

LRD Planning Section
Planning Department
Louth County Council
County Hall
Millennium Centre,
Dundalk,
Co. Louth

10th July 2025

RE: PLANNING APPLICATION FOR A PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) LOCATED AT COIS FARRAIGE, OLD GOLF LINKS ROAD, BLACKROCK, DUNDALK, CO. LOUTH

APPLICANT: WESTDALK (ROI) LTD.

Dear Sir/Madam,

DOWNEY, Chartered Town Planners, 29 Merrion Square, D02 RW64, on behalf of our client and the applicant, Westdalk (ROI) Ltd., hereby wish to apply for planning permission for a proposed Large-Scale Residential Development (LRD) located at Cois Ferraige, Old Golf Links Road, Blackrock, Dundalk, Co. Louth. The proposed development, as per the description contained within the statutory planning notice, provides for:

"We, Westdalk (ROI) Ltd., intend to apply for permission for development at Cois Ferraige, Old Golf Links Road, Blackrock, Dundalk, Co. Louth. The development will consist of proposed modifications to the previously permitted Strategic Housing Development (SHD) (158 no. units permitted under Refs. ABP-303253-18 and extended under Reg. Ref. 23406, and under construction) which includes the proposed relocation to the east of a previously permitted western open space area and the proposed relocation to the west of 4 no. previously permitted 3-bed two storey semi-detached houses (Nos. 69-72), with revised 3-bed two storey semi-detached house types in this new location with associated car parking, landscaping and boundary treatment modifications to accommodate this relocation, and all associated site works necessary to facilitate the development."

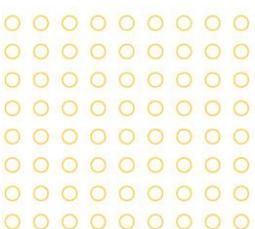
Please note that this LRD planning application has been submitted through the e-planning system. The enclosed documents include the following:

- Digital copy of the EFT payment confirmation for the appropriate fee (€520);
- Digital copy of completed Application Form;
- Digital copy of completed Form 19 LRD Application;
- Digital copy of the site notice;

- Digital copy of the original newspaper notice;
- Digital copy of site location map;
- Digital copy of site layout plan;
- Digital copy of applicant letter of consent to agent to lodge the application online;
- Digital copy of Irish Water Confirmation of Feasibility (enclosed within DWDS documentation);
- Digital copy of List of Drawings, Documents and Reports submitted with the application;
- Digital copy of architectural drawings and documentation prepared by Denis Williams Design Services (DWDS) Architects Engineers;
- Digital copy of arboricultural drawings and documentation prepared by Charles McCorkell Arboricultural Consultancy;
- Digital copy of documentation prepared by Archaeology Consultancy Services Unit;
- Digital copy of Flood Risk Assessment prepared by Tobin Consulting Engineers;
- PDF copy of Verified Views prepared by Cornell;
- Digital copy of Appropriate Assessment Screening prepared by Openfield Ecology; and,
- Digital copy of Planning Documentation prepared by DOWNEY.
- 1 no. USB memory stick containing a digital copy of the LRD application pack (via courier)

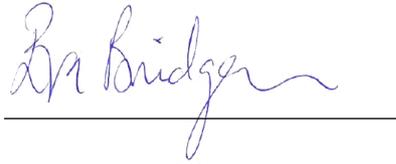
For a detailed list of all drawings, documents, maps and plans submitted with the application, please refer to the enclosed schedule titled *“List of Documents, Maps, Plans and Drawings”*. A dedicated website www.coisfarrageblackrock.com/lrd has also been established, on which the application details have been uploaded.

We trust that the enclosed plans and particulars pertaining to this Large-scale Residential Development (LRD) application are in order and look forward to a favourable decision from Louth County Council in relation to this application in due course.

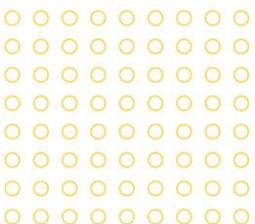


Should any clarification be required, please do not hesitate to contact the undersigned.

Yours sincerely,



Eva Bridgeman MIPI
Director
For and on behalf of DOWNEY



www.dwny.ie

Directors: J Downey, E Downey, E Bridgeman, D Duffy
Company Registration No: 474793 | **Vat No:** 9718370P