

## Proposed Phasing Sequence

### Phasing

In order to ensure the orderly delivery of the plan, lands within the plan area have been divided into development sectors and further sub-divided into development parcels within each sector. It is intended the plan area will be developed in a logical and sequenced manner. It is anticipated that development in the plan area should follow an organic pattern with the implementation of physical and social infrastructure guiding the gradual implementation of the full DSWALP.

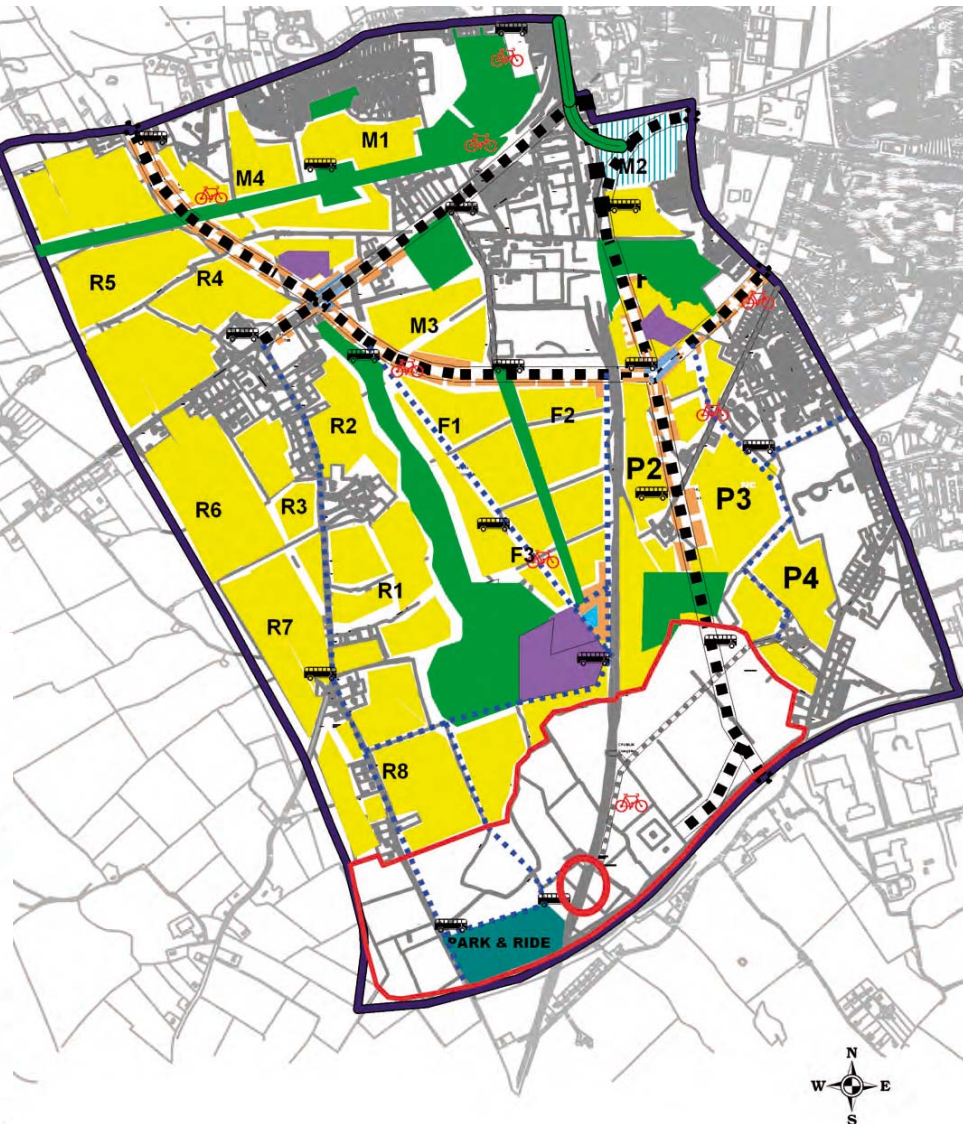
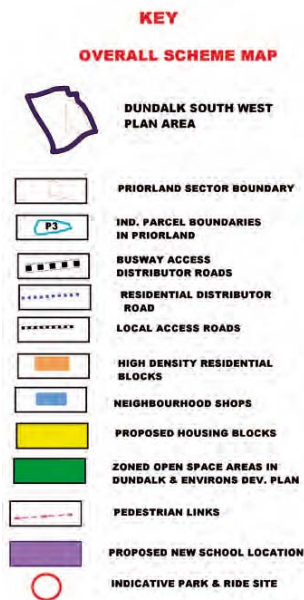
**Louth County Council and Dundalk Town Council consider it vital that Dundalk's potential as a National Spatial Strategy Gateway is realized. In view of this, the Councils intend to pursue all available sources of financial or other aid which may be available to facilitate the full realisation of the DSWALP.**

