

Ms. S. Killeen,
CIE Group Property,
Curzon House,
35 Lower Abbey Street,
Dublin 1.

8th of August 2019

Dear Ms. Killeen,

RE: PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT AT NEWTOWN, MARSH ROAD AND MCGRATHS LAND/RAILWAY TERRACE, DROGHEDA, CO.LOUTH

Ravala Ltd intend to make a planning application to An Bord Pleanála under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 for a Strategic Housing Development at Newtown, Marsh Road (R150) and McGraths Lane Railway Terrace, Drogheda, Co.Louth on a on a site extending to c.9.68 hectares including lands under the control of Louth County Council and lands associated with the access road permitted under P.A. Ref. 17-387 for which LIHAF funding has been granted. The applicant seeks a ten year planning permission.

Pursuant to Article 285 (5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application and accompanying Environmental Impact Assessment Report and Natura Impact Statement is enclosed.

The application contains 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.

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.

Stephen Ward

Town Planning & Development
Consultants Ltd.

Jocelyn House
Jocelyn Street
Dundalk A91 03Y
Co. Louth
Ireland

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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.

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Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a

submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

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Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Where a prescribed authority to whom a copy of a strategic housing development application is sent pursuant to section 8(1)(b)(ii) of the Act of 2016 does not make a submission or observations in relation to the application within the period of 5 weeks beginning on the date of receipt by the Board of the application, the Board may determine the application without further notice to that authority.

Yours Faithfully,



Stephen Ward

Ms. C.Boland,
Commission for Railway Regulation,
Temple House,
Temple Road,
Blackrock
Co. Dublin
A94 Y5W5

8th of August 2019

Dear Ms. Boland,

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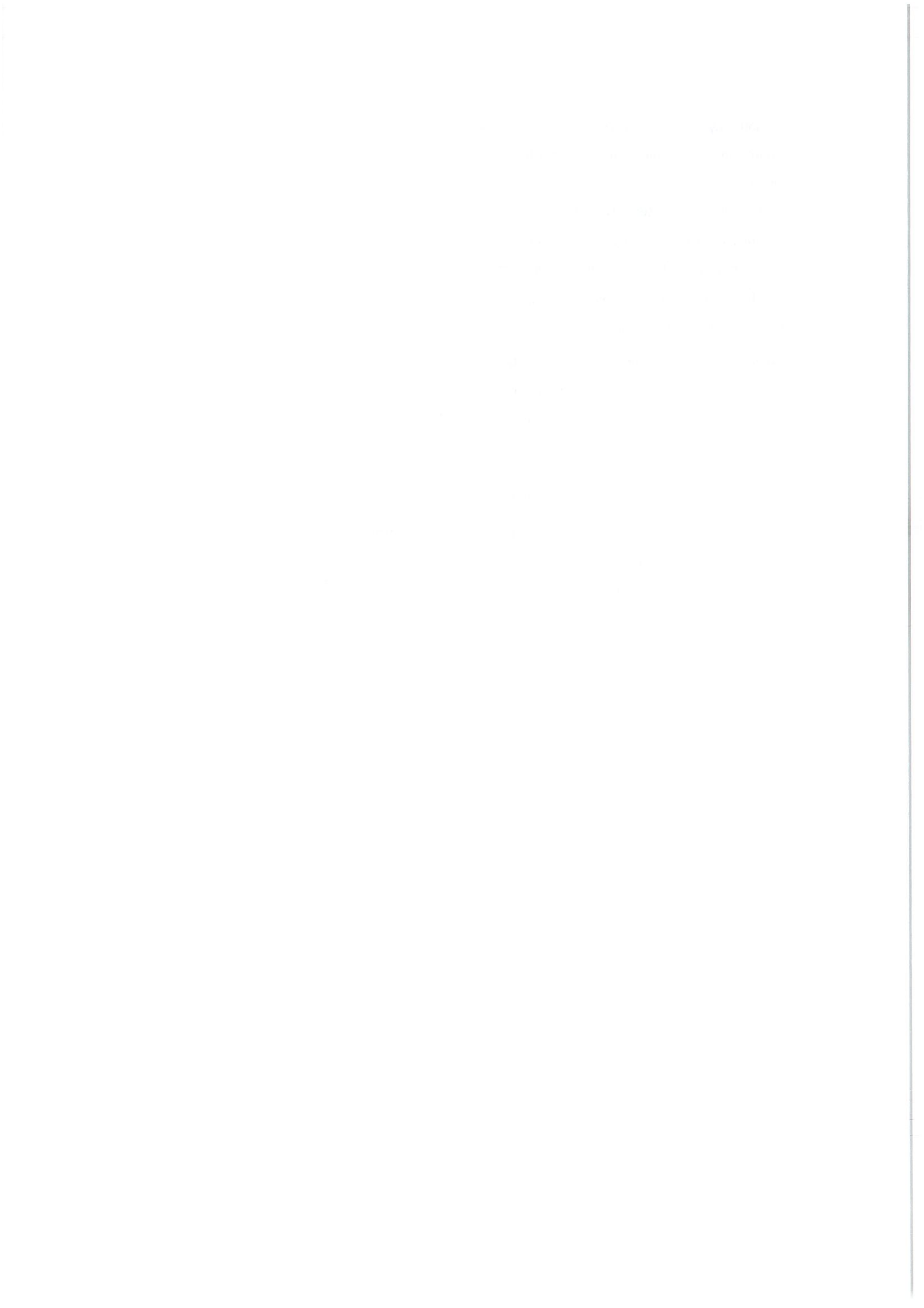
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Yours Faithfully,



