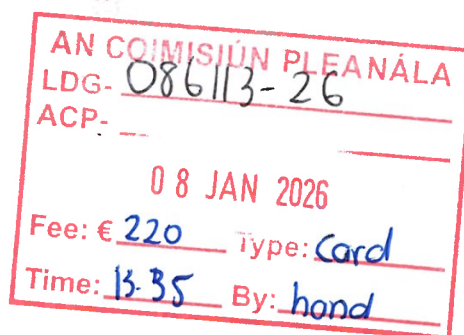


The Secretary,
An Comisiuin Pleanála,
64, Marlborough Street,
Dublin 1.
D01 V902

07 January 2026



**Planning Application: Louth County Council Ref No 2560319 –
Large Scale Residential Development at Haggardstown and Marshes Upper, including works on
Blackrock Road (R172) and Hardy's Lane, Dundalk, Co Louth**

Applicant - Marina Quarter Limited

Dear Sir/Madam,

We wish to lodge a third-party appeal on behalf of our clients, Jack, Timmy and Theo Connolly of No 7, Marine Court, Blackrock, Dundalk, Co Louth. Fee of €220.00 is enclosed herewith.

Notification of Decision to Grant Planning Permission was issued to Marina Quarter Limited on 03/12/2025 by Louth County Council under planning file Ref No 2560319 proposing a Large-Scale Residential Development at Haggardstown and Marshes Upper, including works on Blackrock Road (R172) and Hardy's Lane, Dundalk, Co Louth.

Jack, Timmy and Theo Connolly are the beneficial owners of the estate of the late Conor Connolly (deceased). The estate includes the landholdings within Folio LH12784 and Folio LH12182 and the register shows Conor Connolly (deceased) is the sole owner of these properties without any existing easements or liens. (Full copies of the folios with maps are attached).

The applicant has no ownership rights/claim to these lands nor has consent to apply for planning permission for development of/on these lands been given to any third party.

We note that Louth County Council, as landowner, gave Marina Quarter Limited consent to seek planning permission (per letter dated 15/12/2022 from Mr J McGuinness, Director of Services). We also note that Glenveagh Homes Limited as landowner gave Marina Quarter Limited consent to seek planning permission (per letter dated 26/05/2025 from Mr C Murtagh, Chief Financial Officer, Glenveagh Homes Ltd).

No consent to apply for planning permission on the Connolly lands was given by Conor Connolly (deceased) or by the beneficial owners of his estate, Jack, Timmy and Theo Connolly. We are instructed to advise all parties that our clients will take all necessary steps to protect their interests in the said lands.

We note drainage drawings submitted by the applicant shows part of the proposed surface-water drainage outfall system being constructed within our clients' land ownership. Continued Over.../

PABIA Consulting Ltd

Tel 021 242 8890 Email info@pabia.ie Web www.pabia.ie
Address 1G, North Valley Business Centre, Mallow Road, Cork, T23 KH74

Registered in Ireland.
Company No: 584592
VAT No: 3424140KH

Appeal of Louth Co Co Planning File Ref No 2560319 - 07.01.2026

The drainage design provides for a 600mm diameter surface water sewer and outfall manhole to be constructed on our clients' lands and for the discharge of storm water generated by the proposed development to be directed into a field drain on our clients' lands. There has been no consultation of any kind with our clients on this design proposal.

This design proposal will alter the existing surface water drainage system in the area very significantly and will result in increased flooding risk to our clients' lands.

Inspection of the contoured survey map of the proposed development land currently shows that only c.7%-8% maximum of the entire development area, (north-eastern corner adjacent to Loaker Lodge, former home of Conor Connolly), drains towards Bothar Mhaol/Blackrock Road junction and is conveyed via an existing piped drain into the ditch running northwards along the west side of our clients lands on Blackrock Road, (as one travels towards Dundalk town centre).

The remainder of the northern section of the site drains towards the rear of the private houses on Bothar Mhaol and Finnabair Estate area. The western side of the proposed development site drains naturally towards the Dundalk Golf Club lands while the south of the site drains towards adjoining lands in the Birches Lane direction, while the eastern side of the development site drains largely southeast towards the proposed new access road area and some existing properties along Blackrock Road.

In contrast, the proposed sewer will carry all surface water collected on site from virtually the entire estate, including all 503 dwelling units and associated roads/footpaths/hard surface areas directly onto our clients' lands, greatly increasing the quantum of surface water to be dealt with in the existing field drain. It is acknowledged that the drainage system incorporates attenuation arrangements but the design will still result in c.12-fold increase in runoff onto our clients' property, a very significant increase.

However, in addition to the above, under Louth County Council planning file 211032, planning permission has been granted for disposal of further surface water drainage from a separate development adjoining Bothar Mhaol, to be directed to the same discharge point. This second discharge is separate and additional to that approved under the current 2560319 permission.

We enclose following drawings, which clearly demonstrate the two different proposals:

Dwg No L-08-54-06 Folios Showing SW Pipe (Planfile 211032)

Dwg No L-08-54-08 Folios showing SW Pipe (Planfile 2560319)

These drawings show the proposed outfall drainage arrangements are clearly proposed to be located within our clients' landholdings in each case.

The CFRAM maps for Dundalk Bay area show our clients lands and the adjoining Blackrock Road (R172) area as being at very significant risk of flooding regardless of the AEP projections, (Annual Exceedance Probability projections), be it 10%, 1%, or 0.1%. As recently as 09/12/2025, the Blackrock Road together with the field to the east and north of it, in Folio LH 12784, were completely submerged under water during the Storm Bram event.

Continued Over/.....

(Photographic evidence of this event on the lands immediately east of our clients' lands is provided in the Blackrock Tidy Towns Appeal submission Ref No ACP 323966-25).

Hence, our clients' have very real concerns with flooding risk and resulting damage to their property on an ongoing basis in the future, which will in all probability cause a reduction in value of this portion of their lands.

There are now two completely separate proposals for surface water discharges onto our clients' lands approved by Louth County Council:

(1) Planning File 211032 (ABP 311776-21) BWH Investments Limited

Under this permission, confirmed by An Bord Pleanála, BWH have been granted permission to lay a 450mm diam surface-water sewer along Blackrock Road, which discharges into a 1000mm wide x 780mm high concrete culvert before discharging through a headwall onto a rip-rap apron into the field drain on our clients' lands. The surface-water discharge from the BWH development is carried in a 300mm diam sewer along the northern verges of Bothar Mhaol before joining the 450mm diam sewer at the junction of Bothar Mhaol and Blackrock Road.

A road opening licence was granted by Louth CoCo to BWH Investments Ltd under reference number 2025 LH0524 for installation of this facility. The licence has not been activated to date.

The 450mm diam sewer size is based on a 2019 planning permission ref no 19590 granted to Kingsbridge Consultancy Limited for development of 483 dwelling units on essentially the same site as Glenveagh have recently obtained their permission under planning permission 2560319.

The BWH permission provides for the discharge from BWH lands to be incorporated into the 450mm diam sewer outfall line. However, compliance with Condition 2 of permission 211032 is outstanding as per LCC letter dated 30.05.2024 (copy enclosed). There is no record that this query on design of the system has been clarified by BWH Investments Ltd or its agents.

(2) Planning File 2560319 (ACP 323966-25)

Under this permission. Louth CoCo have granted permission for a 600mm diam sewer to discharge directly to the field drain on our clients' lands via a head wall with flap valve and 100mm diam high level overflow. This design makes no provision for the BWH Investments 300mm diam outfall pipe to be incorporated into the system.

