

Department of Culture, Heritage and the Gaeltacht
Development Applications Unit,
Newtown Road, Wexford, Y35 AP90

7th of March 2019

Dear Sir/Madam,

RE: PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT AT R215 INNER RELIEF ROAD AND R132 DUBLIN ROAD, DUNDALK, CO.LOUTH

Mr. J.C. van Dijk intends to make a planning application to An Bord Pleanála under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 for a Strategic Housing Development on lands south of the R215 Inner Relief Road and east of the R132 Dublin Road, Dundalk, Co.Louth on a site extending to 2.16 hectares.

Pursuant to Article 285 (5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed in both printed and electronic form.

A dedicated website has been established by the applicant on which the application details can be viewed at www.finnabairsouth.ie

The proposed development is described in the public notices as follows:

The development will consist of 142no. apartments (58no. 1-bed, 64no. 2-bed and 20no. 3- bed) in five buildings, ranging in height from two to five storey on a site measuring 2.16 hectares including a crèche (122sqm) and community room (122sq.m) together with parking, roadways and ancillary site works including works to the public road, landscaping and boundary treatments. Provision is made for the installation of solar/photovoltaic panels on the roofs of each building the direction of which will depend on orientation. The application also includes a new vehicular access via a roadway and new entrance off the R215 Inner Relief Road (this access was permitted under P.A. Re. 16/803 (ABP Ref. 15.247929)) and a dedicated pedestrian/cycle link to Dublin Road (R132).

The application contains a statement setting out how the proposal will be consistent with Dundalk and Environs Development Plan 2009-2015 (as varied and extended) and the Louth County Development Plan 2015-2021 objectives.

Stephen Ward

Town Planning & Development
Consultants Ltd.

Jocelyn House
Jocelyn Street
Dundalk A91 03Y
Co. Louth
Ireland

Tel.: +353 (42) 9329791
Fax.: +353 (42) 9329047
e-mail: planning@wardconsult.com
web: www.wardconsult.com



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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 An Bord Pleanála and Louth County Council. The application may also be inspected online at the following website set up by the applicant: www.finnabairsouth.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Where a prescribed authority to whom a copy of a strategic housing development application is sent pursuant to section 8(1)(b)(ii) of the Act of 2016 does not make a submission or observations in relation to the application within the period of 5 weeks beginning on the date of receipt by the Board of the application, the Board may determine the application without further notice to that authority.

Yours Faithfully,



Stephen Ward