

Land Use and Urban Form Strategy

The bulk of the plan area is zoned as 'Residential'. This area will be developed for residential use in accordance with the various policies and design principles established in this plan. The design guidance is intended to ensure that there is an overall coherence to development within the DSWLAP, that basic sustainable development principles are addressed and to assist in the fostering of a 'sense of place' for the new areas. A number of building typologies are proposed. The purpose of these typologies is to offer guidance to developers on some of the more innovative building types considered necessary if the vision put forward in this plan is to be realised. Roads, streets and other infrastructure, recreational and community facilities must be designed and located in accordance with the standards set out elsewhere in this plan. Particular care must be taken to ensure that the amenity of existing residential development in the plan area is not compromised.

New residential development must accord with the following design objectives;

Design Objectives

A Sense of Place

The proposed development must be designed to create a sense of place, with buildings arranged to create and contain public spaces. A critical guiding principal will be that new developments should be designed on a human scale. This applies to building height and mass, movement patterns and planting schemes, among others. In particular, roads should be designed to fit the space, rather than the layout determined by the roads. Advantage should be taken of existing site features and topography to create layouts which are varied and distinct. Topography and other characteristics of a site should inform the layout and appearance of a development with the aim of integrating rather than imposing upon the natural setting and character of the surrounding environment.



Fairhill Spine.

Local Distinctiveness

Development proposals should seek to reflect historical cues provided by local features unique to the DSWLAP. This is particularly pertinent in the Mounthamilton sector.



Former Railway Works (circa 1950), Mounthamilton.

Permeability

Access to services and facilities must be thought through at the outset. Pedestrian and cycle access to childcare facilities, public transport, schools, local shops and recreational facilities should be as direct as possible, not necessarily always following the line of roads. Road layouts must be designed so as to avoid 'rat runs' through residential areas. Layout should also be designed to minimise the need for reversing movements, especially of service vehicles such as refuse collection vehicles. Childcare facilities and other community facilities should be located so as to be easily accessible, with minimum negative impacts on surrounding residential amenity. Thus, for example a crèche or neighbourhood shop will be located close to the entrance of an estate, with provision for a setdown / pickup area for parents / customers (and staff parking).



Permeable Design.

Security

The security of residents must be designed into all developments. All pedestrian routes must be overlooked by housing, preferably by having houses front onto routes. These routes should be designed so as not to have 'blind corners' where the way through is not apparent at the outset. Public open space must be supervised by having housing fronting onto it.

Public lighting must be designed to ensure there are no 'dark alleys' or other un-illuminated public areas. Housing should overlook car-parking areas and bus stops. Designers are advised to liaise with the Garda Crime Prevention Officer, Dundalk Garda Station at the early stages of designing a scheme.



Housing Overlooking Public Open Space.

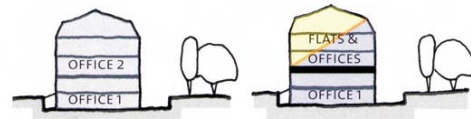
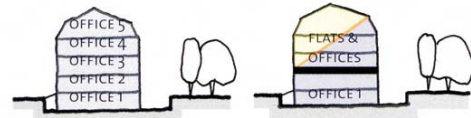
Energy Efficiency and Sustainability

Within the DSWALP area, considerable emphasis has been placed on the issue of long term sustainability and energy efficiency. In particular it is considered vital that the layout of buildings within the plan area should be orientated broadly to the south in order that solar gain be maximized. Where possible living rooms should face south or west. More detailed advice and information on sustainable development can be obtained from the Department of the Environment and Sustainable Energy Ireland.

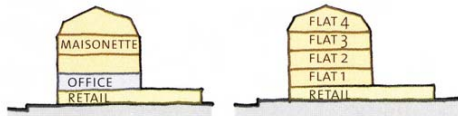
Flexibility

Where considered possible and appropriate, residential schemes should incorporate a number of other uses which do not conflict with provision elsewhere in the Plan. This will ensure there is life, both domestic and occupational, in the area, throughout the day. Uses such as nursing homes, guesthouses and live/work units, where a house and business premises are combined, are compatible with residential development. Housing should be designed so as to be flexible, allowing for extensions to be built at a later

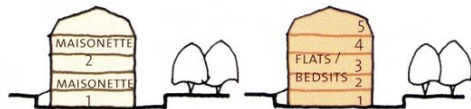
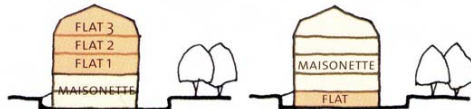
stage. Larger housing units designed to be split into separate residential units or workspaces may be acceptable to the planning authority if such an option is designed into the building at the outset (including appropriate provision of car parking) and concerns regarding residential amenity, have been addressed.



Mixing involving predominantly offices



Possible mixed-use combinations with ground floor retail



some possible configurations of mixed-different residential types

Flexible Building Layouts.

Civic and Commercial Centre Design

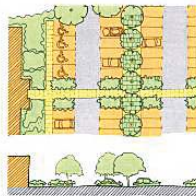
Those areas zoned for the purposes of Civic and Commercial Centres are intended for mixed uses, with an intensity of development appropriate for small town or village centres. A wide range of different uses will be encouraged here. Generally the planning authority will seek a portion of all developments to be non-residential and a portion to be residential. Retailing, employment generating proposals including own door office provision and other commercial uses will be encouraged. Development must be designed and sited so as to form quality streets and public spaces. Flexibility and adaptability is particularly important in the Civic and Commercial Centres. Buildings should allow for uses to change in different parts of the building over time. Thus the planning authority will look for floor to ceiling heights that allow a range of uses, especially on ground floors and on corners. Building depths, the location of fire escapes and access arrangements that allow for access to units at different times should allow conversion between different uses such as residential, office and retail without compromising the amenity of neighbours (within the building and externally).

