

Project: Proposed residential development at Gort Mell, Old Slane Road, Drogheda,
 Pro. No. 22.127

Client: Lagan Homes Tullyallen Ltd.
 Date: 3rd May 2024

LRD PLANNING APPLICATION

Quality Housing Assessment

Unit No.	Dwelling Type	No. of Units	Bedrooms	Typology	Storeys/Level	Persons	Min Floor Area m ²	Proposed Area m ²	Min Agg. Living Area m ²	Agg. Liv. Area m ²	Min. Agg. Bed. Area m ²	Agg Bed. Area m ²	Min Storage m ²	Proposed Storage m ²	Min Private Amenity	Private Amenity	Proposed Universal Access	Floor Area % of minimum
K1		26	3	Semi - D	Two	5	92	108	34	34.8	32	33.5	5	6.5	40			117
K2		2	3	Semi - D	Two	5	92	108	34	34.8	32	33.5	5	6.5	40			117
L1		40	3	Semi - D	Two	5	92	105.5	34	38.6	32	35.7	5	5.1	40			115
L2		6	3	EOT	Two	5	92	105.5	34	38.6	32	35.7	5	5.1	40			115
M1		2	4	DET	Two	7	110	132	40	46	43	47	6	7	50	2		120
M2		2	4	Semi - D	Two	7	110	134	40	46	43	47	6	7	50	2		122
M3		4	4	Semi - D	Two	7	110	134	40	46	43	47	6	7	50	4		122
N1		10	3	Semi - D	Two	5	92	105.5	34	37.2	32	35.2	6	7.2	40			115
N2		10	3	EOT	Two	5	92	105.5	34	37.2	32	35.2	6	7.2	40			115
N3		1	3	EOT	Two	5	92	105.5	34	37.2	32	35.2	6	7.2	40			115
O1		4	3	Semi - D	Two	5	92	110	34	34.7	32	35.1	5	5	40			120
O2		10	3	EOT	Two	5	92	110	34	34.7	32	35.1	5	5	40			120
O3		6	3	Terrace	Two	5	92	110	34	34.7	32	35.1	5	5	40			120
P1		14	2	Terrace	Two	4	80	86	30	30	25	26.2	4	5.8	40	14		108
P2		11	2	Terrace	Two	4	80	86	30	30	25	26.2	4	5.8	40	11		108
P3		1	2	EOT	Two	4	80	86	30	30	25	26.2	4	5.8	40	1		108
R1		4	4	Det	Two	7	110	126.6	40	45.6	43	45	6	8	40	4		115
R2		10	4	Det	Two	7	110	126.6	40	45.6	43	45	6	8	40	10		115
Q1		21	1	Simplex	GFL	2	45	56	23	23.4	11.4	14	3	3	5	10	21	124
Q2		19	2	Duplex	1 & 2	4	73	86	30	34.6	24.4	24.5	6	6.3	7			118
Q3		2	2	Duplex	1 & 2	4	73	86	30	34.6	24.4	24.5	6	6.3	7			118
T1		1	2	HOUSE	Two	4	80	84	30	31.2	25	26	4	5.9	40			105
T2		1	2	House	Two	4	80	84	30	31.2	25	26	4	5.9	40			
Type A		8	3	Semi-D	Two	5		111.4										
Type C		7	3	Semi-D	Two	5		118.0										
Type C1		1	3	Semi-D	Two	5		118.0										
Type D		1	3	Terrace	Two	5		103.0										
Type F		10	3	Semi-D	Two	5		113.0										
Type H		1	4	Detached	Two	7		150.0										
Type J2		2	4	Detached	Three	7		147.0										
Total		237																

PROPOSED DEVELOPMENT LRD APPLICATION

APPROVED SHD UNDER CONSTRUCTION

Requirements as per Design Standards for New Apartments 2020, Quality Housing for Sustainable Communities, Sustainable & Compact Settlement Guidelines 2024 and Design Manual for Quality Housing 2023

Sustainable & Compact Settlement Guidelines

LCC Dev. Plan

Universal Design Requirements as per the Louth County Development Plan; approx 30% of proposed units 69

SUBJECT SITE OF APPLICATION - LRD

Nett Site Area of subject site of LRD application (Ha.)	4.8
Total Number Dwellings	207
Parking Spaces	368
2 Per 3 or 4 Bedroom house	274
1 Per 2 Bedroom house	28
1 Per Simplex/ Duplex Apt.	42
1 Visitor Space/ 3 Apartment	15
9 Spaces for the Creche	9

Nett Residential Floor Area 20519 sqm.

Total Number Houses 165 Total Number Apts. 42

Bed	Total	%
1 beds	21	10.1
2 beds	49	23.7
3 beds	115	55.6
4 beds	22	10.6
Total	207	100

Total Bedrooms 352

Residential Floor Area 20518.9

Area of Creche 352.3m2 58 Children 11 Staff

TOTAL SITE - including previously approved SHD

Gross Site Area (Ha.)	7.4
Nett Site Area in for full SHD site (Ha.)	6.1
Public Open Space	9150 sqm. 15%

Density per ha. 39 per Ha.

Site Coverage 23%

Plot Ratio 1: .4

Footprint of Buildings 14254 sqm. For purpose of calculating site coverage

Bed	Total	%
1 beds	21	8.9
2 beds	49	20.7
3 beds	142	59.9
4 beds	25	10.5
Total	237	

Gross Residential Floor Area 24115.1 sqm.

Parking Spaces	Total	428
2 Per 3 or 4 Bedroom house		334
1 Per 2 Bedroom house		28
1 Per Simplex/ Duplex Apt.		42
1 Visitor Space/ 3 Apartments		15
9 Spaces for the Creche		9

Total Residential 237