify): _____

[Please refer to Engineering Assessment by Waterman Moylan Consulting Engineers](#)

(D) Irish Water Requirements:

Please submit the following information:

(a) 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.

Enclosed:

Yes: [X] No: []

[Please refer to Engineering Assessment by Waterman Moylan Consulting Engineers](#)

(b) 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.

Enclosed:

Yes: [X] No: []

[Please refer to Engineering Assessment by Waterman Moylan Consulting Engineers](#)

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water

Enclosed:

and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to Engineering Assessment by Waterman Moylan Consulting Engineers
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] N/A
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] N/A Please refer to Engineering Assessment by Waterman Moylan Consulting Engineers

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] TTA has been prepared by Waterman-Moylan Consulting Engineers
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Mobility Management Plan has been prepared by Waterman-Moylan Consulting Engineers
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
---	---

If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge. [Please see architect drawing PL08](#)

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

[Please find schedule attached.](#)

24. Application Fee:


(a) State fee payable for application:	€80,000 (Maximum Fee)
(b) Set out basis for calculation of fee: €130 x 450 = €58,500 4,100.4sq.m x €7.20 = €29,522.88 Submission of an EIS = €10,000 Submission of NIS = €10,000 Total:108,002.88 – Maximum Fee = €80,000	
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Architects Design Statement
--	---

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 requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 _____ Stephen Ward (Agent)
Date:	<i>26th of August 2019</i>

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Ravala Limited
Surname:	
Address Line 1:	22a Boyne Business Park
Address Line 2:	Greenhills
Address Line 3:	
Town / City:	Drogheda
County:	Louth
Country:	Ireland
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	042 9329791
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Angela Murphy Michael Murphy
Company Registration Number (CRO):	525185
Contact Name:	Michael Murphy
Primary Telephone Number:	087 9069190
Other / Mobile Number (if any):	
E-mail address:	Michaelmurphy73@yahoo.co.uk

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Stephen
Surname:	Ward
Address Line 1:	Stephen Ward Town Planning and Development consultants Limited
Address Line 2:	Jocelyn House,
Address Line 3:	Jocelyn Street
Town / City:	Dundalk
County:	Louth
Country:	Ireland
Eircode:	A91 A03Y
E-mail address (if any):	sward@wardconsult.com
Primary Telephone Number:	042 9329791
Other / Mobile Number (if any):	087 222 6549

Person responsible for preparation of maps, plans and drawings:

First Name:	Paul
Surname:	O'Toole
Address Line 1:	PCOT Architects
Address Line 2:	106B
Address Line 3:	Pembroke Road
Town / City:	Ballsbridge
County:	Dublin 4
Country:	Ireland
Eircode:	
E-mail address (if any):	pcot@eircom.net
Primary Telephone Number:	087 9057945
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Stephen Ward
Mobile Number:	087 222 6549
E-mail address:	sward@wardconuslt.com

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under "National Monuments in State Care". A list of preservation orders is similarly available from this website (under "Monument Protection"). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.

10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.

11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

J. MURPHY (DEVELOPMENTS) LTD.

Building & Civil Engineering Contractors

Block B, Bryanstown Centre, Dublin Road, Drogheda, Co. Louth.
Tel: (041) 983 6727 Fax: (041) 987 3630 www.jmd.ie

The Senior Administrative Officer.
Strategic Housing Division.
An Bord Pleanála,
64, Marlborough Street,
Dublin 1.

17th of July 2019

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT PRE-APPLICATION SUBMISSION ON A SITE EXTENDING TO c.9.68 HECTARES FOR 450 DWELLINGS, 8 GROUND FLOOR NEIGHBOURHOOD UNITS WITH OVERALL GROSS FLOOR AREA OF 1,278SQ.M, FOR USES SUCH AS SHOPS / CAFES / RESTAURANTS, AN OFFICE BUILDING (1,903SQ.M) AND A CRÈCHE BUILDING (920SQ.M) AND ALL ASSOCIATED SITE DEVELOPMENT WORKS INCLUDING LANDSCAPING, BOUNDARY TREATMENTS AND ALTERATIONS TO GROUND LEVELS AT MARSH ROAD, NEWTOWN, DROGHEDA, COUNTY LOUTH.

We J. Murphy Developments Ltd are the owners of the above lands. The lands are edged red on the attached site location map.

J. Murphy Developments Ltd hereby consent to the applicant Ravala Limited making the above stated proposed development on our lands.

Yours faithfully,



M. Murphy

(Director – J. Murphy Developments Ltd).

Registered in Dublin, Ireland. Registered Office: Block B, Bryanstown Centre, Dublin Road, Drogheda, Co. Louth. Certificate No 590590.