Parking Provision

The provision of parking to service the Civic and Commercial Centre and urban square should be by way of landscaped rear courtyards behind building frontages. Care should be taken that all parking areas are well overlooked and that safe vehicular and pedestrian access and egress is provided.



Rear Parking in Civic and Commercial Centre.



Parking Layout at Civic and Commercial Centre.

Building Height

Heights of buildings will vary across the DSWLAP area. However restrictions on building height will be applied depending upon the function of individual sites within the wider development sector.

Taller buildings will generally be permitted at key nodes, particularly in the Civic and Commercial Centres and at other appropriate “Landmark Sites”

The Planning Authority retains the right to determine suitable building heights for those proposals which make a significant contribution to the overall urban space. Accordingly, permitted heights in such cases may be increased. In general, the heights detailed below will be permitted. In exceptional circumstances, where a development of sector wide importance, is proposed, these guidelines may be waived at the Planning authorities' discretion.



Landmark Building at Key Node.



Sample Crumlin Landmark Office Building.

Building Layout and Orientation

New residential proposals should contain a mix of housing types with varying sizes capable of meeting the housing requirements of a broad range of potential occupiers. This range may include young families, single persons, elderly people, people with disabilities etc. Developments should encourage the creation of a “Sense of Place” in housing design and layout through varying building heights, frontages, materials and setbacks. Rear and side boundary treatments should avoid the excessive use of solid walls. Layouts should be planned to maximise natural light and promote energy efficiency.



Innovative Terrace Design.

In developments containing more than 20 dwellings, the design should seek to incorporate variations in window design, roof type etc around a common theme whilst maintaining existing building lines and key features of surrounding existing development. Therefore a variation in fenestration detail, external finishes and materials throughout each generic house type can give a cluster of housing units an individual character and appearance.



Variations Across Dwellings.

Defensible Space Principles

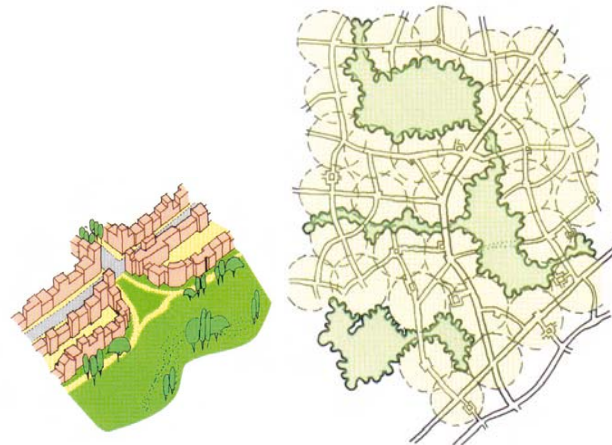
All proposals for new residential developments should be in accordance with the principles of “Defensible Space”. The key feature in defensible space is the importance of designing layouts which provide natural surveillance and some control over access thus enhancing the perceived ownership of an area by its residents.

Access for All to Residential Developments

In all proposals for new residential development, adequate provision should be made to enable people with mobility impairments to safely and independently access and use a building. When designing residential layouts, provision for movement for people with mobility impairments should be included at the design stage. Such provision should provide reasonable access to open space, public transport facilities and other public areas.

Lifetime Housing

Lifetime housing developments and units are designed to accommodate the changing needs of the groups, families and individuals who will occupy them over the course of the house's lifetime. These needs will vary as each individual's circumstances change and the homes are designed to be inherently flexible in this respect. Lifetime homes are fully physically accessible and easily adaptable at minimum cost with minimum disruption. The principles of universal, inclusive, barrier free design must be demonstratively applied across all development proposals for the DSWLAP area.



Open Space Network.

Public Open Space – General

In addition to those lands zoned as parkland within the plan area, a minimum of 10% of a total site area, depending on its strategic location within the provisions of the plan, must be set aside for public open space.

Public Open Space – Utilisation for Formal Recreational Facilities

The Councils will require that sufficient provision is made for the purposes of formal recreational activity and playing fields within the designated areas of the required public open space. Such areas shall be fit for purpose in terms of topography and accessibility to the widest range of potential users including members of the public with restricted mobility. The Councils will require that all such areas shall comprise a cohesive minimum 1.0 hectare size.

In the calculation of public open space areas within residential areas, the areas of roads, footpaths and grass margins will be excluded. Proposals must ensure that the open space adheres to the following criteria;

- The open space is not located so as to cause a security problem for households
- The open space is not less than 200sqm with 10m as a minimum dimension for any side
- The open space is overlooked by dwellings (open space should not be placed behind houses or fronting on to major roads as these are generally found to be underused)
- The open space is properly landscaped making maximum use of natural features on the site and creates variety
- The open space should not be backland, land on steep slopes or land incidental to roads such as grass margins, roundabouts, etc.

Public Open Space Network

It is proposed that all public open space including public parkland areas, shall be sited in order to form a coherent Public Open Space Network which will constitute some 15% of the lands zoned for residential development. The minimum 10%, public open space quantum provided by developers must form an integral part of the proposed Public Open Space Network. As such development proposals will be expected to include detailed open space master plans outlining the role and function of each open space within the wider public open space hierarchy. All proposals should provide for both passive and active recreation. Where possible, such open spaces should effectively link into the proposed parkland areas to form a coherent whole. One or more developers may be required to act in tandem in order to fulfil this requirement.



