



Planning Department,
Meath County Council,
Buvinda House
Dublin Road,
Navan,
Co. Meath

22nd December 2025

RE: Further Information Response

Reg. Ref. 25/60940

Lands to the east of the M1 motorway and west of the Rathmullan Road Oldbridge, Drogheda Co. Meath

Dear Sir/Madam

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, have been instructed by our client, Earlsfort Developments Drogheda Limited, to submit this response in respect of Meath County Council's Request for Further Information, dated 30th October 2025, in relation to Reg. Ref. 25/60940.

The development as submitted at application stage sought permission for the following:

'(i) demolition/removal of all existing farm buildings/structures and associated hard standing on site; (ii) construction of a large-scale residential development (LRD) of 249 no. units comprising 170 no. two-storey houses (including 37 no. two-bedroom houses, 111 no. three-bedroom houses and 22 no. four-bedroom houses), 16 no. three-storey duplex buildings (accommodating 16 no. one-bedroom and 16 no. two-bedroom units) and a mix of 8 no. three-storey and 3 no. four-storey apartments blocks accommodating a total of 22 no. one-bedroom and 25 no. two-bedroom apartments); (iii) construction of a new vehicular entrance and access road off Rathmullan Road with associated junction works and associated internal access road network with pedestrian and cyclist infrastructure; (iv) provision of a three-storey creche facility (411sq.m) with external play areas at ground and second floor levels and vehicular/bicycle parking area; and, (v) all ancillary site and infrastructural works, inclusive of removal of existing vehicular entrances, general landscaping and public open space provision, vehicular parking provision (396 no. spaces in total), bicycle parking, boundary treatments, foul/surface water drainage, attenuation areas, provision of a pumping station and provision of an ESB substation, as necessary to facilitate the proposed development. Each house will be served by vehicular parking to the front and private amenity space in the form of a rear garden. Each duplex building will be served by vehicular parking to the front and private amenity space in the form of balcony/terrace spaces to the rear. Each apartment block will have shared access to adjoining car parking bays with communal amenity space and bicycle/bin stores provided to the rear and each apartment will be provided with private amenity space in the form of a balcony or terrace. The development includes provision of a landscaped area of public open space to the north of the site, with 2 no. pedestrian/cyclist connections (via the northern/eastern site boundaries) to Rathmullan Road which will be subsequently ceded to Meath County Council. The application is accompanied by a Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR).

The request for further information pertains to comments made directly in respect of the Appropriate Assessment Screening (AAS) and Natura Impact Statement (NIS) prepared by Verdé Environmental Consultants.

In summary, we would note that the AAS and NIS have been revised by Verdé Environmental Consultants to provide further information and clarifications in line with the request issued by the Planning Authority.

We trust that the enclosed Appropriate Assessment Screening (AAS) and Natura Impact Statement (NIS), as amended by Verdé Environmental Consultants, are in order and we look forward to a favourable decision from Meath County Council in due course.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours Sincerely,



Kevin Hughes MIPIM RTPI
Director For HPDC Ltd.