



Dublin – Drogheda – Limerick
 +353 1 8301852
www.dfk.ie
mailroom@dfk.ie

DOHERTY FINEGAN KELLY
 CONSULTING CIVIL & STRUCTURAL ENGINEERS

Botanic Court
 30-32 Botanic Road
 Glasnevin, Dublin 9
 D09 W2V9

PLANNING STATEMENT

Single Dwelling

At

36 School Lane, Dunleer, Co. Louth.

January 2022

Project No.		21058		Document Ref:		21058-Planning Statement	
Revision	Purpose / Description	Originated	Checked	Authorised	Date		
0	Planning	RB	RB	EF	26.01.22		
Doherty Finegan Kelly , Civil & Structural Engineers, Botanic Court, 30-32 Botanic Road, Glasnevin, Dublin 9							

Directors: Francis Doherty B.Sc.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, Dip.Proj.Man.
 Emmet Finegan B.S.c.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, M.I.E.I, RConsEI.
 Cathal Kelly B.S.c.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, M.I.E.I, RConsEI, Dip.Proj.Man.

Regional Director: Liam Murphy B.S.c.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, M.I.E.I.

Doherty Finegan Kelly Ltd., Reg No. 376523



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1.0 INTRODUCTION

Louth County Council intends to carry out the development of 1 no. infill residential dwelling unit at 36 School Lane, Dunleer, Co. Louth (the infill site is located to the East of No. 35 School Lane, Dunleer, Co. Louth).

2.0 PROPOSED DEVELOPMENT

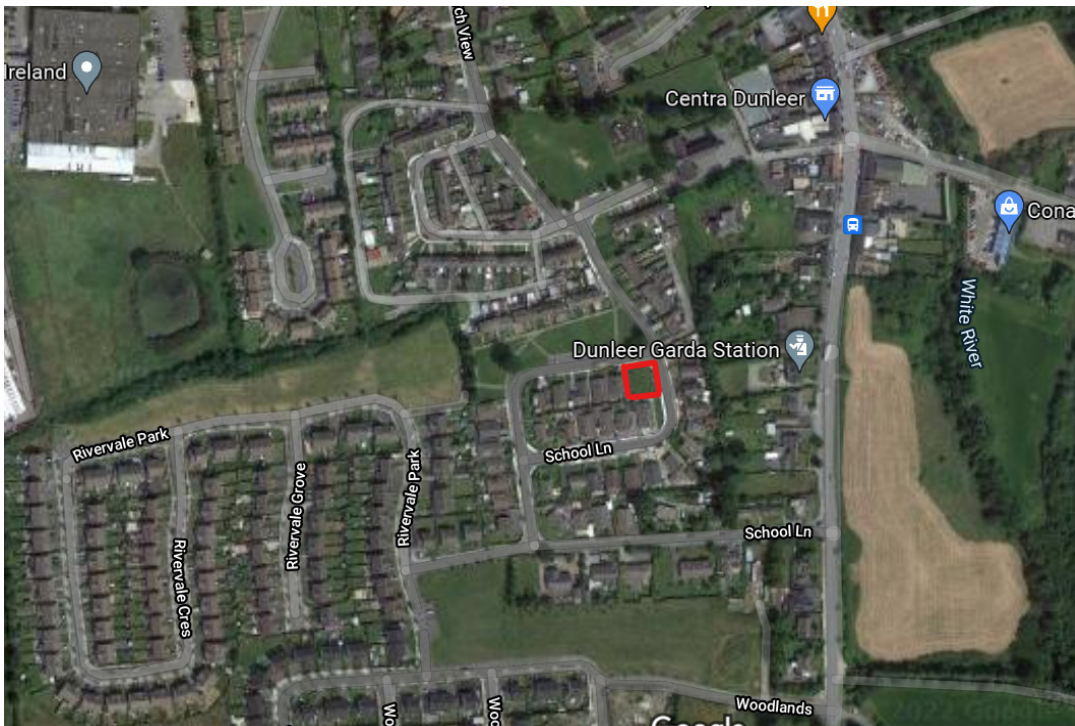
The proposed development consists of the following:

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 School Lane Estate, located off Drogheda Rd (R132). The site contained within this application extends to 0.0378 hectares in area.




