

CAVAN COUNTY COUNCIL

SITE NOTICE

**Planning and Development (Amendment) (Large-scale Residential
Development) Act 2021
Planning and Development (Large-Scale Residential Development) Regulations 2021**

**Notice of Large-scale Residential Development application
to Cavan County Council**

We, Lisdaran Developments Limited, intend to apply to Cavan County Council for permission for a Large-scale Residential development on lands at Lisdaran Townland, Loreto Road, Cavan Town. The development will consist of the provision of a total of 109no. residential units along with provision of a crèche. Particulars of the development comprise as follows:

- (a) Site excavation works to facilitate the proposed development to include excavation and general site preparation works.
- (b) The provision of a total of 65no. residential dwellings which will consist of 23no. 2 bed units, 26no. 3 bed units and 16no. 4 bed units.
- (c) The provision of a total of 44no. duplex apartment units consisting of 8no. 1 bed units, 18no. 2bed units and 18no. 3 bed units. The duplex apartment units range in height from two storey to three storey.
- (d) Provision of a two storey creche with associated parking, bicycle and bin storage.
- (e) Provision of associated car parking at surface level via a combination of in-curtilage parking for dwellings and via on-street parking for the creche and duplex apartment units.
- (f) Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents throughout the site.
- (g) Provision of associated bicycle, bin and bulky items storage facilities for duplex apartment units.
- (h) Upgrading the existing access point from Loreto Road with associated works to include for provision of a right turning lane, provide for internal access roads, footpaths and associated site works.
- (i) Provision of internal access roads and footpaths and associated works to include for regrading of site levels as required along with connections onto the Greenway.
- (j) Provision of residential communal open space and public open space areas to include formal play areas along with all hard and soft landscape works with public lighting, planting and boundary treatments to include boundary walls, railings & fencing.
- (k) Internal site works and attenuation systems which will include for provision of hydrocarbon and silt interceptors prior to discharge.
- (l) All ancillary site development/construction works to facilitate foul, water and service networks for connection to the existing foul sewer, water connections and ESB network connections along with provision of an ESB substation.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and accompanies this application.

The planning application together with the Natura Impact Statement (NIS) may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during it's public opening hours.

The application may also be inspected online at the following website set up by the applicant:

www.lisdaranlrd.com

A submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee of €20 within the period of five weeks beginning on the date of receipt by the Planning Authority of the application.

Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:



Ronan Woods (Agent) Genesis Planning Consultants Dean Swift Building
Armagh Business Park, Hamiltonsbawn Road, Armagh, BT60 1HW.

Date of erection of site notice: 19th October 2025