

20 December 2023

An Bord Pleanála  
SIDS/LAPS Section  
64 Marlborough Street,  
Dublin 1.  
D01 V902

**R.E. PLANNING APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL UNDER SECTION 175/1767AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)**

A Chara,

On behalf of Louth County Council, we hereby submit a full planning application for approval under Section 175 and 177AE of the Planning and Development Act 2000 (as amended), for public realm regeneration works on a 1.89ha site within the Westgate Vision Area of Drogheda, Co. Louth.

**OVERVIEW**

The project has been commissioned by Louth County Council, led by its Placemaking & Physical Development Team and is funded by the Urban Regeneration and Development Fund (URDF), a flagship initiative of Project Ireland 2040, and match funded by Louth County Council.

The overall objective of the proposed development (known as the 'Westgate 2040 Project') is to act as a catalyst to support positive regeneration, compact growth and sustainable development in the Westgate Vision Area.

This planning application represents the next stage of the Westgate Vision, launched by Louth County Council in 2018, which is a targeted planning response aimed at channelling investment into this core area of Drogheda.

The proposed development has been informed by a rigorous and integrated approach to engagement which included consultation with the community, key stakeholders, Elected Members and Council Departments during concept development and finalisation. This approach has informed a holistic analysis of the project area and has resulted in a proposed development which responds to a number of inputs including from the expert multi-disciplinary design team.

This letter provides detail on the location of the site and the proposed development and describes the documents / drawings submitted as part of the planning application package. Further detailed information on, and assessment of, the proposed development is provided within the planning application package.

## SITE LOCATION

The application site covers an area of approx. 1.89 hectares which includes the following lanes/streets/roads/areas and their adjoining footpath/public realm/junction areas: R132/Bridge of Peace/George's Street (including the underpass on the northern side of the River Boyne); George's Square; Father Connolly Way (including part of an existing car park area); Dominick Street; Patrickswell Lane; Old Abbey Lane (including an area to the rear of 56/57 West Street); Scholes Lane; R900/West Street/Narrow West Street; Fair Street; and Wellington Quay, in the townland of Moneymore, Drogheda, Co Louth. It is noted that the application site is partly located within the following Architectural Conservation Areas: Fair Street; Old Abbey Lane; and West Street and Surrounding Streets.

A Site Location Plan (Drawing No. LOUX3001-P-000-101-A) identifying the location/extent of the application site and the application site redline boundary is submitted with the planning application package.

## PROPOSED DEVELOPMENT

The proposed development consists of the following:

- (1) Public realm improvement works comprising: new hard landscaping including resurfacing, soft landscaping including new tree planting, a water feature channel with stepped concrete elements and integrated landscaping, a Corten steel ground insert delineating the location of the former medieval town wall, a wayfinding Corten steel ground insert, Corten steel signs, Corten steel walkways, street furniture, new pedestrian connections, a SUDS rainwater retention pond, cycle lanes, pedestrian footpaths, external steps, tactile paving, road signs, cycle parking stands and provision of new railings;
- (2) Public realm improvement works will also include the creation of a new urban plaza gateway/arrival area at Georges Square and a new enhanced public amenity area adjacent the River Boyne riverfront including a new pedestrian wooden deck promenade/boardwalk;
- (3) Demolition of the existing public toilet block at George's Square (between the junctions of George's Street/Fair Street and George's Street/West Street), a section of boundary wall located between Old Abbey Lane and Father Connolly Way and a section of wall located between Dominick Street and Dominick Street car park;
- (4) A new raised, free-standing, curved walkway located between the R132 and the existing Medieval Wall to provide a universally accessible connection from West Street to the River Boyne riverfront;
- (5) A new freestanding Corten steel pavilion located adjacent the River Boyne riverfront to create a new mixed use/public space;
- (6) A new freestanding Corten steel canopy located within, and offset from, the remains of the Old Abbey (being a Protected Structure – ID No. DB-187 and a recorded monument - RMP No. LH024-041011) to create a new flexible community and cultural space;
- (7) Two freestanding Corten steel structures located at the junction of West Street and the R132/George's Street to mark the location of the former medieval West Gate;
- (8) Repair and restoration of the old Medieval Wall located adjacent the R132/George's Street (being a Protected Structure – ID No. DB-188 and a recorded monument - RMP No. LH024-041014);
- (9) Repair and restoration of the Old Abbey (being a Protected Structure – ID No. DB-187 and a recorded monument - RMP No. LH024-041011) including the west gable of its north aisle located within Old Abbey Lane;

(10) Reprioritisation of traffic and movement patterns for the streets/roads/lanes/footpaths within the application site to accommodate the proposed public realm improvement works and integrate with the Council's emerging Active Travel projects to the north and south of George's Street/R132;

(11) Road improvement works to include alteration of road alignment, resurfacing, shared surface treatments, revised access arrangements, cycle lanes, pedestrian crossing points, parking bays, loading bays, accessible parking bays, bus stops and new public lighting; and

(12) All associated site works including: drainage, undergrounding of services and all associated ancillary development works.

