

Louth County Council

Town Hall, Crowe Street, Dundalk, County Louth



Standardised Planning Application Form

Please read “Guidelines for Planning Applications” before completing this form

This Form must be fully completed for all applications. *Insert the words Not Applicable where necessary.*

- 1. Name of relevant Planning Authority: Louth County Council.**
- 2. Location of Development:**

Postal Address <i>or</i> Townland <i>or</i> Location (as may best identify the land or structure in question)	Lands at Dawsonsdemesne, Ardee, Co. Louth.
Ordnance Survey Map Ref. No. (and Grid Reference where available) ¹	LOUTH OS SHEET NO.S - 2010-A & 2010-C

- 3. Type of planning permission (please tick appropriate box):**

- Permission
- Permission for retention
- Outline Permission
- Permission consequent on Grant of Outline Permission.

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number: N/A

Date of Grant of Outline Permission: N/A

(Note: This Council is acting as an agent for Irish Water in relation to the provision of water and waste water connection services to the applicant's property/premises)

5. Applicant² :

Name(s)	May Ard Developments Limited
	Contact details to be supplied at the end of this form. (Question: 24)

6. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s)	Mr Larry McGuinness
Registered Address (of company)	Unit 4, Bay Retail Park, Coes Road Dundalk Co. Louth, Dundalk, Louth A91 V308
Company Registration number	638386

7. Person / Agent acting on behalf of the Applicant (if any):

Name	Ronan Woods
	Genesis Planning Consultants Dean Swift Building Armagh Business Park Hamiltonsbawn Road, Armagh, BT60 1HW

8. Person responsible for preparation of Drawings and Plans³ :

Name	Bernard Dowdall
Firm/Company	Bernard Dowdall Architects Carrickedmond, Kilcurry, Dundalk, Co Louth

9. Description of Proposed development:

Brief description of nature and extent of development ⁴ .	<p>The development will consist of the provision of a total of 122no. residential units along with provision of a crèche. Particulars of the development comprise as follows:</p> <ul style="list-style-type: none">(a) Site excavation works to facilitate the proposed development to include excavation and general site preparation works.(b) The infilling, raising and reprofiling of ground levels within the site as required with inert materials.(c) The provision of a total of 48no. residential dwellings which will consist of 2 no. 2 bed units, 44no. 3 bed units and 2no. 4 bed units. The dwellings range in height from single storey to three storey.(d) The provision of a total of 74no. apartments/duplex units consisting of 17no.1 bed units, 32no. 2bed units and 25no. 3bed units. The apartment blocks range in height from two storey to three storey in height.(e) Provision of a creche at ground floor within apartment block H.(f) Provision of associated car parking at surface level via a combination of in-curtilage parking for dwellings and via on-street parking for the creche, duplexes and apartment units.(g) Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents throughout the site.(h) Provision of associated bicycle storage facilities at surface level throughout the site and bin storage facilities.(i) Creation of a new access point from Castleguard Road with associated works to include for a cycleway and footpath to the southern and eastern site boundaries.(j) Provision of internal access roads and footpaths and associated works.(k) Provision of residential communal open space areas to include a formal play area along with all hard and soft landscape works with public lighting, planting and boundary treatments to include boundary walls, railings & fencing.(l) Provision of 1no. ESB substation.(m) Internal site works and attenuation systems which will include for provision of a hydrocarbon and silt interceptor prior to discharge into the surface water network in Castleguard Manor.(n) All ancillary site development/construction works to facilitate foul, water and service networks for connection to the existing foul, water and ESB networks.
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10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box. Where legal interest is "Other", please expand further on your interest in the land or structure.	a. Owner:	<input type="checkbox"/>
	b. Occupier:	<input type="checkbox"/>
	c. Other:	<input checked="" type="checkbox"/>

If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.	<p>Callaghan Meats Ltd own the application site Address: Market Street, Ardee, Co Louth</p> <p>Louth Co Council own part of the road Address: Millenium Centre, County Hall, Dundalk</p> <p>Qrd Alirl Development Company No.2 own Castleguard Estate Address: Quarry Road, Navan, Co Meath</p>
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11. Site Area:

Area of site to which the application relates in hectares.	4.02hectares
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in m ²	n/a
Gross floor space of proposed work in m ²	12,720.08sq.m
Gross floor space of work to be retained in m ² (if appropriate)	n/a
Gross floor space of any demolition in m ² (if appropriate)	n/a

