

Department of Education & Skills,
Marlborough Street,
Dublin 1
D01 RC96

23rd March 2022

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT PLANING APPLICATION IN RESPECT OF PROPOSED RESIDENTIAL DEVELOPMENT AT BRIDGEGATE, RATHGORY & MULLADRILLEN, DROGHEDA ROAD, ARDEE, COUNTY LOUTH

On behalf of the applicant, The Ardee Partnership, please find enclosed a Strategic Housing Development planning application for residential development comprising 272 no. dwellings (206 houses and 66 duplex apartments), crèche, community building, public park, landscaping, public open space, realigned watercourse, riparian corridor, access, parking and all associated infrastructure on lands at Bridgegate, Rathgory & Mulladrillen, Drogheda Road, Ardee, County Louth.

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 has been provided for your information. Please see enclosed CD copy.

A dedicated project website has also been established on which the application details are uploaded, and this website can be viewed at: www.bridgegateshd.ie

The proposed development in described in the published notices as follows:

The proposals overlap the boundary of permitted development Reg. Ref.: 10174; ABP Ref: PL15.238053 (as amended) at the western boundary and will supersede granted development in this area which consists of 31 no. dwellings, crèche and community building and public open space.

The site extends to c. 13.03 ha and adjoins Phases 1-3 at Bridgegate (under construction) on lands to the west, accessed from the N2 Drogheda Road. The development will consist of:

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- B) A part 1, part 2 no. storey crèche (c. 484.1 sqm) and playground and a single storey community building (c. 165 sqm) located adjacent at a central community hub (with bin and bike store [c. 23 sqm]) accessed from Bridgegate Avenue served by car parking located on Bridgegate Green and Bridgegate Avenue;
- C) A landscaped Public Park located in the northern part of the site extending to c. 3.6 ha accessed from the community hub and between duplex Blocks B & C at Bridgegate Avenue, with 2 no. pedestrian links to permitted public park adjoining to the west and 1 no. pedestrian footpath extending to the northern perimeter at Hale Street, with a reservation for a future link road to lands to the east facilitated in the northern section of the park;
- D) Works to the Rathgory Tributary located to the south of Bridgegate Avenue comprising the realignment of the channel and regrading and reprofiling of land (as required), implementation of 2 no. vehicular crossings (including culverts and mammal passes) and the provision of a riparian corridor based around the open watercourse comprising landscaping and planting with safe access to the watercourse provided for maintenance purposes and 1 no. pedestrian and cyclist crossing;
- E) A series of landscaped public open spaces provided throughout the site with Public Open Space 01 (c. 1.05 ha) and Public Open Space 2 (c. 0.43 ha) located within the linear park (including riparian corridor) adjacent to the Rathgory Tributary with Public Open Space 03 (c. 0.29 ha) centrally located in the southern part of the site; open spaces will provide a mix of hard and soft landscaping, pedestrian and cycle access (cycle lanes provided at POS 1 and POS 2) and a range of activities including fitness spaces, kickabout area, amphitheatre and nature based play areas;
- F) Provision of shared surfaces, landscaped streetscapes including planting and landscaping at two neighbourhood streets in the southern part of the site, with roads provided to site boundaries to the east, south and west to facilitate possible future connections;
- G) All landscaping including planting to consolidate treelines and hedgerows forming existing site boundaries with agricultural lands to the east and Cherrybrook residential development to the west and all boundary treatments;

- H) Roads and access infrastructure taken from Bridgegate Avenue (permitted under Reg. Ref.: 10/174; ABP Ref: PL15.238053 [as amended]), the provision of a bus stop on the south side of Bridgegate Avenue adjacent to community hub and provision of cycle lanes at this location (continued through Public Open Space 01); a total of 480 no. car parking spaces (362 no. serving houses, 84 no. serving duplexes, 23 no. serving crèche and community building and 11 no. visitor and public open spaces), a total of 296 no. bicycle parking spaces (204 no. spaces serving duplexes [60 visitor spaces], 32 no. spaces at the community hub and 60 no. visitor spaces);
- I) Provision of 2 no. ESB substations, all associated drainage and services infrastructure (surface water, foul and water supply), public lighting, SUDS drainage and works to facilitate the development.

