



Application Form (Form 19)
Large-scale Residential Developments (LRD)

Form to be included with a Large-scale Residential Development (LRD)
planning application to Cavan County Council

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING
Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

**Supplementary information to accompany an application for a
Large-scale Residential Development**

1. Applicant:

Name of Applicant:	Lisdaran Developments Limited
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2. Name of person authorised to operate on behalf of the Applicant (if any):

Name:	Ronan Woods (Genesis Planning)
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3. Site of Proposed Development:

Postal Address/Townland/ Location of the Proposed Development (sufficient to identify the site in question)	Address Line 1: Lands at Lisdaran Townland Address Line 2: Loreto Road Address Line 3: Town / City: Cavan Town County: Country: Eircode:		
Ordnance Survey Map Ref. No. (and the Grid Reference where available).	Grid reference 64110, 806370 Map sheet 1686-07, 1686-A		
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.			
Area of site to which the application relates in hectares:			8.6 ha
Site zoning under current Cavan County Development Plan:			Public and Community, 'Proposed Residential', Proposed Low Density Residential, Amenity and Open Space, Residential Strategic Reserve
Existing use(s) of the site and proposed use(s) of the site:			Existing: Farmland and vacant Proposed: Residential and creche 
Does the application relate to a development in a Strategic Development Zone?			Yes: [☐] No:

4. Applicant's Interest in the Site:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier	Other
			
Where legal interest is "Other", please expand further on your interest in the land or structure.			
Application site is owned by Lisdaran Developments Ltd. The extent of site area which includes the public road for foul line works crossing the Greenway is within the control of Cavan County Council (Refer to letter of consent from Council).			

State Name and Address of the Site Owner: If you are not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.	Lisdaran Developments Limited 47 Church Street Cavan, Co Cavan H12KX81 Also lands crossing Greenway owned by Cavan County Council Cavan County Council Cavan Courthouse Farnham Street Abbeyland Cavan Town H12R6V2
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5. Pre-Application Consultations

(A) Section 247 Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority
reference number:

PP24-114

Meeting date(s):

4th September 2024

(B) LRD Meeting with Planning Authority:

State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:

Planning Authority
reference number:

PP24-114

Meeting date(s):

7th May 2025

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with prescribed authorities or with the public:

N/a

6. Characteristics of Proposed Development:

Please provide a brief description of the nature and purpose of the proposed development, including-

- The number of proposed houses or student accommodation units, as the case may be, and, in the case of student accommodation units, the combined number of bed spaces, and any other uses to which those units may be put,
- Proposed services ancillary to residential development, and
- Other proposed uses in the development of the land, the zoning of which facilitates such use:

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. 2 bed units and 18no. 3 bed units. The duplex units range in height from 2storey to 3storey.
- (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 via a rising main and provision of a foul pumping station, water connections and ESB network connections along with provision of an ESB substation.

A Natura Impact Statement (NIS) has been prepared and accompanies this application.

7. Proposed Residential Development

Provide an indicative breakdown of proposed residential content:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1 bed	0	0
2 bed	23	1980.6
3 bed	26	2944.6
4 bed	16	3256
4+ bed	n/a	n/a
Total	65	8181.2

Apartments		
Unit Type	No. of Units	Gross floor space in m ²
Studio	n/a	n/a
1 bed	8	465.88
2 bed	18	1657.7
3 bed	18	1941.1
4 bed	n/a	n/a
4+ bed	n/a	n/a
Total	44	4064.68

Student Accommodation		
Unit Type	No. of Units	Gross floor space in m ²
Studio		
1 bed		
2 bed		
3 bed		
4 bed		
4+ bed		
Total		
State total number of residential units in proposed development:		

8. LRD Floor Space

Class of Development	Gross Floor Space in m²
(A) State cumulative gross floor space of residential accommodation, in m ² :	12,245.88
(B) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	n/a
(i) e.g. Parking of vehicles by persons occupying the proposed development or for purposes incidental to the primary purpose of the development	n/a
(ii) e.g. Childcare	283.10
(iii) e.g. Bin/Bicycle Store	128
(iv) ESB substation	24.2
(v)	
(C) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (B) above) and provide the details of the different classes below:	435.3
Class of Development	Gross Floor Space in m²
(i) Creche	283.10
(ii) Bin stores/Bike Stores	128
(iii) ESB	24.2
(D) State the total LRD Floor space as per the definition in section 2 of the Act ((A) plus (C))	(Gross Resi 12245.88m ²) + (Creche, Bins, ESB m ²) = 12,681.18m ²
	Percentage %
(E) Express (A) as a percentage of (D):	96.5%
(F) Express (C) as a percentage of (D):	3.5%
(G) Plus (F)	100%