## PLANNING APPLICATION PACKAGE

The planning application package includes the following items, as required by the Planning & Development Act 2000 (as amended) and the Planning & Development Regulations 2001 (as amended):

- (a) 3 copies of the plans and particulars of the proposed development (see enclosed hard copies).
  - a schedule of all planning application documents is provided at **Appendix 1** of this letter.
  - a schedule of planning application drawings is provided at **Appendix 2** of this letter.
- (b) 3 copies of the EIAR and 1 electronic copy of the EIAR (see enclosed hard and electronic copies).
- (ba) a copy of the EIA Portal confirmation notice is provided at **Appendix 3** of this letter.
- (c) a copy of the notice published under section 175(4)(a) and 177AE(4)(a) of the Act is provided at **Appendix 4** of this letter.
- (d) a list of the bodies to which notice was sent under section 175(4)(b) and 177AE(4)(b) of the Act is provided at **Appendix 5** of this letter.
  - a copy of the notice sent to each prescribed body under section 175(4)(b) and 177AE(4)(b) of the Act is also provided at **Appendix 6** of this letter.

## LETTERS OF CONSENT

It should be noted that whilst Louth County Council holds title to a considerable extent of the land within the boundary of the proposed development, the application site also includes lands that are owned by third parties, these being the Office of Public Works and the owner of 56 Narrow West Street. Accordingly, Letters of Consent accompany this planning application package (please see **Appendix 7**).

## ENVIRONMENTAL IMPACT ASSESSMENT AND APPROPRIATE ASSESSMENT

A Natura Impact Statement (NIS) has been prepared and is submitted in respect of the proposed development. The NIS concludes that the proposed development is not likely to give rise to any significant effects on a European site.

An Environmental Impact Assessment Report (EIAR) has also been prepared and is submitted in respect of the proposed development. The EIAR concludes that the proposed development is not likely to give rise to any significant effects on the environment.

## EIA Portal Notification

As the application is accompanied by an EIAR, a notification has been issued to the Department of Housing, Local Government and Heritage's EIA Portal. The Confirmation of Notification (Portal ID: 2023205) is appended to this letter (see **Appendix 3**).

## PUBLIC VIEWING, SUBMISSIONS / OBSERVATIONS

All plans and particulars of the proposed development, including the NIS and EIAR, will be available for inspection and can be downloaded free of charge from the consultation portal of Louth County Council or purchased at a fee not exceeding the reasonable cost of making a copy during normal office hours 9.00am to 5.00pm Monday to Friday from 20<sup>th</sup> December 2023 to 09<sup>th</sup> February 2023 (inclusive) at the following locations:

- An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902.
- County Hall, Millennium Centre, St Alphonsus Street, Dundalk, Co Louth
- County Council Offices, Fair Street, Drogheda, Co Louth
- The consultation portal of Louth County Council <https://consult.louthcoco.ie/>

Any submissions or observations may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 not later than 09<sup>th</sup> February **2023** at 5.30 pm.

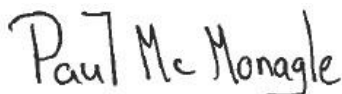
## NOTICE TO PRESCRIBED BODIES

A notice has been submitted to the prescribed bodies identified in **Appendix 5** of this letter in accordance with Section 175(4)(b) and 177AE(4)(b) of the of the Planning and Development Act 2000 (as amended). The notice to the prescribed bodies was accompanied by an electronic copy of this planning application.

The notice to the prescribed bodies advises that submissions or observations may be made in relation to all the relevant considerations referred to in section 175(4)(b) and 177AE4(b)(1) of the P&D Act and that submissions or observations may be made to An Bord Pleanála within the same period outlined in the newspaper notice (i.e. being not less than 6 weeks). A copy of the letter issued to each Prescribed Body is included at **Appendix 6** (the associated appendices are excluded to avoid duplication).

We trust this application is to the satisfaction of An Bord Pleanála. Please contact the undersigned if you require any further details.

Is mise, le meas,



Paul McMonagle  
**Associate Director**

## List of Appendices

Appendix Number	Content
Appendix 1	Schedule of Planning Application Documents
Appendix 2	Schedule of Planning Application Drawings
Appendix 3	EIA Portal - Confirmation of Notification
Appendix 4	Copy of Newspaper Advert
Appendix 5	List of Prescribed Bodies Notified
Appendix 6	Copy of the Letter Issued to Each Prescribed Body
Appendix 7	Letters of Consent