The proposed development is located on 'A2 New Residential Phase 1' zoned lands to *'provide for new residential neighbourhoods and support community facilities'* in the Louth County Development Plan 2021-2027.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

The application together with an Environmental Impact Assessment Report and a 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.bridgegateshd.ie

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If you have any queries please do not hesitate to contact us.

Yours faithfully,



John Spain Associates

Department of Tourism, Culture, Arts, Gaeltacht, Sport & Media
23 Kildare Street,
Dublin 2
manager.DAU@chg.gov.ie
helen.francis@tcagsm.ie

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Yours sincerely,



John Spain Associates

Inland Fisheries Ireland,
3044 Lake Drive,
Citywest Business Campus,
Dublin,
D24 Y265
dublin@fisheriesireland.ie

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

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Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- no. 3-bedroom houses (Types 2, 3, 6) and 11 no. 4-bedroom houses (Types 4, 5) all with private open space and car parking, alongside 66 no. duplex units (all 3 storeys) including 17 no. 1-bedroom units (Types D5, D8), 24 no. 2-bedroom units (Types D1, D3, D6) and 25 no. 3-bedroom units (Types D2, D4, D7), all with private open space in the form of terrace at upper floor level and external garden space, with 499 sqm of communal open space serving Duplex Blocks A-B (48 no. units) (served by 2 no. bin and bike stores [each c. 51 sqm] adjacent) at Bridgegate Avenue, providing a total residential gross floor area of c. 28,168.9 sqm;
- B) A part 1, part 2 no. storey crèche (c. 484.1 sqm) and playground and a single storey community building (c. 165 sqm) located adjacent at a central community hub (with bin and bike store [c. 23 sqm]) accessed from Bridgegate Avenue served by car parking located on Bridgegate Green and Bridgegate Avenue;
- C) A landscaped Public Park located in the northern part of the site extending to c. 3.6 ha accessed from the community hub and between duplex Blocks B & C at Bridgegate Avenue, with 2 no. pedestrian links to permitted public park adjoining to the west and 1 no. pedestrian footpath extending to the northern perimeter at Hale Street, with a reservation for a future link road to lands to the east facilitated in the northern section of the park;
- D) Works to the Rathgory Tributary located to the south of Bridgegate Avenue comprising the realignment of the channel and regrading and reprofiling of land (as required), implementation of 2 no. vehicular crossings (including culverts and mammal passes) and the provision of a riparian corridor based around the open watercourse comprising landscaping and planting with safe access to the watercourse provided for maintenance purposes and 1 no. pedestrian and cyclist crossing;
- E) A series of landscaped public open spaces provided throughout the site with Public Open Space 01 (c. 1.05 ha) and Public Open Space 2 (c. 0.43 ha) located within the linear park (including riparian corridor) adjacent to the Rathgory Tributary with Public Open Space 03 (c. 0.29 ha) centrally located in the southern part of the site; open spaces will provide a mix of hard and soft landscaping, pedestrian and cycle access (cycle lanes provided at POS 1 and POS 2) and a range of activities including fitness spaces, kickabout area, amphitheatre and nature based play areas;
- F) Provision of shared surfaces, landscaped streetscapes including planting and landscaping at two neighbourhood streets in the southern part of the site, with roads provided to site boundaries to the east, south and west to facilitate possible future connections;
- G) All landscaping including planting to consolidate treelines and hedgerows forming existing site boundaries with agricultural lands to the east and Cherrybrook residential development to the west and all boundary treatments;
- H) Roads and access infrastructure taken from Bridgegate Avenue (permitted under Reg. Ref.: 10/174; ABP Ref: PL15.238053 [as amended]), the provision of a bus stop on the south side of Bridgegate Avenue adjacent to community hub and provision of cycle lanes at this location (continued through Public Open Space 01); a total of 480 no. car parking spaces (362 no. serving houses, 84 no. serving duplexes, 23 no. serving crèche and community building and 11 no. visitor and public open spaces), a total of 296 no. bicycle parking spaces (204 no. spaces

serving duplexes [60 visitor spaces], 32 no. spaces at the community hub and 60 no. visitor spaces);

- l) Provision of 2 no. ESB substations, all associated drainage and services infrastructure (surface water, foul and water supply), public lighting, SUDS drainage and works to facilitate the development.

