

# Applicant's Response to Further Information Request P.A.Ref. 2560548

Gort Mell, Old Slane Road, Drogheda, Co.Louth



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Prepared on behalf of  
Lagan Homes Tullyallen Ltd

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## 1.0 INTRODUCTION

Stephen Ward Town Planning and Development Consultants Limited of Jocelyn House, Jocelyn Street, Dundalk, Co. Louth has prepared this response statement on behalf of Lagan Homes Tullyallen Ltd in response to the further information request issued by Louth County Council dated the 17<sup>th</sup> of October 2025.

This statement should be read in conjunction with the following information provided under separate cover –

- Letter D240513LT1\_R1 by Amplitude Acoustics
- Acoustic Design Statement D240518RP1 R3 by Amplitude Acoustics
- Schedule of Accommodation and Private Open Space by JFOC Architects
- 3D Visualisations by JFOC Architects
- Drawings by JFOC Architects-
  - Gort Mell Phase 3 Site Layout Plan
  - Diagram of Areas (no change to areas – reflects new site layout plan)
  - House Type V Plans
  - House Type V Elevations and Sections
  - House Type W Plans
  - House Type W Elevations and Sections
  - Schedule of Boundary Treatments
- Drawings by Waterman Moylan Consulting Engineers
  - Phase 3 Road Layout & Levels Sheet 3 - Autotracking
- Drawings by NMP Landscape Architects
  - PH3 – Walls Details Sheet 4
  - PH3 - Walls Details Sheet 5

A schedule of all documents and drawings is provided under separate cover as requested.

## 1.1 SUMMARY OF APPLICANT'S RESPONSE

An amended site layout plan is submitted which has been developed by JFOC Architects in conjunction with Amplitude Acoustics to further reduce noise exposure to road noise from the M1 such that all private garden spaces are now below the recommended 55 dB Lday threshold<sup>1</sup>. The area of the site where changes have been made is restricted to the south west corner and is identified on drawing 22.127-OSR-JF-ZZ-A-31004 within a red bubble. The number of dwellings, the mix of dwelling types and sizes has not changed. There are still 10no. apartments and 37no. houses proposed (5no. 1-bed, 16no. 2-bed, 23no. 3-bed and 3no. 4-bed). The public open space to the north west of the site has increased slightly from 1,812sq.m to 1,835sq.m.

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<sup>1</sup> BS 8233:2014 and ProPG 2017

Two new dwelling types (Type V and Type W) have been designed to specifically address the acoustic strategy at the south west of Gort Mell. In keeping with the acoustic strategy used in the permitted development to the north (figure 1), the built form along the western boundary will function as an acoustic buffer in addition to acoustic boundary treatments including combinations of 2m and 4m barriers as detailed by NMP drawings nos. T-L3-802-4 and T-L3-802-5 and JFOC drawing 31006 under separate cover. In Phase 3, House Type O will be used in combination with House Type W to successfully screen out road noise, creating protected private open spaces for residents. By optimising the layout, with bedrooms orientated towards the quieter internal side of the development and using specific façade, glazing and ventilation to prevent noise intrusion, internal ambient noise targets will be achieved.



Figure 1 Drone Photograph of Gort Mell Phase 2

The crescent formed along the western and south western boundary reaches into the site to the north and south with House Type W, enclosing this space and providing a bookend with active frontage at the entrance and onto the public open space to the north (figure 3 & 4).

House Type V has been designed to address the street and provide a strong frontage while protecting residential amenity within the courtyards to the rear (figure 2). There are no first floor windows serving habitable rooms to the rear of House Type V. The only window at first floor level serves a bathroom and will be fitted with obscured glazing. All gardens proposed exceed the minimum requirements set by the Compact Settlement Guidelines.

In keeping with the pattern of development under construction in Gort Mell, car parking is provided in courtyard and tandem parking arrangements to minimise impact on the streetscape. The amendments to the car parking proposed have been reviewed by Waterman Moylan Consulting Engineers and a road layout with auto-tracking is provided under separate cover.

Please refer to JFOC drawing nos. 33023 to 33026 and the schedule of accommodation under separate cover for full details of House Type V and House Type W.



