



Comhairle Contae **Lú**
Louth County Council

Application Form (Form 19) - Large-Scale Residential Development (LRD)

Form to be included with a Large-scale Residential Development (LRD) planning application to Louth County Council

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING
Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

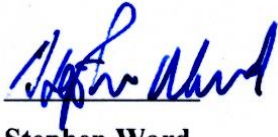
Supplementary information to accompany an application for a Large-scale Residential Development

1. Applicant:

Prospective Applicant Name:	Lagan Homes Tullyallen Ltd
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2. Contact details of person authorised to operate on behalf of the Applicant (Applicant or Agent): (Not for Public release)

Name:	Stephen Ward Town Planning and Development Consultants Ltd
Correspondence Address:	Jocelyn House, Jocelyn Street, Dundalk, Co.Louth
Telephone:	042 9329791
Email:	jhorgan@wardconsult.com
Declaration:	
I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.	
Signature of person authorised to operate on behalf of the Prospective Applicant:	



Stephen Ward

(Stephen Ward – Agent)

Date: 29th of August 2025

Address of the proposed Large-scale Residential Development:

Lands at Old Slane Road and R168, Tullyallen/Mell, Drogheda, Co.Louth

3. Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	A2 New Residential Phase 1
Existing use(s) of the site and proposed use(s) of the site:	Permitted SHD ABP- 311678-21 (as amended under P.A.Ref.2360368 and 2460266) under construction.

Supporting Documents	Enclosed		
	Yes [X]	No []	
Site location map sufficient to identify the land, at appropriate scale:	Yes [X]	No []	
Layout plan of the proposed development, at appropriate scale.	Yes [X]	No []	
Statement of consistency with the Development Plan	Yes [X]	No []	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion	Yes [X] Please refer to Response to Opinion by Stephen Ward Town Planning Consultants	No []	No []

Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes [<input checked="" type="checkbox"/>] Please refer to Response to Opinion by Stephen Ward Town Planning Consultants	No [<input type="checkbox"/>]	N/A [<input type="checkbox"/>]
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Design			
A design statement that addresses the sites location and context and the proposed design strategy.	Yes [<input checked="" type="checkbox"/>] Please refer to Architectural Design Statement by JFOC Architects	No [<input type="checkbox"/>]	
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes [<input checked="" type="checkbox"/>] Please refer to JFOC Architect's schedule of accommodation and Quality Housing Assessment under separate cover.	No [<input type="checkbox"/>]	
Water Services:	Enclosed		
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes [<input checked="" type="checkbox"/>] Please refer to Engineer's Assessment Report by Waterman Moylan Consulting Engineers for details of engagement with Irish Water.	No [<input type="checkbox"/>]	
A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes [<input checked="" type="checkbox"/>] Please refer to Engineer's Assessment Report by Waterman Moylan Consulting Engineers for a copy of Irish Water COF	No [<input type="checkbox"/>]	

An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.		Yes []	No [X]
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.		Yes []	No [X]
Traffic and Transport:		Enclosed	
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes []	No [X]	
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes []	No []	N/A [X]
Taking in Charge:		Enclosed	
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes [X] Please refer to JFOC drawing no. 32003	No []	
Maps, Plans and Drawings		Enclosed	
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes [X]	No []	

4. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
<p>(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application? Please refer to JFOC Schedule under separate cover and Statement of Consistency by Stephen Ward Town Planning and Development Consultants for details.</p>	X	
<p>(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application? Please refer to NMP Landscape Architects Design Statement and General Arrangement plan drawing no. P-L2-100 Vehicular access to the application site is via a new entrance onto Old Slane Road and the permitted SHD under construction. JFOC site layout plan and Drawing no. 31004 provides details of car parking provision.</p>	X	
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application? The site layout plan illustrates how the modifications proposed integrate with the permitted SHD under construction.</p>	X	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application? Drawing enclosed identifying car parking spaces for E-Car Charing and ducting.</p>	X	
<p>(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		X
<p>(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site</p>		X

and/or any building thereon? If "Yes", enclose details with this application.		
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application. Please refer to Response to Opinion statement prepared by Stephen Ward Town Planning Consultants for full details of information accompanying this application as specified by Louth County Council.	X	

5. Breakdown of Housing units:

Houses (additional houses proposed)		
Unit Type	No. of Units	Gross floor space in m ²
1-bed	0	-
2-bed	11	946
3-bed	23	2,509
4-bed	3	380.2
4+ bed	0	-
Total	37	3,835.2

Apartments (additional apartments proposed)		
Unit Type	No. of Units	Gross floor space in m ²
Studio	0	-
1-bed	5	269.3
2-bed	5	451.6
3-bed	0	-
4-bed	0	-
4+ bed	0	-
Total	10	720.9

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m ²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

State total number of residential units in proposed development	47 (SHD Total 284)
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LRD Floor Space	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	4,556.1
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	
(i) Class 4 Creche	
(c) State the cumulative gross floor space of the nonresidential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	
Class of Development	Gross Floor Space in m²
(i) Class 4	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	4,556.1
	Percentage
(e) Express (a) as a percentage of (d):	100%
(f) Express (c) as a percentage of (d):	
(e) plus (f)	100%

Planning Authority Official Use only:
Planning Reference:
Planning Authority Stamp: