

Planning and Development (Housing) and Residential Tenancies Act 2016, as amended

Planning and Development Regulations 2001, as amended

Site Notice of Strategic Housing Development Application to An Bord Pleanála

Rockmill Ltd, intends to apply to An Bord Pleanála (the Board) for permission for a strategic housing development (SHD) on a site to the northeast of the Dublin Road, to the north of the existing Southgate Centre, and to the southwest of the existing Grange Rath residential development in Drogheda, Co. Meath.

The proposed development consists of a residential development comprising 201 no. residential units (all apartments) on a site of 1.74 hectares.

The 201 no. residential units proposed are located within 5 no. proposed apartment buildings of 5 no. storeys in height over basement. The proposed apartment units comprise 53 no. 1 bedroom apartments, 132 no. 2 bedroom apartments, and 16 no. 3 bedroom apartments.

The 5 no. apartment buildings comprise the following:

- Block 1 is five storeys in height, and will accommodate 53 no. apartment units, comprising 18 no. 1 bedroom units, 31 no. 2 bedroom units, and 4 no. 3 bedroom units.
- Block 2 is five storeys in height and will accommodate 37 no. apartment units, comprising 8 no. 1 bedroom units, 26 no. 2 bedroom units, and 3 no. 3 bedroom units.
- Block 3 is five storeys in height and will accommodate 37 no. apartment units, comprising 9 no. 1 bedroom units, 25 no. 2 bedroom units, and 3 no. 3 bedroom units.
- Block 4 is five storeys in height and will accommodate 37 no. apartment units, comprising 9 no. 1 bedroom units, 25 no. 2 bedroom units, and 3 no. 3 bedroom units.
- Block 5 is five storeys in height and will accommodate 37 no. apartment units, comprising 9 no. 1 bedroom units, 25 no. 2 bedroom units, and 3 no. 3 bedroom units.

A single basement level is proposed beneath Blocks 1 and 2, to accommodate car parking, bicycle parking areas, bin stores, and circulation areas.

The development includes associated site and infrastructural works including all associated road infrastructure, bicycle and pedestrian facilities (including bicycle and pedestrian route through the site resulting in alterations to the existing Southgate Centre car park), foul and surface / storm water drainage, surface water management features, 181 no. car parking spaces, public and communal open space, bin and bike stores, lighting, landscaping and boundary treatments, 1 no. ESB substation, services, access arrangements, and all ancillary works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Meath County Development Plan 2013-2019 and the Local Area Plan for the Southern Environs of Drogheda 2009-2015 (as incorporated in the Meath County Development Plan).

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of the Board and Meath County Council. The application may also be inspected online at the following website set up by the applicant: www.southgateshd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: (Agent).



Agent: John Spain Associates, 39 Fitzwilliam Place, Dublin 2

Date of erection of site notice: **5th August 2021**