## Appendix 1: Schedule of Planning Application Documents / Accompanying Reports

### PLANNING APPLICATION DOCUMENTS

#	Document	Prepared By
1	Cover Letter	Turley
2	Planning Statement	Turley
3	Design Statement	Turley
4	Natura Impact Statement	RSK Group Ltd.
5	Environmental Impact Assessment Report (Volumes 1-3)	See EIAR for details
6	Preliminary Construction Environment Management Plan	RSK Group Ltd.
7	Site Specific Flood Risk Assessment	Nicholas O'Dwyer
8	Access & Active Travel Management Strategy	Hegsons Design Consultancy Ltd.
9	Road Safety Audit (Stage 1)	Road Safety Matters Ltd
10	Tree Survey	M Large Tree Services Ltd
11	Outdoor Lighting Report	Metec Consulting Engineers and Urbis Schröder Limited

## Appendix 2: Schedule of Planning Application Drawings

Ref.	Drawing	Scale	Sheet Size
LOUX3001-P-000-101-A	Site Location Plan	1:1000	A2
LOUX3001-P-000-102-A	Existing Site Plan	1:500	A1
LOUX3001-P-000-103-A	Proposed Site Plan	1:500	A1
LOUX3001-P-000-104-A	Proposed Site Plan - Sheet 1 of 3	1:200	A0
LOUX3001-P-000-105-A	Proposed Site Plan - Sheet 2 of 3	1:200	A1
LOUX3001-P-000-106-A	Proposed Site Plan - Sheet 3 of 3	1:200	A1
LOUX3001-P-000-107-A	Demolition Plan - Toilet Block at George's Square	1:50	A2
LOUX3001-P-000-108-A	Demolition Plan - Section of Wall Along Father Connolly Way	1:100	A2
LOUX3001-P-000-109-A	Demolition Plan - Section of Wall along Dominick Street	1:200; 1:100; 1:20	A2
LOUX3001-P-000-110-A	Old Abbey - Existing Plans, Elevations and Building Sections A-A and B-B	1:100	A0
LOUX3001-P-000-111-A	Old Abbey - Proposed Plans, Elevations and Sections A-A, B-B & C-C	1:100	A2
LOUX3001-P-000-112-A	Old Abbey Gable - Existing Plans, Elevations and Section	1:50	A2
LOUX3001-P-000-113-A	Old Abbey Gable - Proposed Plans, Elevations and Sections	1:50	A2
LOUX3001-P-000-114-A	Riverside Pavilion - Proposed Plan, Elevations and Sections N-N and O-O	1:100	A0
LOUX3001-P-000-115-A	Section A'-A' - George's Street and Old Abbey Lane	1:100; 1:200	A0
LOUX3001-P-000-116-A	Section C-C - Old Abbey Lane	1:100	A3
LOUX3001-P-000-117-A	Sections P-P, D-D, E-E - George's Square	1:100	A2
LOUX3001-P-000-118-A	Sections R-R, H-H, and I-I - Medieval Wall Area	1:50	A2
LOUX3001-P-000-119-A	Sections F-F and J-J - George's Square - Medieval Wall - Riverfront	1:100; 1:200	A0
LOUX3001-P-000-120-A	Sections K-K and L-L - Riverside	1:50	A2
LOUX3001-P-000-121-A	Sections M-M and S-S - Riverside	1:50	A2
LOUX3001-P-000-122-A	Section T-T – Father Connolly Way	1:50	A3
LOUX3001-P-000-123-A	Section U-U - Fair Street	1:50	A3
LOUX3001-P-000-124-A	Section V-V - Scholes Lane	1:50	A3
LOUX3001-P-000-125-A	Sections W-W and X-X - West Street	1:50	A1
LOUX3001-P-000-126-A	Sections Y-Y and Z-Z - Patrickswell Lane	1:50	A1
LOUX3001-P-000-127-A	Sections AA-AA and BB-BB - Dominick Street	1:50	A1
LOUX3001-P-000-128-A	Section CC-CC - Wellington Quay	1:50	A3
LOUX3001-P-000-129-A	Detail Drawing 1 - Corten Steel Structure at West Gate Entrance	1:50	A3
LOUX3001-P-000-130-A	Detail Drawing 2 - Westgate Sign	1:50; 1:20	A3
LOUX3001-P-000-131-A	Detail Drawing 3 - Old Abbey Lane Sign	1:20	A3
LOUX3001-P-000-132-A	Detail Drawing 4 - Medieval Wall Ground Insert	1:10	A3
LOUX3001-P-000-133-A	Detail Drawing 5 - Wayfinding Ground Insert	1:20; 1:10	A3
LOUX3001-P-000-134-A	Detail Drawing 6 - Wooden Deck/Walkway - Riverside	1:20	A3
LOUX3001-P-000-135-A	Detail Drawing 7 – Typical Railing Detail	1:10	A3