Director: Dr. M. Murphy

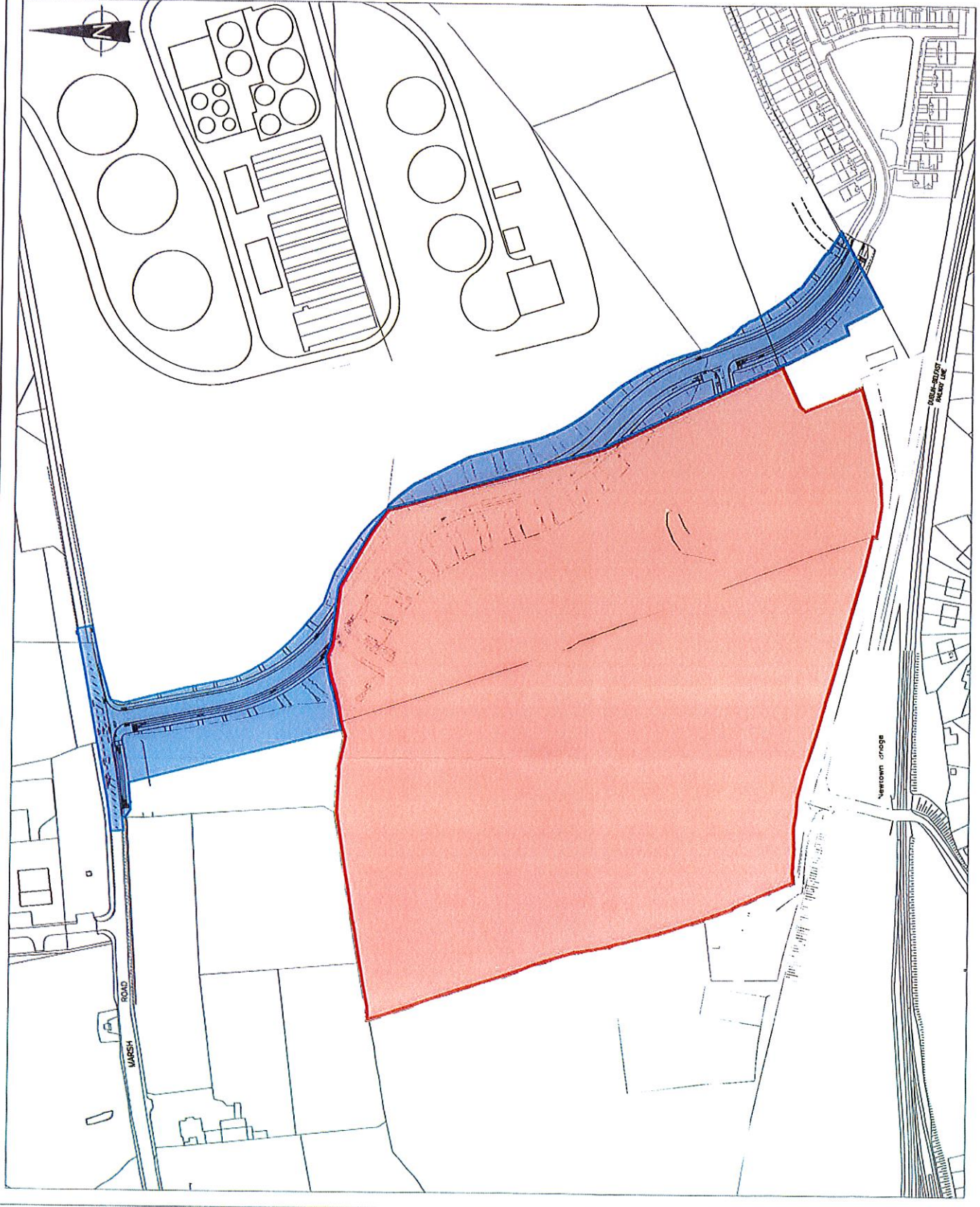
NOTES:

- DO NOT SCALE. USE DIMENSIONS ONLY.
- THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER RELATED ARCHITECTURAL AND ENGINEERING DRAWINGS.

LEGEND:

- INDICATES LANDS IN TO OWNERSHIP OF MURPHY DEVELOPMENTS LTD.
- INDICATES LANDS IN TO OWNERSHIP OF LOUTH COUNTY COUNCIL.

17 JULY 2019
 1722
 -- DRAFT --
 Graham Byrne



REV.	DATE	DESCRIPTION	DRN	APPD

STATUS
**FOR INFORMATION ONLY
 NOT FOR CONSTRUCTION**

Waterman Moylan
 Engineering Consultants
 10005 S. UNIVERSITY AVENUE, SUITE 100, WILSONVILLE, OR 97158
 TEL: 503.535.1100 FAX: 503.535.1101
 WWW.WATERMANMOYLAN.COM

CLIENT: J. MURPHY DEVELOPMENTS LTD.

ARCHITECT OR CONSULTANTS: RESIDENTIAL DEVELOPMENT AT NEWTOWN, DROGHEDA, CO. LOUTH

TITLE: LAND OWNERSHIP MAP

DRAWN	DESIGNED	APPROVED	DATE
GJ/mj	DF	JC	JULY '19
PROJECT	JOB NO.	DWG NO.	REVISION
10000 041	07 07	01	



Comhairle Contae Lú
Louth County Council

J. Murphy Developments & Ravala Ltd.
Block B,
The Bryanstown Centre,
Drogheda,
Co. Louth

19th July 2019

**Re : Strategic Housing Development application on Lands at Newtown,
Marsh Road, Drogheda, Co Louth – LIAH Access Road**

Dear Sirs,

In relation to your Strategic Housing Development application on your lands at Newtown, Marsh Road, Drogheda, Co. Louth, Louth County Council wish to confirm the following:

Planning permission has been granted for the LIHAF Road which accesses this Strategic Housing Development and funding is in place for the construction of this road.

The LIHAF road design is completed and tender documents are to be published on eTenders in the next 2 weeks. The contractor for construction of the road will be appointed by 1/9/19. Construction will commence on the 1/10/19 and construction will be completed by the 31/3/20.

Louth County Council consents to J. Murphy Developments/Ravala Ltd. including lands in the ownership of the Council in their Strategic Housing Development application, as per the attached Waterman Moylan Engineering Consultants drawing number SK12.

Please be advised that nothing contained herein shall constitute or be construed as a contract or memorandum of same to the satisfaction of the Statute of Frauds (Ireland) Act, 1965. No binding agreement shall come into existence until such time as contracts in duplicate are agreed, executed, exchanged, returned and full contract deposit paid and accepted.

