



26th February 2024

Planning Department
Cavan County Council
Farnham Centre,
Farnham Street,
Cavan,
Co.Cavan.

Re: Large-scale Residential Development (LRD) on lands at Drumlark Townland, Cavan Town.

Dear Sir/Madam,

On behalf of the applicant, Drumlark Investments Ltd., please find enclosed a proposed LRD on a site at Drumlark Townland, Cavan Town. As the proposed development is for 145 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.

Fee

We enclose fee of €31,698.32 calculated as follows:

- 145 Residential Units (145 x €130= €18,850)
- 1no. Creche (321.8 x €7.20= €2,316.96)
- Bin and Bicycle Stores (73.8 x €7.20= €531.36)
- NIS Fee (€10,000)

A copy of the application is also available for inspection at the following web address:
www.drumlarklrd.com

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

Yours sincerely,

Shona Finnegan BSc (Hons) Arch Tech
Michael Fitzpatrick Architects Ltd





For reference the following enclosures are attached;

Planning

- Cover Letter
- LRD Form 19
- Newspaper Notice
- Site Notice
- Letter of consent from applicant to agent
- Letter of consent from Cavan County Council
- Appropriate fee of €31,698.32
- Part V proposals – part v costings
- Part V Agreement from Cavan County Council
- Planning statement prepared by Genesis Planning Consultants
- Statement of Response by Genesis Planning Consultants
- Schools & childcare assessment by Genesis Planning Consultants
- Statement of Housing Mix by Genesis Planning Consultants
- Schools, Childcare & Social Infrastructure Audit by Genesis Planning Consultants
- Operational Waste Management Plan by Genesis Planning Consultants
- Building Lifecycle Report by Michael Fitzpatrick Architects
- Cavan County Council part v letter
- Daylight & Sunlight Assessment by Chris Shackleton Consulting Ltd.

Architecture

- Architectural drawings Michael Fitzpatrick Architects (refer to issue sheet)
- Design Statement by Michael Fitzpatrick Architects
- Housing Quality Assessment & Schedule of Accommodation by Michael Fitzpatrick Architects
- Building Lifecycle Report by Michael Fitzpatrick Architects

Landscape

- Landscape proposals by Parkhood Landscape Architects (refer to issue sheet)
- Landscape Management & Maintenance Plan by Parkhood Landscape Architects
- Tree Survey Schedule & Constraints Plan by Dr Philip Blackstock

Engineering

- Engineering Drawings prepared by CS Consulting (refer to issue sheet)
- LRD Opinion Responses
- Engineering Services Report by CS Consulting
- Site Specific Flood Risk Assessment by CS Consulting
- Traffic & Transport Assessment by CS Consulting
- RIDR - Road Infrastructure Design report by CS Consulting
- Outline Construction and Environmental Management Plan by CS Consulting
- Quality Audit Response Document by CS Consulting
- Outdoor Lighting Report & Proposals by Veelite



Environmental

- Document Issue Sheet
- Ecological Impact Assessment Report by Hydrec Environmental Consulting
- Environmental Impact Assessment Screening Report by Hydrec Environmental Consulting
- Natura Impact Statement by Hydrec Environmental Consulting
- Archaeological Assessment by Archaeological Consultancy Services Unit

