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MACCABE DURNEY BARNES

PLANNING | ENVIRONMENT | ECONOMICS

Our Ref: 2032 – Lagan Homes - Drogheda

PA Reg.Ref.19/531

ABP Ref ABP-304876-19

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01V902

1st November 2019

Re: Strategic Housing Application at Newtownstalaban, Newfoundwell Road, Drogheda, Co. Louth

Dear Sir or Madam,

Lagan Homes Drogheda Ltd wish to apply for planning permission for a Strategic Housing Development at Newtownstalaban, Newfoundwell Road, Drogheda, Co. Louth, pursuant to the Planning and Development (Housing) and Residential Tenancies Act, 2016, as amended, to An Bord Pleanála.

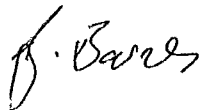
The development consists of:

- The demolition of derelict farm outbuildings c. 310 sq. m,
- A new entrance from Newfoundwell Road to the development,
- The construction of 217 no. dwelling units of which
 - 80 are duplex apartments (2 no. 1-bed; 38 no. 2-bed; 40 no. 3-bed)
 - 137 are houses (22 no. 2-bed; 100 no. 3-bed; 15 no. 4-bed). House typologies 3, 3A, 3B and 3C, 6 and 6A, 8, 8A and 9 are two-storey. House typologies 1, 2, 2A, 2B and 7 are 2 storey plus roof storey,together with associated private open space/balconies, terraces and bin storage.
- A two-storey block containing a creche (380 sq.m) and a residents' gym, coffee bar and a communal room (448 sq.m),
- A total of 364 car parking spaces, 220 bicycle spaces provided throughout the site and 2 no. motorcycle spaces.
- Landscaped private and public open space which includes a trim trail, children's playground/ play areas, basketball throwing court, playing kickabout field,
- Boundary treatment, public lighting, site drainage works, ESB plant (14 sqm) and all ancillary site services and development works.

The application may also be inspected online at the following website set up by the applicant:
www.newtownstalaban.com.

We enclose a schedule of the submitted documentation. Three digital copies and two hard copies accompany this application. Please note that the cad boundary file is on the digital copy but not on the website. We were advised this was acceptable by the Strategic Housing Unit of An Bord Pleanála

Yours Faithfully,

A handwritten signature in black ink, appearing to read "J. Barnes". The signature is written in a cursive style with a large initial "J".

Jerry Barnes

MACCABE DURNEY BARNES

Encl.

Reports & Letters

Architecture

- ▣ Design Statement
- ▣ Housing quality Assessment
- ▣ Universal design Statement

Engineering

- ▣ Civil & Engineering Report – Newtownstalaban – *(please note this report includes **IRISH WATER LETTER**)*
- ▣ DMURS Statement of Compliance
- ▣ Flood Risk Assessment Report
- ▣ Mobility Management Plan
- ▣ Traffic and Transport Assessment

Environmental

- ▣ Ecological Impact Assessment - Newtownstalaban
- ▣ Environmental Screening Document
- ▣ Screening for Appropriate Assessment -Newfoundwell Road

Landscape and Trees

- ▣ An Arboricultural Assessment on the Site Area 'Newtownstalaban' Drogheda County Louth
- ▣ PCR – Landscape Report
- ▣ PCR Specification

Other

- ▣ Construction & Waste management plan Newtownstalaban
- ▣ Building Lifecycle Report
- ▣ Archaeological Impact Assessment
- ▣ Operational Waste Management Plan
- ▣ Outdoor Lighting Report
- ▣ Sustainability and Building Energy Statement

Planning

- ▣ SHD Application Form
- ▣ Planning Report and Statement of Consistency
- ▣ Letter of Consent
- ▣ Letter to An Taisce
- ▣ Letter to CIE
- ▣ Letter to Department of Culture Heritage and Gaeltacht
- ▣ Letter to Heritage Council
- ▣ Letter to Irish Water
- ▣ Letter to Louth County Childcare Committee

- Letter to Transport Infrastructure Ireland
- Letter to An Bord Pleanála
- Letter to Louth County Council
- Newspaper Notice
- Letter - Part V - Lands at Newtownstalaban, Drogheda Co. Louth
- Part V Proposals
- Statement of Response to An Bord Pleanala's Consultation Opinion
- Site Notice
- Strategic Housing Development at Newtownstalaban Masterplan

