



Meath County Council,
Planning Department,
Buvinda House
Dublin Road
Navan
County Meath
C15 Y291

5th September 2025

Re: Large-scale Residential Development (LRD) Application at 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, of 13-18 City Quay, Dublin 2, to submit the enclosed Large-Scale Residential Development Application pertaining to Lands to the east of the M1 motorway and west of the Rathmullan Road, Oldbridge, Drogheda, Co. Meath.

The proposed development, as per the description of development contained within the public notices, seeks 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).

We confirm that the application has been lodged online via the National Planning Portal and 1 no. hard copy of the application has been posted to Meath County Council. An EFT has also been lodged to the Planning Authority in the amount of **€55,329.20**.

The application boundary includes two areas of land outside the ownership of the applicants and under the ownership of Glenveagh Homes Limited and Menolly Homes Unlimited Company. The two areas of land are required for works associated with the proposed junction on Rathmullan Road. A letter of consent from Glenveagh Homes Limited is included with this application. It is noted, however, that Menolly Homes Unlimited Company is currently in the process of liquidation and cannot furnish a letter of consent for inclusion with this application. Confirmation of Menolly Homes' liquidation status is provided on www.solocheck.ie.

A full schedule of all documents included as part of this application. We trust that all relevant documentation has been enclosed, however should you have any queries, please do not hesitate to contact the undersigned.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'KH', with a long horizontal flourish extending to the right.

Kevin Hughes MIPI MRTPI
Director for HPDC Ltd.