



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

2no. Bungalows

At

Derryveigh, Hoey's Lane, Dundalk, Co. Louth.

April 2022

Project No.		21217		Document Ref:		21217-Planning Statement	
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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 2 no. infill residential dwelling units at Derryveigh, Hoey's Lane, Dundalk, County Louth. An existing derelict bungalow shall be demolished to make way for the 2no. new residential dwelling units.

2.0 PROPOSED DEVELOPMENT

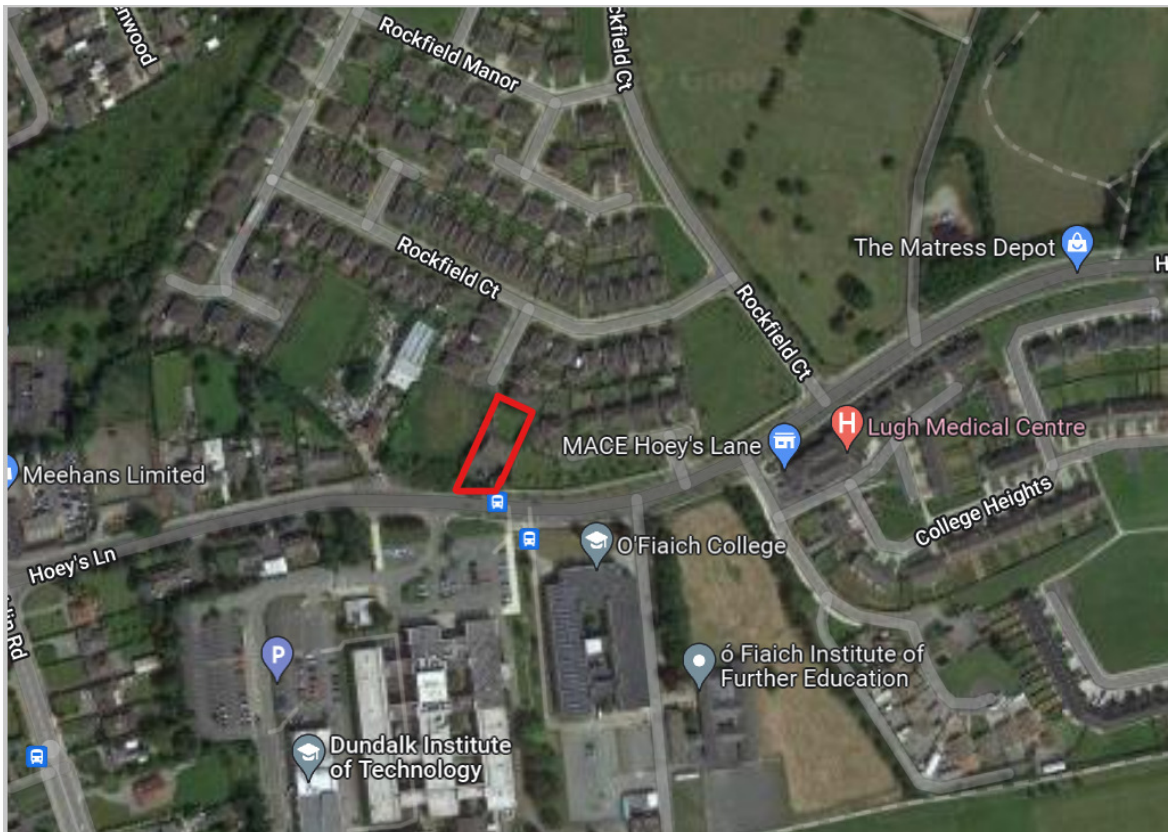
The proposed development consists of the following:

Schedule of Accommodation

2 No. Bungalow Dwellings				
A1	3 Bed	3 Person Single-Storey Dwelling		
A2	4 Bed	6 Person Single-Storey Dwelling		

3.0 SITE CONTEXT

The infill site is located Derryveigh, located off Hoey's Lane. The site contained within this application extends to 0.1132 hectares in area.

