

20 Fitzwilliam Place t: + 353 1 6762591
Dublin 2 f: + 353 1 6762310
D02 YV58 e: planning@mdb.ie
w: www.mdb.ie

Planning Authority Ref. 19/531
An Bord Pleanála Ref ABP-304876-19

Irish Water
Colville House
Talbot Street
Dublin 1

01st November 2019

Re: Strategic Housing Development

Dear Mr Galvin

We wish to give notice to you of a proposed strategic housing development which was advertised as follows.

Lagan Homes Drogheda Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development on lands c. 5.8ha at Newtownstalaban, Newfoundwell Road, Drogheda, Co. Louth.

The development will consist 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 storeys 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 contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plans (Louth County Development Plan 2015-2021 and Drogheda Borough Council Development Plan 2011-2017).

The application 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.newtownstalaban.com.

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).

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.

We have been advised by your office that you do not wish to receive a hard copy and we attach a digital copy. Please contact us should any issue arise.

Yours sincerely,



Jerry Barnes
MACCABE DURNEY BARNES