



Cavan County Council
Planning Department
Farnham Road
Cavan Town

13th November 2025

Re: Large-scale residential development on lands at Lisdaran Townland, Loreto Road, Cavan Town

Dear Sir/Madam,

On behalf of the prospective applicant, Lisdaran Developments Ltd, please find enclosed proposed LRD on a site at Lisdaran Townland, Loreto Road, Cavan Town.

As the proposed development is for 109 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.

In terms of project background we refer to the previous Section 247 discussions held between the applicant and Planning Authority on 4th September 2024 and further discussions on 7th May 2025 (LRD PP 24-114).

Fee

We enclose fee payment to the sum of €27,302.72. The breakdown of the fee is as follows:

- (I) Provision of 109 residential units= €14,170.00 (€130 x 109 units; class 1)
- (II) Provision of creche= €2,038.32 (€7.20 x 283.1sq.m)
- (III) Ancillary bin & bike stores & ESB substation= €1094.40 (€7.20 x 152sq.m)
- (IV) Natura Impact Statement €10,000.00

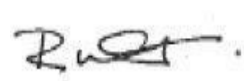
Other

A copy of the application is also available for inspection at the following web address:

www.lisdaranlrd.com

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. Woods'.

Ronan Woods

Director

Enclosures

For reference the following enclosures are attached:

Planning

- LRD Application Form 19 & Application Form
- Copy of Newspaper & Site Notice
- Planning Statement
- Statement of Housing Mix
- Building Lifecycle Report
- Schools, Childcare & Social Infrastructure Assessment
- Part V Proposals
- Part V Agreement Letter from Cavan Co Co
- Sunlight, Daylight & Shadow Assessment
- Statement of Response
- DMURS Street Design Audit
- Letter of Consent from Cavan Co Co for works crossing the Greenway
- Letter of Consent from Lisdaran Developments Ltd to Genesis Planning
- EIA Screening by Genesis Planning
- Operational Waste Management Plan by Genesis Planning
- Design Statement
- CGI and Photomontage Booklet

Architecture

- Architectural Drawings by Michael Fitzpatrick Architects (refer to Issue sheet)
- Housing Quality Assessment

Engineering

- Engineering proposals by Alan Traynor Consulting Engineers (refer to Issue sheet)
- Confirmation of Feasibility from Irish Water (appended to Engineering Report)
- Traffic and Transport Assessment by TTRSA
- Mobility Management Plan by TTRSA
- Quality Audit and RSA by TTRSA
- Street Lighting Proposals by AMRA
- Climate Change Adaptation Statement by AMRA

Environmental

- Flood Risk Assessment by Traynor Environmental
- Construction and Environmental Management Plan by Traynor Environmental
- Resource & Waste Management Plan by Traynor Environmental
- Water Framework Directive Assessment by Traynor Environmental
- Appropriate Assessment Screening by Flynn Furney
- Natura Impact Statement by Flynn Furney
- Ecological Impact Assessment by Flynn Furney
- Invasive Species Survey Report by Aviro
- Archaeological Assessment by IAC
- Energy Efficiency & Climate Change Statement by AMRA

Landscaping

- Existing Site Constraints and Assets 7348-PHL-00-ZZ-DR-L-0001
- Overall Landscape Plan 7348-PHL-00-ZZ-DR-L-1001
- Landscape Proposals Sheet 2 7348-PHL-00-ZZ-DR-L-1002
- Landscape Proposals Sheet 3 7348-PHL-00-ZZ-DR-L-1003
- Tree Impact Drawing 7348-PHL-00-ZZ-DR-L-1004
- Boundary Proposals 7348-PHL-00-ZZ-DR-L-1005
- Play Area 7348-PHL-00-ZZ-DR-L-1006
- Detail Entrance Enlargement 7348-PHL-00-ZZ-DR-L-1007
- Boundary Section 7348-PHL-00-ZZ-DR-L-1008
- Landscape Management and Maintenance Plan 7348-PHL-00-ZZ-DR-L-0002
- Landscape Design Statement 7348-R-L-0001
- Landscape and Visual Impact Assessment
- Tree Constraints Plan
- Tree Survey & Report