It is an essential requirement of the DSWALP that development shall be carried out on a phased basis in the interests of orderly and sustainable development. Map 23 sets out the phasing sequence based on organic outward expansion from the existing built up area of the town and on facilitating the provision of essential enabling roads and piped services infrastructure. At least 70% of the residential, community and commercial development within any phase should be completed before development within the next phase commences. However, some flexibility between phases will be considered where such flexibility would facilitate the provision of additional critical infrastructure for the area and would be in the interest of the proper planning and sustainable development. In addition to the spatial phasing of development as set out in Map 23, the plan also requires the phased roll out of both physical and social infrastructure to support the new residential communities. The roll out of the physical and social infrastructure shall be in tandem with the construction of houses and shall in general be in accordance with the table below.

All development permitted within the plan area will be tied to the delivery of such infrastructure.

For the purposes of the plan infrastructure includes;

- Roads (including public transport infrastructure)
- Foul and Surface Water Drainage
- Electrical Power Supplies (including undergrounding of overhead cables)
- Retail Provision (where applicable)
- School Provision (where applicable)
- Crèche Provision (where applicable)
- Health Service Provision (where applicable)
- Gas Supplies (where applicable)
- Urban Space Provision (where applicable and including design services)



Map 24 Overall Planning Scheme Map.

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Parcels	Masterplan	Roads	Piped Services	Parks, Play Grounds and Playing Fields	Community Facilities	Commercial Services	Delivery Timeframe
MI, M4, M5, R4	Mounthamilton Neighbourhood Masterplan	Western Infrastructure Roadway Carrick Road to Ardee Road (Roadway 6)	Provide sewage pumping station, extend foul drainage and water supply networks, implement SUDS,	Ecology Park, Mounthamilton Boulevard (part)	Creche, Primary school, community buildings, health centre	Shops, pub, restaurant and commercial services etc as part of Mounthamilton C & C Centre	In accordance with delivery timeframe set out in an approved integrated master plan for the relevant parcels
M3 F1 F2	Fairhill (North) Neighbourhood Masterplan	Western Infrastructure Roadway Ardee Road to Priorland, (Roadway 2)	Provide sewage pumping station, extend foul drainage and water supply network, implement SUDS	Fairhill Linear Park (part), Fairhill Boulevard (part), Ardee Road play area	Creche, community buildings	Shops, pub, restaurant, commercial services etc as part of Mounthamilton C & C Centre	In accordance with delivery timeframe set out in an approved integrated master plan for the relevant parcels
M2, P1, P2, P3, P4, P5, P6	Priorland Neighbourhood Masterplan	Western Infrastructure Roadway Priorland to Southern Link Road (Roadway 5)	Provide sewage pumping station, foul drainage and water supply networks, implement SUDS	Balmer's Bog Wildlife Park, Priorland Park and playing fields	Creche, PS site, community buildings, health centre	Shops, Pub, restaurant commercial services etc as part of Priorland C&C Centre	In accordance with delivery timeframe set out in an approved integrated master plan for the relevant parcels
F3, F4, R8	Fairhill (South) Neighbourhood Masterplan	Residential distributor road from Mounthamilton C & C to Fairhill C & C	Provide sewage pumping station, extend foul drainage and water supply networks, implement SUDS	Fairhill Linear park,	Creche, PS site, PPS site, Community Buildings	Shops, pub, restaurant, commercial service etc as part of Fairhill C & C Centre	In accordance with delivery timeframe set out in an approved integrated master plan for the relevant parcels
R5, R6, R7.	Rath Neighbourhood Masterplan	•	Provide sewage pumping station, extend foul drainage and water supply networks, implement SUDS	Mounthamilton Boulevard,	•	•	In accordance with timeframe set out in an approved integrated master plan for the relevant parcels

As a general principle, all physical and social infrastructure, including parks, playgrounds and playing fields, falling within any specific parcel must be provided in tandem with the development of that parcel. However, in order to ensure that the financial burden arising from the provision of such infrastructure is borne equally by all developers benefiting from such infrastructure, the councils will require that development contributions be paid as part of a Section 49 supplementary contributions scheme or other agreed mechanism. Contributions under the supplementary scheme or any other arrangements will be in addition to contribution payable under the general Section 48 Contributions' Scheme

The councils will also seek to put in place appropriate arrangements for the recoupment of any vouched expenditure incurred by a developer in the provision of infrastructure over and above that required to service his/her own development and which facilitates other development within the plan area as a whole. Any such arrangements will be funded through the proposed Supplementary Contributions' Scheme.

Furthermore, Dundalk Town Council and Louth County Council will pro-actively work in partnership with developers in the delivery of the necessary infrastructure within the plan area, including, if necessary, the use of compulsory purchase powers, and will seek to secure public funding to part finance the provision of such infrastructure.