

Large Scale Residential Development

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

Via online planning portal only.

16th of January 2025

Dear Sir / Madam,

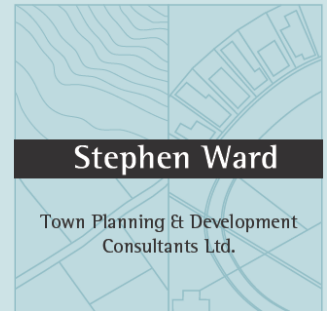
**RE – LARGE SCALE RESIDENTIAL DEVELOPMENT – PLANNING APPLICATION – 194NO.
APARTMENTS AND CHILDCRAE FACILITY AT HILL STREET/DUBLIN ROAD, DUNDALK,
CO.LOUTH**

This planning application for a Large Scale Residential Development (LRD) is made under Section 32A of the Planning and Development Act 2000 (as amended) by Stephen Ward Town Planning and Development Consultants Limited on behalf the applicant Zirbac DLK Ltd of CTEK, Riverside Road, Carrickmacross, Co Monaghan.

An LRD meeting was held with Louth County Council under Section 32C of the Planning and Development Act 2000 (as emended) on the 11th of September 2024 (Ref. LRD009). An LRD Opinion was issued under Section 32D of the Act by Louth County Council dated the 8th of October 2024.

A schedule of all documents/reports accompanying the planning application is provided overleaf together with details of persons responsible for their preparation. A schedule of drawings is also included as required.

The required planning application fee has been paid to Louth County Council by EFT (Ref. LRD Hill Street). Site Notices were erected on site on the 16th of January 2025 and a newspaper notice was placed in the Irish Daily Star on the 16th of January 2025. Copies of these public notices are submitted with the planning application. The applicant has made a copy of the LRD planning application available for inspection on the internet at the following we address: www.hillstreet-dundalk-lrd.com



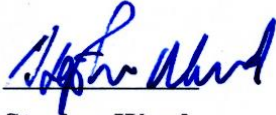
Jocelyn House
Jocelyn Street
Dundalk A91 A03Y
Co. Louth
Ireland
Tel.: +353 (42) 9329791
Fax.: +353 (42) 9329047
e-mail: planning@wardconsult.com
web: www.wardconsult.com



Registered in Ireland No. 275223
VAT No. 8275223D

All correspondence in relation to the application should be addressed to Stephen Ward Town Planning and Development Consultants Limited Jocelyn House, Jocelyn Street, Dundalk, Co.Louth.

Yours faithfully,



Stephen Ward

LRD Planning Application

Zirbac DLK Ltd

This planning application is made online through the planning portal to Louth County Council. The applicant has made a copy of the LRD application available for inspection on the internet at the following web address:

www.hillstreet-dundalk-lrd.com

Documents

Document Submitted	Consultant Responsible
<ul style="list-style-type: none"> • Cover letter with document schedule • Planning Application Form (online) • Form 19 LRD Supplementary Application Form • LRD Supplementary Application Form (internal) • Statement of Consistency • Community Audit • Response to Opinion Statement • EIA Screening – Preliminary Examination • School and Childcare Facility Assessment • Site Notice • Newspaper Notice 	Stephen Ward Town Planning and Development Consultants Ltd
<ul style="list-style-type: none"> • Appropriate Assessment Screening Report • Ecological Impact Assessment Report 	Enviroguide
<ul style="list-style-type: none"> • Architectural Design Statement • Housing Quality Assessment • Part V Calculations (internal) • Document Issue Sheet 	Douglas Wallace Architects
<ul style="list-style-type: none"> • Engineering Services Report • Site Specific Flood Risk Assessment • Preliminary Construction Methodology & Environmental Management Plan • OCSC LRD Opinion Response Letter • Document Register 	O'Connor Sutton Cronin (OCSC)