Public Open Space.

Public Open Space Standards

Public open space standards within residential areas are as follows;

1.0 hectare per 150 dwellings / 1 acre per 60 dwellings or 10% of the site area, whichever is the greater.

The minimum acceptable usable open space unit 200sqm with 10m as the minimum dimension on any one side.

Open space must be located and designed so as to be as accessible and usable as possible. Development should front onto these spaces so as to promote their passive supervision.

Not all open space required within the plan area is zoned as such. While the location and form of the main parks are mandatory, the precise location, size and layout of local parks will depend on the design of the development scheme within which they are set. Depending on the overall size and number of units proposed in any given scheme, the 10% open space provision should provide a readily accessible amenity for the use of its residents. The open space may take the form of several areas strategically located throughout the scheme or a single central area complemented by smaller, yet, functional, ancillary areas.

Public Open Space – Clarifications

In accordance with the requirements outlined in the Dundalk and Environs Development Plan 2003 to 2009, developers will be required to provide 10% of the site area as public open space. However, where appropriate, the 10% public open space requirement may be provided, in part or in total, on lands within the ownership of the applicant(s) that fall within any of the designated parks within the plan area. This will be subject to the planning authority being satisfied that there is sufficient accessible usable public open space at convenient locations to meet the needs of residents of the new development. Furthermore, in certain circumstances, the planning authority may accept a financial contribution in lieu of the provision of the full 10% public open requirement subject to a minimum of 5% being provided. The contribution shall be calculated on the full market value of the quantum of land involved.

Respecting the Local Setting:

Design Cues

The overall development of the DSWLAP is predicated on retention, where possible, of the existing landscape features of the plan area. In this respect developers are encouraged to approach and respect the characteristics of each site should be analysed to ensure that the development will: respect the history of the site, and appropriately protect and integrate features of the archaeological and built heritage, respond to the form of the land, its contours and views to and from the site, make the best use of existing vegetation, and protect or create, appropriate conditions for flora and fauna to thrive.

The development of some parcels may be considered premature before some or all of the parks are laid out to the satisfaction of the planning authority.

Fairhill Civic and Commercial Centre: Commercial Core

The commercial core located in the Fairhill sector will be the focal point for the DSWLAP accommodating one of the schools, shops and other commercial activity. A public square will be located at the heart of the commercial core addressed by a landmark building of appropriate civic or community importance. This public space will act as a strong focus within the entire area. The space shall be designed to a very high standard with emphasis on formal use and activities to promote civic pride.

Consideration may be given to the potential for a management company to maintain the square and surrounding streets within the village core, in a partnership between local businesses, residents and the local authority.



Purpose Built Civic and Commercial Centre.



Mounthamilton Workers' Terrace.



Purpose Built Commercial Core.



Main Street.

Recreation and Amenity

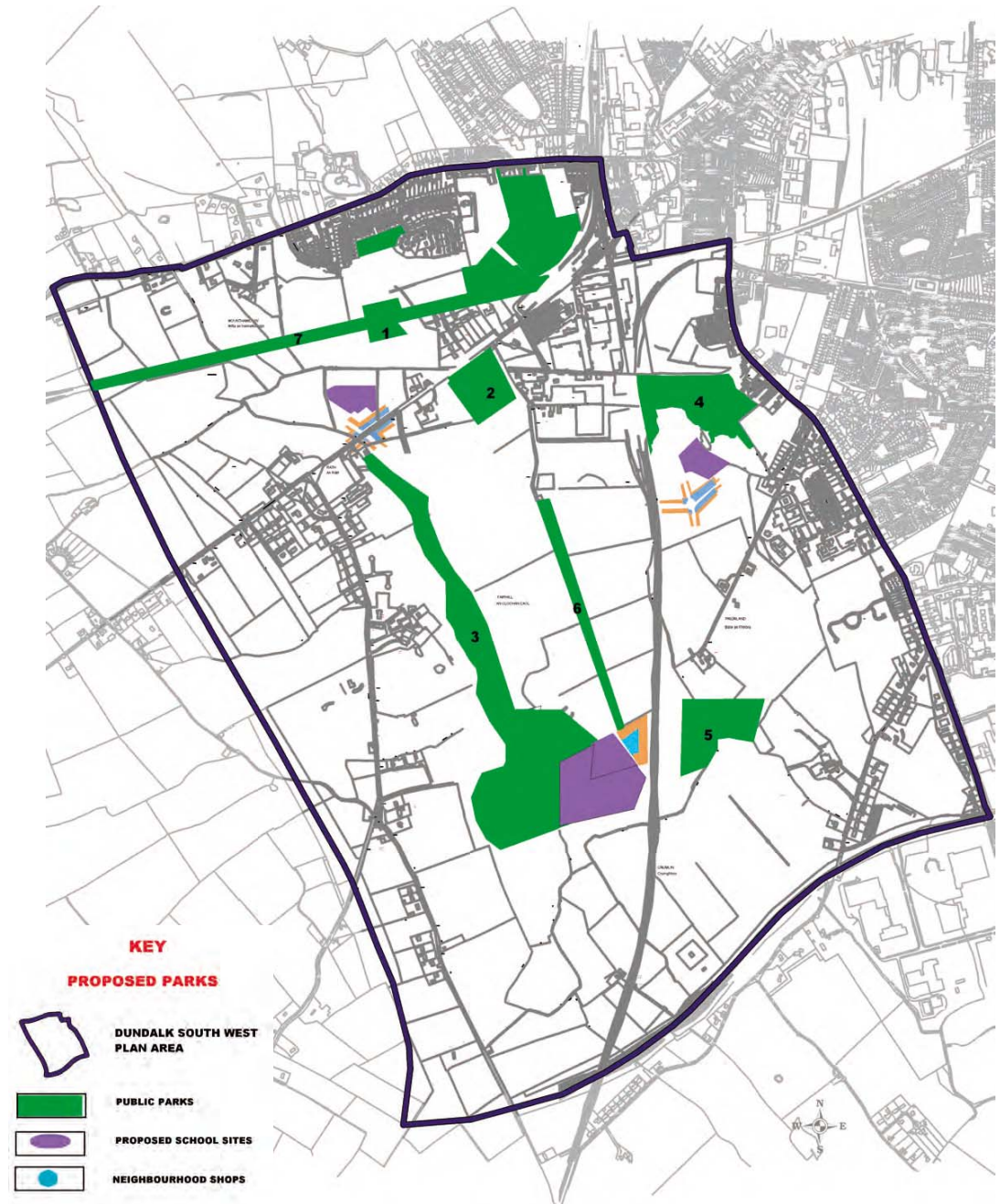
It is proposed to provide a range of parkland areas across the plan area. The largest park will be shared between the Fairhill and Rath sectors. This linear park will serve as a facility for the entire DSWALP as well as the immediate environs. Further themed parks / amenity areas will be located in Mounthamilton and Priorland. These include an amenity park, an area of natural wetland and a park dedicated to active recreation including the provision of purpose built playing fields and ancillary facilities. In addition to these parks, a number of traffic free, linear boulevards are proposed.

