



Louth County Council
Planning Section
Town Hall
Crowe Street
Dundalk

14th July 2023

Re: Large-scale Residential Development (LRD) on lands at Dawsons Demesne, Ardee, Co. Louth

Location: Dawsons Demesne, Ardee

Dear Sir/Madam,

Introduction

On behalf of the applicant, May Ard Developments Limited, please find enclosed a proposed LRD on a site at Dawsons Demesne, Ardee, Co. Louth.

As the proposed development is for 122 residential units and an ancillary creche this proposal falls under the definition of a LRD as set out under the Planning and Development (Amendment) (Large Scale Residential Development) Act 2021. In terms of project background we refer to the previous Section 247 discussions held between the applicant and Planning Authority on 2nd March 2023.

Fee

We enclose fee of €19,284.32. The breakdown of the fee is as follows:

- (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)

Other

A copy of the application is also available for inspection at the following web address:

www.dawsonsdemesnelrd.com

If you require any additional information please do not hesitate to contact us.

Yours sincerely,



Ronan Woods
Director

Enclosures

For reference the following enclosures are attached:

(1no. digital copy as confirmed with the Planning Authority)

Planning

- Application form
- LRD Application Form 19
- Letters of consent
- Site Notice & Newspaper Notice
- Appropriate fee of €19,284.32
- Part V proposals by Genesis Planning
- Part V letter
- Planning statement prepared by Genesis Planning
- Schools & Childcare assessment by Genesis Planning
- Statement of Housing Mix by Genesis Planning
- Operational Waste Management Plan by Genesis Planning
- Outline Construction Management Plan by Genesis Planning
- EIA Screening Statement by Genesis Planning
- Statement of response by Genesis Planning
- Design Statement by Genesis Planning
- Building Lifecycle Report by Genesis Planning & Dowdall Architects
- Daylight and shadow analysis by Digital Dimensions
- DMURS street design audit by Genesis Planning & Dowdall Architects
- CGI Booklet

Architecture

- Architectural drawings prepared by Dowdall Architects (refer to attached schedule of drawings under separate cover)
- Housing Quality Assessment by Dowdall Architects & Genesis Planning

Engineering

- Flood Risk Assessment by DCE
- Traffic & Transport Assessment by DCE
- Quality Audit by DCE
- Services & engineering report by ATCE
- Engineering drawings prepared by ATCE (refer to issue sheet)
- Pre-connection inquiry/Letter of Feasibility & Statement of Design Acceptance from Irish Water (appended to services report)
- Public lighting proposals

Landscape

- Landscape proposals by Parkhood Landscape Architects; (refer to issue sheet)
- Visual impact Assessment by Parkhood Landscape Architects

Environmental

- Ecological Impact Assessment by EnviroGuide
- Appropriate Assessment Screening report by EnviroGuide

Other

- Archaeological Assessment by BAFS