LOUX3001-P-000-136-A	Detail Drawing 8 - Typical Railing Detail	1:20	A3
LOUX3001-P-000-137-A	Detail Drawing 9 - Stepping Circular Concrete Element - George's Square	1:20	A3
LOUX3001-P-000-138-A	Detail Drawing 10 - Corten Walkway - George's Square	1:20	A3
LOUX3001-P-000-139-A	Detail Drawing 11 - Street Planter/Bench	1:20; 1:10	A3
LOUX3001-P-000-140-A	Detail Drawing 12 - Tree Pit and Grating	1:20	A3
LOUX3001-P-000-141-A	Detail Drawing 13 - Typical Steps	1:10	A3
LOUX3001-P-000-142-A	Detail Drawing 14 - Seating Bench	1:20	A2
LOUX3001-P-000-143-A	Detail Drawing 15 - Pavement	1:10	A3
LOUX3001-P-000-144-A	Detail Drawing 16 - Cycle Stand	1:20; 1:10	A3
LOUX3001-P-000-145-A	Detail Drawing 17 – Winding Walkway	1:50; 1:100; 1:300	A2
<b>Ref.</b>	<b>Drawing</b>	<b>Scale</b>	<b>Sheet Size</b>
LOUX3001-P-000-200-A	Engineering Layout	1:500	A1
LOUX3001-P-000-201-A	Road Markings and Signs	1:500	A1
LOUX3001-P-000-202-A	Typical Construction Details	1:10	A1
LOUX3001-P-000-203-A	Junction Layout Plan	1:200	A1
<b>Ref.</b>	<b>Drawing</b>	<b>Scale</b>	<b>Sheet Size</b>
LOUX3001-P-000-300-A	Proposed Street & Urban Lighting Layout	1:500	A0
LOUX3001-P-000-301-A	Site Services Layout Feature Lighting	1:500	A0
LOUX3001-P-000-302-A	Proposed Lighting -Vs- Existing Site Services Layout	1:500	A0
<b>Ref.</b>	<b>Drawing</b>	<b>Scale</b>	<b>Sheet Size</b>
LOUX3001-P-000-400-A	Overall Drainage Sheet/Location Plan	1:500	A1
LOUX3001-P-000-401-A	Drainage Plan – Sheet 1 of 6	1:200	A1
LOUX3001-P-000-402-A	Drainage Plan – Sheet 2 of 6	1:200	A1
LOUX3001-P-000-403-A	Drainage Plan – Sheet 3 of 6	1:200	A1
LOUX3001-P-000-404-A	Drainage Plan – Sheet 4 of 6	1:200	A1
LOUX3001-P-000-405-A	Drainage Plan – Sheet 5 of 6	1:200	A1
LOUX3001-P-000-406-A	Drainage Plan – Sheet 6 of 6	1:200	A1
<b>Ref.</b>	<b>Drawing</b>	<b>Scale</b>	<b>Sheet Size</b>
LOUX3001-P-000-500-A	Landscape Plan – Sheet 1 of 5	1:250	A1
LOUX3001-P-000-501-A	Landscape Plan – Sheet 2 of 5	1:250	A1
LOUX3001-P-000-502-A	Landscape Plan – Sheet 3 of 5	1:250	A1
LOUX3001-P-000-503-A	Landscape Plan – Sheet 4 of 5	1:250	A1
LOUX3001-P-000-504-A	Landscape Plan – Sheet 5 of 5	1:500	A1



## Appendix 3: EIA Portal - Confirmation of Notification

**From:** Housing Eiaportal <[EIAportal@housing.gov.ie](mailto:EIAportal@housing.gov.ie)>  
**Sent:** Tuesday, December 12, 2023 4:29 PM  
**To:** Leo Kilkenny <[leo.kilkenny@turleyplanning.ie](mailto:leo.kilkenny@turleyplanning.ie)>  
**Subject:** EIA Portal Confirmation Notice Portal ID 2023205

Dear Leo,

An EIA Portal notification was received on 12/12/2023 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 12/12/2023 under EIA Portal ID number 2023205 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2023205

**Competent Authority:** An Bord Pleanála

**Applicant Name:** Louth County Council

**Location:** Westgate Vision Area, Drogheda, Moneymore, Co. Louth

**Description:** Urban regeneration and public realm works.

**Linear Development:** No

**Date Uploaded to Portal:** 12/12/2023

Kindest Regards,

Hugh Wogan,

EIA Portal team

**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta**  
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0  
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2000

[www.gov.ie/housing](http://www.gov.ie/housing)



**An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta**  
Department of Housing,  
Local Government and Heritage

## Appendix 4: Copy of Newspaper Advert

12 **TUESDAY**  
19 DECEMBER 2023

NEWS | OFFERS | MOTORS | PROPERTY | ARTS+ENTS | JOBS | RESTAURANTS | HEALTH+BEAUTY | A-Z OF TRADES

### A Christmas Carol



Patricia and Terry McHugh at A Christmas Carol at the Droichead Arts Centre. Pic: Jenny Callanan.

### €604,000 Community Climate Action Fund

Louth County Council has announced the commencement of a new Community Climate Action Fund for County Louth, with €604,000 allocated to the county over the next three years.

The fund was announced by Minister for the Environment, Climate and Communications Eamon Ryan. It will be open to applications from community groups within County Louth.

