

LOUTH COUNTY COUNCIL

Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 Planning and Development (Large-Scale Residential Development) Regulations 2021

Notice of Large-scale Residential Development application to Louth County Council

We, May Ard Developments Limited, intend to apply to Louth County Council for permission for a Large-scale Residential development on these lands at Dawsonsdemesne, Ardee, Co. Louth.

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:

- (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.

The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of Louth County Council.

The application may also be inspected online at the following website set up by the applicant:

www.dawsonsdemesnelrd.com

A submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee of €20 within the period of five weeks beginning on the date of receipt by the Planning Authority of the application.

Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed: 

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Date of erection of site notice: 12th July 2023