

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, **Shannon Homes Drogheda Ltd**, intend to apply to An Bord Pleanála for a **ten year** permission for a strategic housing development (SHD) at Colp West, Drogheda, County Meath. The lands are primarily located to the north of Colpe Road and to the west of Mill Road and Gaelscoil an Bhradáin Feasa and are primarily bordered to the south west by the Dublin-Belfast railway line. The site also takes in lands within the existing Grange Rath development to the south west of the railway line and sections of Colpe Road and Mill Road to the south east and northeast of the main application site. The lands are within the townlands of Colp West, Colp East, Stameen, and Mornington.

The proposed development consists of a residential development comprising 357 no. residential units, a childcare facility and associated outdoor play area, road infrastructure, a pedestrian bridge over the railway line and associated pathways, all associated open space, cycle and pedestrian infrastructure, services and all other associated development on a site of c. 13.44 hectares.

The 357 no. residential units proposed consist of 169 no. houses, 52 no. duplex apartments and 136 no. apartments.

The 169 no. houses will consist of the following:

- 104 no. 3 bedroom units
- 65 no. 4 bedroom units

The 136 no. apartment units will consist of the following:

- 58 no. 1 bedroom units
- 78no. 2 bedroom units

The 52 no. duplex units will consist of the following:

- 52 no. 3 bedroom units

The proposed childcare facility is a two storey building with a GFA of 439 sq.m. The proposed houses are 2 to 3 storeys in height and the duplex/apartment blocks are 3 to 6 storeys in height.

The development includes road infrastructure comprising of a link street approximately 652m in length (including changes to the previously permitted road infrastructure under Reg. Ref.: LB/180620), including bus stops, 1 no. roundabout, pedestrian crossings and c. 246m long road to the east to facilitate a connection to the existing school on Mill Road (Gaelscoil an Bhradáin Feasa). The road infrastructure also includes the realignment of a section of Colpe Road and the realignment of the southern section of Mill Road, and includes proposed cycle lanes/paths, footpaths, grass verge, and the provision of a footpath and cyclepath / cycle lane on Colpe Road to tie-in with the existing shared footpath / cyclepath, to the south-west of the railway line.

The proposed new pedestrian bridge will cross the existing Dublin to Belfast railway line and will link the proposed SHD development to the existing Grange Rath housing development to the south-west.

The development includes associated site and infrastructural works including all associated road infrastructure, foul and surface / storm water drainage (including upgrading of water services on Mill Road), surface water management including attenuation and storage features, a pumping station, watermains and utilities, 592 no. car parking spaces, 532 no. cycle parking spaces, public open space including a linear park, bin and bike stores, 2 no. substations, landscaping consisting of new tree planting, hedges, berms and grass planting, boundary treatments, public lighting, temporary marketing suite and signage (during construction phases), and all associated site and infrastructural works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Meath County Development Plan 2013-2019 and the Local Area Plan for the Southern Environs of Drogheda 2009-2015.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this application.

The application together with the Environmental Impact Assessment Report and Natura Impact Statement 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 Meath County Council. The application may also be inspected online at the following website set up by the applicant: www.colpwestshd.ie

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.

Signed: (Agent).



Date of erection of site notice: **16th October 2019**