Document Submitted	Consultant Responsible
<ul style="list-style-type: none"> • Site Investigation Report 	Causeway Geotech
<ul style="list-style-type: none"> • Landscape and Public Realm Design Statement • Outline Planting Maintenance Scheme • Drawing Issue Sheet 	BDP Landscape Architects
<ul style="list-style-type: none"> • Arboriculture Assessment and Impact Report 	CMK Hort + Arb Ltd
<ul style="list-style-type: none"> • Public Lighting Report • Electrical Specification – Luminaire Schedule • Energy & Sustainability Statement • Document Issue Sheet 	BDP M&E
<ul style="list-style-type: none"> • Traffic and Transport Assessment Report, Preliminary Mobility Management Plan and Road Safety Audit 	NRB Engineering Consultants
<ul style="list-style-type: none"> • Archaeological Assessment 	IAC Archaeology
<ul style="list-style-type: none"> • Townscape and Visual Impact Assessment • Verified Photomontages 	Modelworks
<ul style="list-style-type: none"> • Daylight, Sunlight and Overshadowing Study 	IES
<ul style="list-style-type: none"> • Solicitors Letter (internal) 	Holmes O'Malley Sexton

Drawings

Drawings by Douglas Wallace Architects		
Drawing Number	Drawing Title	Scale
P001	OSI – Site Location Map	1:1000
P002	Existing Site Plan	1:500
P003	Proposed Site Plan	1:500
P004	Site Parameters	1:500
P005	Proposed Site Contiguous Elevations	1:250
P006	Proposed site sections	1:250
P008	Part V Allocation	1:1000
P100	Block A – plans	1:200
P101	Block A – sections, elevations	1:200
P200	Block B – plans	1:200
P201	Block B – sections, elevations	1:200
P300	Block C – plans	1:200
P301	Block C – sections, elevations	1:200
P400	Block D – plans	1:200
P401	Block D – sections, elevations	1:200
P500	Block E – plans	1:200
P501	Block E – sections, elevations	1:200
P600	Block F – plans	1:200
P601	Block F – sections, elevations	1:200
P700	Block G – plans	1:200
P701	Block G – sections, elevations	1:200
P800	Block H – plans 1	1:200
P801	Block H – plans 2	1:200
P802	Block H – sections, elevations	1:200
P900	ESB substation	1:100
P901	Bins Enclosure	1:100
P902	Bike Storage	1:100
P903	Universal Design Units Types	1:100
SH001	Block A – Schedule of accommodation	-
SH002	Block B – Schedule of Accommodation	-
SH003	Block C – Schedule of Accommodation	-
SH004	Block D – Schedule of Accommodation	-
SH005	Block E – Schedule of Accommodation	-

Drawings by Douglas Wallace Architects		
SH006	Block F – Schedule of Accommodation	-
SH007	Block G – Schedule of Accommodation	-
SH008	Block H – Schedule of Accommodation	-