Is mise le meas

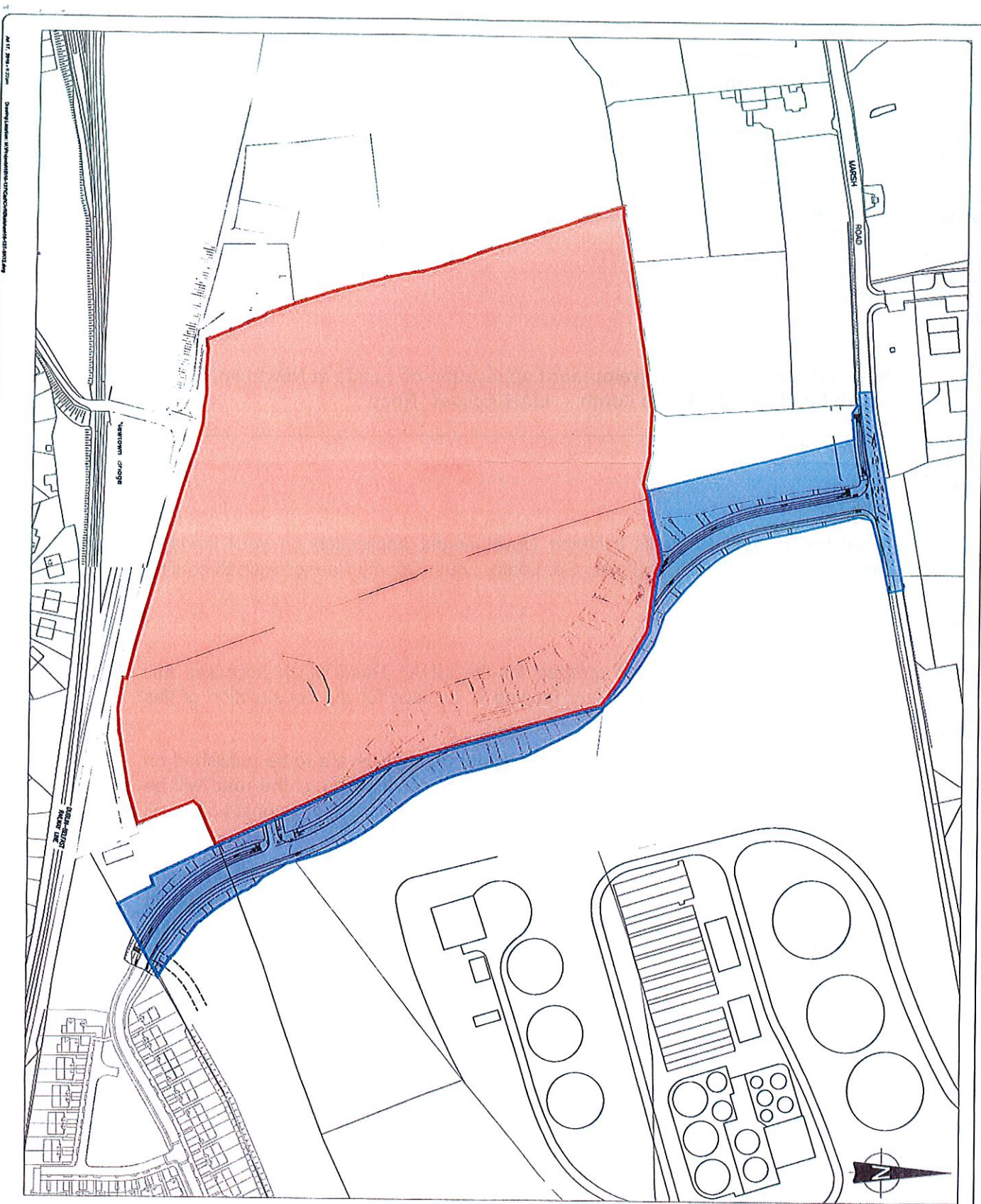
Alan Sherry
Senior Executive Officer

Comhairle Contae Lú
Halla an Chontae
Ionad na Mílaoise
Dún Dealgan
Contae Lú
A91 KFW6

Louth County Council
County Hall
Millennium Centre
Dundalk
County Louth
A91 KFW6

Local 1890 202303
T + 353 42 9335457
F + 353 42 9334549
E info@louthcoco.ie
W www.louthcoco.ie

Cuirfeair fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome



- NOTES:
1. ALL NOT SCALE, SEE FINISHED DIMENSIONS ONLY.
 2. THIS DRAWING IS TO BE USED IN CONNECTION WITH ALL OTHER RELATED ARCHITECTURAL AND SURVEYING SERVICES.

LEGEND:

- INDICATES LANDS IN J. WABRY DEVELOPMENTS LTD.
- INDICATES LANDS IN J. WABRY DEVELOPMENTS LTD. OWNERSHIP OF LOUTH COUNTY COUNCIL.

17 July 2019
 17/22
 -- DRAFT --
 Graham Byrne

REV.	DATE	AMENDMENT	DRN. LANS

STATUS
 FOR INFORMATION ONLY
 NOT FOR CONSTRUCTION

Waterman Moylan
 Engineering Consultants
 6000 S. SANDHURST INDUSTRIAL PARK, SANDHURST, CO. DUBLIN 18
 01 454 4000
 www.watermanmoylan.ie

CLIENT
 J. WABRY DEVELOPMENTS LTD.
 ARCHITECT OF RECORD

PROJECT
 RESIDENTIAL DEVELOPMENT AT KERRONAN,
 DOOROGH, CO. LOUH

TITLE
 LAND OWNERSHIP MAP

DESIGN	REVISION	APPROVED	DATE
10000 041	16-11-17	10000 041	16-11-17



Comhairle Contae Lú
Louth County Council

J. Murphy Developments & Ravala Ltd.
Block B,
The Bryanstown Centre,
Drogheda,
Co. Louth

19th July 2019

**Re : Strategic Housing Development application on Lands at Newtown,
Marsh Road, Drogheda, Co Louth – proposed upgrade works to Railway
Terrace and McGraths Lane**

A Chara,

In relation to your Strategic Housing Development application on your lands at Newtown, Marsh Road, Drogheda, Co. Louth, Louth County Council wish to confirm the following:

The proposed upgrade works to Railway Terrace and Mc Graths Lane have been agreed with Louth County Council and are to be carried out as per the attached Waterman Moylan Engineering Consultants drawings numbers SK09 and SK10.

The agreed works are scheduled to be completed within the next 12 months or prior to the occupation of the first dwelling in this Strategic Housing Development.

Louth County Council consents to J. Murphy Developments/Ravala Ltd. applying for planning permission for the above works on McGraths Lane and Railway Terrace, which are public lands and/or lands in the ownership of the Council.

Please be advised that nothing contained herein shall constitute or be construed as a contract or memorandum of same to the satisfaction of the Statute of Frauds (Ireland) Act, 1965. No binding agreement shall come into existence until such time as contracts in duplicate are agreed, executed, exchanged, returned and full contract deposit paid and accepted.