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross Floor Area in m²
Creche	246.9sq.m
Residential	12244.48sq.m
Bin Store, Bike Stores & ESB Substation	228.7sq.m

14. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses	0	0	2	44	2	0	48
Apartments		17	32	25	0	0	74
Number of car-parking spaces to be provided	Existing: 0		Proposed: 178		Total: 178		

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use ⁶ (or previous use where retention permission is sought)	Vacant agricultural lands
Proposed use (or use it is proposed to retain)	Residential
Nature and extent of any such proposed use (or use it is proposed to retain)	As per project description (122 residential units, creche and ancillary site works)

16. Social and Affordable Housing:

(Please tick appropriate box)	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?⁷</i>	X	
If the answer to the above question is “yes” and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with section 96 of Part V of the Act. If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000 ⁸ , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been	Build and transfer to either Louth Co Council or an approved housing body after planning consent (Refer to attached letter accompanying application, Part V proposals and allocation sheet)	

decided, a copy of the application should be submitted).		
If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000 ⁹ , details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.		

17. Development Details:

Please tick appropriate box:	Yes	No
<i>Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and/ or its curtilage?</i>		X
<i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i>		X
<i>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994¹⁰ ?</i>	X	
<i>Does the proposed development require the preparation of an Environmental Impact Statement¹¹ ?</i>		X
<i>Does the application relate to work within or close to a European Site (under S.I. No. 94 of 1997) or a Natural Heritage Area¹²?</i>		X
<i>Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?</i>		X
<i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i>		X
<i>Do the Major Accident Regulations apply to the proposed development?</i>		X
<i>Does the application relate to a development in a Strategic Development Zone?</i>		X
<i>Does the proposed development involve the demolition of any structure?</i>		X

18. Site History:

Details regarding site history (if known)	
<p>Has the site in question ever, to your knowledge, been flooded?</p> <p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p> <p>If yes, please give details e.g. year, extent.</p> <p>Are you aware of previous uses of the site e.g. dumping or quarrying?</p> <p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p> <p>If yes, please give details: Partly developed for the Bellfield Residential Estate</p>	
Are you aware of any valid planning applications previously made in respect of this land / structure?	
<p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:</p> <p>Reference No: 041112, 05687 & 061843</p> <p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.</p>	
<i>Is the site of the proposal subject to a current appeal to An Bord Pleanala in respect of a similar development¹³ ?</i>	
<p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p> <p><i>An Bord Pleanala Reference No.:</i> _____</p>	

19. Pre-application Consultation:

<i>Has a pre-application consultation taken place in relation to the proposed development¹⁴ ?</i>
Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
If yes, please give details: 18th August (22/35) 2022 & 2nd March 2023
Reference No. (if any): Stage 1 247 Meeting reference 22/35 & Formal LRD Meeting on 2nd March 2023 reference LRD002
Date(s) of consultation: Applicant, R Woods (Genesis Planning), Involved: Applicant, R Woods (Genesis Planning), David Hall (LCC), B Dowdall (Architect), L McElgunn (ATCE) & Gary Baron (DCE)

20. Services:

<i>Proposed Source of Water Supply</i>
Existing connection: <input checked="" type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/>
Other (please specify): _____
Name of Group Water Scheme (where applicable):

<i>Proposed Wastewater Management / Treatment</i>
Existing: <input type="checkbox"/> New: X <input type="checkbox"/>
Public Sewer: x <input type="checkbox"/> Conventional septic tank system:
Other on-site treatment system: Please Specify:

<i>Proposed Surface Water Disposal</i>
Public Sewer / Drain: <input type="checkbox"/> Soakpit: x
Watercourse: Other: Please specify:

21. Details of Public Notice:


Approved Newspaper ¹⁵ in which notice was published	Irish Daily Star
Date of publication	11th July 2023
Date on which site notice was erected	12th July 2023

22 Application Fee:

<i>Fee Payable</i>	€19,284.032
<i>Basis of Calculation</i>	Basis of Calculation: (I) Provision of 122 residential units €15,860.00 (€130 x 122 units; class 1) (II) Provision of creche €1,777.68 (€7.20 x 246.9sq.m) (III) Ancillary bin & bike stores & ESB substation= €1646.64 (€7.20 x 228.7sq.m) Total: €19,284.32.

23 Declaration:

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.

