



Housing Department,
Town Hall,
Crowe Street,
Dundalk,
Co Louth

Date: 26th August 2025

1 No Soft copy to michelle.murray@louthcoco.ie

Our Ref. 22.127

Att: Michelle Murray

Your Ref. SHD - 211283/
ABP-311678-21 as
amended under
LRD - 2360368 and
LRD 2460266

Re: Part V proposal for residential development of an additional 47 dwellings
at Phase 3, Gort Mell, Old Slane Road and RR168, Mell/ Tullyallen, Drogheda, Co. Louth

Dear Michelle,

On behalf of our clients Lagan Homes Tullyallen Ltd., JFOC Architects are pleased to provide this Part V proposal in respect of the above development for discussion with Louth County Council. Our client Lagan Homes Tullyallen Ltd intend to make a planning application for planning permission to modify a permitted Strategic Housing Development (SHD) ABP-311678-21 (as amended by P.A.Ref. 2360368 and P.A.Ref. 2460266) known as Gort Mell 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 proposed development will consist of alterations to the permitted SHD known as Gort Mell including change of house types, relocation of permitted ESB substation, relocation of public open space, alterations to drainage network design and levels and the construction of 47no. additional dwellings (5no. 1-bed, 16no. 2-bed, 23no. 3-bed and 3no. 4-bed) with a new vehicular entrance onto Old Slane Road together with all associated site development works, public lighting, public open space, car parking, roads and footpaths. Works proposed on Old Slane Road include the provision of a roundabout for future bus turning and a bus stop. The proposed modifications to the permitted SHD will increase the number of units from 237no. as permitted (21no. 1-bed, 49no. 2-bed, 142no. 3-bed and 25no. 4-bed) to 284no. in total (26no. 1-bed, 65no. 2-bed, 165no. 3-bed, 28no. 4-bed).

A Part V agreement has already been reached in respect of the previously permitted 237 dwelling as per:

Condition Number 29 of ABP-311678-21 of the approved planning permission states that:

“Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3)(Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.”

PART V PROPOSALS

Total Development: **47 Units**
 10% Social and Affordable Requirement: **5 No.**

Phase 3 Site Area: **1.1Ha.**
 Nett Site Area: **0.693Ha**
(occupied by sites of dwelling units (excludes roads, footpaths, green space areas, communal buildings, etc.)
 Nett site area: **0.0320 Ha.**
(occupied by sites of part v dwelling units (excludes roads, footpaths, green space areas, communal buildings, etc.)

Revised Proposal for Old Slane Road:

1 Bedroom Units	2No.	40%
2 Bedroom Units	2No.	40%
3 Bedroom Units	1No.	20%

Quality Housing Assessment:

Type	Typology	Beds.	Pers.	Floor Area m ²	Agg. Bed Area m ²	Agg Living Area m ²	Storage m ²
Q1 - GF	Ground Floor Simplex Apt.	1	2	54 (45)	13.5(11.4)	24.3 (23)	3 (3)
Q1 – 1F	First & Second Floor Duplex Apt.	2	4	93 (73)	25 (24.4)	33.5 (30)	8.8 (6)
Q2- GF	Ground Floor Simplex Apt.	1	2	52 (45)	14 (11.4)	23.4 (23)	3 (3)
Q2– 1F	First & Second Floor Duplex Apt.	2	4	89.6 (73)	25 (24.4)	33.5 (30)	8.8 (6)
P2	2 Storey Mid-Tce. House	2	4	86	26.2 (25)	30 (30)	5.8 (6)

(Minimum standards shown in parantheses)

We enclose herewith site layout and dwelling drawings as outlined below.

We will be submitting this LRD planning application to Louth County Council shortly.

Should you have any queries, please do not hesitate to contact us.

Yours sincerely,



Nóra Shortall MSc. B.Arch. MRIAI.
JFOC ARCHITECTS
nora@jfocarchitects.com

Encl:

- Site Location Map
- Site Layout Plan with proposed Part V units identified
- Type Q1 and Q2 Simplex and Duplex Plans
- Type P2 House Plans
- Part V Costs
- LCC letter of compliance with C29 of ABP-311678-21