

Project: Proposed residential development at Phase 3, Gort Mell, Old Slane Road, Drogheda, Co. Louth.

Client: Lagan Homes Tullyallen Ltd.
Date: 9th December 2025

Pro. No. 22.127

LRD PLANNING APPLICATION - Further Information

Quality Housing Assessment

	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	
L1	8	3	Semi - D	Two	5	92	107.6	34	38.6	32	34.9	5	5.1	40				117	PROPOSED DEVELOPMENT
N1	2	3	Semi - D	Two	5	92	108	34	37.2	32	35.2	6	7.2	40				117	
N2	4	3	EOT	Two	5	92	108	34	37.2	32	35.2	6	7.2	40				117	
N4	1	3	Mid - Tce	Two	5	92	108	34	37.2	32	35.2	6	7.2	40				117	
R2	1	4	Det	Two	7	110	130	40	45.6	43	45	6	8	50	1			118	
O2	4	3	EOT	Two	5	92	113	34	34.7	32	35.1	5	5	40				123	
O3	2	3	Terrace	Two	5	92	113	34	34.7	32	35.1	5	5	40				123	
P1	10	2	Terrace	Two	4	80	86	30	30	25	26.2	4	5.8	30	10			108	
P2	1	2	Terrace	Two	4	80	86	30	30	25	26.2	4	5.8	30	1			108	
W	2	4	Det/Semi-D	Two	7	110	137.6	40	46.9	43	43.3	6	8.4	50	2				
V	2	2	Det	Two	4	80	96	30	35.3	25	26	4	7.1	30					
Q1 - GF	1	1	Simplex	GFL	2	45	54.1	23	23.4	11.4	14	3	3	5	1			120	
Q1 - 1F	1	2	Duplex	1 & 2	4	73	93.2	30	34.6	24.4	24.5	6	6.3	7	1			128	
Q2 - GF	4	1	Simplex	GFL	2	45	53.8	23	23.4	11.4	14	3	3	5	4			120	
Q2 - 1F	4	2	Duplex	1 & 2	4	73	89.6	30	34.6	24.4	24.5	6	6.3	7				123	
K1	4	3	Semi - D	Two	5	92	108	34	34.8	32	33.5	5	6.5	40					
K2	1	3	Semi - D	Two	5	92	108	34	34.8	32	34.3	5	6.5	40				117	
K3	21	4	Semi - D	Two	5	92	103.4	34	34.8	32	34.3	5	6.5	40				112	
L1	38	3	Semi - D	Two	5	92	105.5	34	38.6	32	34.9	5	5.1	40				115	
L2	6	3	Semi - D	Two	5	92	105.5	34	38.6	32	35.7	5	5.1	40				115	
L3	4	3	Semi - D	Two	5	92	100.8	34	36.1	32	33.2	5	5.1	40				110	
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	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											APPROVED SHD COMPLETED	
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	284																		
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

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Project: Proposed residential development at Phase 3, Gort Mell, Old Slane Road, Drogheda, Co. Louth.

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LRD PLANNING APPLICATION - Further Information

Quality Housing Assessment

SUBJECT SITE OF PRE - PLANNING APPLICATION - LRD

Gross Site Area including amendments to drainage in Phase 2	1.84Ha.	Nett Site Area - Phase 3 including amendments to previously approved housing & Public Open Space	1.3Ha.	Total POS in Phase 3, including 980sqm. Moved from Phase 2	0.268	sqm.																			
Nett Site Area of subject site of LRD application (Ha.)	1.11Ha.	Nett Residential Floor Area	4281 sqm.	Public Open Space for Phase 3	0.17	sqm.	15%																		
Total Number Dwellings	47	Total Number Houses	37	Total Number Apts.	10																				
Parking Spaces	70	<table border="1"> <thead> <tr> <th>Beds</th> <th>Total</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>1 beds</td> <td>5</td> <td>10.6</td> </tr> <tr> <td>2 beds</td> <td>16</td> <td>34.0</td> </tr> <tr> <td>3 beds</td> <td>23</td> <td>48.9</td> </tr> <tr> <td>4 beds</td> <td>3</td> <td>6.4</td> </tr> <tr> <td></td> <td>47</td> <td>100</td> </tr> </tbody> </table>	Beds	Total	%	1 beds	5	10.6	2 beds	16	34.0	3 beds	23	48.9	4 beds	3	6.4		47	100	Total Bedrooms				
Beds	Total	%																							
1 beds	5	10.6																							
2 beds	16	34.0																							
3 beds	23	48.9																							
4 beds	3	6.4																							
	47	100																							
2 Per 3 or 4 Bedroom house	46																								
1 Per 2 Bedroom house	11																								
1 Per Simplex/ Duplex Apt.	10																								
1 Visitor Space/ 3 Apartments	3																								

TOTAL SITE - including previously approved SHD and LRD - SHD - 211283/ ABP-311678-21 as amended under LRD - 2360368 and LRD 2460266