Signed (Agent as appropriate)	
Date:	14th July 2023

CONTACT DETAILS – NOT TO BE PUBLISHED

24. Applicant Address/Contact Details:

Address	Unit 4, Bay Retail Park, Coes Road Dundalk Co. Louth, Dundalk, Louth A91V308
Email address	amaydevs@outlook.com
Telephone Number	

25. Agent's (if any) Address/Contact Details

Address	Mr Ronan Woods Genesis Planning Consultants Dean Swift Building Armagh Business Park Hamiltonsbawn Road, Armagh BT60 1HW
Email Address	info@genesisplanning.co.uk
Telephone Number	02830493001
<p>Should all correspondence be sent to the agent's address (where applicable)? Please tick appropriate box. (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)</p> <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	

Applicant's contact details MUST be given.

Louth County Council

Town Hall, Crowe Street, Dundalk, County Louth



Supplementary Planning Application Form

Please read "Guidelines for Planning Applications" before completing this form.

Numbers 1-5 should be completed to assist in the expeditious processing of the application.

Remainder of the form to be completed where appropriate to assist in the expeditious processing of the application

Failure to do so may result in the application being determined without all the necessary information and may include a decision to refuse.

Please complete signature and date sections on last page of this form

1. Legal Interest of Applicant in the Land or Structure:

Please quote the folio number:	LH28046F, LH27961F, LH37876F & LH21130F
If applicant is the owner, please state when interest in the land or structure was acquired.	Applicant is not the owner of the site- refer to letters of consent

2. Floor Areas:

Please attach a schedule of the floor area for each unit. If necessary please use a separate sheet.

Residential Dwellings & Apartments	12244.48sq.m (refer to schedule of accommodation detailed on drawings & Housing Quality Assessment which excludes communal corridors, stairs and lift cores from apartment and duplex units)
Creche	246.9 sq.m
Bins, Bike Stores & ESB Substation	228.7sq.m

3. In the case of mixed development (e.g. commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development.

Number of car-parking spaces to be provided for mixed development (excluding residential, for residential please see number 14 of standardised planning application form).	178no. on-street spaces
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4. Development Details

If the proposed development consists of work to a protected structure and / or its curtilage or proposed protected structure and/ or its curtilage, please include photographs.	n/a	
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5. Site History

Details regarding site history (if known):
<p>Has any part of the site in question and/or adjoining lands ever, to your knowledge and/or from enquiries made by you in the locality, been flooded?</p> <p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p> <p>If yes, please give details e.g. year, extent:</p> <p>Are you aware of previous uses of the site e.g. dumping or quarrying?</p> <p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p> <p>If yes, please give details:</p>

6. Nature of Building:

Proposed external walling: (Please submit brochure if brick or composite stone is proposed.)	Brick, render & glazing (refer to materials sheet in Design Statement)
Proposed roof type and colour: (Please submit brochure if red roof tile is proposed).	Black roof tiles
State type of boundary treatment: Refer to site layout and drawings	Wall: <input checked="" type="checkbox"/> Fence: <input checked="" type="checkbox"/> Hedgerow: <input checked="" type="checkbox"/>

All of the information should be supplied for every application. Depending on the type of development proposed you may also need to complete one or more of the following sections:

7. Material change of Use of any Land or Structure:

Present use of uses when last used:	Agricultural
Proposed use or use to be continued:	Residential
Nature & extent of any proposed use:	122no. residential units & creche

8. Residential Development:

Is the dwelling / extension for:	Own use:	<input type="checkbox"/>
	Sale:	<input checked="" type="checkbox"/>
	Letting:	<input type="checkbox"/>
	Commercial Use:	<input type="checkbox"/>
Where the dwelling is to form part of a group of houses, who will be responsible for the provision & maintenance of all common services, i.e. service road, footpaths, sewers, lighting, fire hydrants.	Management Company	
Does the development require completion of a "Site Characterisation form"? If yes please attach same.	Yes:	<input type="checkbox"/>
	No:	<input checked="" type="checkbox"/>
Does the development require evidence of qualifying criteria to be submitted to show compliance with Development Plan. If yes, attach same.	Yes:	<input type="checkbox"/>
	No:	<input checked="" type="checkbox"/>

