

**LOUTH COUNTY COUNCIL**

**Comhairle Contae Lú**

**Planning and Development Act 2000, as amended**

**Planning and Development Regulations 2001, as amended**

**NOTICE OF INTENTION TO UNDERTAKE DEVELOPMENT BY LOUTH COUNTY COUNCIL UNDER SECTION 179A OF THE PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**

In accordance with the provisions of Section 179A of the Planning and Development Act 2000 (as amended) Louth County Council gives notice of its intention to carry out the following development:

**The construction of 70no. houses including 9no. 2-bed bungalows, 24no. two storey 2-bed houses, 18no. two storey 3-bed houses, 5no. two storey 4-bed houses, and 2no. 3-bed bungalows, and 12no. sheltered accommodation 2-bed bungalows on a site of 3.17 hectares in the townland of Ravel, Dunleer, Co. Louth.**

**The development will also include the construction of new connections to the existing estate road; provision of new cycleway, footpath, and public lighting along the boundary with the R170; new estate roads and homezones within the site; 123no. car parking spaces including both on-street and in-curtilage parking; cycle parking; hard and soft landscaping including public open spaces, playground, and private gardens; boundary treatments; ESB substation; lighting; laying of underground sewers, mains and pipes; underground pump station and attenuation tank; and all associated works.**

Plans and particulars of the housing development are available for inspection or purchase, at a fee not exceeding the reasonable cost of making a copy, at the offices of the Louth County Council as set out below and are available for inspection on the website of Louth County Council at <https://consult.louthcoco.ie/> hereafter.

**Mid Louth Civic Services Centre, Fair Green, Ardee, Co. Louth, A92 RYT2.**

(Inspection and purchase - during public opening hours between 9.00am and 5.00pm Monday to Friday)

In accordance with Article 81A(5) of the Planning and Development Regulations 2001 as amended, Louth County Council has concluded from a preliminary examination pursuant to the provisions of article 120(1)(b)(i) of the Planning and Development Regulations 2001 as amended that there is no real likelihood of significant effects on the environment arising

from the proposed development and that an Environmental Impact Assessment is not required.

In accordance with the provisions of Article 81A(6) of the Planning and Development Regulations 2001 as amended, Louth County Council has carried out a screening of the proposed development to assess, in view of best scientific knowledge, if the development, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site. Accordingly, Louth County Council has determined that the proposed development would not be likely to have a significant effect on a European site.

This notice informs interested persons and parties of Louth County Council's intention to commence the proposed development no sooner than 8 weeks from the date of this notice. Within a period of 8 weeks from the date of this notice any person may question the validity of any decision of the Planning Authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Act.

Signed   
Declan Grimes, Senior Engineer

Dated 16.04.2024