



CHARTERED STRUCTURAL, CIVIL AND ENVIRONMENTAL ENGINEERS

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02 July 2026

Planning Department
Louth County Council
Town Hall, Crowe Street,
Dundalk, Co. Louth,
A91 W20C

RE: PLANNING REF. NO. 2560717

Permission for a six-storey hotel comprising 107 no. bedrooms, lobby, bar and dining area, and associated service areas, together with all associated site development works, at Marsh Road (to the east of Scotch Hall Shopping Centre). The proposed development will include vehicular (servicing and drop-off) and pedestrian access via New Road (to the east of Scotch Hall Shopping Centre, off Marsh Road), provision of 54 reserved car parking spaces within the existing Scotch Hall Shopping Centre car park, 22 no. bicycle parking spaces, and an enclosed pedestrian bridge connection from Level 1 (first floor) of the proposed hotel to the eastern end of the Shopping Centre Mall at Level 1. A Natura Impact Statement (N.I.S.) accompanies this application at Marsh Road (to the east of Scotch Hall Shopping Centre) Drogheda Co. Louth

Dear Sir/Madam,

We refer to the above application.

On behalf of our clients, Hallscotch Venture 2 Ltd., we submit the following response to your request for further information:

1. The submitted plans and particulars indicate that the applicant proposes to demolish the partially completed building located in the southeast portion of the site, which has been constructed up to first floor slab level. This element of the proposal is not fully detailed within the description of development. In accordance with the Planning and Development Regulations 2001 (as amended), the nature and extent of the development must be adequately described. The applicant is requested to address this matter and submit revised notices.

It is our opinion that the demolition of the concrete shell does not require planning permission as it is not a building and, indeed, our clients may demolish this in advance of the development of this part of the site. It is generally our policy not to apply for works that are themselves exempted. Notwithstanding we have included reference to the demolition in Advertisement and the Site Notices in respect of the Significant Further Information and Revised Plans.

2. The Planning Authority notes that the adjoining LRD application, which remains pending, indicates separation distances of approximately 12–14 metres between the proposed hotel and Block No. 5 of the apartment scheme. These distances may give rise to overlooking and privacy concerns. The applicant is therefore required to address this issue by way of Further Information and demonstrate that the proposed development will not prejudice the future development potential of adjoining lands.

We refer to Drawing No 2024-29-AI-107 prepared by Tyler Owens Architects which addresses any overlooking concerns in this regard.

3. Having regard to the scale, height and proximity of the development, a daylight and sunlight assessment is required to demonstrate that residential amenity will not be unacceptably impacted.

We refer to the Daylight and Sunlight Assessment prepared by H3D consultants for assessment of the impact of the Hotel on the proposed LRD development adjoining.

4. The Major Capital Projects & Infrastructure Delivery Section has requested the following further information:

a) The proposed development is located on the Marsh Road Regional Road R-150 within the 50km/hr speed limit. The applicant is requested to submit a revised site layout plan clearly showing the achievement of sightlines of 2.4m x 49m over a height of 0.6-1.05m above road level as per sections 4.4.4 & 4.4.5 of the Design Manual of Urban Roads and Streets (DMURS). A site inspection indicates the presence of existing structural members (columns) belonging to the adjoining Scoth Hall Shopping Centre are impacting on the achievement of the necessary visibility splays i.e. causing a traffic hazard. In the authors opinion the applicant has two options. Either move the entrance i.e. new street eastwards to achieve the necessary visibility requirements or install a set of traffic signals which must incorporate pedestrian phases. The applicant shall also outline on the revised drawing the achievement of corner radii of 1-3m in accordance with section 4.3.3 of DMURS and associated tactile paving.

We refer to letter and associated drawings and report from Martin Hanley B.E. Traffic and Transport Consultant outlining our response in this regard.

5. With regards to the proposed pedestrian footbridge, it is noted that the required vertical clearance in accordance with TII DN-GEO-03036 is not achieved. The applicant is requested to submit revised proposals which demonstrate compliance with TII DN-GEO-03036.

The existing floor level at first floor (Scotch Hall Shopping Centre) is 9.5 O.D. and the road level at the location of the proposed bridge is c. 4.28 O.D. The bridge in its final design will be configured to have a "floor" depth of no more than 320mm and therefore the clearance under the bridge will be 4.9m.

The guidance referred to does not apply to private access roads such as these. The maximum legally permitted height for a vehicle in Ireland is 4.7m and the height of a double decker bus, the only tall vehicle that would be conceivably use such a road is 4.4m. The maximum height for vehicles in the Port Tunnel is 4.65m. The minimum height required for fire tenders on private roads is 4.0m. Our clients are therefore satisfied that it is unnecessary to raise the bridge and thereby create difficulties in respect of universal access, necessitating a wheelchair lift at both ends. Suitable signage will be provided should this be considered necessary. Should the Council not agree with this approach a suitable condition to raise the bridge a further 800mm can be applied to any favourable decision.

6. The applicant is requested to submit a Comprehensive Parking Assessment for their entire landholding i.e within red and blue boundaries. This assessment shall include:

- a) Details of all existing car parking provision within the blue line landholding and any other existing uses on the site.
- b) Details of proposed car parking provision associated with the proposed development.
- c) A site-wide parking strategy that clearly demonstrates how the overall parking demand generated by both the existing shopping centre, hotel and the proposed residential development also seeking permission will be accommodated.
- d) A justification of parking provision in accordance with the policies and standards set out in Louth County Development Plan (CDP).

