

**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**

We, Lagan Homes Drogheda Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development at this site 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 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 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](http://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).

Signed:



Jerry Barnes, MacCabe Durney Barnes (Agent for the applicant), 20 Fitzwilliam Place, Dublin 2, D02YV58

Date of erection of site notice: 30<sup>th</sup> October 2019