Satellite view of site location in School Lane, Dunleer.

4.0 PLANNING POLICY CONTEXT


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

Existing Residential (A1)



 **Application Site Boundaries (approximate)**

 **A1 Existing Residential**

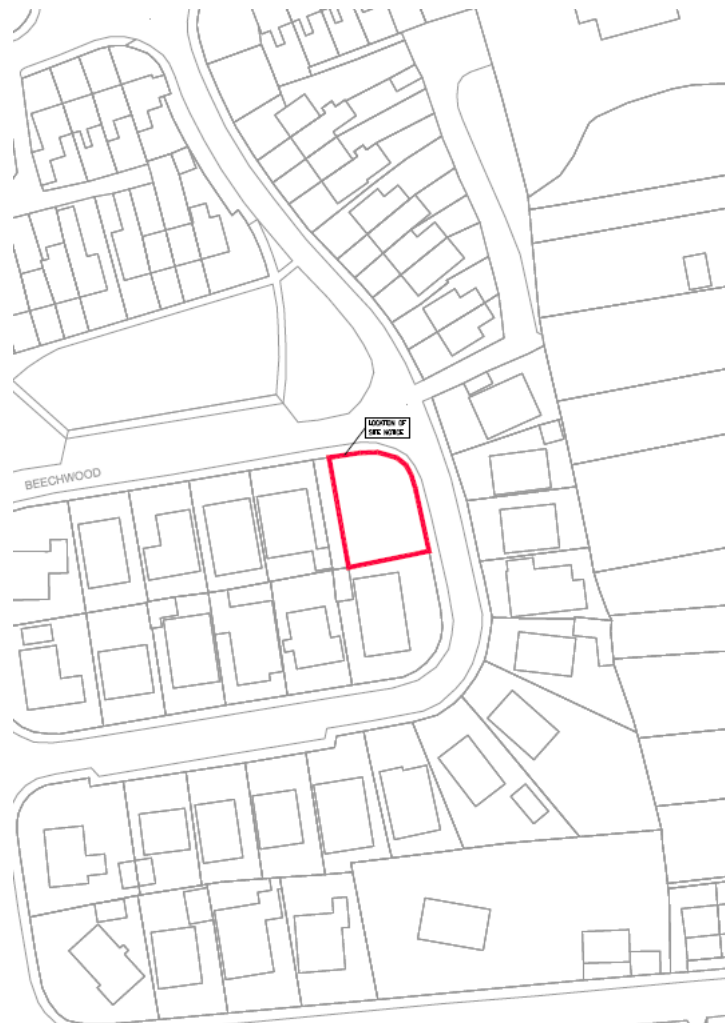
 **H1 Open Space**

Extract from Louth County Development Plan 2021-2027

5.0 DEVELOPMENT DESCRIPTION

The proposed development site will be accessed from Drogheda Rd (R132) via the existing School Lane Estate.

This site is a corner site located on lands East of 35 School Lane, Dunleer, Co. Louth. The rectangular site shall open directly onto the internal road network within School Lane estate. The site area extends to an area of c. 0.0378 Ha.



6.0 PARKING / DMURS

The development has been designed in compliance with the Design Manual for Urban Roads and Streets with parking provided in accordance with the current Louth County Development Plan and DoEHLG 'Quality Housing for Sustainable Communities'.

7.0 PART 8 PLANNING DOCUMENTS LIST

21058-101A Site Location map & Site Layout Plan

21058-102 Drainage Site Layout

21058-103 Drainage Details

21058-105 Floor Plans, Elevations & Sections

21058 Engineering Report

AA Screening Report