



Comhairle Contae **Lú**  
**Louth** County Council

## Application Form (Form 19) - Large-Scale Residential Development (LRD)

Form to be included with a Large-scale Residential Development (LRD) planning application to Louth County Council

**BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING**  
Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

**DATA PROTECTION**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

**Supplementary information to accompany an application for a Large-scale Residential Development**

**1. Applicant:**

Prospective Applicant Name:	Zirbac DLK Limited
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**2. Contact details of person authorised to operate on behalf of the Applicant (Applicant or Agent): (Not for Public release)**

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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.

Signature of person authorised to operate on behalf of the Prospective Applicant:

Date: 13<sup>th</sup> of January 2025

*Alot Ward*



Address of the proposed Large-scale Residential Development:

Lands at Hill Street/Dublin Road to the rear of dwellings that front Hill Street (Line Terrace), Gosling's Terrace and Avenue Road (Long Avenue), Dundalk, Co. Louth. The development known as Mourne View Hall adjoins parts of the east and south boundaries of the application site.

### 3. Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	A1 Existing Residential
Existing use(s) of the site and proposed use(s) of the site:	Existing: Vacant apart from the greenway from the Dublin Road to Avenue Road/Long Avenue. Proposed: Residential with creche.

Supporting Documents	Enclosed		
Site location map sufficient to identify the land, at appropriate scale: Please refer to Douglas Wallace drawing no. P001	Yes [ <input checked="" type="checkbox"/> ]	No [ <input type="checkbox"/> ]	
Layout plan of the proposed development, at appropriate scale. Please refer to Douglas Wallace drawing no. P003	Yes [ <input checked="" type="checkbox"/> ]	No [ <input type="checkbox"/> ]	
Statement of consistency with the Development Plan. Please refer to Statement of Consistency by Stephen Ward Town Planning and Development Consultants Ltd	Yes [ <input checked="" type="checkbox"/> ]	No [ <input type="checkbox"/> ]	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion Please refer to Response to Opinion Statement by Stephen Ward Town Planning and Development Consultants Ltd	Yes [ <input checked="" type="checkbox"/> ]	No [ <input type="checkbox"/> ]	No [ <input type="checkbox"/> ]

<p>Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p> <p>Please refer to <a href="#">Response to Opinion Statement by Stephen Ward Town Planning and Development Consultants Ltd</a></p>	Yes [ <input checked="" type="checkbox"/> ]	No [ <input type="checkbox"/> ]	N/A [ <input type="checkbox"/> ]
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<b>Design</b>		
<p>A design statement that addresses the sites location and context and the proposed design strategy.</p> <p>Please refer to <a href="#">Douglas Wallace Architectural Design Statement</a>.</p>	Yes [ <input checked="" type="checkbox"/> ]	No [ <input type="checkbox"/> ]
<p>A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.</p> <p>Please refer to <a href="#">HQA by Douglas Wallace Architects</a></p>	Yes [ <input checked="" type="checkbox"/> ]	No [ <input type="checkbox"/> ]

<b>Water Services:</b>		Enclosed	
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.		Yes [ <input checked="" type="checkbox"/> ]	No [ <input type="checkbox"/> ]
A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development. <a href="#">Confirmation of feasibility from Irish Water is dated the 11<sup>th</sup> of November 2024</a>		Yes [ <input checked="" type="checkbox"/> ]	No [ <input type="checkbox"/> ]
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.		Yes [ <input type="checkbox"/> ]	No [ <input checked="" type="checkbox"/> ]
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.		Yes [ <input checked="" type="checkbox"/> ]	No [ <input type="checkbox"/> ]
<b>Traffic and Transport:</b>		Enclosed	
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes [ <input checked="" type="checkbox"/> ]	No [ <input type="checkbox"/> ]	



Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes [ <input checked="" type="checkbox"/> ] Please refer to the Preliminary Mobility Management Plan by NRB Consulting Engineers	No [ <input type="checkbox"/> ]	N/A [ <input type="checkbox"/> ]
<b>Taking in Charge:</b>		Enclosed	
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes [ <input type="checkbox"/> ]	No [ <input checked="" type="checkbox"/> ]	
<b>Maps, Plans and Drawings</b>		Enclosed	
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes [ <input checked="" type="checkbox"/> ]	No [ <input type="checkbox"/> ]	

#### 4. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		X
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	X Please refer to Response to Opinion Statement by Stephen Ward Town Planning and Development Consultants Ltd and schedule of documents and drawings enclosed with this planning application	

**5. Breakdown of Housing units:**

Houses <del>No houses proposed</del>		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
Studio	-	-
1-bed	32	1,699 m <sup>2</sup>
2-bed	133	10,125.9 m <sup>2</sup>
3-bed	29	3,101.6 m <sup>2</sup>
4-bed	-	-
4+ bed	-	-
<b>Total</b>	<b>194</b>	<b>14,926.5 m<sup>2</sup></b>

Student Accommodation <b>No student accommodation proposed</b>			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m <sup>2</sup>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

State total number of residential units in proposed development	194
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<b>LRD Floor Space</b>	<b>Gross Floor Space in m<sup>2</sup></b>
(a) State the cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	14,927m <sup>2</sup>
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	340m <sup>2</sup>
(i) Parking	NA - on street parking
(ii) Childcare	212m <sup>2</sup>
(iii) Bin stores, bicycle stores and 2no.ESB substations	128m <sup>2</sup>
(c) State the cumulative gross floor space of the non-residential development proposed in m <sup>2</sup> including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	340m <sup>2</sup>

<b>Class of Development</b>	<b>Gross Floor Space in m</b>
(i) Childcare	212m <sup>2</sup>
(ii) Bin stores, bicycle stores and ESB substations	128m <sup>2</sup>
(iii)	
(iv)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	15,267m <sup>2</sup>
	<b>Percentage</b>
(e) Express (a) as a percentage of (d):	98%
(f) Express (c) as a percentage of (d):	2%
(e) plus (f)	100%

**Planning Authority Official Use only:**

**Planning Reference:**

**Planning Authority Stamp:**