Drawings by OCSC Engineers		
Drawing Number	Drawing Title	Scale
W369 - OCSC - XX - XX - DR - C - 0001	Cover Sheet	-
W69 - OCSC - XX - XX - DR - C - 0110	Topographical Survey Layout	1:500
W369 - OCSC - XX - XX - DR - C - 0116	Fluvial Flood Mapping Cross Sectional Elevation	As shown
W369 - OCSC - XX - XX - DR - C - 0120	Proposed Site Compound Layout and Construction Drainage Works	1:500
W369 - OCSC - XX - XX - DR - C - 0130	Existing Site Drainage and Watermains	1:500
W369 - OCSC - XX - XX - DR - C - 0503	Proposed and Existing Watermain Networks	1:1000
W369 - OCSC - XX - XX - DR - C - 0504	Proposed Storm Water Networks Layout	1:500
W369 - OCSC - XX - XX - DR - C - 0505	Proposed Foul Water Layout	1:500
W369 - OCSC - XX - XX - DR - C - 0520	FW Pumping Chamber No 1 Western Site	As Shown
W369 - OCSC - XX - XX - DR - C - 0521	FW Pumping Chamber No 1 Eastern Site	As Shown
W369 - OCSC - XX - XX - DR - C - 0530	Surface Water Standard Details Sheet 1 of 4	NTS
W369 - OCSC - XX - XX - DR - C - 0531	Surface Water Standard Details Sheet 2 of 4	NTS
W369 - OCSC - XX - XX - DR - C - 0532	Surface Water Standard Details Sheet 3 of 4	NTS
W369 - OCSC - XX - XX - DR - C - 0533	Surface Water Standard Details Sheet 4 of 4	NTS
W369 - OCSC - XX - XX - DR - C - 0550	Proposed Foul Water Network Longitudinal Elevations Western Side of Site	As Shown
W369 - OCSC - XX - XX - DR - C - 0551	Proposed Foul Water Network Longitudinal Elevations Eastern Side of Site	As Shown
W369 - OCSC - XX - XX - DR - C - 0560	Proposed Storm Water Network Longitudinal Elevations Western side of site	As Shown
W369 - OCSC - XX - XX - DR - C - 0561	Proposed Storm Water Network Longitudinal Elevations Eastern Side of Site	As Shown
W369 - OCSC - XX - XX - DR - C - 0590	Standard Watermain Details Sheet 1 of 3	NTS
W369 - OCSC - XX - XX - DR - C - 0591	Standard Watermain Details Sheet 2 of 3	NTS
W369 - OCSC - XX - XX - DR - C - 0592	Standard Watermain Details Sheet 3 of 3	NTS
W369 - OCSC - XX - XX - DR - C - 0600	Site Cut and Fill	1:500
W369 - OCSC - XX - XX - DR - C - 0700	Proposed Road Layout and Setting Out Sheet 1 of 4	1:250
W369 - OCSC - XX - XX - DR - C - 0701	Proposed Road Layout and Setting Out Sheet 2 of 4	1:250
W369 - OCSC - XX - XX - DR - C - 0702	Proposed Road Layout and Setting Out Sheet 3 of 4	1:250
W369 - OCSC - XX - XX - DR - C - 0703	Proposed Road Layout and Setting Out Sheet 4 of 4	1:250
W369 - OCSC - XX - XX - DR - C - 0710	Road Construction Details	NTS

Drawings by OCSC Engineers		
W369 - OCSC - XX - XX - DR - C - 0720	Road Longsections Sheet 1 of 2	1:500
W369 - OCSC - XX - XX - DR - C - 0721	Road Longsections Sheet 2 of 2	1:500
W369 - OCSC - XX - XX - DR - C - 0750	Proposed Road Build Up Details	1:500

Drawings by BDP Landscape Architects		
Drawing Number	Drawing Title	Scale
HSD-BDP-01-00-PL-L-901100	Landscape Plan General Arrangement	1:500
HSD-BDP-01-00-PL-L-901103	Open Space Distribution plan	NTS
HSD-BDP-01-00-SE-L-975101	Site Sections 1 of 2	1:100
HSD-BDP-01-00-SE-L-975102	Site Sections 2 of 2	1:100
HSD-BDP-01-00-SE-L-975103	Landscape Interfaces 1 of 2	As shown
HSD-BDP-01-00-SE-L-975104	Landscape Interfaces 2 of 2	As shown
HSD-BDP-01-00-SE-L-975105	Boundary Treatments	As shown
HSD-BDP-01-00-PL-L-943100	Development Impact on Existing Trees	NTS
HSD-BDP-01-00-PL-L-943101	Planting Plan	1:500

Drawings by BDP M&E		
Drawing Number	Drawing Title	Scale
(6-)E001	Existing Site Services (Sheet 1 of 2)	1:250
(6-)E001	Existing Site Services (Sheet 2 of 2)	1:250
(6-)E002	Proposed Site Services (Sheet 1 of 2)	1:250
(6-)E002	Proposed Site Services (Sheet 2 of 2)	1:250
(6-)E003	Proposed External Lighting (Sheet 1 of 2)	1:250
(6-)E003	Proposed External Lighting (Sheet 2 of 2)	1:250

Drawings by CMK		
Drawing Number	Drawing Title	Scale
TDUN012 - 101	Tree Survey and Constraints Plan	NTS
TDUN012 - 102	Arboriculture Impact & Tree Protection	NTS