The proposed development is located on 'A2 New Residential Phase 1' zoned lands to 'provide for new residential neighbourhoods and support community facilities' in the Louth County Development Plan 2021-2027.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

The application together with an Environmental Impact Assessment Report and a 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.bridgegateshd.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 or online at www.pleanala.ie, 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).

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 website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any queries please do not hesitate to contact us.

Yours faithfully,



A handwritten signature in black ink, appearing to read "John Spain Associates", written over a horizontal line.

John Spain Associates

Louth County Council Childcare Committee,
Unit 4, Oriel Hub,
Finnabair Industrial Park,
North Eastern Bypass,
Dundalk,
County Louth,
A91 HR99
clerical@louthchildcare.ie

23rd March 2022

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT PLANING APPLICATION IN RESPECT OF PROPOSED RESIDENTIAL DEVELOPMENT AT BRIDGEGATE, RATHGORY & MULLADRILLEN, DROGHEDA ROAD, ARDEE, COUNTY LOUTH

On behalf of the applicant, The Ardee Partnership, please find enclosed a Strategic Housing Development planning application for residential development comprising 272 no. dwellings (206 houses and 66 duplex apartments), crèche, community building, public park, landscaping, public open space, realigned watercourse, riparian corridor, access, parking and all associated infrastructure on lands at Bridgagate, Rathgory & Mulladrillen, Drogheda Road, Ardee, County Louth.

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 has been provided for your information. Please see enclosed CD copy.

A dedicated project website has also been established on which the application details are uploaded, and this website can be viewed at: www.bridgateshd.ie

The proposed development in described in the published notices as follows:

The proposals overlap the boundary of permitted development Reg. Ref.: 10174; ABP Ref: PL15.238053 (as amended) at the western boundary and will supersede granted development in this area which consists of 31 no. dwellings, crèche and community building and public open space.

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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The site extends to c. 13.03 ha and adjoins Phases 1-3 at Bridgegate (under construction) on lands to the west, accessed from the N2 Drogheda Road. The development will consist of:

- A) The construction of 272 no. residential units comprising a mix of 206 no. 2, 3 and 4 bedroom houses (all 2 storeys) including 50 no. 2-bedroom houses (Type 1), 145 no. 3-bedroom houses (Types 2, 3, 6) and 11 no. 4-bedroom houses (Types 4, 5) all with private open space and car parking, alongside 66 no. duplex units (all 3 storeys) including 17 no. 1-bedroom units (Types D5, D8), 24 no. 2-bedroom units (Types D1, D3, D6) and 25 no. 3-bedroom units (Types D2, D4, D7), all with private open space in the form of terrace at upper floor level and external garden space, with 499 sqm of communal open space serving Duplex Blocks A-B (48 no. units) (served by 2 no. bin and bike stores [each c. 51 sqm] adjacent) at Bridgegate Avenue, providing a total residential gross floor area of c. 28,168.9 sqm;
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stop on the south side of Bridgegate Avenue adjacent to community hub and provision of cycle lanes at this location (continued through Public Open Space 01); a total of 480 no. car parking spaces (362 no. serving houses, 84 no. serving duplexes, 23 no. serving crèche and community building and 11 no. visitor and public open spaces), a total of 296 no. bicycle parking spaces (204 no. spaces serving duplexes [60 visitor spaces], 32 no. spaces at the community hub and 60 no. visitor spaces);

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