

Louth County Council

Site Notice

Large-Scale Residential Development

Lagan Homes Tullyallen Ltd intend to make a planning application for planning permission to modify a permitted Strategic Housing Development (SHD) permission (ABP-311678-21, as amended under P.A. Ref. 2360368) by way of a planning application for a large scale residential development (LRD) permission at Old Slane Road and R168, Mell/Tullyallen, Drogheda, Co. Louth. The permitted SHD which is under construction is known as 'Gort Mell'.

The LRD planning application seeks modifications to the permitted SHD (ABP-311678-21, as amended under P.A. Ref. 2360368) and the application relates to 207no. of the 237no. permitted dwellings and the construction of the crèche as a standalone building (crèche is permitted as integral part of one of the apartment buildings in the permitted development). The modifications proposed do not affect the 30no. permitted dwellings currently under construction (Amendment permission P.A. Ref. 2360368) other than a minor boundary adjustment to the garden boundary of No. 30. The modifications provide for amendments to the design, layout and dwelling types including the omission of two permitted apartment buildings (111no. apartments) with associated modifications to the road layout and distribution of public open space, car parking, site services and site development works including the undergrounding of ESB overhead lines and associated diversion works. The 207no. new house types and apartments proposed have a residential mix of 21no. 1-bed, 49no. 2-bed, 115no. 3-bed & 22no. 4-bed, two and three storey in height in detached, semi-detached and terraced formats. The overall number of dwellings as permitted under the SHD (ABP-311678-21, as amended under P.A. Ref. 2360368) will remain unchanged at 237no. dwellings. The overall permitted dwelling mix will change from 147no. apartments and 90no. houses, to 42no. apartments and 195no. houses. The mix of dwellings within the entire SHD site will be amended from 19no. 1-bed, 96no. 2-bed, 109no. 3-bed and 13no. 4-bed (as permitted under ABP-311678-21 and amended under P.A. Ref. 2360368), to 21no. 1-bed, 49no. 2-bed, 142no. 3-bed and 25no. 4-bed. This planning application also seeks permission for 2no. ESB substations required to serve the proposed development. This planning application will be accompanied by a Natura Impact Statement (NIS).

The LRD planning application and or NIS may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority (Louth County Council, Town Hall, Crowe Street, Dundalk, Co.Louth) during its public opening hours. The LRD planning application and NIS may also be inspected online at the following website set up by the applicant www.gortmell-lrd.com.

A submission or observation in relation to the LRD application and or NIS may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed:  (Agent)

Stephen Ward

Address of Agent: Jocelyn House, Jocelyn Street, Dundalk, Co.Louth

Date of erection of site notice: 9th of May 2024