Park 1	Mounthamilton Wildlife Habitat Park	1.22 ha
Park 2	Ardee Road Play Park	3.36 ha
Park 3	Fairhill Linear Park	17.69 ha
Park 4	Balmer's Bog Wildlife Habitat Park	4.93 ha
Park 5	Priorland Park	6.88 ha
Park 6	Fairhill Boulevard	2.29 ha
Park 7	Mounthamilton Boulevard	4.65 ha

All seven designated parks shall provide facilities for either passive or active recreation, or both. The Councils shall require the preparation of design briefs for each individual park. Such briefs shall take due cognisance of existing flora and fauna within the park areas and shall be required to illustrate proposals to preserve such features intact and in situ. Development of each park shall not be permitted to proceed without the prior approval of the Councils. Where any park, or portion of park is considered to be of exceptional merit due to its ecology, local heritage value or other environmental consideration, the Councils will seek to afford such areas the highest suitable level of statutory or other protection.

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Map 12 Parks.



Parkland Phasing

The parks shall be provided on a phased process. The schedule of phasing will link the number of dwellings within each sector which are satisfactorily completed, to the provision of a park or amenity area.

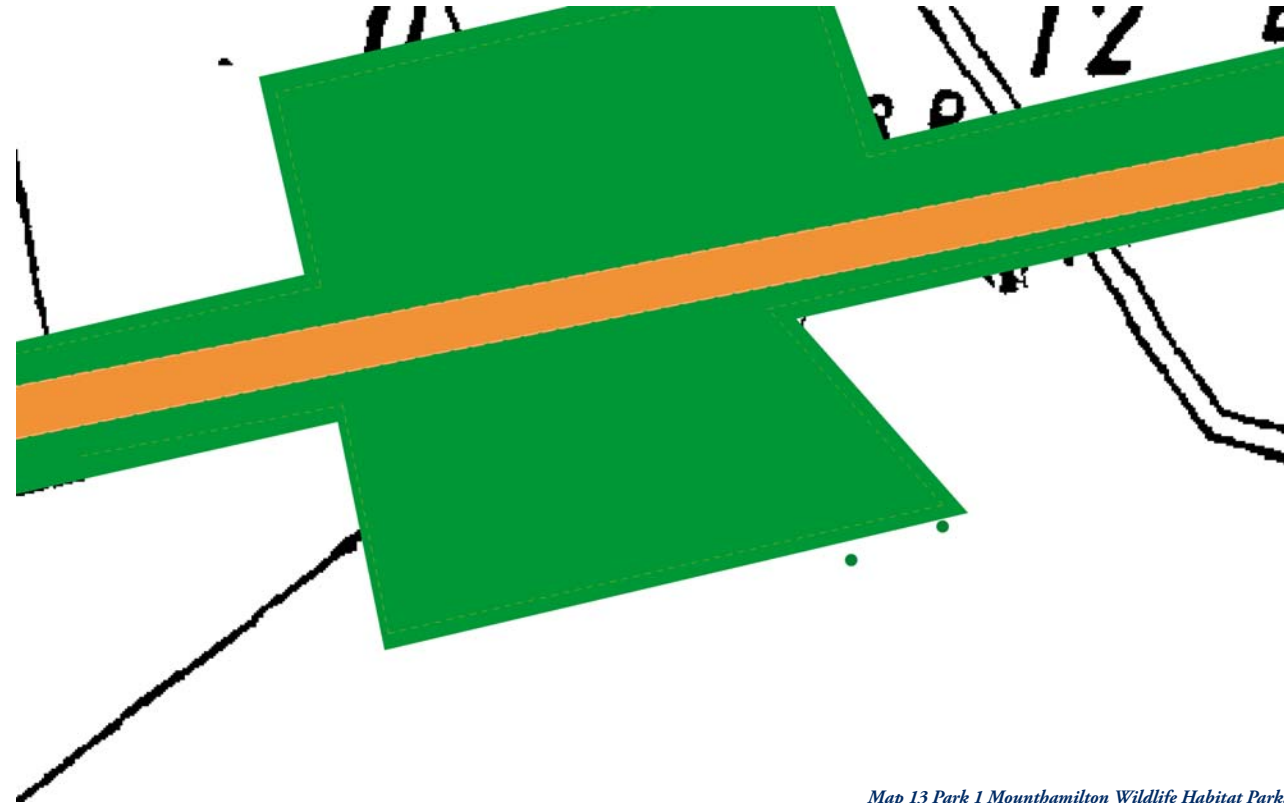
Mounthamilton Wildlife Habitat Park (Park 1)