Successful groups awarded funding under this programme will deliver community level climate action projects over the next three years. There are five themes under which community groups can apply for funding, including: Community Energy, Travel, Food and Waste, Shopping and Recycling, Local Climate and Environmental Action.

The three funding streams available are as follows: small scale projects €20,000; medium scale projects €20,000-€50,000 and; large scale projects €51,000-€100,000. This is a competitive application process and applicants are assessed and reviewed under criteria by which their projects will be put forward for consideration to the Department of Environment, Climate and Communications. Closing date for applications is 5pm Wednesday 6th March 2024.



### Temporary Closure Of Road Section 75 Roads Act, 1993 (Roads Regulations 1994)

Louth County Council hereby gives notice of its intention to close John Street, R132-1 Lane, Drogheda, Co. Louth to vehicular traffic to facilitate Ground Investigation Works to help inform the Drogheda and Ballyn Flood Relief Scheme.

The extent of the road closure will be from the junction of John Street and the R132 to the junction of John Street to the R-900 (Bridge of Peace).

The road closure will be from 8.00am Monday 8th January to 5.00pm on Tuesday 9th January 2024.

Local & Emergency access will be maintained at all times.

Diversion for traffic will be in place.

Any person who wishes to object to any of the closures should lodge an objection in writing (envelope clearly marked "Road Closure objection") to the undersigned not later than 4.00pm on Wednesday 3rd January 2024.

Mr. William Walsh  
Senior Executive Officer  
Placemaking & Physical Development  
Louth County Council

19th December 2023

County Hall, Millennium Centre, Dundalk, County Louth A91 KFW6 | 042 9335457  
www.louthcoco.ie | info@louthcoco.ie  
View Alerts at www.mapalert.ie/louth



### Christmas 2023 Arrangements

Offices:	Closed:	Re-opens:
<b>LOUTH COUNTY COUNCIL</b> • County Hall, Millennium Centre, Dundalk • Town Hall, Crowe Street, Dundalk • Civic Offices, Fair Street, Drogheda • Mid Louth Civic Services Centre, Fair Green, Ardee  Including Planning Offices - (see under)	<b>12.30 pm</b> Friday 22nd December 2023	<b>9.00 am</b> Tuesday 2nd January 2024
<b>CASH OFFICES</b>	<b>4.00 pm</b> Thursday 21st December 2023	<b>9.30 am</b> Tuesday 2nd January 2024
<b>MOTOR TAX</b>  Dundalk and Drogheda Offices	<b>4.00 pm</b> Wednesday 20th December 2023	<b>9.30 am</b> Tuesday 2nd January 2024

For full details please see "Notices" posted on all Louth County Council office buildings or visit our website at [www.louthcoco.ie](http://www.louthcoco.ie)

Please note that over the Christmas period All Louth County Council Emergency Services can be contacted at 042-9335457.

Gráinne Tuomey  
Corporate Services  
Louth County Council



Follow us on Twitter  
@louthcoco

County Hall, Millennium Centre, Dundalk, County Louth A91 KFW6  
042 9335457 | www.louthcoco.ie | info@louthcoco.ie  
View Alerts at www.mapalert.ie/louth



### Comhairle Contae Lú Louth County Council

#### Public Notice Notice of Application to An Bord Pleanála for Approval Louth County Council

Pursuant to Sections 175 and 177AE of the Planning & Development Act 2000 (as amended) and associated requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given that Louth County Council proposes to make an application to An Bord Pleanála to seek approval to carry out an urban regeneration project within the Westgate Vision Area of Drogheda, Co Louth.

The application site covers an area of approx. 1.89 hectares which includes the following lanes/streets/roads/areas and their adjoining footpath/public realm/junction areas: R132/Bridge of Peace/George's Street (including the underpass on the northern side of the River Boyne); George's Square; Father Connolly Way (including part of an existing car park area); Dominick Street; Patrickswell Lane; Old Abbey Lane (including an area to the rear of 56/57 West Street; Scholes Lane; R900/West Street/Narrow West Street; Fair Street; and Wellington Quay, in the townland of Moneymore, Drogheda, Co Louth. It is noted that the application site is partly located within the following Architectural Conservation Areas: Fair Street; Old Abbey Lane; and West Street and Surrounding Streets.

