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PLANNING STATEMENT

Single Dwelling

At

126A Moneymore, Drogheda, Co. Louth.

January 2022

Project No.		21056		Document Ref:		21056-Planning Statement	
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1.0 INTRODUCTION

Louth County Council intends to carry out the development of 1 no. infill residential unit at 126A Moneymore, Drogheda, Co. Louth (the infill site is located between existing properties 126 and 127 Moneymore, Drogheda, Co. Louth).

2.0 PROPOSED DEVELOPMENT

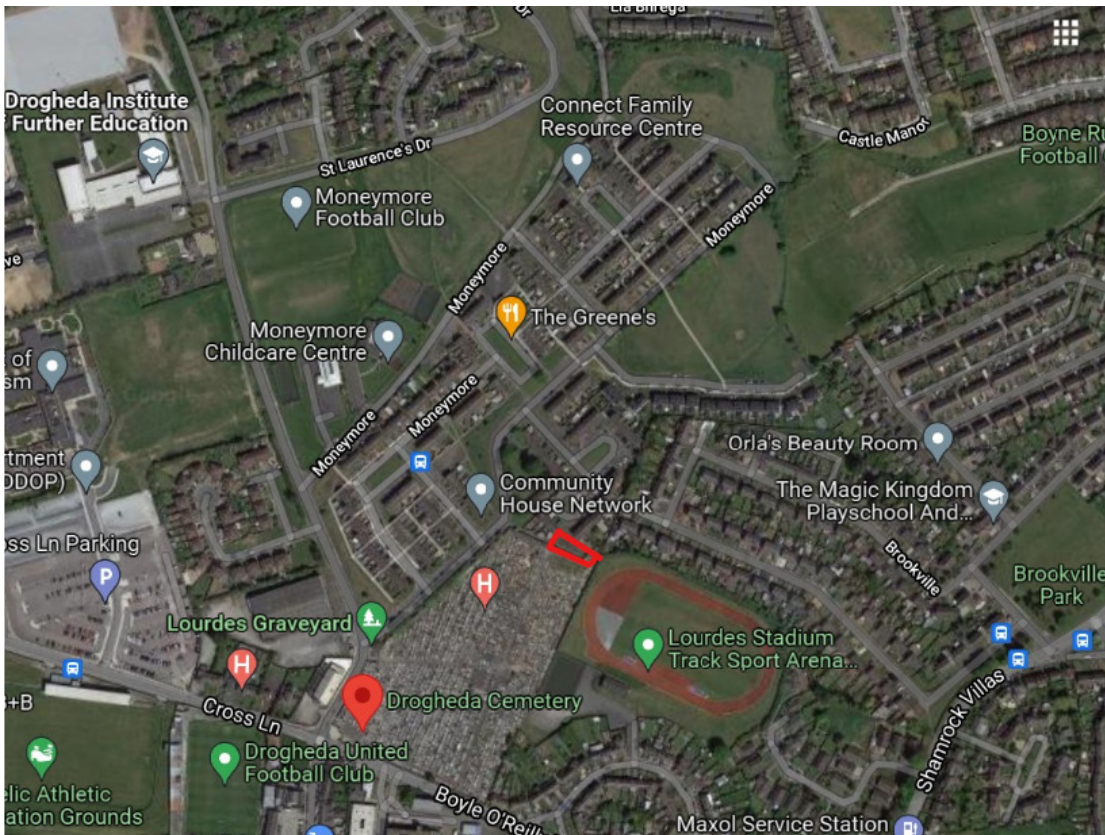
The proposed development consists of the following:

Schedule of Accommodation

1 No. Single-Storey Dwelling				
A1	3 Bed	5 Person Single-Storey Dwelling		

3.0 SITE CONTEXT

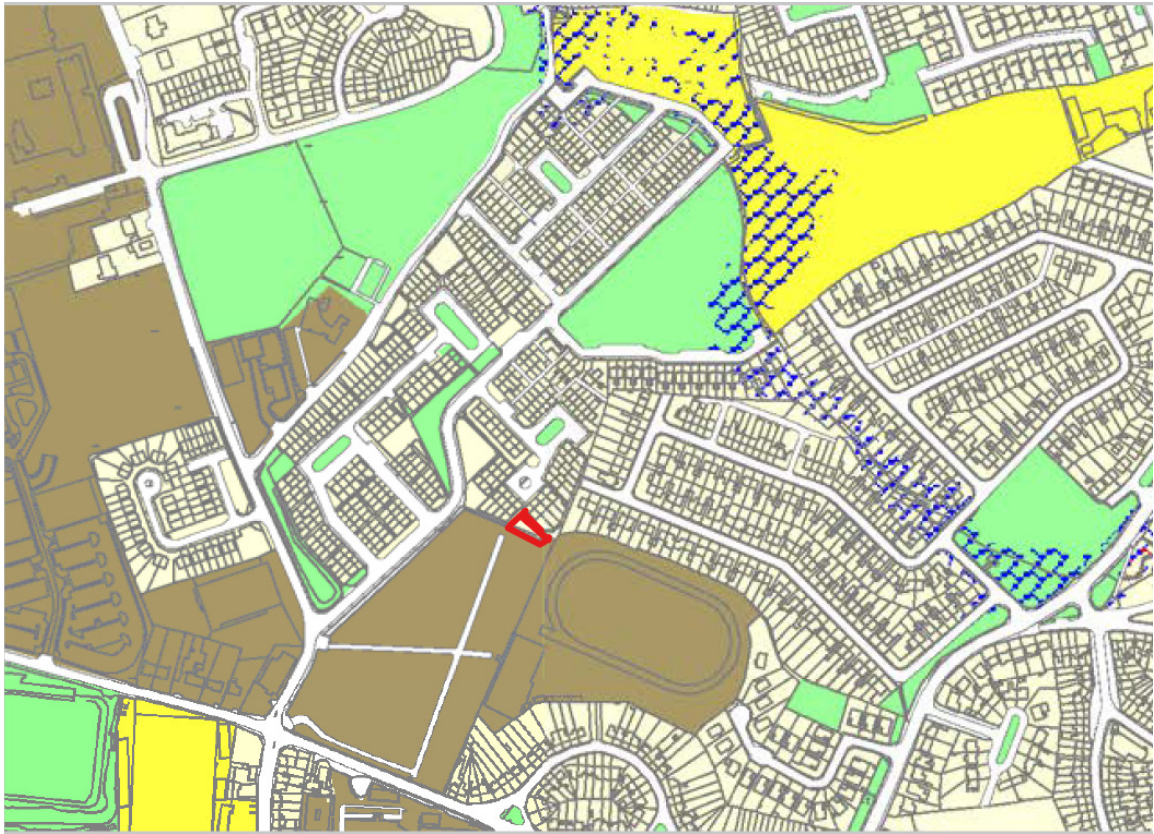
The infill site is located in the existing Moneymore Estate, located off The Twenties. The site contained within this application extends to 0.0399 hectares in area.



Satellite view of site location in Moneymore, Drogheda.

The Moneymore area is identified for residential development by the Louth County Development Plan 2021-2027.

Existing Residential (A1)



-  **Application Site Boundaries (approximate)**
-  **A1 Existing Residential**
-  **H1 Open Space**

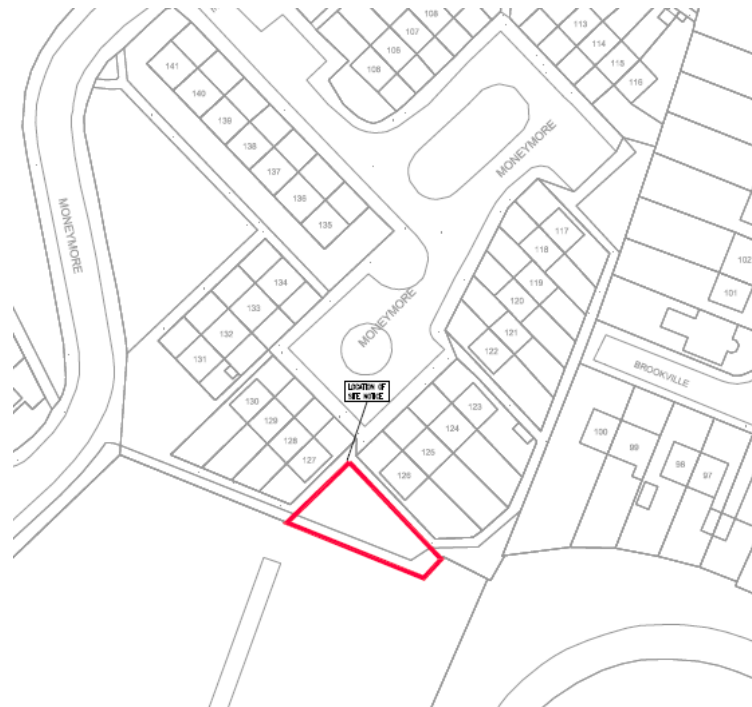
Extract from Louth County Development Plan 2021-2027

5.0 DEVELOPMENT DESCRIPTION

The proposed development site will be accessed from The Twenties via the existing Moneymore Estate.

This corner site is located in the Southeast corner of Moneymore estate and is bound by 126 and 127 Moneymore and Drogheda cemetery to the rear. The site is triangular in size and is accessed from the existing square in Moneymore, by pedestrian access only. Pedestrian alleyways and gates will be maintained to the side of 126 and 127 Moneymore and the new proposed infill unit.

Existing underground services have been identified and their location will have an impact on useable space for development as they shall need to be diverted. The site area extends to an area of c. 0.0399Ha.



6.0 PARKING / DMURS

Open parking shall be provided within the square which provides access to the site as there is no vehicular access to the proposed infill dwelling due to site restraints. Parking shall be open with no dedicated car parking spaces provided, as is current the situation on site. This coupled with the local bus routes shall provide sufficient access for the occupants of the prospered infill dwelling.

7.0 PART 8 PLANNING DOCUMENTS LIST

21056-101A Site Location map & Site Layout Plan

21056-102 Drainage Site Layout

21056-103 Drainage Details

21056-105 Floor Plans, Elevations & Sections

21056 Engineering Report

AA Screening Report