

REF: 22110-XXXX-XX-LT-RHA-AR-2601

CALTRAGH LRD

Planning Department
Sligo County Council
City Hall
Quay Street
Sligo
F91 PP44

Re: 22110 - Large Scale Residential Development at Newtownholmes Road, Caltragh & Cornageeha, Sligo.
Pre planning ref: LRD5532

To whom it may concern,

On behalf of our client John Walter Burke we submit this application for the proposed development of a Large Scale Residential Development at Newtownholes Road, Caltragh & Cornageeha, Sligo.

The development will consist of:

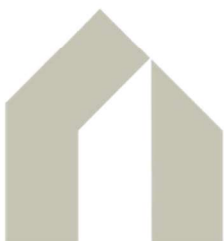
- Construction of 118 no. residential units to include; 8 no. 2 bedroom semi-detached houses, 40 no. 3 bedroom semi-detached houses, 8 no. 4 bedroom detached houses 33 no. 4 bedroom semi-detached houses, 1 no. 5 bedroom semi-detached house, 8 no. 1 bedroom apartments, 20 no. 2 bedroom apartments
- Development of 1 no. creche facility with associated outdoor play areas and parking;
- Ancillary structures including ESB substations and associated switch rooms, bicycle and bin stores;
- Public and communal open spaces, private open space, site landscaping, public lighting, footpaths, roads, parking, foul and surface water drainage and all associated site development works;
- The application includes provision 2 no. access roads and construction of footpath & cycle path along the Newtownholmes Road.

The application may be inspected online at the following website set up by the applicant: www.caltraghLRD.ie

In support of this request we enclose the following documentation, please refer to the Planning Application Documents Register for document and drawing reference numbers

1.0 PLANNING APPLICATION DOCUMENTS

- 1.1 Cover Letter
- 1.2 Planning Application Drawings & Documents Register
- 1.3 LRD Supplementary Form (Form 19)
- 1.4 Copy of Site Notice
- 1.5 Copy of Newspaper Notice
- 1.6 Applicant Consent to Agent



2.0 DRAWINGS

2.1 Architectural Drawings

- 2.1.1 Site Location Map
- 2.1.2 Existing Site Layout Plan
- 2.1.3 Proposed Site Layout Plan
- 2.1.4 Proposed Site Layout - Taking in Charge
- 2.1.5 Proposed Boundary Treatment
- 2.1.6 Proposed Street Elevations - Newtownholmes Road & North Site
- 2.1.7 Proposed Street Elevations - South Site
- 2.1.8 Proposed Site Sections
- 2.1.9 Part V - Site Layout Plan & Schedule
- 2.1.10 Net Site Diagram
- 2.1.11 Proposed Phasing Plan
- 2.1.12 Proposed Open Space & Schedules
- 2.1.13 Block BHA1 - (House Type H3AAx2) - Plans, Elevations, Section
- 2.1.14 Block BHA2 - (House Type H3AA & H3AB) - Plans, Elevations, Section
- 2.1.15 Block BHA3 - (House Type H4AA & H4AA) - Plans, Elevations, Section
- 2.1.16 Block BHA4 - (House Type H4AA & H4AB) - Plans, Elevations, Section
- 2.1.17 Block BHA5 - (House Type H3AC & H3AA) - Plans, Elevations, Section
- 2.1.18 Block BHB1 - (House Type H4BA) - Plans, Elevations, Section
- 2.1.19 Block BHB2 - (House Type H4BB) - Plans, Elevations, Section
- 2.1.20 Block BHC1 - (House Type H2CAx2) - Plans, Elevations, Section
- 2.1.21 Block BHC2 - (House Type H3CAx2) - Plans, Elevations, Section
- 2.1.22 Block BHC3 - (House Type H3CA & H3CC) - Plans, Elevations, Section
- 2.1.23 Block BA01 - Plans, Elevations & Section
- 2.1.24 Block BA02 - Plans, Elevations, Section
- 2.1.25 Block BA03 - Plans, Elevations, Section
- 2.1.26 Block BX01 - Creche - Plans, Elevations & Section
- 2.1.27 Blocks BX02, 03, 04 - Bin & Bike Stores, Plans & Elevations

