

Planning Office,
Louth County Council,
Town Hall,
Crowe Street,
Dundalk,
Co. Louth

23rd March 2022
JSA Ref: 18102

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT PLANING APPLICATION IN RESPECT OF A RESIDENTIAL DEVELOPMENT ON LANDS AT BRIDGEGATE, RATHGORY & MULLADRILLEN, DROGHEDA ROAD, ARDEE, CO. LOUTH

On behalf of the applicant, The Ardee Partnership, please find enclosed application for proposed Strategic Housing Development for residential development comprising 272 no. units, crèche, community building and public park on lands extending to c. 13.03 hectares at Bridgegate, Rathgory & Mulladrillen, Drogheda Road, Ardee, County Louth. Site notices are displayed in yellow as advised by An Bord Pleanála having regard to planning application Reg. Reg.: 211475 on adjoining lands.

Please find the following enclosed with this request:

- SHD Application Form;
- Application Fee (EFT Payment) for €60,033.52;
- Digital copy;
- Copy of site notice;
- Copy of original newspaper notice;
- Letter of Consent from Earlstone DAC;
- Part V Letter;
- Copy of Letters to Prescribed Bodies;
- EIAR Portal Confirmation Notice;
- Statement of Consistency prepared by John Spain Associates;
- Statement of Material Contravention prepared by John Spain Associates;
- School Demand & Concentration Report prepared by John Spain Associates;
- Response to An Bord Pleanála prepared by John Spain Associates;
- Architectural Drawings and Schedules prepared by Darmody Architecture;
- Housing Quality Assessment and Design Statement prepared by Darmody Architecture;
- Landscape Design Rationale prepared by Stephen Diamond Associates;

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI RORY KUNZ BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI
Blaine Cregan B Eng BSc MSc

Senior Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI

Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI

Associate Director: Ian Livingstone MA Town & Regional Planning, MSc. Spatial and Regional Planning, RTPI

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- Landscape Drawings prepared by Stephen Diamond Associates;
- Verified Views and CGIs prepared by Model Works;
- Socio Economic & Housing Supply Assessment of Ardee prepared by Future Analytics;
- Childcare Demand Assessment prepared by Future Analytics;
- Energy Report prepared by MandE Consulting Engineers;
- External Lighting Report prepared by MandE Consulting Engineers;
- Utilities Report prepared by MandE Consulting Engineers;
- Outline Construction & Environmental Management Plan prepared by Altemar;
- Appropriate Assessment & Natura Impact Statement prepared by Altemar;
- Arboricultural Report & Drawings prepared by Charles McCorkell Arboricultural Consultancy (including Tree Survey Plan and Tree Removals & Protection Plan);
- Site-Specific Flood Risk Assessment prepared by JBA Consulting Engineers;
- Engineering Services Report and Engineering Drawings prepared by CS Consulting (including Irish Water Confirmation of Feasibility & Statement of Design Acceptance letters);
- Traffic & Transport Impact Assessment prepared by CS Consulting;
- DMURS Statement prepared by CS Consulting;
- Outline Construction Management Plan prepared by CS Consulting;
- Road Infrastructure Design Report (including Quality Audit) prepared by CS Consulting;
- EIAR Volume I – Non-Technical Summary;
- EIAR Volume II – Environmental Impact Assessment Report Chapters;
- EIAR Volume III – Appendices.

Yours faithfully,



John Spain Associates