Is mise le meas

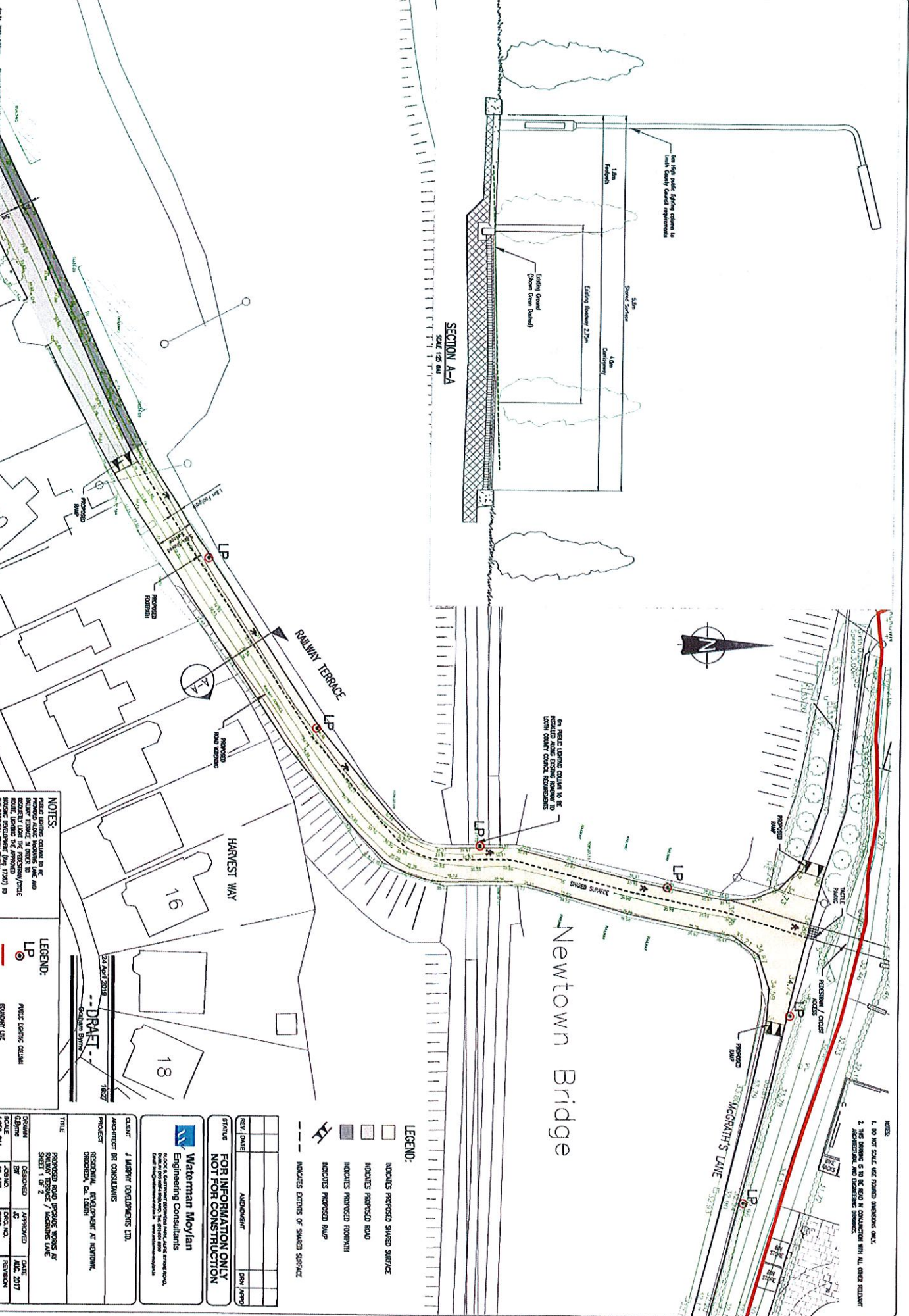
Alan Sherry
Senior Executive Officer

Comhairle Contae Lú
Halla an Chontae
Ionad na Milaoise
Dún Dealgan
Contae Lú
A91 KFW6

Louth County Council
County Hall
Millennium Centre
Dundalk
County Louth
A91 KFW6

Local 1890 202303
T + 353 42 9335457
F + 353 42 9334549
E info@louthcoco.ie
W www.louthcoco.ie

Cuirfear fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome



Apr 24, 2018 10:47 AM
 Drawing Name: Waterman Moylean - Newtown Bridge
 Drawing Path: C:\Users\jmoylean\OneDrive\Documents\Newtown Bridge\Newtown Bridge.dwg

NOTES:
 PUBLIC LITTING COLUMN TO BE PROVIDED ALONG PROPOSED ROAD AND FOOTPATH. LAMP POSTS TO BE PROVIDED ALONG PROPOSED ROAD AND FOOTPATH. LAMP POSTS TO BE PROVIDED ALONG PROPOSED ROAD AND FOOTPATH. LAMP POSTS TO BE PROVIDED ALONG PROPOSED ROAD AND FOOTPATH.

LEGEND:
 LP PUBLIC LITTING COLUMN
 ROAD BOUNDARY LINE

27 April 2018
--DRAFT--
 C:\Users\jmoylean\OneDrive\Documents\Newtown Bridge\Newtown Bridge.dwg

DATE	DESCRIPTION	APPROVED BY	DATE
16-07-2018	ISSUED	16-07-2018	16-07-2018
16-07-2018	REVISED	16-07-2018	16-07-2018
16-07-2018	REVISED	16-07-2018	16-07-2018

TITLE:
 PROPOSED ROAD LAYOUT WORKS AT SHEET 1 OF 2 - NEWTOWN BRIDGE

CLIENT:
 J MURPHY DEVELOPMENTS LTD.
PROJECT:
 RESIDENTIAL DEVELOPMENT AT NEWTOWN, BRACKLEY, CO. DOWN

Waterman Moylean
 Engineering Consultants
 100-102 Upper Marlborough Road, Brackley, Co. Down, BT22 5LH
 Tel: 01296 812345
 Fax: 01296 812346
 Email: info@watermanmoylean.co.uk
 www.watermanmoylean.co.uk

LEGEND:

- INDICATES PROPOSED SHARED SURFACE
- INDICATES PROPOSED ROAD
- INDICATES PROPOSED FOOTPATH
- INDICATES PROPOSED SWP
- INDICATES EXISTING OF SHARED SURFACE

REV. DATE	AMENDMENT	DRN. JAMB

FOR INFORMATION ONLY NOT FOR CONSTRUCTION

- NOTES:**
1. 30 MET STAKE USE PAVED DIMENSIONS ONLY.
 2. THE POSITION OF THE ROAD CONSTRUCTION WITH ALL OTHER FEATURES TO BE DETERMINED BY THE SURVEYOR.