This anomaly raises the immediate question as to what exactly is intended to be constructed on site:

- Is it proposal (1) – a 450mm diam sewer with culvert/headwall outlet which also incorporates the BWH Investments 300mm outfall line? This would appear to be inadequate for the Glenveagh drainage design proposal.
- Is it proposal (2) – a 600mm diam sewer with headwall with flap-valve and high-level overflow that excludes the BWH Investments 300mm outfall line? This would appear to exclude the BWH outfall drainage design completely.
- Or is a combination of (1) and (2) proposed providing a 600mm diam sewer for Glenveagh and a separate 300mm outfall sewer for BWH investments or is another solution proposed?

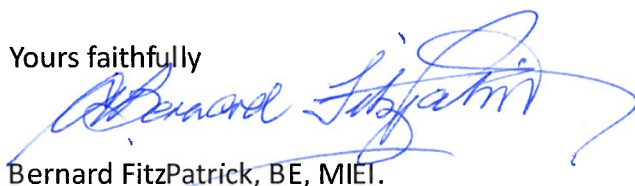
There has been a significant number of applications on both the BWH Investments and Glenveagh Homes sites over the past number of years and clearly despite the multiplicity of drainage design proposals previously put forward to both Louth County Council and An Bord Pleanala and/or approved at various points by both parties, it is unclear what final proposal will be adopted to handle this large discharge flow of surface waters from these two separate developments.

It is thus patently obvious that our clients' concerns that their lands will be seriously adversely impacted by repeated flooding events into the future are not unreasonable but are well founded. They are based on a lack of overall clarity on what precisely is now planned in terms of both parties, (BWH and Glenveagh), for surface-water discharges through and onto the Connolly lands in addition to what appears to be total dismissal of current and historical flooding events in this specific area.

We would therefore urge An Comisiuin Pleanala to note our clients land ownership, the lack of consultation with our clients by any of the various parties involved and our clients' very real concerns regarding increased flooding risk to their lands and having considered the application in full knowledge of same, to refuse permission for this proposed development.

Kind Regards

Yours faithfully



Bernard FitzPatrick, BE, MIEI.

Enclosures:

Fee €220

Planning Appeal Checklist

Acknowledgement Receipt of Submission (dated 04.07.2025)

Acknowledgement Receipt of Submission (dated 18.11.2025)

Louth County Council Notification of Decision to Grant Permission 03.12.2025

Complete Folio LH12784

Complete Folio LH12182

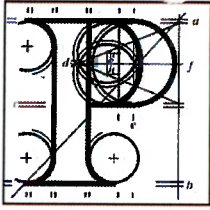
Louth County Council Letter of Consent 15.12.2022

Glenveagh Homes Letter of Consent 26.05.2025

Drg No 08-54-06 Folios showing SW Pipe (Planfile 211032)

Drg No 08-54-08 Folios showing SW Pipe (Planfile 2560319)

Louth County Council Letter re Condition 2 of LCC 211032/ABP 311776-21, dated 30.05.2024



An
Bord
Pleanála

Planning Appeal Form

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Jack, Timmy & Theo Connolly

(b) Address

No 7, Marine Court, Balckrock, Dundalk, Co Louth.

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

PABIA Consulting Limited - (Bernard FitzPatrick)

(b) Agent's address

Unit 1G, North Valley Business Centre,
Mallow Road, Cork. T23 KH74

Postal address for letters

3. During the appeal we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

The agent at the address in Part 2

Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) Planning authority

(for example: Ballytown City Council)

Louth County Council

(b) Planning authority register reference number

(for example: 18/0123)

2560319

(c) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Haggardstown and Marshes Upper, including works on Blackrock Road (R172) and Hardy's Lane, Dundalk, Co Louth.

Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Written submission attached.

Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

INCLUDED ✓

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

2 No DOCUMENTS ✓

Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

✓

... ..
... ..

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... ..

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Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

NALA has awarded this document its Plain English Mark

Last updated: April 2019.



Planning Submission Acknowledgements

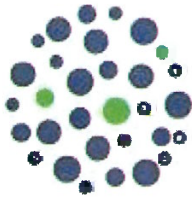
From

Louth County Council

Geraldine Crowley

From: OnlinePlanning <onlineplanning@planning.localgov.ie>
Sent: Friday 4 July 2025 12:18
To: Bernard Fitzpatrick
Subject: Acknowledgement of receipt of submission on a planning application

Submission
No.:
150000031130



Rialtas Áitiúil Éireann
Local Government Ireland

Date of Issue:

04/07/2025
12:15pm

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANALA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

Louth County Council

PLANNING APPLICATION REFERENCE No: 2560319

A submission/observation in writing, has been received from Bernard FitzPatrick on 03/07/2025 in relation to the above planning application.

The appropriate fee of €20 has been paid. (Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,
Louth County Council

IS DOICIMÉAD TÁBHACHTACH É SEO

COINNIGH AN DOICIMÉAD SEO SLÁN. BEIDH ORT AN ADMHÁIL SEO A CHUR AR FÁIL DON BHORD PLEANÁLA MÁ'S MIAN LEAT ACHOMARC A DHÉANAMH IN AGHAIDH CHINNEADH AN ÚDARÁIS PHLEANÁLA. IS É SEO AN tAON FHIANAISE AMHÁIN ATÁ ANN A NGLACFAIDH AN BORD PLEANÁLA LEIS GUR CUIREADH AIGHNEACHT FAOI BHRÁID AN ÚDARÁIS PHLEANÁLA MAIDIR LEIS AN IARRATAS.

Louth County Council

UIMHIR THAGARTHA AN IARRATAIS PHLEANÁLA: 2560319

Maidir leis an iarratas pleanála thuasluaite fuarthas aighneacht/tuairim i scríbhinn ó Bernard FitzPatrick ar 03/07/2025.

Íocadh an táille chúí de €20. (Ní chaithfidh comhlachtaí forordaithe aon táille a íoc)

Tá an aighneacht/tuairim ag teacht leis na forálacha cúí atá i Rialacháin Phleanála agus Forbartha 2001 agus cuirfidh an tÚdarás Pleanála sin san áireamh agus é ag déanamh cinneadh ar an iarratas pleanála.

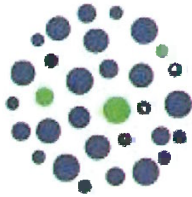
Is mise le meas,
Louth County Council

***** This message is intended only for the use of the person(s) to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible. The views expressed in this communication may not necessarily be the views held by LGMA (Local Government Management Agency). Any attachments have been checked by a virus scanner and appear to be clean. Please ensure that you also scan all messages, as LGMA does not accept any liability for contamination or damage to your systems. ***** Is faoi rún agus chun úsáide an té a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil leis an seoltóir a luaithe is féidir. Ní hionann na tuairimí luaite sa ríomhphost seo agus tuairimí An Gníomhaireacht Bainistíochta Rialtais Áitiúil Deimhntear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphost seo agus aon comhad atá nasctha leis scuabtha le bogearraí frithvíorais chun víorais ríomhaire a aimsiú agus is cosúil go bhfuil siad glan. Bí cinnte an ríomhphost seo a mionscrúdú, mar ní ghlacann An Gníomhaireacht Bainistíochta Rialtais Áitiúil freagracht faoi aon damáiste a dhéanfaí le do chórais ríomhaireachtaí. *****

Bernard Fitzpatrick

From: OnlinePlanning <onlineplanning@planning.localgov.ie>
Sent: Tuesday 18 November 2025 11:30
To: Bernard Fitzpatrick
Subject: Acknowledgement of receipt of submission on a planning application

Submission
No.:
150000037117



Rialtas Áitiúil Éireann
Local Government Ireland

Date of Issue:
18/11/2025
11:28am

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN COIMISIÚN PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN COIMISIÚN PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

Louth County Council

PLANNING APPLICATION REFERENCE No: 2560319

A submission/observation in writing, has been received from Bernard FitzPatrick on 17/11/2025 in relation to the above planning application.