The overall objective of the 'Westgate 2040' project is to act as a catalyst to support positive urban regeneration and public realm improvements in the Westgate Vision Area of Drogheda Town Centre. The proposed development consists of the following:

- (1) Public realm improvement works comprising: new hard landscaping including resurfacing, soft landscaping including new tree planting, a water feature channel with stepped concrete elements and integrated landscaping, a Corten steel ground insert delineating the location of the former medieval town wall, a wayfinding Corten steel ground insert, Corten steel signs, Corten steel walkways, street furniture, new pedestrian connections, a SUDS rainwater retention pond, cycle lanes, pedestrian footpaths, external steps, tactile paving, road signs, cycle parking stands and provision of new railings;
- (2) Public realm improvement works will also include the creation of a new urban plaza gateway/arrival area at Georges Square and a new enhanced public amenity area adjacent the River Boyne riverfront including a new pedestrian wooden deck promenade/boardwalk;
- (3) Demolition of the existing public toilet block at George's Square (between the junctions of George's Street/Fair Street and George's Street/West Street), a section of boundary wall located between Old Abbey Lane and Father Connolly Way and a section of wall located between Dominick Street and Dominick Street car park;
- (4) A new raised, free-standing, curved walkway located between the R132 and the existing Medieval Wall to provide a universally accessible connection from West Street to the River Boyne riverfront;
- (5) A new freestanding Corten steel pavilion located adjacent the River Boyne riverfront to create a new mixed use/public space;
- (6) A new freestanding Corten steel canopy located within, and offset from, the remains of the Old Abbey (being a Protected Structure - ID No. DB-187 and a recorded monument - RMP No. LH024-041011) to create a new flexible community and cultural space;
- (7) Two freestanding Corten steel structures located at the junction of West Street and the R132/George's Street to mark the location of the former medieval West Gate;
- (8) Repair and restoration of the old Medieval Wall located adjacent the R132/George's Street (being a Protected Structure - ID No. DB-188 and a recorded monument - RMP No. LH024-041014);
- (9) Repair and restoration of the Old Abbey (being a Protected Structure - ID No. DB-187 and a recorded monument - RMP No. LH024-041011) including the west gable of its north aisle located within Old Abbey Lane;
- (10) Reprioritization of traffic and movement patterns for the streets/roads/lanes/footpaths within the application site to accommodate the proposed public realm improvement works and integrate with the Council's emerging Active Travel projects to the north and south of George's Street/R132;
- (11) Road improvement works to include alteration of road alignment, resurfacing, shared surface treatments, revised access arrangements, cycle lanes, pedestrian crossing points, parking bays, loading bays, accessible parking bays, bus stops and new public lighting; and
- (12) All associated site works including: drainage, undergrounding of services and all associated ancillary development works.

A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIA) have been prepared in respect of the proposed development. All plans and particulars of the proposed development, including the NIS and EIA, will be available for inspection free of charge and can be downloaded free of charge from the consultation portal of Louth County Council or purchased at a fee not exceeding the reasonable cost of making a copy during normal office hours 9.00am to 5.00pm Monday to Friday from 20th December 2023 to 09th February 2024 (inclusive) at the following locations:

- An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902.
- County Hall, Millennium Centre, St Alphonsus Street, Dundalk, Co Louth
- County Council Offices, Fair Street, Drogheda, Co Louth
- The consultation portal of Louth County Council <https://consult.louthcoco.ie/>

Submissions or observations may be made to An Bord Pleanála on the proposed development in relation to:  
(i) the implications of the proposed development for proper planning and sustainable development in the area concerned,  
(ii) the likely effects on the environment of the proposed development, and  
(iii) the likely significant effects of the proposed development on a European site, if carried out.

Any submissions or observations may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 not later than 09th February 2024 at 5.30 pm.

An Bord Pleanála may give approval to Louth County Council's application for development with or without conditions or may refuse the application for development. A person may question the validity of a decision of the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended) in accordance with section 50 of the Planning and Development Act, 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading 'Publications - Judicial Review Notices' on An Bord Pleanála's website (<https://www.pleanala.ie>) or on the Citizens Information Services website [www.citizensinformation.ie](http://www.citizensinformation.ie).

Olivia McCormack  
Senior Executive Officer  
Place Making

Date: 19th December 2023.

County Hall, Millennium Centre, Dundalk, County Louth A91 KFW6  
042 9335457 | www.louthcoco.ie | info@louthcoco.ie  
View Alerts at www.mapalert.ie/louth

## Appendix 5: List of Prescribed Bodies Notified

Prescribed Body	Issue Date
An Chomhairle Ealaíon	19/12/2023
An Taisce	19/12/2023
Fáilte Ireland	19/12/2023
Heritage Council	19/12/2023
Minister for Housing, Local Government and Heritage	19/12/2023
Transport Infrastructure Ireland	19/12/2023
Uisce Éireann	19/12/2023
Minster for Tourism, Culture, Arts, Gaeltacht, Sport and Media	19/12/2023
National Transport Authority	19/12/2023
Inland Fisheries Ireland	19/12/2023

## Appendix 6: Copy of Notification to Prescribed Bodies



Comhairle Contae Lú  
Louth County Council

An Chomhairle Ealaíon  
70 Merrion Square  
Dublin 2  
D02 NY52

19<sup>th</sup> December 2023

Delivered by email and post

**RE: PUBLIC REALM REGENERATION WORKS IN THE WESTGATE VISION AREA, DROGHEDA, CO. LOUTH**

Dear Sir/Madam,

In accordance with Section 175 and 177AE of the Planning and Development Act 2001 (as amended), Louth County Council hereby sends you notice of its planning application to An Bord Pleanála with respect to proposed public realm regeneration works within the Westgate Vision Area of Drogheda.