Figure 2 House Type V fronts the street (CGI by JFOC Architects)



Figure 3 House Type W addresses the entrance (left of image) (CGI by JFOC Architects)



Figure 4 House Type W addresses the public open space (right of image) (CGI by JFOC Architects)

## 2.0 FURTHER INFORMATION REQUEST

This section will repeat each of the two items of further information requested by the Planning Authority and provide the applicant's response in turn.

### 2.1 ITEM ONE – NOISE ISSUES

*The Environment Section states that from an examination of the application, the M1 motorway is in proximity of the proposed development and the WHO recommendation based on reducing adverse health effects from road-based traffic noise is that levels should not exceed 53 dB Lden and 45dB Lnight, which is calculated at the facades of exposed dwellings.*

*Therefore, the applicant is requested to demonstrate that appropriate noise mitigation measures are/ have been taken to ensure that all the requirements, as detailed in the current Noise Action Plan 2024-2028, and as outlined above are met. This work should be completed by a suitably qualified acoustic professional.*

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#### 2.1.1 APPLICANT'S RESPONSE

The letter (D240513LT1\_R1) and Acoustic Design Statement (ADS) (D24051RP1\_R3) by Amplitude Acoustics submitted under separate cover form the applicant's response to Item 1 of the further information request issued by Louth County Council.

As set out by Amplitude Acoustics, the WHO guidelines values as referenced by Item 1 are explicitly framed as public-health policy recommendations and should not be interpreted as mandatory façade noise limits for individual residential planning applications.

The Louth Noise Action Plan acknowledges that Ireland currently has no national guidance defining acceptable environmental noise levels for new residential development exposed to road traffic noise and until such guidance is developed, UK best-practice documents are to be applied, specifically PAN 1/2011: Planning and Noise and ProPG: Planning & Noise (2017).

Therefore, the appropriate framework for demonstrating suitable noise conditions at this site is the combination of PAN 1/2011, ProPG, BS 8233:2014, and a robust acoustic design process, rather than comparison to WHO façade exposure values.

On the basis of the updated layout and the mitigation strategy, the ADS concludes that:

- the development can achieve the intent of ProPG through the application of good acoustic design;
- all private gardens are predicted to achieve <55 dB Lday (2035 scenario) as recommended by BS 8233:2014 and ProPG 2017; and
- with the specified façade constructions implemented, internal ambient noise targets for habitable rooms are predicted to be achieved in accordance with ProPG/BS8233/WHO guidance, with windows closed where required.

#### Policy Objective

<b>ENV 6</b>	To implement the Louth County Council <i>Noise Action Plan 2018-2023</i> (and any subsequent Plan) in order to avoid, prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure.
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As detailed in the attached letter and Acoustic Design Statement by Amplitude Acoustics, the proposed development the proposed development will support the aims of the Louth County Council Noise Action Plan, namely:

- avoiding significant adverse health impacts from noise; and
- preserving environmental noise quality where good.

#### Policy Objective

<b>ENV 7</b>	To require that where new development is proposed within the limits of the noise maps for the designated sections of roads in the County, appropriate mitigation measures are undertaken so as to prevent harmful effects from environmental noise.
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Mitigation and design measures include:

- layout optimisation and building screening, with bedrooms oriented towards the quieter internal side of the development where practicable;
- acoustic boundary treatments, including combinations of 2 m and 4 m barriers in defined locations; and
- façade performance specifications (glazing and ventilation).

***The proposed development is fully in keeping with Development Plan policy, the objectives of the Noise Louth County Council Noise Action Plan and applies the appropriate technical guidelines to achieve a good noise environment for future residents. The phase 3 development matches the acoustic performance achieved in Gort Mell phase 2, currently under construction.***

## 2.2 ITEM TWO – ESB SUBSTATION


The applicant is requested to submit plans, elevations and contiguous elevations for the repositioned ESB substation.

### 2.2.1 APPLICANT'S RESPONSE

The applicant has been in contact with ESB Networks and the ESB substation originally proposed to the south of plot nos. 31 and 27 is no longer required. The site Layout Plan (JFOC Drawing no. 22.127-OSR-JF-ZZ-A-31004) has been amended accordingly and is submitted under separate cover.

## 3.0 PUBLIC NOTICES

It is noted that the applicant may be required to that new public notices may be required give notice in an approved newspaper and erect a new site notice following the submission of the further information or revised plans if it is considered that the further information received contains significant additional information. We await instruction of the Planning Authority in this regard.



**Stephen Ward**