The appropriate fee of €20 has been paid. (Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,
Louth County Council

IS DOICIMÉAD TÁBHACHTACH É SEO

COINNIGH AN DOICIMÉAD SEO SLÁN. BEIDH ORT AN ADMHÁIL SEO A CHUR AR FÁIL DON BHORD PLEANÁLA MÁ S MIAN LEAT ACHOMARC A DHÉANAMH IN AGHAIDH CHINNEADH AN ÚDARÁIS PHLEANÁLA. IS É SEO AN tAON FHIANAISE AMHÁIN ATÁ ANN A NGLACFAIDH AN COIMISÚN PLEANÁLA LEIS GUR CUIREADH AIGHNEACHT FAOI BHRÁID AN ÚDARÁIS PHLEANÁLA MAIDIR LEIS AN IARRATAS.

Louth County Council

UIMHIR THAGARTHA AN IARRATAIS PHLEANÁLA: 2560319

Maidir leis an iarratas pleanála thuasluaite fuarthas aighneacht/tuairim i scríbhinn ó Bernard FitzPatrick ar 17/11/2025.

Íocadh an táille chuí de €20. (Ní chaithfidh comhlachtaí forordaithe aon táille a íoc)

Tá an aighneacht/tuairim ag teacht leis na forálacha cuí atá i Rialacháin Phleanála agus Forbartha 2001 agus cuirfidh an tÚdarás Pleanála sin san áireamh agus é ag déanamh cinneadh ar an iarratas pleanála.

Is mise le meas,
Louth County Council

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Louth County Council
Planning Decision 2560319



LOUTH COUNTY COUNCIL

Town Hall, Crowe Street, Dundalk, County Louth A91 W20C
Tel: 042/9335457 Fax:0429392910

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

NOTIFICATION OF DECISION TO GRANT

TO: Marina Quarter Ltd.
c/o Rachel Condon
McCutcheon Halley
Kreston House, Arran Quay,
Dublin 7
D07 K2 71

Date: 3rd December 2025

Register Reference Number: 2560319

Date Application Received: 30/05/2025

Type of Application: PERMISSION

Description of Development: 7-year permission for a Large-scale Residential Development (LRD) on lands (c.18.54 ha) The development will consist of:- 502 no. residential units, with a total residential gross floor area of c.51,440.5 sqm comprising 40 no. 1 bed maisonettes, 147 no. 2 bed mid-terrace 2 storey house, 276 no. 3 bed end of terrace and semi-detached 2 storey houses, 1 no. 3 bed detached bungalow and 38 no. 4 bed semi-detached 3 storey houses, 1 no. two storey creche facility (570.7 sqm Gross Floor Area) with outdoor secure play area and parking. New access off Blackrock Road providing for vehicular, pedestrian and cycle access and incorporating a new bus stop on Blackrock Road; 2 no. pedestrian and cycle only access points are provided from Bóthar Maol. Infrastructure and services for the proposed development including surface water infrastructure, water mains and a new wastewater pump station (with temporary storage and associated dosing measures) which will be pumped via a new rising main along Blackrock Road (R172) and Hardy's Lane to Finnabair Crescent where it will discharge to the existing wastewater drainage network. Associated public and private open space, landscaping and amenity areas including a large central park of c.2.7ha, public art, boundary treatments, public lighting, roads, cycleways, footpaths, car and cycle parking, infrastructure and services and all associated site and development works. To facilitate the proposed development, excavation, cut and fill, reprofiling of existing ground levels and removal of works completed under previously permitted SHD development including the foundations for 5 no. houses is required. The ruins of a former pumphouse will also be removed / demolished as part of the works and existing overhead electrical lines will be undergrounded. *Significant Further Information Received on 14/10/2025*

Name of Applicant: Marina Quarter Ltd.

Location of Development: Haggardstown and Marshes Upper, including works on Blackrock Road (R172) and Hardy's Lane, Dundalk, Co. Louth.

Date of Decision: 3rd December 2025

In pursuance of the powers conferred upon it by the above mentioned Acts, the Council of the County of Louth, being the Planning Authority for the County of Louth, has decided to **GRANT PERMISSION** for the development mentioned above, subject to the 29 condition(s) set out in the schedule attached.

An **appeal** against this decision may be made to An Coimisiún Pleanála. The procedure for making an appeal is available on An Coimisiún Pleanála's website (www.pleanala.ie).

If no appeal is taken against this decision, a grant of PERMISSION will be made on the expiration of the period for the making of an appeal. If an appeal or appeals is/are taken, the grant shall not be made unless the appeal, or, as the case may be, each appeal, is either:

- (a) withdrawn
- (b) dismissed by An Coimisiún Pleanála or
- (c) is subject to a direction by An Coimisiún Pleanála.

N.B. UNTIL THE GRANT IS MADE THE DEVELOPMENT IN QUESTION IS NOT AUTHORISED.

No development may be carried out on foot of an **outline** permission until a **grant of permission consequent on outline** has been obtained.



Anne D. Callan,
Administrative Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 25/60319

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 30th May 2025 as amended by the further plans and particulars submitted on the 14th October 2025 as, except as may otherwise be required in order to comply with the following conditions.

Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. In accordance with the Council's Development Contribution Scheme 2023 made under the provisions of section 48 of the Planning and Development Act 2000 (as amended) the developer shall pay a contribution to the Planning Authority, (or such increased amount in accordance with the changes on an annual basis to the Chartered Surveyors of Ireland Construction Tender Price Index) towards the costs already incurred or to be incurred by the Planning Authority on the provision of each of the public facilities listed below, which will benefit development in the area of the Planning Authority. This contribution shall be paid in full prior to the commencement of development unless otherwise agreed in writing with the Planning Authority.

Residential:

(a) €9,427 x 502 Units = €4,732,354 (Class 1 Infrastructure)

(b) €2,219 x 502 Units = €1,113,938 (Class 2 Amenity)

Sub Total: €11,646 x 502 Units = €5,846,292

(Five Million, Eight Hundred and Forty-Six Thousand, Two Hundred and Ninety-Two Euro)

Creche

(a) (€73 x 570.7m²) / 2 = €20,830.55 (Class 1 Infrastructure)

(b) (€17 x 570.7m²) / 2 = €4,850.95 (Class 2 Amenity)

Sub Total: (€90 x 570.7m²) / 2 = €25,681.50

(Twenty five thousand six hundred and eighty one euro and fifty cent)

REFERENCE NO: 25/60319

TOTAL CONTRIBUTION: €5,871,973.50 (Five million, eight hundred and Seventy-One Thousand, Nine Hundred and Seventy-Three Euros and Fifty Cent)

Reason: The provision of such public infrastructure and facilities in the area of the Planning Authority has benefited or will benefit the proposed development and it is considered reasonable that the developer should contribute towards the cost of their provision.

