

Large Scale Residential Development

Planning Department,
Louth County Council,
Town Hall,
Crowe Street,
Dundalk,
Co.Louth

2nd of September 2025

Dear Sir / Madam,

**PLANNING APPLICATION RE – LARGE SCALE RESIDENTIAL DEVELOPMENT –
MODIFICATIONS TO PERMITTED STRATEGIC HOUSING DEVELOPMENT ABP-311678-21
(P.A.REF. 2360368 & 2460266) AT MELL/TULLYALLEN, OLD SLANE ROAD/R168,
DROGHEDA, CO.LOUTH**

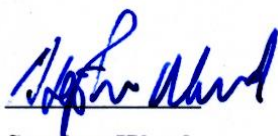
This LRD planning application to modify a permitted Strategic Housing Development ABP-311678-21 (as amended by P.A.Ref. 2360268 & 2460266) is made under Section 32A of the Planning and Development Act 2000 (as amended) by Lagan Homes Tullyallen Ltd. This LRD Planning Application is made via the online planning portal to Louth County Council and the required fee has been paid by EFT (Ref. 120000070579). The applicant has made a copy of the LRD application available for inspection on the internet at the following we address: www.gortmell-lrd-3.com

An LRD meeting was held under Section 32C of the Planning and Development Act 2000 (as amended) on the 4th of June 2025 (Ref. LRD0025) to discuss the proposed modifications to the permitted SHD. An LRD Opinion was issued under Section 32D of the Act by Louth County Council dated the 27th of June 2025.

A schedule of all documents/reports accompanying the request is provided overleaf together with details of persons responsible for their preparation. A schedule of drawings is also included as required.

All correspondence in relation to the LRD application should be addressed to Stephen Ward Town Planning and Development Consultants Limited Jocelyn House, Jocelyn Street, Dundalk, Co.Louth.

Yours faithfully,



Stephen Ward



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LRD Planning Application
Lagan Homes Tullyallen Ltd
Old Slane Road

Schedule of Documents and Drawings

- Completed Louth County Council LRD meeting request form 19
- Site Notice
- Newspaper Notice
- Letter of consent from Meath County Council
- Part V Proposal Letter by JFOC
- Part V calculations (not public)
- Part V Compliance – Condition No. 29 of ABP-311678-21
- Applicant’s A.22(2A)(b) Response Statement to Louth County Council LRD025 by Stephen Ward Town Planning and Development Consultants Ltd
- Statement of Consistency by Stephen Ward Town Planning and Development Consultants Ltd
- EIAR Preliminary Examination by Stephen Ward Town Planning and Development Consultants Ltd
- Childcare Demand Assessment Examination by Stephen Ward Town Planning and Development Consultants Ltd
- Natura Impact Statement (NIS) by Doherty Environmental
- Architectural Design statement by JFOC Architects
- Schedule of Accommodation by JFOC Architects
- Quality Housing Assessment by JFOC Architects
- Building Lifecycle Report by JFOC Architects
- Landscape Design Statement by NMP Landscape Architects
- Response to Louth County Council LRD Opinion by Waterman Moylan Consulting Engineers.
- Engineering Assessment Report by Waterman Moylan Consulting Engineers
- Flood Risk Assessment by Waterman Moylan Consulting Engineers
- Preliminary Construction Environmental Management Plan by Waterman Moylan Consulting Engineers
- Energy Efficiency and Climate change adaption design statement
- Public lighting calculation report
- Acoustic Design Statement by Amplitude Acoustics

- Archaeological Desktop Report by Archaeological Projects Ltd
- Tree Survey by Charles McCorkell Arboricultural Consultancy
- Daylight, Sunlight Report by Open Plan Design Ltd
- Copy of LRD Opinion Notice Issued by Louth County Council

