

Our Reference: 25-F5

30th June 2026

Project Name:

Drumlark LRD, Drumlark Townland, Cavan town

Subject:

LRD amendment to the permitted scheme-Note Re Civils

1. INTRODUCTION

Fitzpatrick & Heavey Homes Ltd., intend to apply to Cavan County Council for permission for an amendment to a previously approved Large-scale Residential development Pl. Ref. 2460067 and An Bord Pleanala Ref ABP-319750-24 on lands at Drumlark Townland, Cavan Town. Particulars of the development comprise as follows: Change of unit type of 25 no. Duplex Apartments in Blocks A, B, C, D, E, and F. (1) 'Block A' Change of **2 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units** at ground floor, (2) 'Block B' Change of **4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units** at ground floor, (3) 'Block C' Change of **4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units** at ground floor, (4) 'Block D' Change of **4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units** at first/second floor, (5) 'Block E' Change of **4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units** at first/second floor, (6) 'Block F' Change of **3 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units** at first/second floor, (7) 'Block G' Change of **4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units** at first/second floor.

This note describes the minimal impact that the proposal has on the SuDS, Drainage and Water Supply proposals and roads layout for the permitted development. The proposed changes to the Duplex Blocks as outlined above have no impact on the building footprints or make any significant changes to the landscaping when compared to the 2024 permission.

2. SUDS

The proposed changes to the 7 no. Duplex Blocks have no impact on the building footprint or make any significant changes to the landscaping when compared to the 2024 permission.

3. FOUL & SURFACE WATER AND WATERMAIN PIPE NETWORKS

The proposed amendment does not affect the location or footprint of the permitted buildings. Accordingly, no changes are proposed to the foul drainage, surface water drainage or watermain pipe networks previously approved.

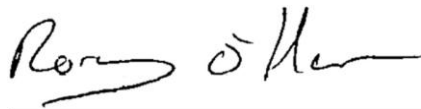
It should be noted that the permitted drainage system provides for fully separate foul and surface water systems, with separate outfalls to dedicated foul and surface water pipelines.

The original Uisce Éireann Confirmation of Feasibility and Statement of Design Acceptance, included in Appendix B of the Engineering Services Report submitted with the original application, related to the permitted development of 145 no. residential units. As the proposed amendment does not result in any increase in the number of residential units, the amended development remains comfortably within the scope of the original Uisce Éireann Confirmation of Feasibility and Statement of Design Acceptance.

4. ROAD NETWORK

As the proposed amendment does not affect the locations of the affected buildings there will be no changes needed to the Road networks.

Yours faithfully,



Rory O'Hare,
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