Drawings

Architectural Drawings – PM Chartered Architects

1686/100	Record Place Map	1:10,560	A4
1686/101	Urban Place Map	1:2,500	A4
1686/102	Urban Place Map	1:1000	A2
1686/103	Topographical Site Survey	1:500	A0
1686/104	Proposed Site Layout	1:500	A0
1686/105	Site Sections	1:500	A1
1686/107	Taken in charge	1:500	A0
1686/108	ESB Substation	1:100	A3
1686/109	Part V Distribution	1:100	A2
1686/110	Existing Buildings to be demolished	1:100/1000	A1
1686/111	Green Space Distribution	1:1000	A2
1686/112	Housing Distribution Layout	1:500	A0
1686/113	Landmark Building – Creche etc	1:100	A1
1686/114	House Type 1	1:100	A1
1686/115	House Type 2	1:100	A1
1686/116	House Type 2A	1:100	A1
1686/117	House Type 2B	1:100	A1
1686/118	House Type 3	1:100	A1
1686/119	House Type 3A	1:100	A1
1686/120	House Type 3B	1:100	A1

1686/121	House Type 3C	1:100	A1
1686/122	House Types 4 & 5	1:100	A1
1686/123	House Type 4A & 5A	1:100	A1
1686/124	House Type 4B & 5B	1:100	A1
1686/125	House Type 6	1:100	A1
1686/126	House Type 6A	1:100	A1
1686/127	House Type 7	1:100	A1
1686/128	House Type 8	1:100	A1
1686/129	House Type 8A	1:100	A1
1686/130	House Type 9	1:100	A1
	CAD Boundary File (note this is a zip folder)		

Landscape Drawings – PC Roche and Associates

1443-6021	Landscape Proposals	1/1000	A1
1443-6022	Play area proposals	1/100	A1
1443-6023	Entrance area layout	1/500	A1
1443-6024	Open space layout	1/500	A1
1443-6025	Boundary proposals	1/1000	A1
1443-6026	Planting proposals	1/1000 +1/50	A1
1443-6027	Plaza area detail	1/200 + 1/50	A1
1443-6028	Newtown Road Boundary	1/200+1/50	A1
1443-6029	Shared space for duplex units	1/200 +1/50	A1

Trees Drawings – Arborist Associates Ltd

NWR001	Tree Constraints Plan	1:500	A0
NWR002	Tree Protection Plan	1:500	A0

Engineering – Aecom

PR418569-ACM01-00-DR-CE-00-0001	Proposed general arrangements	1:1,000	A1
PR418569-ACM01-00-DR-CE-00-0101	Visibility splay assessment	1:1,000	A1
PR418569-ACM01-00-DR-CE-00-0102	Swept Path Analysis	As shown	A1
PR418569-ACM01-00-DR-CE-00-0103	Swept Path Analysis	As shown	A1

Engineering – NJ O’Gorman

DL 299	Existing Topographical Survey and Services	1:1000	A1
DL 300	Site Services Existing & Proposed Storm & Foul Layout (Master Drainage Layout)	1:1000	A1
DL 301	Site Services Proposed Storm & Foul Drainage Layout (sh 1 of 2)	1:500	A1
DL 302	Site Services Proposed Storm & Foul Drainage Layout (sh 2 of 2)	1:500	A1
DL303	Site Services Proposed Storm & Foul Drainage Proposed Site Sections sh 1	1:100	A1
DL304	Site Services Proposed Storm & Foul Drainage Proposed Site Sections sh 2	1:100	A1
DL305	Site Services Proposed Storm & Foul Drainage Proposed Site Sections sh 3	1:100	A1
DL310	Site Services Proposed Roads & Watermain Layout (Master Layout)	1:1000	A1
DL311	Site Services Proposed Roads & Watermain Layout (sh 1 of 2)	1:500	A1
DL312	Site Services Proposed Roads & Watermain Layout (sh 2 of 2)	1:500	A1
DL320	Site Services Foul & Surface Water Private Drainage Details Sh 1	Varies	A1
DL321	Site Services Foul Drainage Details Sheet 1	Varies	A1
DL325	Site Services Surface Drainage Details Sheet 1	Varies	A1
DL326	Site Services Stormwater Attenuation Details	NTS	A1
DL330	Site Services Watermain Details Sheet 1	1/10	A1
DL 331	Site Services Watermain Details Sheet 2	1/10	A1

DL 332	Site Services Watermain Details Sheet 3	Varies	A1
DL 340	Site Services Road / Drainage Details sheet 1	1/25	A1
DL341	Site Services Road / Drainage Details sheet 2	1/10	A1
DL350	Site Services Attenuation Areas Calculation	1/1000	A1
DL599	Site Services Existing Electrical Services	1/1000	A1
DL600	Site Services Existing & Proposed Electrical Site Services	1/1000	A1

Sabre Electrical Services Drawings

SES 15119	Newtownstalaban Drogheda Public Lighting Layout	1/1000	A1
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