

**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development  
Application to An Bord Pleanála**

Ravala Ltd intend to apply to An Bord Pleanála for permission for a strategic housing development at this site Newtown, Marsh Road (R150) and McGrath's Lane/Railway Terrace, Drogheda, Co.Louth 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.

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 McGraths 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.

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.

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.

The application together with the Environmental Impact Assessment report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Louth County Council. The application may also be inspected online at the following website set up by the applicant [www.newtownmarshroadSHD.ie](http://www.newtownmarshroadSHD.ie)

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:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

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

**Signed:**



**Stephen Ward** (Agent) **Address of Agent:** Jocelyn House, Jocelyn Street, Dundalk, Co.Louth.

**Date of erection of site notice:** 7<sup>th</sup> of August 2019