The applicant must demonstrate that the number of spaces proposed meets or appropriately deviates from these standards, with clear reasoning. Where deviations occur, justification should reference:

- Sustainable mobility objectives
- Public transport accessibility
- Shared parking opportunities
- Climate action and modal shift targets as outlined in the CDP

7. The applicant is requested to Complete a Road Safety Audit Stage (RSA) 1 i.e. Preliminary Design, Safety Audit which examines the plans and additional information provided and provide a report with observations and recommendations. In addition to the RSA the applicant shall provide separate Walkability Audit & Accessibility Audit.

Please refer to the accompanying letter/reports from Martin Hanley B.E. and reports and "Road Safety Matters" consultants in respect of the above.

8. The Major Capital Projects & Infrastructure Delivery have requested the following further information in relation to storm water management:

- a) The applicant has not adequately addressed how they are dealing with storm water generated from the development, hence they are requested to submit proposals for storm water management for the development and undertake soil permeability testing to determine the infiltration characteristics of the site and design a proposed soakaway taking account of the soil permeability test results. All design and construction details shall be in accordance with BRE Digest 365 "Soakaway Design". If a soakaway is deemed not suitable for this urban site, the applicant shall move to the next tier in the storm design hierarchy and submit design details for the control of runoff at or near its source prior to connection to the public storm sewer or discharge to the River Boyne. The applicant shall be requested to submit detailed calculations to clearly demonstrate that the discharge shall be limited so that the rate of discharge after construction of the proposed works is not greater than the current rate of discharge from the site lands. The applicant shall submit cross-sectional and longitudinal details of the proposed surface water management details and SuD's details, discharge point, pipe diameters and gradients, cover/invert levels and details of any connections to the public system, including pipe diameters and gradients both upstream and downstream of any proposed connection. They should refer to Ciria guidance documents The SuDS Manual (C753) for guidance. If it is intended to discharge to the existing River evidence of receiving Section 50 approval under the Arterial Drainage Act, 1945 from the Office of Public Works is required. 8. The applicant shall submit cross-sectional and longitudinal details of the proposed surface water management details and SuD's details, discharge point, pipe diameters and gradients, cover/invert levels and details of any connections to the public system, including pipe diameters and gradients both upstream and downstream of any proposed connection.

Please refer to our Drawing SERV 02 Rev A showing detailed proposals in respect of the disposal of surface water. As the site of the hotel is constrained and as the river is so proximate, the proposal is to attenuate the surface water and discharge to the pipe already collecting the water from the site, and discharge it to the river. I am advised by my client that they already have the right to discharge the water, which will now be clean and of considerable reduced flow, from the site to the river, and new permissions are not required.

There is an LRD proposal for the adjoining site. As part of the information submitted in respect of this, development infiltration tests were carried out at three locations showing that the infiltration levels are very rapid.

It is submitted that the final configuration of surface water disposal can be adequately dealt with prior to commencement of either or both developments and we would be happy to meet the councils requirements in this regard.

9. The applicant shall be requested to submit a revised Confirmation of Feasibility (CoF) Letter / Agreement from Irish Water that reflects the proposed development. Note the current submitted CoF refers to a separate development i.e. Multi/Mixed Use Development of 200 unit(s) at Site at, East of Scotch Hall S.C. This is to ensure that no upgrades to combined sewer, four sewers or watermain infrastructure works are required on public roads under the jurisdiction of the Roads Authority.

Please see below email from Uisce Éireann in respect of the above, confirming that the C.O.F. submitted included for this hotel.

RE: CDS24010957 - Site at, East of Scotch Hall S.C., Drogheda, Louth EMAIL:0965894



newconnections <newconnections@water.ie>
To: Ian Magahy

Dear Ian,

Thank you for your email.

Your confirmation of feasibility for CDS24010957 - Site at, East of Scotch Hall S.C., Drogheda, Louth is for 196 domestic units, 5 apartment blocks, 1 hotel unit and 3 retail units as stated in your application.

Domestic Units	196	Apartment Units	
Agricultural Units		No. of Apartment Blocks	5
Restaurant or Cafe or Pub Units		Brewery or Distillery Units	
Creche Units		Car Wash or Valeting Units	
Fire Hydrant Units		Data Centre Units	
Food Processing Units		Fire Station Units	
Industrial Units		Hotel Units	1
Office Units		Laundry/Laundrette Units	
Residential Care Home Units		Primary Care Centre Units	
School Units		Retail Units	3
Student Accommodation Units		Sports Facility Units	
Other Units		Warehouse Units	
		Total Number of Units	200

Please note this PCE Response Letter is not a Connection Agreement and will not have any quotes or estimated costs included.

For more information about the connection process please see our website where we have an array of information which may be helpful to you: <https://www.water.ie/connections/>

If I can assist you any further please don't hesitate to ask.

Kind regards,

Nicole Sweeney
Connection and Developer Services

Uisce Éireann
Bosca OP 860, Oifig Sheachadta na Cathrach Theas, Cathair Chorcaí, Éire
Uisce Éireann
PO Box 860 South City Delivery Office, Cork City, Ireland

10. The applicant is requested to submit a site-specific Archaeological Impact Assessment. In preparing this assessment, the applicant is advised to refer to the report issued by the Department on 23rd December 2025 to ensure that the submission is comprehensive and robust.

Please find attached report from IAC in this regard.

We look forward to hearing from you in due course,

Yours Sincerely

Ian Magahy B.E., C.Dip.A.F., M.I.E.I., Chartered Engineer