9. Where the Proposed Development Relates to Existing Building(s)/ Structure(s):

State estimated gross floor space of any existing building(s) / structure(s) in m ² :	
State estimated gross floor space of any proposed demolition, in m ² :	
State estimated gross floor space of any building(s)/structure(s) to be retained in m ² :	
State total gross floor space of development in m ² :	

10. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed development enclosed with this application?		Enclosed: Yes: ☒ No: ☐
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Anglo Celt Newspaper Publication date 23 rd October 2025	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: ☒ No: ☐
If the answer to above is "Yes", state date on which the site notice(s) was erected:		19 th October 2025
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: ☐ No: ☒
If the answer to above is "Yes", is an EIAR enclosed with this application?		Enclosed: Yes: ☐ No: ☒
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.		Enclosed: Yes: ☐ No: ☒

(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: ☐ No: ☒
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: ☒ No: ☐
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: ☒ No: ☐
(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: ☐ No: ☒

11. Supporting Documents

Please provide a brief description of the proposed development, which should include information, drawings or representations on the following:	
Information	Enclosed
a) Site location map sufficient to identify the land, at appropriate scale.	Yes: ☒ No: ☐
b) Layout plan of the proposed development, at appropriate scale.	Yes: ☒ No: ☐
c) Statement of consistency with the Development Plan	Yes: ☒ No: ☐
d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	Yes: ☒ No: ☐
e) Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes: ☒ No: ☐
Design	
f) A design statement that addresses the site's location and context and the proposed design strategy.	Yes: ☒ No: ☐

g) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes: ☒ No: ☐
Water Services	
h) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: ☒ No: ☐
i) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes: ☒ No: ☐
j) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes: ☒ No: ☐
k) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes: ☒ No: ☐
l) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes: ☒ No: ☐
Traffic and Transport	
m) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes: ☒ No: ☐
n) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: ☒ No: ☐
Taking in Charge	
o) Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes: ☒ No: ☐

Maps Plans and Drawings	
p) List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: ☒ No: ☐
Universal Design	
q) Please provide a statement as to how the proposed development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Yes: ☒ No: ☐

12. Large-scale Residential Development Details

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	Yes: ☒ No: ☐
b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	Yes: ☒ No: ☐
c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes: ☒ No: ☐
d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	Yes: ☒ No: ☐
e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.	Yes: ☐ No: ☒
f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.	Yes: ☐ No: ☒

g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	Yes: ☒ No: ☐ (Refer to statement of response & schedule)
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13. Person Responsible for Preparation of Drawings and Plans:

Name:	Michael Fitzpatrick
Company:	Michael Fitzpatrick Architects Main Street Butlersbridge, Co Cavan

14. Services:

Proposed Source of Water Supply: Please indicate as appropriate: (a) Existing Connection: ☐ New Connection: ☒ (b) Public Mains: ☒ Group Water Scheme: ☐ Name of Scheme: _____ Private Well: ☐ Other (please specify): _____
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Proposed Wastewater Management / Treatment: Please indicate as appropriate: (a) Existing Connection: ☐ New Connection: ☒ (b) Public Sewer: ☒ Conventional septic tank system: ☐ Other on-site treatment system: ☐ Please specify: _____ Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:
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Proposed Surface Water Disposal:	
Please indicate as appropriate: (a) Public Sewer/Drain: Soakpit: Watercourse:  Other: Please specify:	
Irish Water Requirements:	
Please submit a current / valid Confirmation of Feasibility statement (COF) from Irish Water in response to a Pre-Connection Enquiry (PCE) in relation to <u>the proposed development</u> . (i.e. evidence that Irish Water has determined that it is feasible to provide a water and/or wastewater service and that there is capacity to connect to an Irish Water Network).	Enclosed: Yes:  No: []
Traffic and Transportation and Associated Infrastructure:	
Please submit a statement on how the proposed development would address traffic and transportation issues, including road infrastructure, traffic generation, pedestrian and cyclist linkages and safety, public transport availability and capacity, and where applicable, issues regarding scoping of a Traffic / Transportation Impact Assessment.	Enclosed: Yes:  No: []
Please submit a statement indicating, in the applicant's opinion, the proposal is consistent with the Design Manual for Urban Roads and Streets (Department of Transport, Tourism and Sport & Department of Environment, Community and Local Government, 2013).	Enclosed: Yes:  No: []

15. Request Fee:

Fee Payable:	€ 27,302.00
Is the required fee enclosed with the request?	Yes:  No:

16. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.

Signed: (Applicant or agent as appropriate)	
Date:	23 rd October 2025