- NOTES:
1. DO NOT SCALE. USE DIMENSIONS WHERE AVAILABLE.
 2. THE DRAWING IS TO BE USED AS A GUIDE ONLY. ALL OTHER REQUIREMENTS, SPECIFICATIONS AND CONDITIONS APPLY.



LEGEND:

- [Grey box] INDICATES PROPOSED ROAD
- [Green box] INDICATES PROPOSED FOOTWAY

REV	DATE	AMENDMENT	OWN / APPROV

Waterman Molyvan
 Engineering Consultants
 100-100 Victoria Road, Victoria Park, London E8 5JF
 Tel: 020 7464 4444
 Fax: 020 7464 4445
 Email: info@watermanmolyvan.co.uk
 www.watermanmolyvan.co.uk

24 April 2018
-- DRAFT --
 Graham Dyer

DATE	DESIGNED BY	APPROVED BY	DATE
16/17			16/17

TITLE: PROPOSED ROAD IMPROVEMENTS AT SHEET 2 OF 2 / RUS026 YIELD

APR 24, 2018 1:14 PM
 C:\Users\Graham.Dyer\Documents\180424\180424_01\180424_01.dwg

159-161 Sheriff Street Upper T 01 707 2088
Dublin D01 R8N0 E cluid@cluid.ie
Ireland W www.cluid.ie



Michael Murphy
J. Murphy Developments
3rd floor Bryanstown Centre,
Drogheda,
Co. Louth
A92 H4XH

14th June 2018

Dear Mr Murphy,

Re Marsh Road Site, Drogheda, Co. Louth

Following on from our recent discussions, I have advised Louth County Council of our interest in the proposed Part V units in the above development, subject to planning permission. As the planning application is for a total of 456 units, there will be a Part V requirement for 46 units.

Clúid has considerable experience in the management of housing units in mixed tenure developments and are very interested in the acquisition of the proposed Part V units in the above scheme.

Based on our experience, the proposed number of units and the proposed mix of unit types i.e. 1, 2 & 3 bed apartments and duplexes will ensure a sustainable tenure mix. Louth County Council have confirmed they are supportive of Clúid Housing acquiring the Part V units on their behalf.

We would welcome the opportunity to discuss the proposed part V with you in further detail, following planning approval. We look forward to hearing from you in due course.

Please note that I have no authority expressed or implied to bind Clúid to any agreement and this correspondence is not to be construed as a note or memorandum for the purposes of section 51 of the Land and Conveyancing Law Reform Act, 2009.

Yours sincerely

A handwritten signature in blue ink, appearing to read "David Murphy", written over a light blue circular stamp.