9. Childcare Facilities / Development.

Please state the type of childcare facility proposed, i.e. sessional, full day or other.	Sessional & Full Day Provision
Number of Employees:	6
Number of children:	30
Age Range of Children:	0-6
Does the development proposed meet with the criteria set out in the Department of the Arts, Heritage and the Gaeltacht Publication, <i>Childcare facilities: Guidelines for Planning</i>	Yes (refer to drawing & childcare needs assessment)

<i>Authorities</i> , if yes, please attach verification.	
Is an appropriate external open space / play area provided on site:	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Has safe provision been made on site for staff parking, and/or set down and collection of children? Please Specify:	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Refer to attached site layout plan
If the development consist of 75 dwelling houses or more, detail provision for childcare facilities:	Refer to attached site layout plan & drawings of creche

10. Commercial / Retail / Industrial:

Number of employees:	Not applicable (entirety of section 10)
Hours of operation:	
Estimate daily volume and type of traffic associated with development including servicing of site:	
Is off-street car parking shown on plans in accordance with this Authority's Development Plan Standards:	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is operational (service) traffic accommodated on site:	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is there any potential source of pollution associated with the proposed development:	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
If yes Please specify:	

	Traffic: <input type="checkbox"/> Other: <input type="checkbox"/>
Is an integrated pollution or water license required: If yes please give details:	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Estimate daily water demands in litres:	
Nature and type of industrial effluent waste (if any) to be produced:	N/A
Proposals for treatment and disposal of industrial effluent / waste:	
Does the site contain a commercial food preparation area:	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
If yes does the site contain a grease trap:	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Does the site contain an oil/petrol interceptor:	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
If yes state volumetric capacity:	N/A
Are any of the following applicable in the case of this application: (a) E.U. (Major Accident hazards for Certain Industrial Activities) Regs:	<input type="checkbox"/> <input type="checkbox"/> Yes: No:

<p>(b) Requirements to have a licence under EPA Act 1992-2011.</p> <p>(c) Requirement to submit an Environmental Impact statement</p> <p>If so, reference to this fact should be included in Public Notices.</p>	<p>Yes: <input type="checkbox"/> No: <input type="checkbox"/></p> <p>Yes: <input type="checkbox"/> No: <input type="checkbox"/></p>
<p>Are any signs on site or off site proposed :</p>	<p>Yes: <input type="checkbox"/></p> <p>No: <input type="checkbox"/></p>
<p>If "yes" are these shown on submitted plans:</p>	<p>Yes: <input type="checkbox"/></p> <p>No: <input type="checkbox"/></p>
<p>If not shown on Plans are these classified as exempted development:</p>	<p>Yes: <input type="checkbox"/></p> <p>No: <input type="checkbox"/></p>

11. Agricultural:

<p>Distance of Proposed Buildings from: Public Road.</p> <p>Nearest dwellinghouse, school, church or building used for public assembly.</p>	<p>Not applicable (entirety of section 11)</p>
<p>Maximum height of structure over ground level</p>	
<p>Existing number and type of livestock:</p>	


Proposed additional number & type.	
Types and number of animals housed or in open yards over winter.	
Type and amounts of waste to be disposed of per annum:	
Method of slurry & effluent storage:	
Capacity of all slurry & effluent storage facilities (state units in m ³)	
Existing storage facilities:	
Proposed storage facilities	
Method of disposal of farmyard wastes e.g. Vacuum tanker, Pump station.	
Acreage available for spreading of slurry (outline O.S. map to minimum Scale of 6" to 1 mile)	
Acreage of silage cut per year.	
Number and area of silage based on farm:	
Method of collection and storage of silage effluent from each base.	
Is the proposed development grant aided by the Department of Agriculture, Food & Forestry.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>

12. Application Fee:

Fee Payable: €19,284.32 (Cheque attached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cheque	Card	Cash
Basis of Calculation: Basis of Calculation: (I) Provision of 122 residential units €15,860.00 (€130 x 122 units; class 1) (II) Provision of creche €1,777.68 (€7.20 x 246.9sq.m) (III) Ancillary bin & bike stores & ESB substation= €1646.64 (€7.20 x 228.7sq.m) Total: €19,284.32			

For Official Use Only:	
Planning Register Reference:	
Payment By:	<input type="checkbox"/> Agent: <input type="checkbox"/> Applicant: Amount: €
Date:	
Receipt Number:	

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Acts 2000 to 2010 and the Planning and Development Regulations 2001 to 2011.

<i>Signed (Agent)</i> 	
Date: 14th July 2023	

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new building, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.