Gross Site Area (Ha.)		Density per ha.	39 per Ha.	<table border="1"> <thead> <tr> <th>Beds</th> <th>Total</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>1 beds</td> <td>26</td> <td>9.2</td> </tr> <tr> <td>2 beds</td> <td>65</td> <td>22.9</td> </tr> <tr> <td>3 beds</td> <td>165</td> <td>58.1</td> </tr> <tr> <td>4 beds</td> <td>28</td> <td>9.9</td> </tr> <tr> <td>Total</td> <td>284</td> <td></td> </tr> </tbody> </table>	Beds	Total	%	1 beds	26	9.2	2 beds	65	22.9	3 beds	165	58.1	4 beds	28	9.9	Total	284		Gross Residential Floor Area	29136.4	sqm.
Beds	Total	%																							
1 beds	26	9.2																							
2 beds	65	22.9																							
3 beds	165	58.1																							
4 beds	28	9.9																							
Total	284																								
Nett Site Area Combined (Ha.)	7.2	Site Coverage		<table border="1"> <thead> <tr> <th>Parking Spaces</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2 Per 3 or 4 Bedroom house</td> <td>380</td> </tr> <tr> <td>1 Per 2 Bedroom house</td> <td>39</td> </tr> <tr> <td>1 Per Simplex/ Duplex Apt.</td> <td>52</td> </tr> <tr> <td>1 Visitor Space/ 3 Apartments</td> <td>18</td> </tr> <tr> <td>9 Spaces for the Creche</td> <td>9</td> </tr> </tbody> </table>	Parking Spaces	Total	2 Per 3 or 4 Bedroom house	380	1 Per 2 Bedroom house	39	1 Per Simplex/ Duplex Apt.	52	1 Visitor Space/ 3 Apartments	18	9 Spaces for the Creche	9	Total Residential	284							
Parking Spaces	Total																								
2 Per 3 or 4 Bedroom house	380																								
1 Per 2 Bedroom house	39																								
1 Per Simplex/ Duplex Apt.	52																								
1 Visitor Space/ 3 Apartments	18																								
9 Spaces for the Creche	9																								
		Plot Ratio																							
		Public Open Space	1.085 Ha.	15%																					
Area of Creche	382m2	58 Children		11 Staff																					

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Quality Housing Assessment

	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
L1	8	3	Semi - D	Two	5	92	108	34	38.3	32	32.7	5	5.1	40				117
N1	2	3	Semi - D	Two	5	92	108	34	34	32	35.2	6	7.2	40				117
N2	4	3	EOT	Two	5	92	108	34	34	32	35.2	6	7.2	40				117
N4	1	3	Mid - Tce	Two	5	92	108	34	34	32	35.2	6	7.2	40				117
R2	1	4	Det	Two	7	110	126.6	40	45.6	43	45	6	8	50	1			115
O2	4	3	EOT	Two	5	92	113	34	35.4	32	36.8	5	7.2	40				123
O3	2	3	Terrace	Two	5	92	113	34	35.3	32	36.8	5	7.2	40				123
P1	10	2	Terrace	Two	4	80	86	30	30	25	26.4	4	5.8	30	10			108
P2	1	2	Terrace	Two	4	80	86	30	30	25	26.2	4	5.8	30	1			108
W	2	4	Det/Semi-Det	Two	7	110	137.6	40	46.9	43	43.4	6	8.4	50	2			125
V	2	2	Det	Two	4	80	96	30	35.3	25	26	4	7.1	30				120
Q1 - GF	1	1	Simplex	GFL	2	45	54.1	23	24.3	11.4	13.5	3	3	5	1			120
Q1 - 1F	1	2	Duplex	1 & 2	4	73	93.2	30	35.2	24.4	26.7	6	6.3	7				128
Q2 - GF	4	1	Simplex	GFL	2	45	53.8	23	24.3	11.4	13.5	3	3	5				120
Q2 - 1F	4	2	Duplex	1 & 2	4	73	89.6	30	35.2	24.4	26.7	6	6.3	7				123

Refer to schedule of garden areas

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 LCC Dev. Plan

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

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SUBJECT SITE OF PRE - PLANNING APPLICATION - LRD

Gross Site Area	2.0 Ha.	Nett Site Area - Phase 3 including amendments to previously approved housing & Public Open Space	1.3Ha.	Total POS in Phase 3, including 980sqm. Moved from Phase 2	0.2551	Ha	
Total Area of Subject Site in Ownership of the Applicant	1.84 Ha.						
Area of new Phase 3 Site	1.1Ha	Nett Residential Floor Area	4558.7 sqm.	Public Open Space for Phase 3	0.157	Ha	15%
Nett Site Area of Phase 3 application (Ha.)	1.04Ha.	Total Number Houses	37	Total Number Apts.	10		
Total Number Dwellings	47	Total Bedrooms	118				
Parking Spaces	75	Site Coverage	19%	Plot Ratio	1:3	Footprint of Buildings	2586 sqm.
2 Per 3 or 4 Bedroom house	48					For purpose of calculating site coverage	
1 Per 2 Bedroom house	13	Beds	Total	%			
1 Per Simplex/ Duplex Apt.	10	1 beds	5	11			
1 Visitor Space/ 3 Apartments	4	2 beds	16	34			
		3 beds	23	49			
		4 beds	3	6			
			47	100			