3. Prior to the commencement of development the developer shall pay the sum of **€206,000 (two hundred and six thousand euros)** (or such increased amount in accordance with the changes on an annual basis to the Wholesale Price Index for building and construction published by the Central Statistics Office) as a special contribution (as provided for under section 48 of the Planning and Development Act 2000 (as amended), to the Planning Authority as a contribution towards expenditure associated with the installation of street lighting and associated upgrade works to Bothar Maol.

Reason: The provision of such public infrastructure and facilities in the area of the Planning Authority has benefited or will benefit the proposed development and it is considered reasonable that the developer should contribute to the area

4. Prior to commencement of development the developer shall lodge with the Council a cash deposit of **€1,656,600** (i.e. €3,300 per residential unit x 502 units) (or as may be adjusted on the 1st January each year, based on the changes to the Wholesale Price Index for building construction, published by the Central Statics Office) as security to ensure the satisfactory completion of the development or to enable the Council to undertake the necessary completion or reinstatement of the site, (including all necessary demolition and removal) if deemed necessary.

The deposit, or part thereof, will be refundable to the developer following the taking in charge of the development or the completion of the development up to taking in charge standards as approved by the Council

Reason: To ensure the satisfactory completion of the development.

REFERENCE NO: 25/60319

5. (a) Prior to the commencement of any house in the development as permitted, the developer/ applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all houses permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house or duplex unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the developer/ applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the interests of the common good.

6. Prior to commencement of development, the developer or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

REFERENCE NO: 25/60319

7. The developer shall enter into water and wastewater connection agreements with Uisce Éireann, prior to commencement of development and all development shall be carried out in compliance with Uisce Éireann standards codes and practices.

Reason: In the interest of orderly development and to protect against public health matters.

8. All necessary measures, as may be determined by the Planning Authority, shall be taken by the developer/contractor/servants/agents to prevent the spillage or deposit of clay, rubble or other debris on adjoining public roads or footpaths during the course of the development works. The developer shall ensure that all vehicles leaving the development are free from any material that would be likely to deposit on the road and in the event of any such deposition; immediate steps shall be taken to remove the material from the road surface. The developer shall be responsible for the full cost of carrying out of road/footpath cleaning work.

Reason: In the interest of orderly development and to ensure a proper standard of construction and ensure traffic safety.

9. a) Prior to the commencement of any development on site, the developer shall submit written details of the proposed estate/development name(s) and road(s) and specifications of the proposed positioning of any estate/development and roadway nameplate/plates or similar structures, which are to be erected in suitably prominent locations and which shall be in accordance with the Department of the Environment and Local Government circular entitled 'Naming of Streets and Roads, Numbering of houses and the Use of Irish'. Potential estate/development and roadway names should be considerate towards the use of local and historical place names and the inclusion of the official Irish translation of same. Suggested names will be reviewed by the Placemaking Committee, established by the Louth Local Authorities and the Committee will either recommend one of the suggestions from the developer or ask the developer to re-consider the suggestions submitted.

b) Houses shall be numbered, and these numbers shall be affixed to the house in a prominent position. Prior to the sale of any dwelling, details for the number of the houses shall be submitted for the written approval of the Planning Authority.

Reason: In order to comply with the Department of the Environment circular entitled "Naming of Streets and Roads, Numbering of Houses and the Use of Irish" and in the interest of orderly development.

REFERENCE NO: 25/60319

10. The development shall be carried out in accordance with the phasing set out in Drawing No.HGG-00-XX-DR-JFA-AR-P1018 unless otherwise agreed in writing with, the Planning Authority. No dwelling shall be erected on the second or subsequent phase until the written agreement of the planning authority has been given. No dwelling shall be occupied anywhere in the permitted scheme until all necessary services have been provided for it to the satisfaction of the planning authority.

Reason: To ensure the timely provision of amenities and infrastructure for future residents and to protect residential amenity.

11. Mitigation and monitoring measures outlined in the plans and particulars, including the Environmental Impact Assessment Report and Natura Impact Assessment submitted with this application, shall be carried out in full, except where otherwise required by conditions attached to this permission.

Reason: In the interest of protecting the environment, European sites and public health.

12. The period during which the proposed development hereby permitted may be carried out shall be 7 years from the date of this Order.

Reason: In the interest of clarity.

13. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be as submitted with the application, unless otherwise agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

14. Details of the proposed public art installation shall be submitted to and agreed in writing with the Planning Authority.

Reason: To satisfy the requirements of Section 13.8.20 of the Louth County Development Plan 2021-2027, as varied.

15. Prior to the occupation of the proposed childcare facility, finalised service details, as well as details of any proposed signage to be applied to the elevations of the respective buildings, including details of the glazing, materials, colour, lettering and depth of the signage, shall first be submitted to and agreed in writing with the Planning Authority.

Reason: In the interest of clarity and the visual amenity of the area.

REFERENCE NO: 25/60319

16. The permitted development shall be landscaped and boundary treatments provided in accordance with the detailed comprehensive scheme of landscaping and boundary treatments, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

17. a) Prior to commencement of development, all trees, groups of trees, hedging and shrubs which are to be retained shall be enclosed within stout fences not less than 1.5 metres in height. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum a radius of two metres from the trunk of the tree or the centre of the shrub, and to a distance of two metres on each side of the hedge for its full length, and shall be maintained until the development has been completed.

b) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

c) Excavations in preparation for foundations and drainage, and all works above ground level in the immediate vicinity of retained trees as submitted with the application, shall be carried out under the supervision of a specialist arborist, in a manner that will ensure that all major roots are protected, and all branches are retained.

d) No trench, embankment or pipe run shall be located within three metres of any trees/hedging which are to be retained on the site.

Reason: To protect trees/hedgerow and planting during the construction period in the interest of visual amenity.

REFERENCE NO: 25/60319

18. a) The areas of public open space shown on the lodged plans shall be reserved for such use and shall be soiled, seeded, and landscaped in accordance with the landscape scheme agreed with the planning authority. This work shall be completed before any of the dwellings are made available for occupation and shall be maintained as public open space by the developer until taken in charge by the local authority or management company.

b) Details of when the equipped play area will be completed and available for use shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

19. Prior to the occupation of the residential units, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking. The mobility strategy shall be prepared and implemented by the management company for all units within the development.

Reason: In the interest of encouraging the use of sustainable modes of transport.

Road Requirements

20. a) Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall submit a revised site layout plan clearly showing the achievement (maintenance) of sightlines of 2.4m x 65m over a height of 0.6-1.05m above road level as per sections 4.4.4 & 4.4.5 of the Design Manual of Urban Roads and Streets (DMURS). In addition an existing stone wall may impact on the continuity for the provision of the re-aligned footpath i.e. the pedestrians are restricted and will have to step out onto the public road.

b) The proposed new horizontal and vertical realignment of the Regional Road, will impact on the visibility sightlines of the residential entrances to the northwest. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall submit a revised site layout plan clearly showing the achievement (maintenance) of sightlines of 2.4m x 65m over a height of 0.6-1.05m above road level as per sections 4.4.4 & 4.4.5 of the Design Manual of Urban Roads and Streets (DMURS).

REFERENCE NO: 25/60319

- c) The presence of an adjoining stone wall may impact on the achievement of the necessary visibility splays. The applicant proposes to alter the vertical levels of the R172 \approx + 250mm to 500mm where the new entrance to the development ties into the R172. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall submit a drawing showing how this affects adjoining entrance to properties, footpaths, shoreline and infrastructure assets i.e. manholes / poles etc.
- d) Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall provide a revised Road Safety Audit Stage 1 / 2 when submitting revised amended drawings addressing all observations recorded by the Road Safety Auditor. The applicant shall look at footpath / accessibility issues 500m either side of main entrance onto the Regional Road R172 and Bothar Maol. Consideration shall be given to details/clarity on the location of the proposed bus stop to the north west of the entrance.
- e) With reference to drawings, "proposed road markings and signage" the applicant shall address the following:
 - i) The applicant proposes to amend and regularise the junction of Bothar Maol and the R172. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall submit a revised drawing taking account of the two existing residential entrances to ensure that they can safely join Bothar Maol and position themselves at the stop line without interfering with vehicles entering Bothar Maol.
- f) Throughout the development the applicant has provided carriageway widths of 6m, which is not consistent with DMURS Section 4.4.1. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall submit a revised site layout plan & road markings drawing outlining the provision / amendments of:

REFERENCE NO: 25/60319

- i) The layout of houses and resultant driveways (perpendicular parking) at each house shall be amended to allow carriageway widths of 5 – 5.5m maximum. Note : Where additional space on Local streets is needed to accommodate additional maneuverability for vehicles entering/leaving perpendicular parking spaces, this should be provided within the parking bay and not on the vehicle carriageway(see Section 4.4.9 On-Street Parking and Loading. The revised layout shall demonstrate that there will be no conflict with vehicular movements accessing and egressing these properties. The applicant shall also outline on the revised drawing the achievement of corner radii of 1-3m in accordance with section 4.3.3 of DMURS.
- ii) Residential turning bays in accordance with section 2 of “Recommendations for Site Development Works for Housing Areas” published by Department of the Environment And Local Government.
- iii) Details / arrangements for all pedestrian crossings’ points, including the provision at cycleways. Further guidance on the use of tactile paving may also be taken from Section 13.3 of the Traffic Management Guidelines (2003), the UK Guidance on the use of Tactile Paving Surfaces (2005) and / or the National Cycle Manual.

Reason: In the interest of amenity and of traffic and pedestrian safety.

Storm Water

21. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall provide additional details with regards to the discharge point of the storm water into the Dundalk Bay. The revised drawing shall outline the headwall location (there appears to be inconsistency on locations between engineering and architectural drawings) and access arrangements for maintenance of same.

Please note: It is not clear if the outfall structure acts as a flap valve to prevent high tides progressing upstream. Design calculations are required to verify if this piped network will be positively surcharged during storm events i.e. pressurised system with sealed manholes.

Reason: In the interest of clarity.

22. The applicant proposes to discharge part of the storm water generated from the site to an existing drainage channel (SMH32.08) that runs north alongside the Regional Road. The Planning Authority has no records of this drainage network alongside the public road. Prior to commencement of development the applicant or other person with an interest in the land to which the application relates shall submit location plans, longitudinal sections, pipe diameters, gradients, cover/invert levels and eventual discharge point including pipe diameters and gradients both upstream and downstream of this proposed connection.

Reason: In the interest of clarity.

23. The drainage channel crosses the regional road approximately 280m via an existing culvert, prior to commencement of development the applicant or other person with an interest in the land to which the application relates shall:
- a. demonstrate that this culvert is of adequate capacity and condition to cater for this flow and will not affect the drainage on the Regional Road.
 - b. The applicant shall supply CCTV footage details to demonstrate the condition of this culvert.

Reason: In the interest of clarity and proper planning and development.

24. Within the proposed development site the applicant has identified a number of retention ponds / swales. As identified on drawings the depth of these swales / retention ponds are 0.5m with slopes of 1 in 4. Prior to commencement of development the applicant or other person with an interest in the land to which the application relates shall undertake a safety audit to ensure that these areas do not pose a risk to young kids from drowning.

Reason: In the interest of public health and surface water management.

General

25. a) Prior to occupation of any unit within the development, all roadways and footpaths serving the said unit(s) shall be finished with a permanent durable surface course. The road way shall be applied with line marking and road signage as per furnished drawings.
- b) Prior to occupation of any unit within the development, the street lighting serving the said unit(s) shall be operational.
- c) Prior to occupation of any unit within the development, the applicant or other person with an interest in the land to which the application relates shall ensure that Car parking spaces shall be properly constructed on a durable permanent surface and laid out to the satisfaction of the Planning Authority.

REFERENCE NO: 25/60319

- d) The applicant or other person with an interest in the land to which the application relates shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road/footpath arising from the construction work and shall either make good any such damage forthwith to the satisfaction of Louth County Council or pay to the Council the cost of making good any such damage on a demand thereof being issued by the Council.
- e) All necessary measures, as may be determined by the Planning Authority, shall be taken by the developer/contractor/servants/agents to prevent the spillage or deposit of clay, rubble or other debris on adjoining public roads or footpaths during the course of the development works. The applicant or other person with an interest in the land to which the application relates shall ensure that all vehicles leaving the development are free from any material that would be likely to deposit on the road and in the event of any such deposition immediate steps shall be taken to remove the material from the road surface. The applicant or other person with an interest in the land to which the application relates shall be responsible for the full cost of carrying out of road/footpath cleaning work.
- f) 3 Months in advance of construction activities, the applicant or other person with an interest in the land to which the application relates shall prepare and submit for agreement a Construction Management Plan for the works. This Plan shall fully detail:
 - i) A Traffic Management Plan for all phases of the proposed development including Construction Traffic Access arrangements.
 - ii) The delivery and routing of materials to the site during the construction phase shall be organised so that deliveries do not conflict with the morning or evening periods of peak school traffic flow.
 - iii) The removal and routing of surplus material off site shall be so organised that haulage vehicles do not conflict with morning or evening periods of peak school traffic flow.
 - iv) If the Construction Management Plan should indicate that access over third party lands is required, evidence of landowner's Consent shall be submitted.

Reason: In the interest of amenity and of traffic and pedestrian safety

- 26 Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays and between 0800 and 1400 on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

REFERENCE NO: 25/60319

- 27 Prior to the commencement of development. The applicant or other person with an interest in the land to which the application relates shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of sustainable waste management.

Noise Levels

- 28 a) The developers shall, if directed by the Planning Authority, monitor and record noise levels Leq's and any other levels which may be requested by the Planning Authority (L max etc) during construction
- b) The number and locations of the monitoring and recording stations for sound necessary to comply with the requirements of Part (a) of this condition shall be in accordance with the requirements of the Planning Authority for such monitoring of sound.
- c) The Planning Authority shall be afforded access at all reasonable times in order to inspect, examine and check or to have inspected, examined and checked, all apparatus and equipment used or required to carry out monitoring of noise. The developers shall pay a sum of money to Louth County Council, if demanded, as a contribution towards the costs incurred by the said Council in carrying out, or in having carried out, check monitoring and recording of any, or all, of the matters required to be monitored and recorded by part (a) and (b) of this condition. The amount of contribution and the arrangements for payment of such contribution shall be as agreed between the developers and the Planning Authority.

Reason: In the interest of protecting residential amenities.

REFERENCE NO: 25/60319

Archaeological Investigations

- 29 a) The applicant is required to engage the services of a suitably qualified Archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and commented on by the Department.
- b) The Archaeologist shall carry out any relevant documentary research and inspect the development site. As part of the assessment a programme of test excavation shall be carried out at locations chosen by the Archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the National Monuments Service.
- c) Having completed the work, the Archaeologist shall submit a written report stating their recommendations to the Planning Authority and to the Department. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites,

Important Notes for Applicants

1. It should be clearly understood that the granting of Planning Permission does not relieve the developer of the responsibility of complying with any requirements under other Codes of legislation affecting the proposal.
2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.
4. The developer shall liaise with statutory bodies and the Public Utility Authorities and carry out all diversions, re-routing, modifications etc as required during the construction of the works. The developer shall arrange to carry out any works required by statutory bodies and the Public Utility Authorities.
5. The developer shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Louth County Council in respect of all openings in public areas and shall pay Road Opening License Fees and road restoration costs. The applicant shall abide by the conditions as set out in the said license(s).
6. The applicant shall make all necessary arrangements to apply for and obtain a hoarding License(s) from Louth County Council if the applicant intends to erect, construct, place and maintain a hoarding, fence or scaffolding on a public road or footpath (In accordance with Section 254 of the Planning and Development Act, 2000, and the Planning and Development Regulations, 2001).
7. The procedure for making an appeal is available on An Coimisiún Pleanála website. (www.pleanala.ie)

Uisce Éireann Standard Notes

- 1.** Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network , either directly or indirectly, or to otherwise take a water supply without the agreement of Uisce Éireann. Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public waste water collection network, either directly or indirectly, without the agreement of Uisce Éireann.
- 2.** Where the applicant proposes to connect to a public water/wastewater network operated by Uisce Éireann, the applicant must sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
- 3.** In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme.

Copies of Connolly Folios

Folio Number LH12784



The Property Registration Authority
An tÚdarás Clárúcháin Maoine

Land Registry Sealed and Certified Copy Folio (& Filed Plan)

CONNOLLY MAGUIRE SOLICITORS
DUNDALK CLUB
RODEN PLACE
DUNDALK
CO. LOUTH

This page forms part of the official document. Do not detach.

Folio Number: LH12784
Application Number: P2023LR110287W
Your Reference: Pro_EC_2313 - Conor Connolly

This document comprises an office copy of the Land Registry record for the above mentioned folio/filed plan as of the date appearing.

Details of **dealings pending** (if any) on the enclosed folio/filed plan are listed in the **Schedule** below.

An officer duly authorised by the Property Registration Authority.



Schedule

Notes:

1. Filed plans should be read in conjunction with the Register. The description of the land in the Register or on the filed plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Filed plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to the Property Registration Authority immediately.

Folio Number: LH12784
Date Printed: 07/09/2023

Application Number: P2023LR110287W
Page 1 of 6

Land Registry

County Louth

Folio 12784

Register of Ownership of Freehold Land

Part 1(A) - The Property

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>The property shown coloured Red as plan(s) 872 on the Registry Map, situate in the Townland of HAGGARDSTOWN, in the Barony of DUNDALK UPPER, in the Electoral Division of HAGGARDSTOWN.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio LH12184
2	<p>The property shown coloured Red as plan(s) 873 on the Registry Map, situate in the Townland of HAGGARDSTOWN, in the Barony of DUNDALK UPPER, in the Electoral Division of HAGGARDSTOWN.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio LH12184
3	<p>The property shown coloured Red as plan(s) 875 on the Registry Map, containing 2.7544 Hectares, situate in the Townland of HAGGARDSTOWN, in the Barony of DUNDALK UPPER, in the Electoral Division of HAGGARDSTOWN.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio LH12184

Land Cert Issued: No

Page 1 of 4

Collection No.:

Date Printed: 07/09/2023

Page 2 of 6

Land Registry

County Louth

Folio 12784

Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

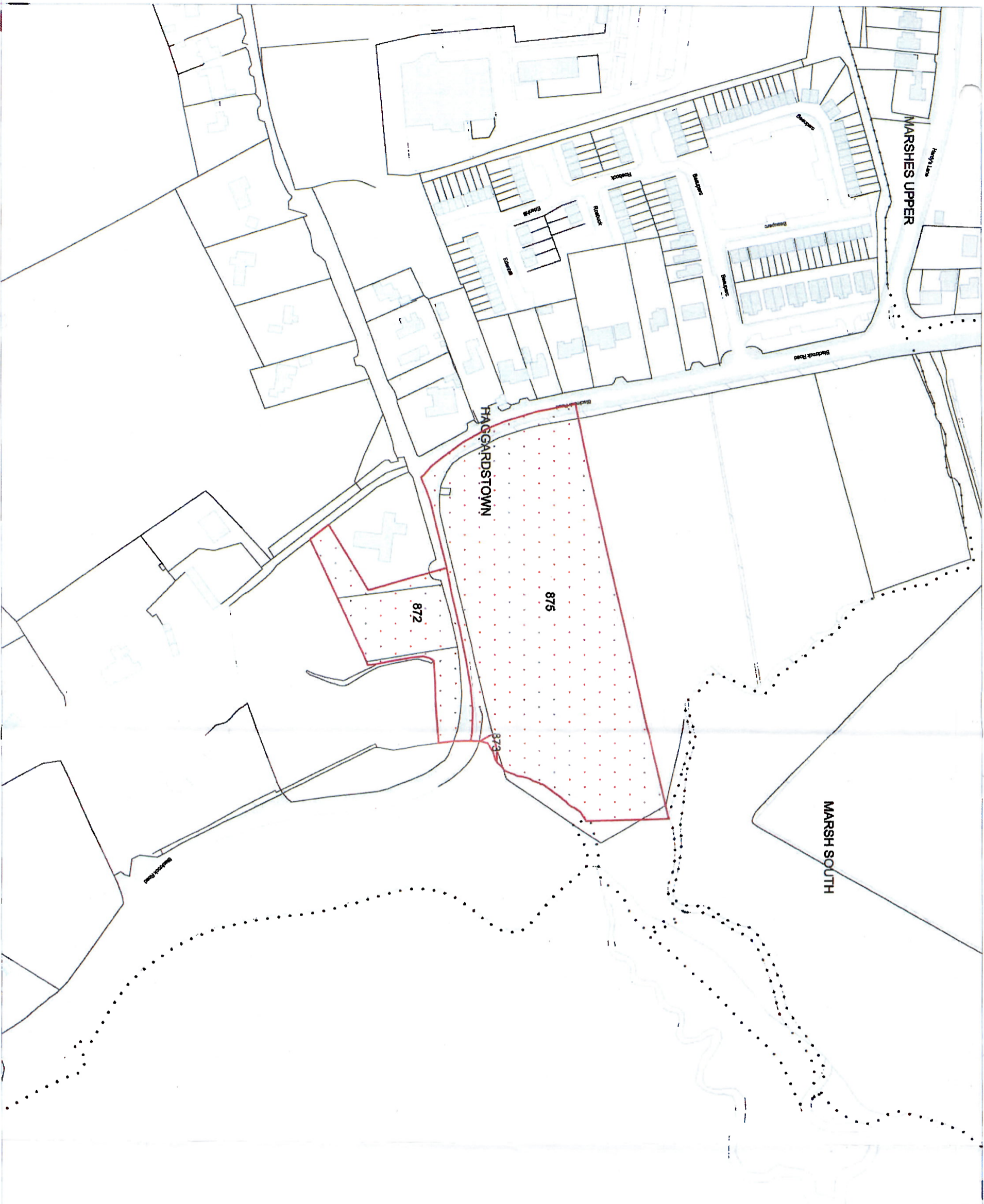
Land Registry**County Louth****Folio 12784****Part 2 - Ownership**

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	15-NOV-1996 C6849/96	CONOR CONNOLLY of LOAKER LODGE, BLACKROCK, DUNDALK, COUNTY LOUTH is full owner.

Land Registry**County Louth****Folio 12784****Part 3 - Burdens and Notices of Burdens**

No.	Particulars
1	L.R.5/53431 L.R.67D/47441 L.R.4/48128 L.R.7/48128 The property is subject to the fishing rights and fisheries (if any) reserved to the Land Commission by its Fiats.
2	15-NOV-1996 C6849/96 The right of Mary Connolly to reside in the dwellinghouse for her life.
3	15-MAR-2007 D2007NL018613P Charge for €300,000 and such other sums as may become payable under the terms of Instrument no.D2007NL018613P repayable with interest. EBS BUILDING SOCIETY is owner of this charge.



The Property
Registration Authority
An tÚdarás
Clárúcháin Maoinne
Folio: LH12784

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see www.pra.ie.

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.



- Freehold
- Leasehold
- Subleasehold

- (centre-line of parcel(s) edge)
- Burdens (may not all be represented on map)
 - Right of Way / Wayleave
 - Turbary
 - Pipeline
 - Well
 - Pump
 - Septic Tank
 - ▽ Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map Identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



Folio Number LH12182



The Property Registration Authority
An tÚdarás Clárúcháin Maoine

Land Registry Sealed and Certified Copy Folio (& Filed Plan)

CONNOLLY MAGUIRE SOLICITORS
DUNDALK CLUB
RODEN PLACE
DUNDALK
CO. LOUTH

This page forms part of the official document. Do not detach.

Folio Number: LH12182
Application Number: P2023LR110288X
Your Reference: Pro_EC_2313 Conor Connolly

This document comprises an office copy of the Land Registry record for the above mentioned folio/filed plan as of the date appearing.

Details of **dealings pending** (if any) on the enclosed folio/filed plan are listed in the **Schedule** below.



An officer duly authorised by the Property Registration Authority.

Schedule

Notes:

1. Filed plans should be read in conjunction with the Register. The description of the land in the Register or on the filed plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Filed plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to the Property Registration Authority immediately.

Folio Number: LH12182
Date Printed: 07/09/2023

Application Number: P2023LR110288X
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Land Registry

County Louth

Folio 12182

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>A plot of ground situate in the Townland of HAGGARDSTOWN and Barony of DUNDALK UPPER containing .3263 Hectares shown as Plan(s) 21E edged RED on the Registry Map (OS MAP Ref(s) 1702-D).</p> <p>The Registration does not extend to the mines and minerals</p>	<p>From Folio LH11327 Instrument A.O. 66499</p>

Land Cert Issued: Yes

Page 1 of 4

Collection No.:

Date Printed: 07/09/2023

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Land Registry

County Louth

Folio 12182

Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

Land Registry

County Louth

Folio 12182

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965		
1	14 JUN 1967 201-7-67	Edward Connolly (Manufacturer) of Hill Street, Dundalk, County Louth is full owner. Cancelled Land Cert Application No.: 17312 Date: 08-JAN-1970 Issued To: MC MAHON RUSSELL & CO SOLRS Address: CLANBRASSIL ST DUNDALK	D2010LR008292C 19-JAN-2010
2	19-JAN-2010 D2010LR008292C	CONOR CONNOLLY of Blackrock, County Louth is full owner.	

Land Registry

County Louth

Folio 12182

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect the same.</p> <p>Cancelled D2010LR008292C 19-JAN-2010</p>
2	<p>L.R. 67D/47441</p> <p>The property is subject to the fishing rights and fisheries (if any) reserved to the Land Commission by its Fiat.</p>

Letters of Consent

From

Louth County Council

&

Glenveagh Homes Limited



Comhairle Contae Lú
Louth County Council

Paul Doyle
Donnachadh O'Brien & Associates Consulting Engineers
Unit 5C
Elm House
Millennium Park
Naas
Co Kildare

15th December 2022

Re: Consent to make a Planning Application for an LRD at Haggardstown, Dundalk, Co Louth by Marina Quarter Limited. The scheme proposes to carry out works on lands taken in charge at R172 Blackrock Road and Finnabair Crescent where it is proposed to lay a new pumped wastewater main and a water main.


A Chara

I refer to the above matter and wish to advise that Louth County Council consents to the making of a planning application on lands in its ownership at R172 Blackrock Road and Finnabair Crescent, as per attached Drawing prepared by Donnacha O'Brien & Associates Consulting Engineers, Drawing Number 2268-DOB-XX-SI-SK-C-0010 dated Nov 22

No folio or registration search has been carried out on the area in question by Louth County Council. The onus is on the applicant to confirm all lands in question for which consent is sought are in the ownership or fall under the designated regulatory authority of Louth County Council. Consent is only being given subject to the understanding that a thorough and complete check has been carried out by the applicant, and only for lands which can later be verified by the applicant as in the ownership or under the responsibility of Louth County Council.

Louth County Council gives its consent as land owner and not as a Planning Authority. Nothing herein should in any way limit the exercise by the Council of its statutory responsibilities as a Planning Authority and should not be taken as an indication of what the Planning Authority's views might be in respect of this proposed development.

Is mise le meas


Joe McGuinness
Director of Services

Comhairle Contae Lú
Halla an Chontae
Ionad na Mílaoise
Dún Dealgan
Contae Lú
A91 KFW6

Louth County Council
County Hall
Millennium Centre
Dundalk
County Louth
A91 KFW6

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W www.louthcoco.ie

Cuirfeadh fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome
Féach foláirimh faoi Lú ón gComhairle ag www.mapalserter.ie/Louth
View Council alerts for Louth at www.mapalserter.ie/Louth

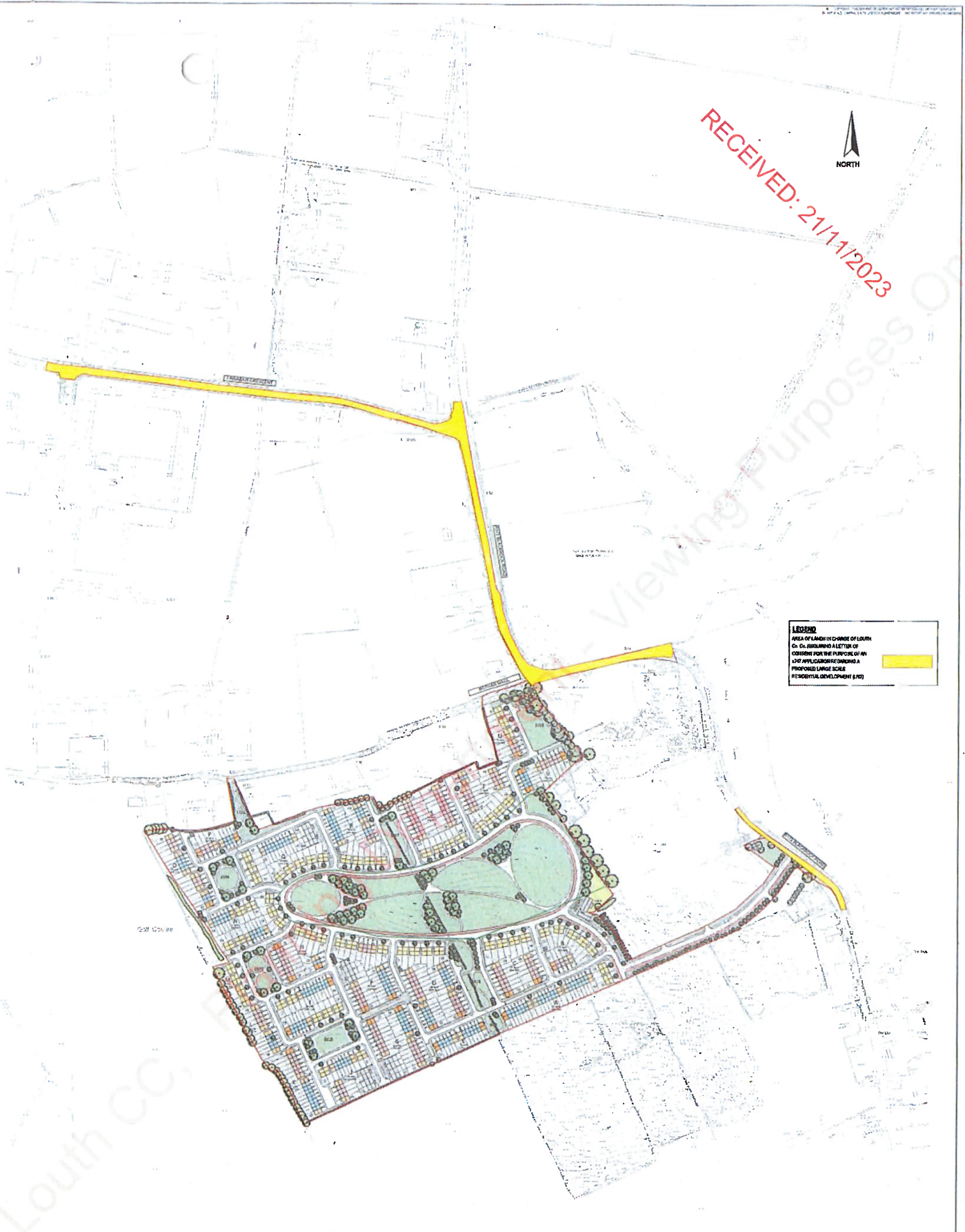
RECEIVED: 21/11/2023

View for Purposes Only

RECEIVED: 21/11/2023



LEGEND
 AREA OF LANDS IN CHARGE OF LOUTH Co. Co. SURROUNDING A LETTER OF CONSENT FOR THE PURPOSES OF AN LIFT APPLICATIONS CHARGED A PROPOSED LARGE SCALE RESIDENTIAL DEVELOPMENT (P2)



ISSUED FOR INFORMATION

SEPA	ISSUED FOR INFORMATION	06/11/2022	PD	PD
SEPA	ISSUED FOR INFORMATION	25/11/2022	PD	PD
Doc	Views	Check	Check	Check
<p>DO NNACHADH O'BRIEN & ASSOCIATED CONSULTING ENGINEERS 111, ST. JOHN'S ROAD, DUBLIN 11 TEL: 01 454 4000</p>				
<p>Project: MARRINA QUARTER LTD. Haggardstown Ltd, Dundalk, Co. Louth</p>				
<p>Issued by: LOUTH Co. Co. LETTER OF CONSENT</p>				
Drawn by:	Checked by:	Approved by:	Date:	Scale:
PD	OS	OS	NOV 22	1:1000
Project Number:	Drawing Number:	Scale Code:	Revision:	
D08A2268	2209-005-01-G-0K-C-010	02	P02	

Home of the new.

Glenveagh



RECEIVED: 30/05/2025

Senior Executive Officer
Louth County Council
County Hall
Millenium Centre
Dundalk,
Co. Louth
A91FKW6

26th May 2025

To Whom it May Concern,

Re: Letter of Consent for Large Scale Residential Development (LRD) planning application in respect of lands at Haggardstown, Dundalk, Co. Louth

Glenveagh Homes Ltd., Block C, Maynooth Business Campus, Straffan Road, Maynooth, Co Kildare, is the legal owner of the lands as identified by the purple hatch on enclosed John Flemming Architects Drawing HGG- 00-XX-DR-JFA-AR-P1001.

In this regard we confirm our consent to Marina Quarter Ltd. to lodge an LRD planning application for residential and associated ancillary development on the lands.

We confirm and full legal title over property comprised in Folios LH41902F, LH28277F and LH40115F which extends to include rights to modify property boundaries either side of folio LH41902F (incorporating the main access road from the east) as required for the achievement of sightlines should they be required.

Please do not hesitate to contact the undersigned with any queries.

Yours faithfully,

Conor Murtagh
Chief Financial Officer
Glenveagh Homes Ltd

Glenveagh Homes Limited
Block C, Maynooth Business Campus, Straffan Road, Maynooth, Co. Kildare
T +353 (0)1 903 7100 | E enquiries@glenveagh.ie | glenveagh.ie

Directors: Roger Browne, Stephen Garvey, Ronan McKenna, Wesley Rothwell, Conor Murtagh
Registered in Ireland No. 368093

Mapping of
Surface-Water Outfalls
On
Connolly Folio Maps

Planning Clarification Letter

From

Louth County Council



Comhairle Contae Lú
Louth County Council

BWH Investments Ltd
C/o Padraig Herr
Block 4
Third Floor
Quayside Business Park
Mill Street
Dundalk
Co.Louth

30th May 2024

Planning Reg. Ref: 21/1032 & ABP 311776-21
Applicant: BWH Investments Ltd
Location: The Loakers, Blackrock Road and Bothar Maol,
Blackrock, Co.Louth
Condition No: 2 & 10

Dear Sir/Madam,

Re: Compliance details in respect of Condition 2 (Detailed design proposals for the surface water sewer along Bothar Maol, the Blackrock Road (R172) and outfall to Dundalk Bay).
and Condition 10 (Construction and Environmental Management Plan) ABP 311776-21 (P.A. 21/1032) prepared by DCEIRL and submitted to the Planning Authority on the 14th May 2024.

1. Condition 2 (Detailed design proposals for the surface water sewer along Bothar Maol, the Blackrock Road (R172) and outfall to Dundalk Bay).

The applicant shall submit detailed longitudinal sections for the discharge into Dundalk Bay at proposed head wall. Its not clear if the outfall structure acts as a flap valve to prevent high tides progressing upstream. Design calculations are required to verify if this piped network will be positively surcharged during storm events i.e. pressurized system with sealed manholes. Please note that permission may be necessary from other statutory bodies i.e. National Parks and Wildlife plus a Foreshore License in order to construct a pipeline at this discharge location.

Comhairle Contae Lú
Halla an Bhaile
Sráid Crowe
Dún Dealgan
Contae Lú
A91 W20C

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Dundalk
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Féach foláiríní faoi úin gComhairle ar www.mapalartes.ie/louth

The applicant shall provide details of the operation and maintenance requirements of the head wall structure, including a safe access arrangements.

The submitted details prepared by DCEIRL and submitted to the Planning Authority on the 14th May 2024 are not acceptable.

2. Condition 10 (Construction and Environmental Management Plan)

The submitted details and drawings prepared by DCEIRL (dated 3rd May 2024) and submitted to the Planning Authority on the 14th May 2024 are acceptable.

Condition 10 is discharged.

This matter has been dealt with by **Patricia Hughes, Senior Executive Planner, Louth County Council.**

Yours faithfully,

Ronan Gaughran

Ronan Gaughran
Planning Section