



Senior Executive Officer,
Planning Department,
Meath County Council,
Buvinda House,
Dublin Road,
Navan,
Co. Meath.

2nd October 2019

Re: Strategic Housing Development Planning Application made to An Bord Pleanála in respect of proposed development at Rathmullan Road, Rathmullan, Drogheda, Co. Meath.

Dear Sir/Madam,

Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2, have been instructed by our clients, Trailford Ltd, to submit a planning application for a 10 year permission to An Bord Pleanála regarding a Strategic Housing Development at Rathmullan Road, Rathmullan, Drogheda, Co. Meath.

The proposed development is described in the public notice as follows:

(i) demolition of existing farm buildings/structures (1160sqm) on site; (ii) construction of 661 no. residential dwellings and a neighbourhood centre adjacent to the site's eastern boundary, consisting of a childcare facility (486sqm), café (63sqm) and retail unit (318sqm); (iii) construction of a 4-arm signalised junction and works to Rathmullan Road, including the widening of the existing carriageway to 6 metres and the provision of a 2 metre wide footpath linking the proposed development to the River Boyne Boardwalk; (iv) construction of 2 no. priority junctions (one along the site's eastern boundary to provide access to the neighbourhood centre and one along the site's southern boundary to provide a second access to the development), realignment and upgrade works to the un-named local road along the site frontage to the south of the new signalised junction with Rathmullan Road; (v) Construction of a strategic foul water pumping station in the north-eastern corner of the site; and (vi) all associated site, landscaping and infrastructural works, including foul and surface water drainage, attenuation areas, open space areas, boundary walls and fences, internal roads and cycle paths and footpaths.

The 661 no. residential dwellings consist of the following:

- *509 no. double storey semi-detached and terraced houses comprising 158 no. 2-bed houses, 269 no. 3-bed houses and 82 no. 4-bed houses; and*
- *152 no. apartments (in Blocks B1, B2, B3, C, D, E & G which vary from 3 to 5 storeys in height) comprising 13 no. 1-bed apartments and 139 no. 2-bed apartments.*

A total of 1,366 no. car parking spaces are proposed, including 1018 no. spaces (2 no. on curtilage spaces per dwelling) serving the proposed dwellings, 195 no. spaces serving the proposed apartments; 111 no. spaces serving visitors to the development; and 42 no. spaces serving the proposed neighbourhood centre.

A total of 188 no. bicycle parking spaces are proposed, including 154 no. spaces serving the proposed apartments and 34 no. spaces serving the proposed neighbourhood centre.

The development also features 9.15 hectares of public open space, including landscaped play spaces and pocket parks throughout the development and 6.13 hectares of landscaped open space provided adjacent to the Boyne River and M1 motorway frontages.

This application is accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).'

Pursuant to the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017 and the Planning and Development (Housing) and Residential Tenancies Act 2016, 6 no. hard copies and 1 no. digital copy of the planning application are enclosed for your information. The application may also be inspected online at the following website set up by the applicant: www.oldbridgedevelopment.com

Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'KH', with a horizontal line extending to the right.

Kevin Hughes MIPI MRTPI
Director
For HPDC