2.2 Engineering Drawings

- 2.2.1 Engineering Drawing Register
- 2.2.2 Proposed Storm and Foul Water Layout
- 2.2.3 Proposed Storm Sewer Sections
- 2.2.4 Proposed Foul Water Sewer Sections
- 2.2.5 Proposed Watermain Layout
- 2.2.6 Proposed Road Layout
- 2.2.7 Proposed Road Section A-A and Road Construction Details
- 2.2.8 Proposed Road Layout-Swept Path Analysis Sheet 1 of 2
- 2.2.9 Proposed Road Layout-Swept Path Analysis Sheet 2 of 2

2.3. Landscaping Drawings

- 2.3.1 Landscape Drawings & Document Register
- 2.3.2 Landscape Masterplan
- 2.3.3 North Park Landscape Plan, Site Sections
- 2.3.4 Central Park Landscape Plan, Site Sections
- 2.3.5 South Pocket Park Landscape Plan, Site Section
- 2.3.6 Combined Service & Tree Location Plan
- 2.3.7 Landscape Details & Materials
- 2.3.8 Landscape Details & Materials
- 2.3.9 Landscape Details & Materials
- 2.3.10 Landscape Details & Materials
- 2.3.11 Tree Survey Plan
- 2.3.12 Tree Works Plan
- 2.3.13 Tree Protection Plan

2.4 Other Drawings

- 2.4.1 Outdoor Lighting Layout

3.0 REPORTS

3.1 Planning Reports

- 3.2.1 Planning Statement
- 3.2.2 Social Infrastructure Audit Report
- 3.2.3 Archaeologist Desktop Study
- 3.2.4 Irish Water Pre Connection Confirmation of Feasibility
- 3.2.5 Daylight Analysis and Overshadowing
- 3.2.6 Ecology Report
- 3.2.7 Geophysical Survey Report
- 3.2.8 Response to Sligo CoCo Opinion

3.2 Architectural Reports

- 3.2.1 Architectural Design Statement
- 3.2.2 Housing Quality Audit
- 3.2.3 Life Cycle Analysis
- 3.2.4 Part V-Housing Quality Audit
- 3.2.5 CGI Image Book

3.3 Engineering Reports

- 3.3.1 Civils Design Report
- 3.3.2 Flood Risk Assessment
- 3.3.3 Traffic and transport assessment
- 3.3.4 Mobility Management Plan
- 3.3.5 DMURS Design Statement
- 3.3.6 Road Safety Audit

- 3.3.7 Appropriate Assessment
- 3.3.8 EIA Screening Report
- 3.3.9 Construction Traffic Management Plan

3.4 Landscaping Reports

- 3.4.1 Tree Survey, Arboricultural Impact Assessment & Arboricultural Method Statement
- 3.4.2 Landscape Strategy & Design Report

3.5 Other Reports

- 3.5.1 Outdoor Lighting Report
- 3.5.2 Construction & Operational Waste Management Plan
- 3.5.3 Property Management Strategy Report

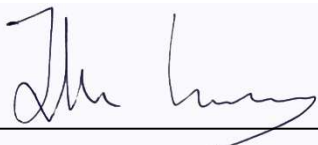
The planning fee has been calculated as follows:

Section	Class of Development	Amount of Fee	Number of Units/Area	Total
14. (b)	The provision of a large-scale residential development Basic fee structure: Each Housing Unit	€130 per housing unit	118	€ 15,340.00
14. (c)	Fee Structure for other uses on the land, the zoning of which facilitates such use: per square metre of gross floor space to a maximum of 30% of floor space of the entire development.	€7.20 per square metre	393m2 (Creche)	€ 2,829.60
Total				€ 18,169.60

The planning fee in amount of €18,179.60 has been paid by bank transfer (EFT) in two separate payments as follows:
30/04/24, payment of €10,000 with payment reference: LRD5532 Caltragh LRD Payment 1
01/05/24, payment of €8169.60 with payment reference: LRD5532 Caltragh LRD Payment 2

We trust you find the above in order but should you require any further information please contact us.

Yours faithfully,



John Lunny
RHATIGAN ARCHITECTS
Tel: 071 914 2213
Mob: 087 116 8457
22110/TJ/JL