Drawings by JFOC Architects		
JFOC Drawing and Document Schedule under separate cover		
Drawing Number	Drawing Title	Scale
22.127-OSR-JF-ZZ-A-31001	Site Location Map	1:2500
22.127-OSR-JF-ZZ-A-31002	Existing Site and Approved Gort Mell Layout	1:1000
22.127-OSR-JF-ZZ-A-31003	Proposed Site Layout and Approved Gort Mell Layout	1:1000
22.127-OSR-JF-ZZ-A-31004	Gort Mell Phase 3 Site Layout Plan	1:500
22.127-OSR-JF-ZZ-A-31005	Gort Mell Phase 3 Site Layout Ground Floor Plan	1:500
22.127-OSR-JF-ZZ-A-32001	Location of Part V Units	1:500
22.127-OSR-JF-ZZ-A-32002	Diagram of Areas	NTS
22.127-OSR-JF-ZZ-A-32003	Taking in Charge Layout	1:500
22.127-OSR-JF-ZZ-A-32004	Public Open Space	1:500
22.127-OSR-JF-ZZ-A-32005	Overhead lines	1:500
22.127-OSR-JF-ZZ-A-33001	House Type L1 Plan	1:100
22.127-OSR-JF-ZZ-A-33002	House Type L1 Elevations and Sections	1:100
22.127-OSR-JF-ZZ-A-33003	House Type N1, N2, N4 Plan	1:100
22.127-OSR-JF-ZZ-A-33004	House Type N1 Elevations and Sections	1:100
22.127-OSR-JF-ZZ-A-33005	House Type N2 Elevations and Sections	1:100
22.127-OSR-JF-ZZ-A-33006	House Type N4 Elevations and Sections	1:100
22.127-OSR-JF-ZZ-A-33007	House Type O2 Plan	1:100
22.127-OSR-JF-ZZ-A-33008	House Type O2 Elevations and Sections	1:100
22.127-OSR-JF-ZZ-A-33009	House Type O3 Plan	1:100
22.127-OSR-JF-ZZ-A-33010	House Type O3 Elevations and Sections	1:100
22.127-OSR-JF-ZZ-A-33011	House Type P1 Plan	1:100
22.127-OSR-JF-ZZ-A-33012	House Type P1 Elevations and Sections	1:100
22.127-OSR-JF-ZZ-A-33013	House Type P2 Plan	1:100
22.127-OSR-JF-ZZ-A-33014	House Type P2 Elevations and Sections	1:100
22.127-OSR-JF-ZZ-A-33015	House Type R2 Plan	1:100
22.127-OSR-JF-ZZ-A-33016	House Type R2 Elevations and Sections	1:100
22.127-OSR-JF-ZZ-A-33017	House Type U1 Plan	1:100
22.127-OSR-JF-ZZ-A-33018	House Type U1 Elevations and Sections	1:100
22.127-OSR-JF-ZZ-A-33019	House Type U2 Plan	1:100
22.127-OSR-JF-ZZ-A-33020	House Type U2 Elevations and Sections	1:100
22.127-OSR-JF-ZZ-A-34001	Apartment Plans	1:100
22.127-OSR-JF-ZZ-A-34002	Apartment Elevations and Sections	1:100
22.127-OSR-JF-ZZ-A-34003	Apartment Bin and Bike Storage	1:100
22.127-OSR-JF-ZZ-A-36001	Contiguous Elevation A, B and C	1:200

Drawings by NMP Landscape Architects		
P-L3-100	PH3_General Arrangement Plan	1:250
P-L3-701	Sections	1:100
P-L3-802-1	Walls Details Sheet 1	As Shown
P-L3-802-2	Walls Details Sheet 2	As Shown
P-L3-802-3	Walls Details Sheet 3	As Shown

Drawings by Waterman Moylan Consulting Engineers		
Waterman Moyla Drawing and Document Schedules (Civic/M&E under separate cover)		
Drawing Number	Drawing Title	Scale
OSR-WMC-PH3-00-DR-C-4000	Site Location Plan	1:1000
OSR-WMC-PH3-00-DR-C-4100	Road Layout	1:500
OSR-WMC-PH3-00-DR-C-4101	Surfacing Layout	1:500
OSR-WMC-PH3-00-DR-C-4105	Proposed Roundabout	1:250
OSR-WMC-PH3-00-DR-C-4120	Road Construction Details	As shown
OSR-WMC-PH3-00-DR-C-4121	Road Cross Sections	1:50
OSR-WMC-PH3-00-DR-C-4130	Swept Path Analysis and Sightlines	1:500
OSR-WMC-PH3-00-DR-C-4131	Swept Path Analysis for a Large Car	1:200
OSR-WMC-PH3-00-DR-C-4200	Drainage Layout	1:500
OSR-WMC-PH3-00-DR-C-4210	Foul Drainage Longitudinal Sections	As shown
OSR-WMC-PH3-00-DR-C-4211	Detention Basin Sections	1:125
OSR-WMC-PH3-00-DR-C-4220	Stormwater Drainage Construction Details Sheet 1 of 2	As shown
OSR-WMC-PH3-00-DR-C-4221	Stormwater Drainage Construction Details Sheet 2 of 2	As shown
OSR-WMC-PH3-00-DR-C-4222	Drainage Details: Private Drainage	As shown
OSR-WMC-PH3-00-DR-C-4250	Overland Flood Route	1:500
OSR-WMC-PH3-00-DR-C-4300	Watermain Layout	1:500
SLR-WBS-UT-P3-DR-E-60-E1001	Proposed E-Car Charging Layout	1:400
SES 11125 (Sabre Electrical Services)	Proposed Public Lighting Layout	1:500

Drawings by Charles McCorkell Arboricultural Consultancy		
240528-P-10	Tree Survey Plan	1:250 @A1 (A3 NTS)