

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

Client: Lagan Homes Tullyallen Ltd.
Date: 18th August 2025

Pro. No. 22.127

LRD PLANNING APPLICATION

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	10	3	Semi - D	Two	5	92	108	34	38.3	32	32.7	5	5.1	40				117
N1	3	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	40	1			115
O2	4	3	EOT	Two	5	92	113	34	35.4	32	36.8	5	7.2	40				123
O3	1	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	40	10			108
P2	1	2	Terrace	Two	4	80	86	30	30	25	26.2	4	5.8	40	1			108
U1	1	4	Det	Two	7	110	126.8	40	45.6	43	44.8	6	8	40	1			115
U2	1	4	Semi-D	Two	7	110	126.8	40	45.6	43	44.8	6	8	40	1			115
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

Sustainable & Compact Settlement LCC Dev. Plan

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

Universal Design Requirements as per the Louth County Development Plan; approx 30% of proposed units 15

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	4556.1 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	Site Coverage	19%		
Parking Spaces	77	Plot Ratio	1:3	Footprint of Buildings	2586 sqm.		
2 Per 3 or 4 Bedroom house	52			For purpose of calculating site coverage			
1 Per 2 Bedroom house	11	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				
		Total	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					