This site is located within the Mounthamilton Sector and is based along the abandoned Dundalk – Clones railway alignment. It may be appropriate to include school and community input within the design process for the garden. The garden should be designed to accommodate both children and adults including any people with a mobility or sensory impairment. The following features which must be integrated into the garden design are detailed below.

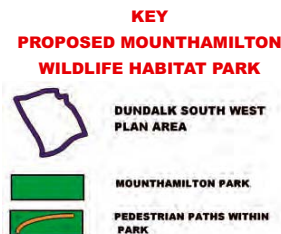


Mounthamilton Wildlife Habitat Park Site.

This area, straddles the abandoned Dundalk to Clones railway alignment and is closely associated with the former railway works which were located to the east. Over the years a limited amount of quarrying and dumping of railway material has taken place in the area and this has created the conditions for the development of a rich ecological mix and habitat diversity. The area presently functions as an informal recreational area but also has potential for providing educational value due to the variety of flora and fauna which have developed. The area will be retained in its natural state following any surrounding redevelopment. Access through the area will be via the proposed pedestrian/cycle path. There may be scope for the creation of additional pathways skirting the area but any such development should be careful not to disturb the existing rich variety of natural species.



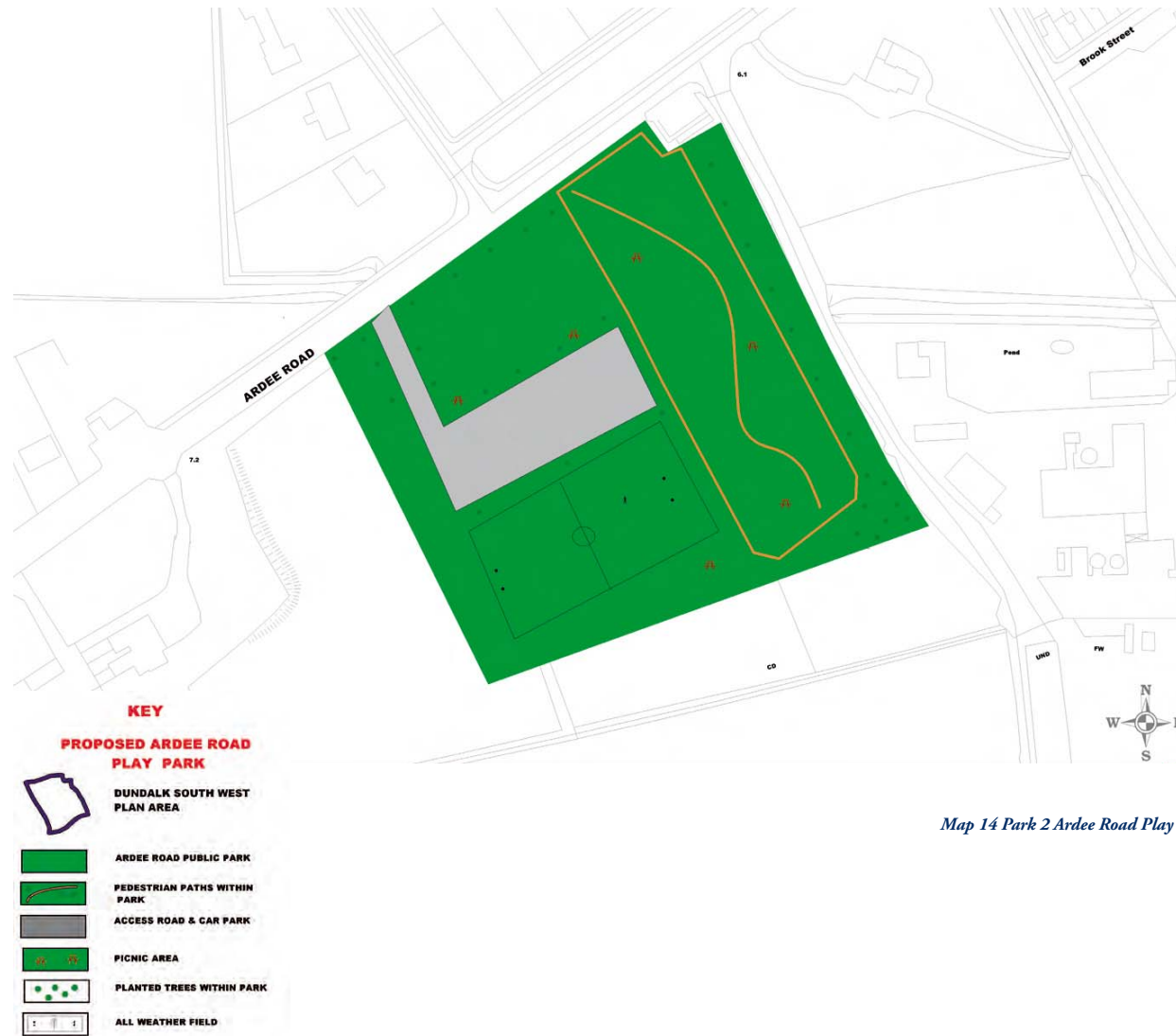
Map 13 Park 1 Mounthamilton Wildlife Habitat Park.