David Murphy
New Business Manager
Subject to contract/contract denied

SUBJECT TO CONTRACT

PART V CALCULATIONS - DEVELOPMENT AT NEWTOWN, DROGHEDA – PLANNING APPLICATION

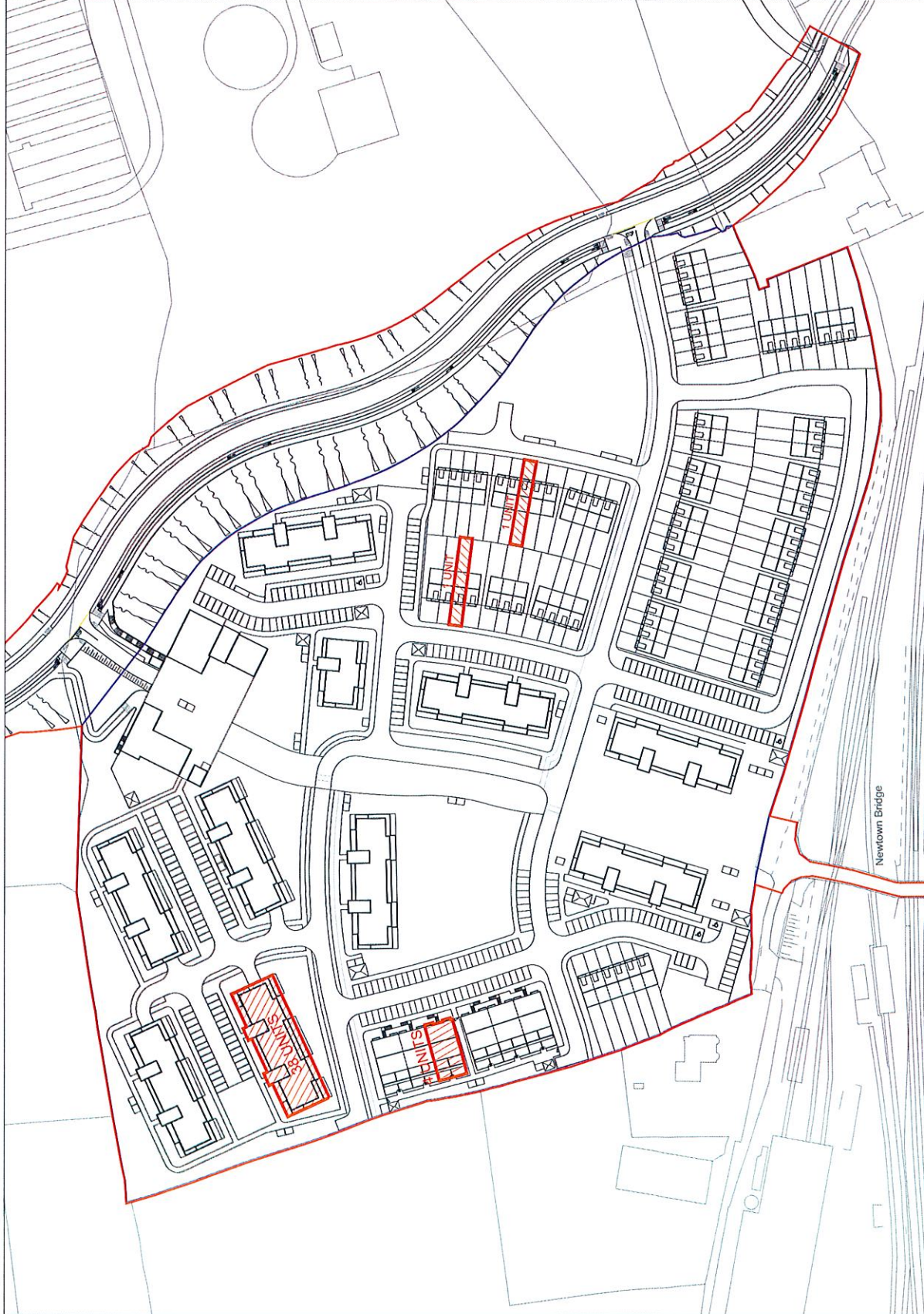
No of units	Type	Number of beds	Sq.m	Sq Ft	Cost per sq ft	Build cost per unit	Site Development Costs per unit	Plot Value per unit	Total cost per unit	Total cost €	Sales price per unit €	Sales Price Overall €
HOUSE TYPES												
2	House Type A1	2	138.6	1492	155	231,260	39,100	25,000	295,360	590,720	325,000	650,000
DUPLEX UNITS												
2	Duplex type B1	2	85.4	919	170	156,230	29,500	15,000	200,730	401,460	220,000	440,000
2	Duplex type B2	3	126.4	1360	170	231,200	29,500	15,000	275,700	551,400	300,000	600,000
APARTMENTS UNITS												
8	Apartment Type C	2	86.8	934	170	158,780	26,750	11,000	196,530	1,572,240	215,000	1,720,000
8	Apartment Type D	2	83.3	896	170	152,320	26,750	11,000	190,070	1,520,560	210,000	1,680,000
8	Apartment Type E	1	55.5	597	195	116,415	26,750	10,000	153,165	1,225,320	169,000	1,320,000
8	Apartment Type F	2	85.4	919	170	156,230	26,750	11,000	193,980	1,551,840	210,000	1,352,000
2	Apartment Type G	1	52.4	564	195	109,980	26,750	10,000	146,730	293,460	160,000	320,000
2	Apartment Type H	3	101.5	1092	170	185,640	26,750	12,500	224,890	449,780	245,000	490,000
2	Apartment Type J	2	82.0	883	170	150,110	26,750	11,500	188,360	376,720	205,000	410,000
TOTAL 44			3660.6	39,403						8,533,500		8,982,000

LEGEND:



PROPOSED LOCATION OF
PART V DWELLINGS SUBJECT
TO AGREEMENT

- 1 No. BLOCK OF 38 APARTMENTS
- 2 No. 2 BED DUPLEX APARTMENT
- 2 No. 3 BED DUPLEX HOUSES
- 2 No. 2 BED TERRACE HOUSES
- 44 No. UNITS IN TOTAL



JOB NO.	MM
SCALE	DATE
1:1500@A3	JULY'19
DWG. NO.	REV.
PL-07	B

STATUS	PLANNING
PROJECT TITLE	NEWTOWN, DROGHEDA
DRAWING TITLE	PART V

PCOT Architects	
106B Pembroke Road, Ballsbridge, Dublin 4	
M 087 9057945	
E-Mail: info@pcotarchitects.ie	
© Copyright PCOT Architects	

REVISIONS:	
No.	DATE DESCRIPTION

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ARCHITECT TO BE NOTIFIED OF ALL OR ANY DISCREPANCIES.

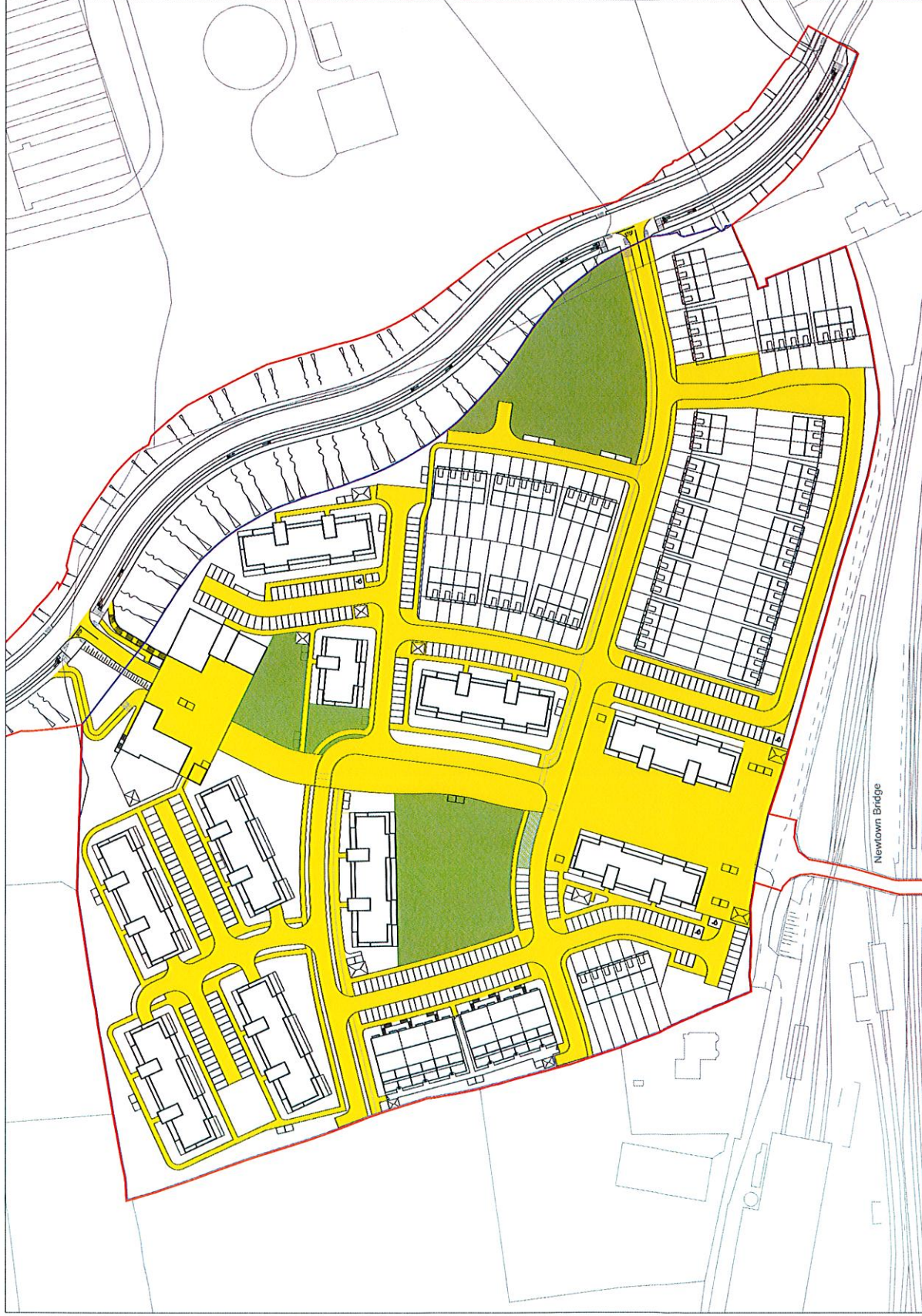
LEGEND:



TAKING IN
CHARGE



PUBLIC
OPEN SPACE



JOB NO.	STATUS	MM
	PLANNING	DATE
PROJECT TITLE:	NEWTOWN, DROGHEDA	1:1500@A3 JULY'19
	DRAWING TITLE:	PL-08
DWG. NO.	TAKING IN CHARGE	REV. B

PCOT Architects
 106B Pembroke Road, Ballsbridge, Dublin 4
 M 087 9057945
 E-Mail: info@pcotarchitects.ie
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REVISIONS:	
No.	DATE DESCRIPTION

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 ARCHITECT TO BE NOTIFIED OF ALL OR ANY DISCREPANCIES.

HOUSING QUALITY ASSESSMENT - DEVELOPMENT AT NEWTOWN, DROGHEDA – PLANNING APPLICATION

No of units	Type	Number of bed	Floor area	Aspect	Living/ Dining/ Kitchen area	Bed 1	Bed 2	Bed 3	Agg. Bed area	Kitchen with window	Storage area	Terrace/ Garden area
HOUSE TYPES												
52	House Type A	3	138,6	dual	35,0	22,6	15,6	13,1	51,3	yes	7,1	60-137
29	House Type A1	2	138,6	dual	35,0	22,6	15,6	-	38,2	yes	7,1	60-137
DUPLIX UNITS												
12	Duplex type B1	2	85,4	dual	39,2	13,6	9,0	-	22,6	no	6,1	16,5
12	Duplex type B2	3	126,4	dual	50,8	17,1	13,1	9,8	40,0	yes	6,8	16,4
APARTMENTS UNITS												
72	Apartment Type C	2	86,8	dual	31,6	16,5	12,9	-	29,4	yes	6,0	11,2
72	Apartment Type D	2	83,3	dual	30,3	14,2	12,0	-	26,2	no	6,0	16,0
72	Apartment Type E	1	55,5	single	25,7	13,7	-	-	13,7	no	3,3	7,0
72	Apartment Type F	2	85,4	dual	30,6	14,1	12,2	-	26,3	no	6,0	8,7
19	Apartment Type G	1	52,4	dual	23,6	12,0	-	-	12,0	yes	3,0	21,7
19	Apartment Type H	3	101,5	dual	34,1	13,0	11,5	8,9	33,4	no	9,1	39,2
19	Apartment Type J	2	82,0	dual	30,6	13,0	11,5	-	24,5	no	6,1	21,0

Schedule of Documents

Please find enclosed;

- A completed Planning Application form x2
- The appropriate fee
- Original page from the newspaper containing the public notice and one additional copy
- Copy of Site Notice x 2

Together with 2 hard copies and 3 disc copies of all of the following documents -

- Statement of Consistency by Stephen Ward Town Planning & Development Consultants Limited
- Response to Written Opinion of An Bord Pleanála by Stephen Ward Town Planning & Development Consultants Limited
- Environmental Impact Assessment Report
- Appropriate Assessment and Natural Impact Statement
- Traffic Impact Assessment
- Architects Design Statement
- Architects 3D Images
- Verified Photomontages by 3D Design Bureau
- Sunlight, Daylight and Overshadowing Study by IES
- Building Lifecycle Report
- Traffic Assessment by Waterman Moylan Consulting Engineers
- Mobility Management Plan by Waterman Moylan Consulting Engineers
- Engineering Assessment Report by Waterman Moylan Consulting Engineers (containing evidence of engagement with Irish Water and its outcome)
- Flood Risk Assessment by Waterman Moylan Consulting Engineers
- DMURS Consistency Statement by Waterman Moylan Consulting Engineers
- Road Safety Audit
- Landscape Rationale
- Geophysical Archaeological Testing by ACSU
- Test Trenching Report by ACSU
- Tree Survey
- Bat Assessment
- Factual Ground Investigation Report by Ground Investigations Ireland
- Site Investigation Report on LIHAF Road