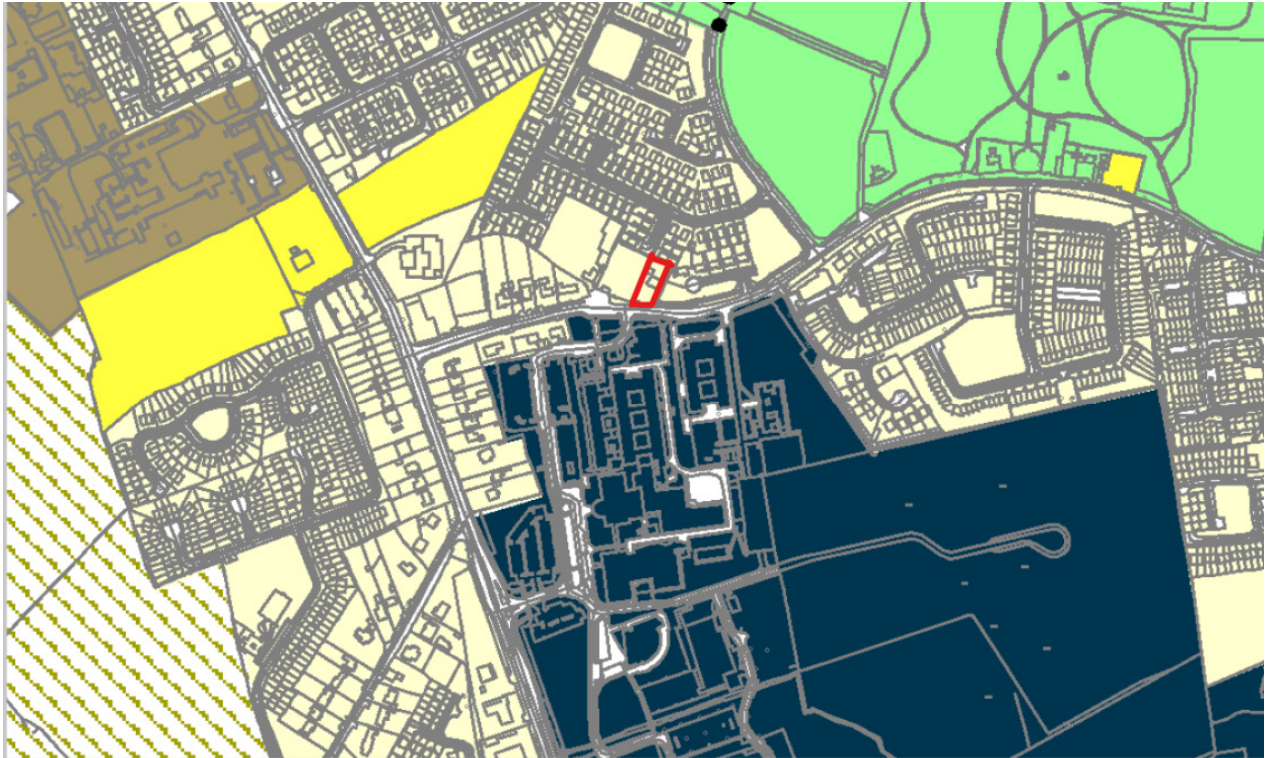


Satellite view of site location in Derryveigh, Hoey's Lane, Dundalk.

4.0 PLANNING POLICY CONTEXT

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

Existing Residential (A1)

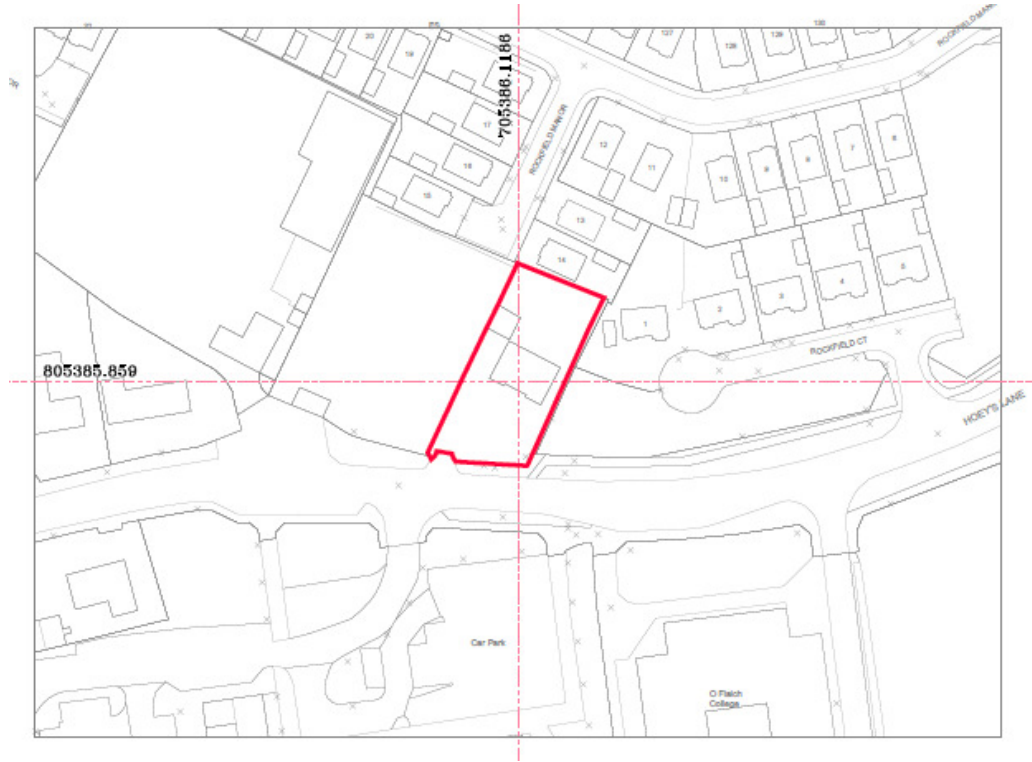


-  **Application Site Boundaries (approximate)**
-  **A1 Existing Residential**
-  **H1 Open Space**

Extract from Louth County Development Plan 2021-2027

5.0 DEVELOPMENT DESCRIPTION

This infill site is located at Derryveigh and is bound by Hoey's Lane (Southern boundary), existing residential housing (Northern & Eastern boundaries) and green field site (Western Boundary). The rectangular site shall open directly onto Hoey's Lane with a single shared entrance. The site area extends to an overall area of c. 0.1132 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

21217-1000 Site Location Map
21217-1001 Site Layout Plan
21217-1002 Drainage Site Layout & Details
21217-1003 Floor Plans, Elevations & Sections

21217 Engineering Report
AA Screening Report