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Ardee Road Play Park (Park 2)

This open space shall include provision for active recreation including gaelic football, hurling, soccer and rugby. A children's playground should be sited to the north of the site. Dedicated parking should be provided to the north centre of the site. Whilst it is not proposed that there be dedicated passive recreation within this area it is essential that mature planting is provided to act as a barrier for adjoining residential areas.



Map 14 Park 2 Ardee Road Play Park.

Features of Play Area

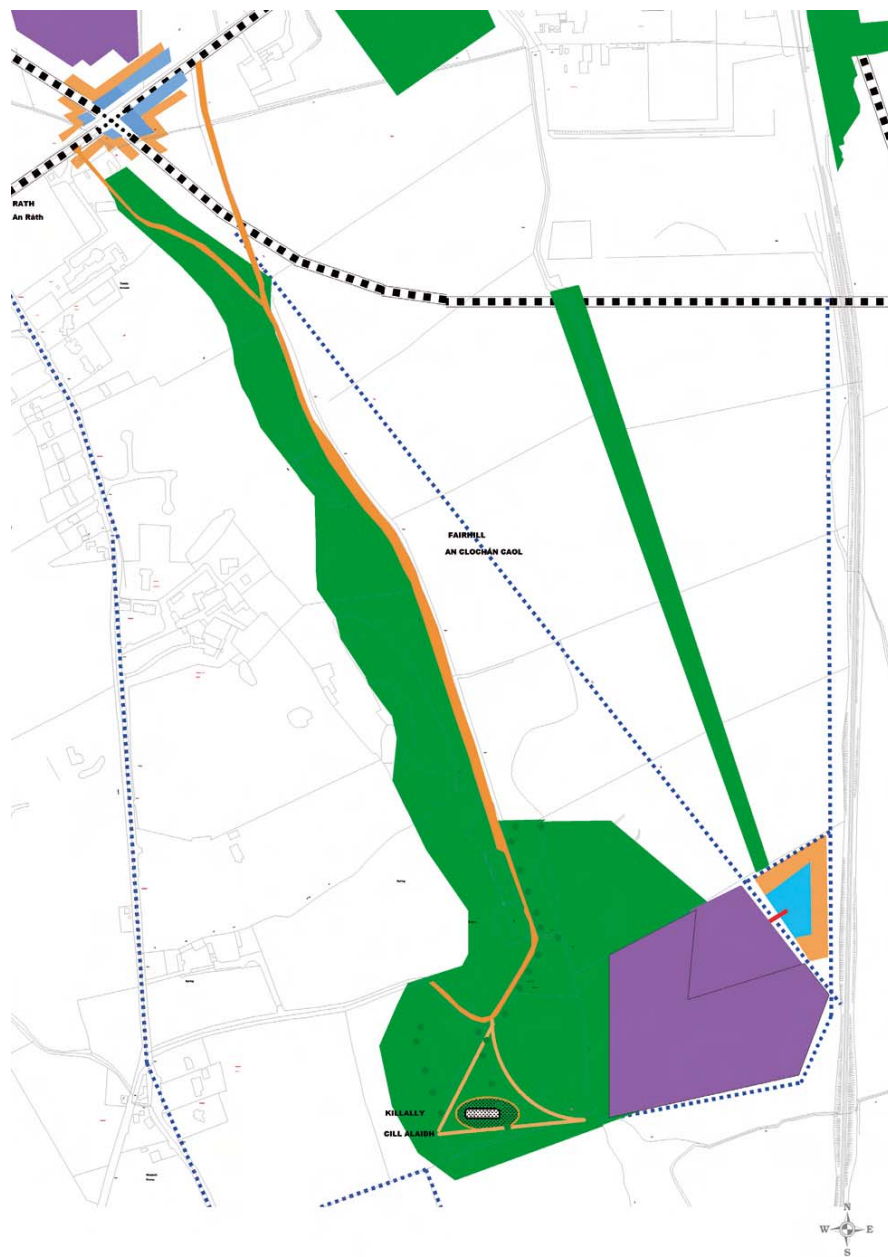
A football pitch is to be situated along the southern boundary of the site. A playground is to be located to the north of the site adjacent the dedicated parking area. The playground should be provided with a toddler section incorporating climbing frames, swings, slides etc.. The Ardee Road boundary of the site should be security fenced with backplanting comprising species appropriate for screening purposes. Remaining boundaries should be security fenced. Effective pedestrian and cycle links should be provided to surrounding sectors.



High Quality Playground.

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Fairhill Linear Park (Park 3)



Map 15 Fairhill Linear Park.

Plean Aitiuil Dun Dealgan Iardheisceart – Dundalk South West Local Area Plan

This area is the largest provision of open space within the DSWLAP area and shall provide for both active and passive recreation. Two and three storey buildings will enclose this park, to ensure a sense of scale and containment and to allow for some degree of self policing by local residents.



Housing Overlooking Park.

