

Strategic Housing Development Section,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

8th of August 2019

Dear Sir / Madam,

RE – SECTION 4 -STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION IN RESPECT OF A PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 450 RESIDENTIAL UNITS AND APPROX. 4,100SQ.M OF SUPPORTING NEIGHBOURHOOD AND EMPLOYMENT FLOORSFACE AT NEWTOWN, MARSH ROAD AND MCGRATHS LANE/RAILWAY TERRACE, DROGHEDA CO. LOUTH. THIS PLANNING APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL IMPACT ASSESSMENT REPORT AND A NATURAL IMPACT STATEMENT. THE APPLICANT SEEKS A TEN YEAR PERMISSION

Please find enclosed a planning application for a Strategic Housing Development comprising 450 No. dwellings on a 9.68 hectare site at Newtown, Marsh Road and McGraths Lane/Railway Terrace, Drogheda, Co. Louth (Pre-Application Ref.ABP-302215-18). The subject site is located within the administrative area of Louth County Council. The applicant requests a ten year permission.

The proposed development meets with the definition of a Strategic Housing Development as provided for by Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 as follows-

- The development is for 100 or more houses on land zoned for residential use or for a mixture of residential and other uses - **the proposal is for 450no. residential dwellings** (Section 3 (a))
- The cumulative gross floor area of the houses comprises not less than 85% of the gross floor area of the proposed development -**the proposal comprises 91% housing** (Section 3 (d) (i))
- The other uses cumulatively do not exceed 15sq.m gross floor area for each house, subject to a maximum of 4,500sq.m gross floor area for such other uses in any development - **The proposal includes 4,100.4m.sq commercial floor space, equating to 9sq.m per unit** (Section 3 (d) (ii) (I)).

The request is made by Stephen Ward Town Planning and Development Consultants Limited on behalf of Ravala Ltd., the prospective applicant. We enclose a cheque in the sum of €80,000.

A schedule of all documents/reports/drawings accompanying the application is provided overleaf together with details of persons responsible for their preparation. Documents submitted include an Environmental Impact Assessment Report and Natural Impact Statement.

Stephen Ward

Town Planning Et Development
Consultants Ltd.

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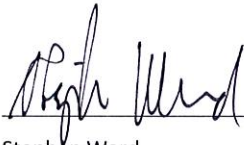


Copies of this planning application have been provided to Louth County Council and the nominated consultees listed below-

- Commission for Railway Regulation
- CIE
- Department of Culture, Heritage and the Gaeltacht
- Health & Safety Authority
- Irish Water
- Louth County Childcare Committee
- Transport Infrastructure Ireland

All further correspondence in relation to the planning application should be addressed to Stephen Ward Town Planning and Development Consultants Limited Jocelyn House, Jocelyn Street, Dundalk, Co.Louth.

Yours faithfully,



Stephen Ward

cc Louth County Council

Core Design Team		
Firm Name	Contact Name	Area of Responsibility
Stephen Ward Town Planning and Development Consultants Limited	Judith Horgan Stephen Ward	<ul style="list-style-type: none"> Statement of Consistency Response to Written Opinion of ABP Childcare Demand Assessment Coordination of EIAR
PCOT Architects	Paul O'Toole	<ul style="list-style-type: none"> Architects Design Statement Architects Drawings
Waterman Moylan Engineering Consultants	Joe Gibbons Bradley Warren	<ul style="list-style-type: none"> Engineering Drawings DMURS Compliance Statement Flood Risk Assessment Engineering Assessment Report Traffic Impact Assessment Mobility Management Plan Draft Construction Management Plan
Ronan MacDiarmada	Ronan MacDiarmada	<ul style="list-style-type: none"> Landscape Plan & Rationale
EIAR Team		
Stephen Ward Town Planning & Development Consultants Limited	Judith Horgan	Non-technical Summary
	Stephen Ward	Legislative Context
		Introduction to Site and Project
		Summary of Impacts and Interactions
		Mitigation, Monitoring Summary
AWN Consulting Limited	Maeve McKenna	Population and Human Health incl. COMAH Land Use Planning Assessment
Openfield	Pádraic Fogarty	Biodiversity
AWN Consulting Limited	Paul Conaghan	Land, Soils & Hydrogeology
	Paul Conaghan	Hydrology
	Ciara Nolan	Air Quality and Climate including Odour
	Jennifer Harmon	Noise and Vibration
	Elaine Neary	Material Assets – Waste Management
Waterman Moylan	Bradley Warren	Material Assets – Traffic
		Material Assets – Built Services
ACSU	Donald Murphy	Cultural Heritage including Archaeology
Ronan Mac Diarmada & Associates	Ronan MacDiarmada	Landscape and Visual Impact Assessment
Sub-Consultants		
IES	Bruce Elrick	Daylight and Overshadowing
3D Design Bureau	Nick Polley	Verified Photomontages
Openfield	Padraic Fogarty	Appropriate Assessment Screening Report & NIS
Dr. P. Blackstock	Dr. Philip Blackstock	Tree Survey
Mr. B. Keeley B.Sc.(Hons) in Zool.MCIEEM		Bat Assessment
Mr. A. Murphy		Building Lifecycle Report

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