TOTAL SITE - including previously approved SHD and LRD - SHD - 211283/ ABP-311678-21 as amended under LRD - 2360368 and LRD 2460266

Gross Site Area (Ha.)	8.9	Density per ha.	39 per Ha.	Beds	Total	%	Parking Spaces	Total	498
Nett Site Area Combined (Ha.)	7.2			1 beds	26	9.2	2 Per 3 or 4 Bedroom house	380	
				2 beds	65	22.9	1 Per 2 Bedroom house	39	
				3 beds	165	58.1	1 Per Simplex/ Duplex Apt.	52	
				4 beds	28	9.9	1 Visitor Space/ 3 Apartments	18	
				Total	284		9 Spaces for the Creche	9	
Public Open Space	1.05 Ha.	15%		Total Residential	284				
Area of Creche	382m2	58 Children	11 Staff						

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Schedule of Accomodation

Dwelling Number	Dwelling Type	Dwelling Typology	Aspect	Bedrooms	Number of Designated Car-Parking Spaces	Location of Designated Car-Parking Space	Location of 2nd Designated Car-Parking Space	LOCC Car Parking Provision (MAXIMUM)	Number of Bicycle Spaces (minimum)	Location of Bicycle Spaces	Location of Bin Store	Min Private Amenity (SCSG)	Private Amenity Space
1	Q1 GF	GF Simplex	Dual	1	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	5	6.9
2	Q2 GF	GF Simplex	Dual	1	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	5	6.1
3	Q2 GF	GF Simplex	Dual	1	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	5	6.1
4	Q2 GF	GF Simplex	Dual	1	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	5	6.1
5	Q2 GF	GF Simplex	Dual	1	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	5	6.1
6	Q1 1F	1F Duplex	Dual	2	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	7	7.8
7	Q2 1F	1F Duplex	Dual	2	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	7	7.2
8	Q2 1F	1F Duplex	Dual	2	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	7	7.2
9	Q2 1F	1F Duplex	Dual	2	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	7	7.2
10	Q2 1F	1F Duplex	Dual	2	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	7	7.2
11	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	63.8
12	P2	Mid-Terrace	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	30	38.6
13	P1	Mid-Terrace	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	30	38.5
14	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	Secure Bicycle Store	Secure Bin Storage	30	38.5
15	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	58.2
16	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	55.5
17	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	Secure Bicycle Store	Secure Bin Storage	30	57.5
18	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	Secure Bicycle Store	Secure Bin Storage	30	72.6
19	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	Secure Bicycle Store	Secure Bin Storage	30	43.7
20	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	Secure Bicycle Store	Secure Bin Storage	30	43.7
21	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	49.1
22	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	82.7
23	N4	Mid-Terrace	Dual	3	2	On-Street	On-Street	2	3	Secure Bicycle Store	Secure Bin Storage	40	48.7
24	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	80.4
25	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	80.6
26	N1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	68.1
27	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	44.4
28	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	Secure Bicycle Store	Secure Bin Storage	30	41.4
29	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	Secure Bicycle Store	Secure Bin Storage	30	41.5
30	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	50.6
31	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	41.8
32	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	Secure Bicycle Store	Secure Bin Storage	30	38.6
33	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	Secure Bicycle Store	Secure Bin Storage	30	38.5
34	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	46.1

LRD - Subject site of Application

Dwelling Number	Dwelling Type	Dwelling Typology	Aspect	Bedrooms	Number of Designated Car-Parking Spaces	Location of Designated Car Parking Space	Location of 2nd Designated Car Parking Space	LCC Car Parking Provision (MAXIMUM)	Number of Bicycle Spaces (minimum)	Location of Bicycle Spaces	Location of Bin Store	Min Private Amenity (SCSG)	Private Amenity Space
35	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	47.6
36	N1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	52.9
37	R2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	Rear Garden	Rear Garden	50	54.8
38	O3	Mid-Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Secure Bicycle Store	Secure Bin Storage	40	43.9
39	O2	End of Terrace	Dual	3	2	On-Street	On-Street	2	3	Rear Garden	Rear Garden	40	42.1
40	W	Semi-Detached	Quad	4	2	In-Curtilage	In-Curtilage	2	4	Rear Garden	Rear Garden	50	55.6
41	O3	Mid-Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	67.3
42	O3	Mid-Terrace	Triple	3	2	In-Curtilage	In-Curtilage	2	4	Rear Garden	Rear Garden	40	40.6
43	O2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	42
44	O2	Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	45.2
45	W	Detached	Quad	4	2	On-Street	On-Street	2	4	Rear Garden	Rear Garden	50	57.9
46	V	Detached	Triple	2	1	On-Street	On-Street	2	2	Rear Garden	Rear Garden	30	40.7
47	V	Detached	Triple	2	1	On-Street	On-Street	2	2	Rear Garden	Rear Garden	30	39.4

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