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Fairhill Linear Park: Access Provision

- A traffic free combined cycle / pedestrian path shall be provided to the northern extremity of the park providing direct access from the Ardee Road east of the present settlement at Rath. This pathway will utilise the existing route of the disused road in the area where the park is at its narrowest point.
- A cycle / pedestrian access point shall be provided at the south eastern edge of the Park providing a direct link into the Fairhill Civic and Commercial Centre at Fairhill Boulevard.
- The principal access point linking the park to the Fairhill Civic and Commercial Centre shall be mirrored westwards creating a cycle pedestrian link to the western areas of the DSWLAP.
- Vehicular access to the park shall be the existing laneway at the south western extremity of the park. This laneway provides for direct access to the largest quarry area and recreational amenities within the park. Car parking provision should be made in this location

Facilities

Passive: A traffic free cycle / pedestrian route shall extend from Rath through the centre of the park and shall loop around the base (south). The path shall be a minimum of 3m in width and shall be for the use of both pedestrians and cyclists with each segregated accordingly. There are disused quarries within the site which are to be incorporated as key features. Mature trees, suitable screening and safety measures will protect the highest areas of the quarries and suitable seating provided at appropriate locations. The largest quarry at the southern extremity shall act as the “heart” of the park. The site of a “Paupers Graveyard” and associated plaque lies to the eastern edge of the park. This site should be accorded due sensitivity in any development proposals and works.

Fairhill Linear Park: Active Recreation

There are to be two distinct play areas within the park. The first area is orientated towards younger children and the second for those children above the age of twelve.

1. Playground: A playground shall be located at the main entrance to Fairhill Park. Two separate areas are to be provided to facilitate children of various ages. A toddler section shall comprise swings, slides and other relevant structures, an additional area for older children should provide for more complex activities.
2. Activity Section: A sports activity system is to be provided in the most southern part of the site, beside the carpark. This sports system shall be designed to provide for gaelic football, hurling, handball, soccer, rugby, hockey, and netball. The court shall be approximately 17m wide by 26m long and is to be surrounded by a 2m fence. Located within the same area is to be a “Graffiti wall” which should be approx 2m in height. There should be sufficient cover from the elements within this area.

Balmer's Bog Wildlife Habitat Park (Park 4)

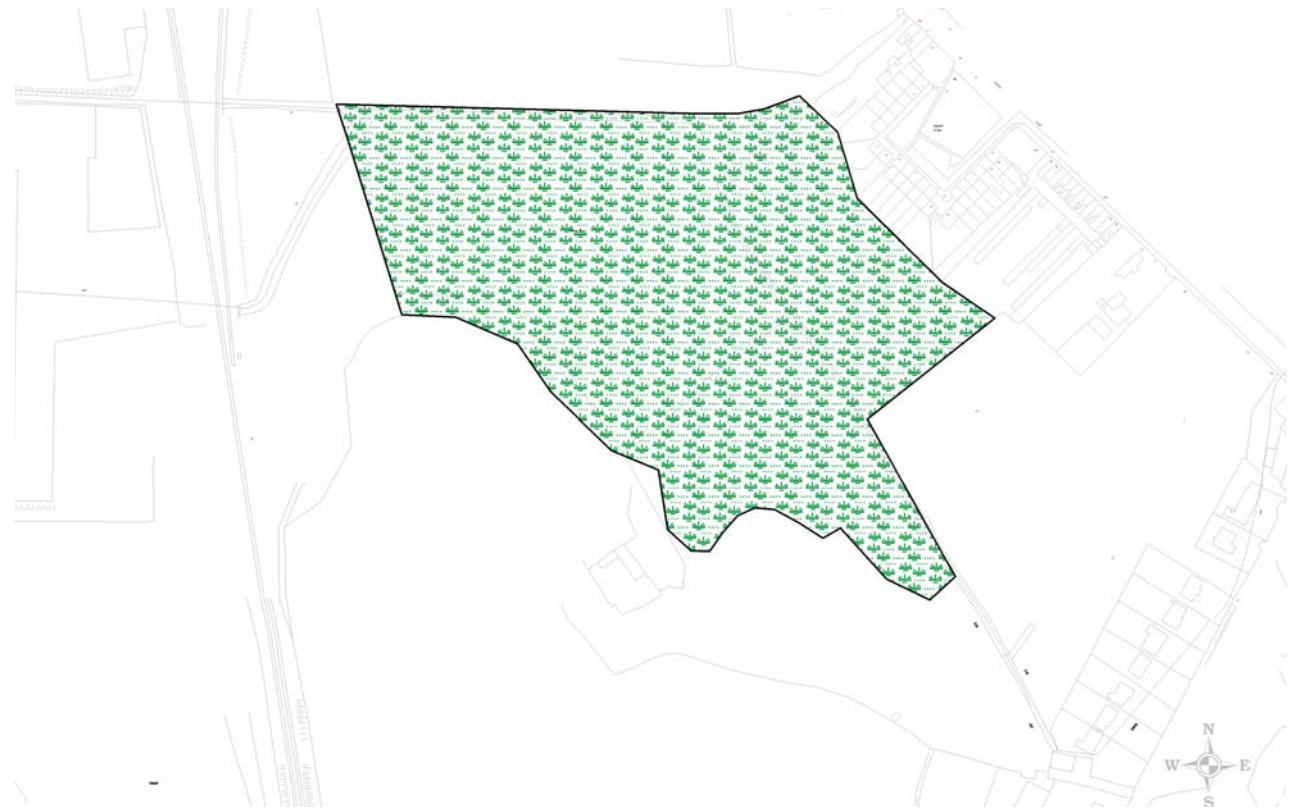
The Balmer's Bog area lies to the east of the Mounthamilton sector and is dissected by the Western Infrastructure roadway which commences to the north east. The bog is traversed by a number of water channels but no pedestrian or vehicle access. As a natural wetland area, the bog has a major flood attenuation role for the entire DSWALP area. This role together with the limited access to the bog means that it can provide a valuable habitat sanctuary within the urban area.