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The application plans and particulars, including the NIS and EIAR, may be viewed or downloaded from the Council's consultation portal, available at: <https://consult.louthcoco.ie>. We can also arrange to send a hard copy of the planning application package if this is more suitable to your requirements.

Comhairle Contae Lú  
Halla an Chontae  
Ionad na Míllaoise  
Dún Dealgan  
Contae Lú  
A91 KFW6

Louth County Council  
County Hall  
Millennium Centre  
Dundalk  
County Louth  
A91 KFW6

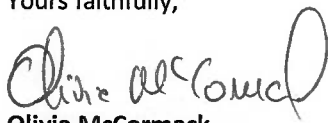
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- (ii) the implications of the proposed development for proper planning and sustainable development in the area concerned; and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Yours faithfully,



**Olivia McCormack**

**Senior Executive Officer – Place Making**

**Louth County Council**





Comhairle Contae Lú  
Louth County Council

An Taisce  
5 Foster Place,  
Dublin 2  
D02 V0P9

19<sup>th</sup> December 2023

Delivered by email and post

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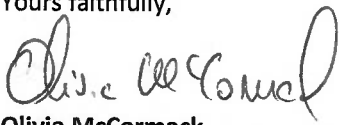
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Yours faithfully,



**Olivia McCormack**

**Senior Executive Officer – Place Making**

**Louth County Council**



Comhairle Contae Lú  
Louth County Council

Fáilte Ireland  
88 – 95 Amiens Street  
Dublin 1  
D01 WR86

19<sup>th</sup> December 2023  
Delivered by email and post

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Dundalk  
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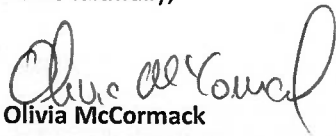
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Yours faithfully,



**Olivia McCormack**

**Senior Executive Officer – Place Making  
Louth County Council**



Comhairle Contae Lú  
Louth County Council

The Heritage Council/ Áras na hOidhreachta  
Church Lane  
Kilkenny  
Co. Kilkenny, R95 X264

19<sup>th</sup> December 2023

Delivered by email and post

**RE: PUBLIC REALM REGENERATION WORKS IN THE WESTGATE VISION AREA, DROGHEDA, CO. LOUTH**

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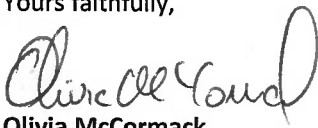
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**Olivia McCormack**  
**Senior Executive Officer – Place Making**  
**Louth County Council**



Comhairle Contae Lú  
Louth County Council

Minister for Housing, Local Government and Heritage,  
Custom House  
Dublin 1  
D01 W6X0

19<sup>th</sup> December 2023

Delivered by email and post

**RE: PUBLIC REALM REGENERATION WORKS IN THE WESTGATE VISION AREA, DROGHEDA, CO. LOUTH**

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County Louth  
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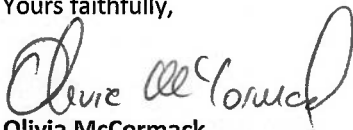
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**Olivia McCormack**

**Senior Executive Officer – Place Making  
Louth County Council**



Comhairle Contae Lú  
Louth County Council

Transport Infrastructure Ireland,  
Parkgate Business Centre  
Parkgate Street  
Dublin 8, D08 DK10

19<sup>th</sup> December 2023

Delivered by email and post

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A91 KFW6

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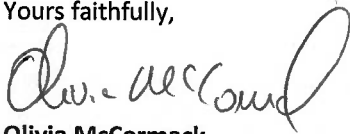
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**Olivia McCormack**

**Senior Executive Officer – Place Making  
Louth County Council**



Comhairle Contae Lú  
Louth County Council

Uisce Éireann  
Colvill House  
24 – 26 Talbot Street  
Dublin 1, D01 NP86

19<sup>th</sup> December 2023

Delivered by email and post

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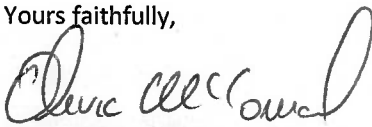
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**Senior Executive Officer – Place Making**

**Louth County Council**



Comhairle Contae Lú  
Louth County Council

Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media,  
23 Kildare Street  
Dublin 2  
D02 TD30

19<sup>th</sup> December 2023

Delivered by email and post

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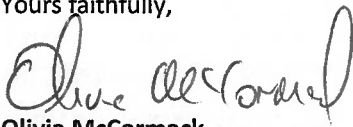
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**Senior Executive Officer – Place Making**

**Louth County Council**



Comhairle Contae Lú  
Louth County Council

National Transport Authority,  
Dún Scéine  
Harcourt Lane  
Dublin 2, D02 WT20

19<sup>th</sup> December 2023  
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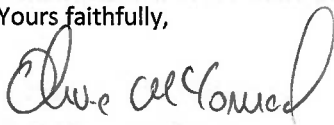
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- (ii) the implications of the proposed development for proper planning and sustainable development in the area concerned; and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Yours faithfully,