Stephen Ward



Mr. A.Hannon,
Irish Water,
Covill House,
24-26 Talbot Street,
Dublin 1

8th of August 2019

Dear Mr. Hannon,

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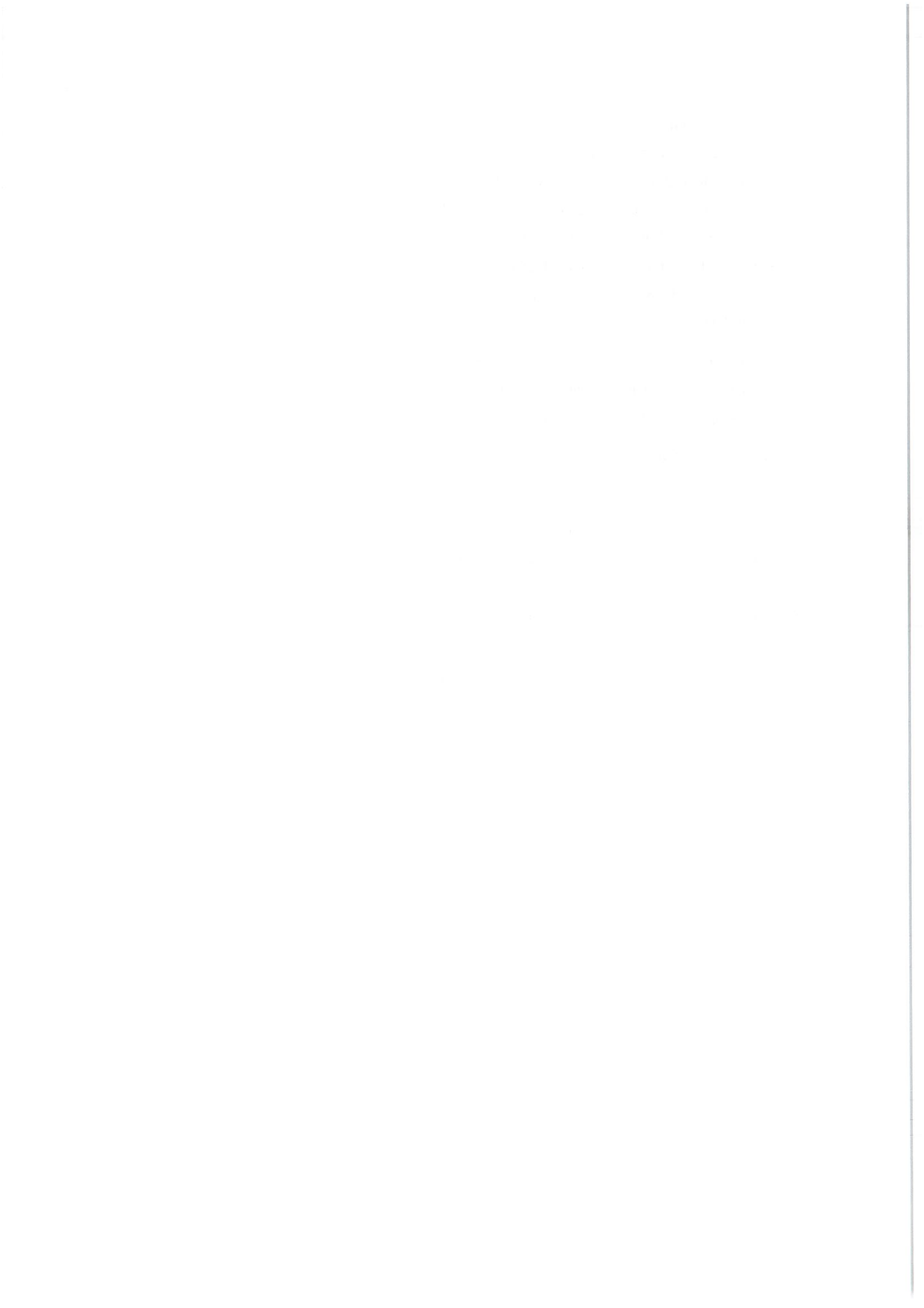
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Yours Faithfully,



Stephen Ward



Ms. T.Horigan,
Health and Safety Authority,
HAS Head Office,
Metropolitan Building,
James Joyce Street,
Dublin 1.

8th of August 2019

Dear Ms.Horigan,

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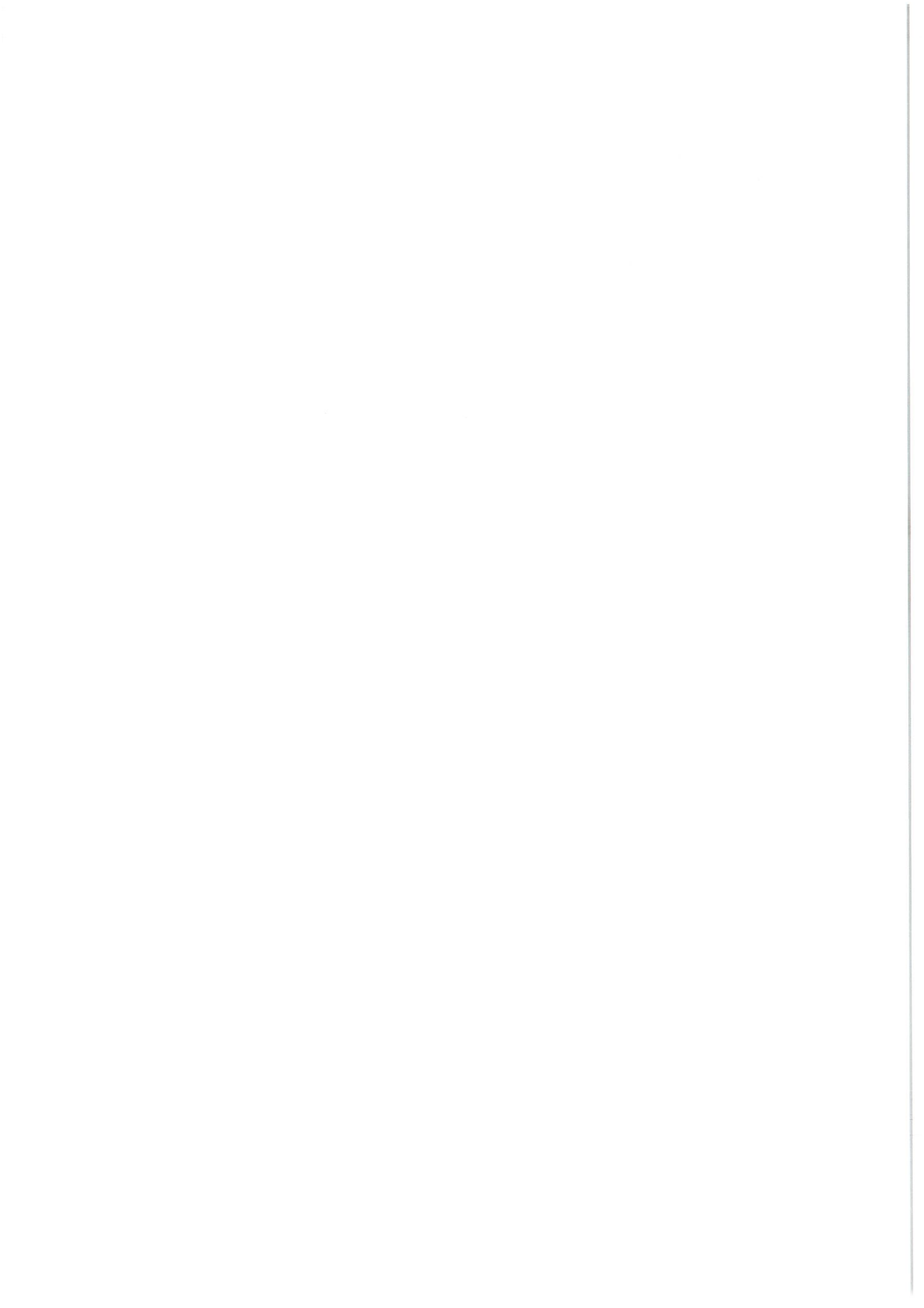
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The Manager,
Development Applications Unit,
Department of Culture, Heritage and the Gaeltacht,
Newtown Road,
Wexford,
Y35 AP90

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Stephen Ward

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Registered in Ireland No. 275223
VAT No. 8275223D

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Yours Faithfully,



Stephen Ward

Ms. G.Leamy,
Land Use Planning,
Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate St.
Dublin 8
D08 DK10

8th of August 2019

Dear Ms. Leamy,

RE: PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT AT NEWTOWN, MARSH ROAD AND MCGRATHS LAND/RAILWAY TERRACE, DROGHEDA, CO.LOUTH

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Yours Faithfully,



Stephen Ward

Ms. F.Morrow,
Louth County Childcare Committee,
Unit 4 Oriel Hub
Finnabair Industrial Park
Dundalk,
Co.Louth
A91 HR99

8th of August 2019

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