Schedule of Drawings		
2no hard copies and 3 disc copies of the following drawings are provided		
Paul O'Toole Architects		
Drawing Number	Drawing Title	Scale
PL-01O	Site Layout Plan	1:1500
PL-02O	Site Plan – Part 1	1:500
PL-03O	Site Plan – Part 2	1:500
PL-04C	Phasing Plan	1:1500
PL-05B	Site Analysis	1:2000
PL-06D	Parking & Bicycle Details	1:1500
PL-07B	Part V	1:1500
PL-08B	Taking in Charge	1:1500
16S/249-08	Topographical Survey	1:1000
PL-100	Proposed House Type A	1:100
PL-101	Proposed Duplex Type B1 & B2	1:100
PL-102A	Proposed Bin storage & Bicycle racks	1:100
PL-103	Proposed House Type A1	1:100
PL-200	Proposed Blocks 1-4 – Undercroft car parking plan	1:100
PL-201	Proposed Blocks 1-4 – Ground, 1st, 2nd & 3rd Floor Plan	1:100
PL-202	Proposed Blocks 1-7 – 4th Floor & Roof Plan	1:100
PL-203	Proposed Blocks 1-7 – Elevations 1	1:100
PL-204	Proposed Blocks 1-7 – Elevations 2 & Section	1:100
PL-205	Proposed Blocks 5-7 – Ground, 1st, 2nd & 3rd Floor Plan	1:100
PL-206	Proposed Blocks 5-7 – 4 th Floor & Roof Plan	1:100
PL-207	Proposed Blocks 5-7 – Elevations 1	1:100
PL-208	Proposed Blocks 5-7 – Elevations 2 & Sections	1:100
PL-209	Proposed Block 8 – Floor Plans & Roof Plan	1:100
PL-210	Proposed Block 8 – Elevations & Section	1:100
PL-211A	Proposed Blocks 9&10 – Ground, 1st, 2nd & 3rd Floor Plan	1:100
PL-212	Proposed Blocks 9&10 – 4th Floor & Roof Plan	1:100
PL-213	Proposed Blocks 9&10 – Elevations 1	1:100
PL-214	Proposed Blocks 9&10 – Elevations 2 & Section	1:100
PL-301B	Proposed Crèche - Plans	1:100
PL-302A	Proposed Crèche - Elevations & Section	1:100
PL-303A	Proposed Office Block – Plans	1:100
PL-304	Proposed Office Block - Elevations & Section	1:100
PL-305A	Proposed Underground Parking P1 & P1.5	1:100
PL-306A	Proposed Underground Parking P2 & P2.5	1:100
PL-307A	Proposed Underground Parking P3 & P3.5	1:100
PL-308A	Proposed Underground Parking – Elevation & Section	1:100

Schedule of Drawings		
2no hard copies and 3 disc copies of the following drawings are provided		
Drawing Number	Drawing Title	Scale
PL-401C	Context Site Section – 1	1:250
PL-402B	Context Site Section – 2	1:250
PL-403B	Context Site Section – 3 & 5	1:250
PL-404B	Context Site Section – 4 & 6	1:250
	Site Location Map	1:250

Waterman Moylan Engineering Consultants		
Drawing Number	Drawing Title	Scale
P101	Site Location Map	1:2000
P105	Proposed road & Watermain Layout – General Arrangement	1:1250
P106	Proposed Road & Watermain Layout Sheet 1 of 3	1:500
P107	Proposed Road & Watermain Layout Sheet 2 of 3	1:500
P108	Proposed Road & Watermain Layout Sheet 3 of 3	1:500
P110	Road Markings, signage and sightlines Sheet 1 of 2	1:500
P111	Road Markings, signage and sightlines Sheet 2 of 2	1:500
P112	Road Construction details and sections Sheet 1 of 2	As shown
P113	Road Construction details and sections Sheet 1 of 2	As shown
P114	Water Supply Details Sheet 1 of 3	As shown
P115	Water Supply Details Sheet 2 of 3	As shown
P116	Water Supply Details Sheet 3 of 3	As shown
P120	Proposed Drainage Layout – General Arrangement	1:500
P121	Proposed Drainage Layout – Sheet 1 of 4	1:500
P122	Proposed Drainage Layout Sheet 2 of 4	1:500
P123	Proposed Drainage Layout Sheet 3 of 4	1:500
P124	Proposed Drainage Layout Sheet 4 of 4	1:500
P125	Public Foul Water Details	As shown
P126	Private Foul Water Details	1:25
P127	Public Surface Water Drainage Details	1:25
P128	Private Surface Water Drainage Details	1:25
P129	Surface Water Catchment Areas	1:12000
P130	Attenuation Details Sheet 1 of 2	As shown
P131	Attenuation Details Sheet 2 of 2	As shown
P132	Overhead Cable Diversion	NTS
P135	Foul Water Longitudinal Section Sheet 1 of 2	As shown
P136	Foul Water Longitudinal Section Sheet 2 of 2	As shown
P150	Proposed Road Upgrade Works at Railway Terrace/McGraths Lane Sheet 1 of 2	1:250
P151	Proposed Road Upgrade Works at Railway Terrace/McGraths Lane Sheet 2 of 2	1:250

Ronan MacDiarmada & Associates Landscape Architects		
01	Landscape Masterplan	As shown
02	Landscape Planting Plan	As shown
03	Landscape Hardscape Plan	As shown
04	Landscape Boundary Plan	As shown
05	Landscape Details	As shown
06	Landscape Spec sheet	As shown

Judith Horgan

From: EIAportal
Sent: 06 August 2019 09:59
To: Judith Horgan
Subject: EIA Portal Confirmation Notice Portal ID 2019121 Ravala Limited

A Chara,

An EIA Portal notification was received on 02/08/2019 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 06/08/2019 under EIA Portal ID number **2019121** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1> .

Portal ID: 2019121

Competent Authority: An Bord Pleanála

Applicant Name: Ravala Limited

Location: Newtown, Marsh Road and McGraths Lane/Railway Terrace, Drogheda, Co.Louth

Description: 450 dwellings in terraced/townhouse,terraced/duplex and apartment form with supporting employment uses including office building and creche,open space,landscaping,boundary treatments, retaining walls,car parking and all associated site development works

Linear Development: no

Date Uploaded to Portal: 06/08/2019

Regards
Morgan

Morgan O Reilly

EIA Portal team

An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0
Custom House, Custom House Quay, Dublin D01 W6X0

T (+353) 1 8882710

www.tithiocht.gov.ie www.housing.gov.ie

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithvórais chun vórais ríomhaire a aimsiú.

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