**Olivia McCormack**  
**Senior Executive Officer – Place Making**  
**Louth County Council**



Comhairle Contae Lú  
Louth County Council

Inland Fisheries Ireland,  
3044 Lake Drive,  
Citywest Business Campus,  
Dublin 24, D24 CK66

19<sup>th</sup> December 2023

Delivered by email and post

**RE: PUBLIC REALM REGENERATION WORKS IN THE WESTGATE VISION AREA, DROGHEDA, CO. LOUTH**

Dear Sir/Madam,

In accordance with Section 175 and 177AE of the Planning and Development Act 2001 (as amended), Louth County Council hereby sends you notice of its planning application to An Bord Pleanála with respect to proposed public realm regeneration works within the Westgate Vision Area of Drogheda.

In accordance with Section 177AE(4) of the Act, I hereby provide notice of the proposed development which includes:

- Cover Letter
- Planning Drawings Package
- Design Statement
- Planning Statement
- Natura Impact Statement
- Environmental Impact Assessment Report
- Preliminary Construction Environment Management Plan
- Site Specific Flood Risk Assessment
- Access & Active Travel Management Strategy
- Road Safety Audit (Stage 1)
- Tree Survey
- Public Lighting Design Report

The application plans and particulars, including the NIS and EIAR, may be viewed or downloaded from the Council's consultation portal, available at: <https://consult.louthcoco.ie>. We can also arrange to send a hard copy of the planning application package if this is more suitable to your requirements.

Comhairle Contae Lú  
Halla an Chontae  
Ionad na Milaoise  
Dún Dealgan  
Contae Lú  
A91 KFW6

Louth County Council  
County Hall  
Millennium Centre  
Dundalk  
County Louth  
A91 KFW6

T + 353 42 9335457  
E [info@louthcoco.ie](mailto:info@louthcoco.ie)  
W [www.louthcoco.ie](http://www.louthcoco.ie)

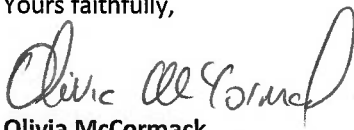
*Cuirfear fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome*  
Féach foláirimh faoi Lú ón gComhairle ag [www.mapalerter.ie/Louth](http://www.mapalerter.ie/Louth)  
View Council alerts for Louth at [www.mapalerter.ie/Louth](http://www.mapalerter.ie/Louth)



Submissions or observations in respect of the proposed development may be made in writing to An Bord Pleanála on or before 5.30pm on 09<sup>th</sup> February 2024 in relation to:

- (i) the likely effects on the environment of the proposed development;
- (ii) the implications of the proposed development for proper planning and sustainable development in the area concerned; and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Yours faithfully,



**Olivia McCormack**  
**Senior Executive Officer – Place Making**  
**Louth County Council**

## Appendix 7: Letters of Consent

	<b>ADVANCED DIGITAL SECURITY LIMITED</b>	Units 1 & 2 Barretts Lane Ardee, Co. Louth Ireland A92 X5VH +353 (0)41 - 6850006	   
 The Private Security Authority An tArdáire Síochána Pribháidí Licence Number 06793	INTELLIGENT PROPERTY PROTECTION	<a href="http://www.advancedsecurity.ie">www.advancedsecurity.ie</a>	E: <a href="mailto:info@advancedsecurity.ie">info@advancedsecurity.ie</a>

An Bord Pleanála  
64 Marlborough St  
Dublin 1  
D01 V902

Re: Westgate URDF Regeneration Project

Date:

To whom it may concern,

On behalf of Advanced Digital Security Limited, I hereby give consent to Louth County Council to lodge a Planning Application for Public Realm works on lands under my ownership to the rear of 56 / 57 West Street, Drogheda.

Yours sincerely

David Courtney

(Landowner, 56 / 57 West Street, Drogheda)

	<a href="http://www.advancedsecurity.ie">www.advancedsecurity.ie</a>	
Advanced Digital Security Ireland Limited. Registered Office: Units 1 & 2, Barretts Lane, Ardee, County Louth, Ireland A92 X5VH Registered in Ireland: Registered No: 575602. VAT NO. IE 3419826RH		



# OPW

Oifig na  
nOibreacha Poiblí  
Office of Public Works



An Bord Pleanála  
64 Marlborough St  
Dublin 1  
D01 V902

16 December 2022

**Re: Westgate URDF Regeneration Project**

Dear Sirs,

The Commissioners of Public Works in Ireland hereby grant consent to Louth County Council to lodge a Planning Application for the Public Realm works on lands under our ownership at the Riverfront carpark.

Yours faithfully,

*Yvonne Fawcett*  
pp Seamus O'Neill  
Property Management –  
Owned Properties