Limited additional access to Balmer's Bog may be considered on a strictly controlled basis and then only where a scientific and/or educational need is demonstrated.

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Balmer's Bog.



Map 16 Park 4 Balmer's Bog.

Priorland Park (Park 5)

Priorland Park occupies a low lying area to the southern extremity of the Priorland sector. The park is bisected by the major Busway Access Residential Distributor Road (Roadway 5) on a north to south axis and has the Dundalk to Dublin railway beyond its western boundary. The park has been designed as an active recreational area and will incorporate a total of six multi-purpose playing fields, each 1 ha. (2.47 acres) in size. The remaining open space in the park, 0.88 ha. (2.1 acres) will be utilised for purposes ancillary to the playing fields. The park will be enclosed by 2 and 3 storey dwellings fronting onto the park to create a sense of scale and a well defined public space. The park immediately abuts the Crumlin sector and as such has a recreational function for both Priorland and Crumlin sectors.

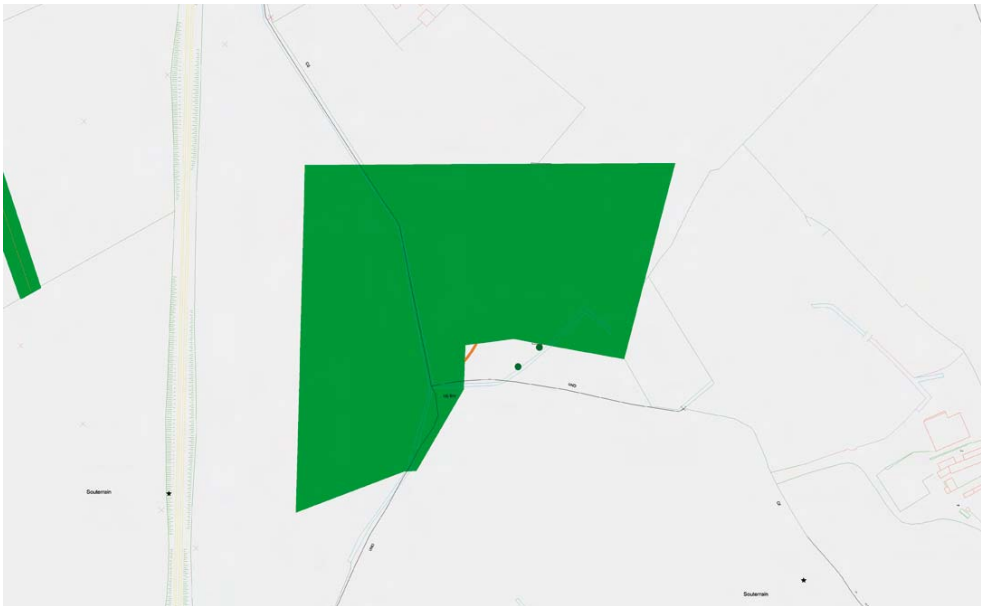


Fairhill from Priorland.



Priorland Park Site.

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Map 16a Priorland Park (Park 5).

Open Space Boulevards

Both the Fairhill and Mounthamilton sectors will contain substantial linear open spaces laid out in the form of tree lined boulevards. These will act both as “Green Lungs” for surrounding urban development and form key sustainable transport corridors linking development parcels across the DSWLAP area. The boulevards have been sited in close proximity to major local attractors such as Civic and Commercial Centres, schools and parks and will provide traffic free routes between these and surrounding residential areas.

Fairhill Boulevard (Park 6)

The Fairhill Boulevard will form a major north to south route across much of the sector and will be available for both pedestrian and cycle movements. The objective of the Fairhill Boulevard is to protect and sympathetically develop a key natural feature of the Fairhill sector, namely an existing tree lined lane. Developments surrounding the Fairhill Boulevard will not be permitted to impinge upon the root system or driplines of any existing trees along the lane.



Fairhill Boulevard.

Mounthamilton Boulevard (Park 7)

The Mounthamilton Boulevard is based on the route and remaining trackbed of the former Dundalk to Carrickmacross railway. It will provide a traffic free link between the environs of the existing railway station and the Mounthamilton Civic and Commercial Centre, passing through the Mounthamilton Wildlife Habitat Park en-route.



Traffic Free Route.

Other Public Open Spaces

The provision of public open space is a key factor in the quality of any residential development. Public open space can be provided in a variety of forms. These may include:

- Equipped play areas for young children
- Informal “Kickabout” areas
- Formal Playing fields
- “Village” greens in larger developments
- Small parks
- Natural open spaces utilising existing flora and fauna

Public open space should be provided in a dispersed fashion throughout developments as opposed to being concentrated in single large blocks in order to meet quantitative development control criteria. The plan envisages that a number of smaller open spaces should be well distributed in a comprehensive manner, linked together and designed as an integral part of the overall development.

- Public open space should not be located out of sight and should be visible from the majority of dwellings. Passive surveillance of such spaces should be designed into its provision.
- Public open spaces should be readily accessible to the majority of dwellings in the development.
- Where possible, the provision of public open space should be orientated around existing natural features such as mature trees, streams, rivers and / or archaeological remains such as Rathes etc



St. Helena Park.