



Comhairle Contae **Lú**
Louth County Council

PLANNING STATEMENT

11 Unit Infill Residential Development at
Muirhevnamor Dundalk, Co. Louth



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1. Introduction

Louth County Council intends to carry out the development of 11 no. Infill Residential dwelling units at Muirhevnamor, Dundalk, Co. Louth.

The project is being funded by the Department of Housing, Local Government and Heritage.

2. Proposed Development

The proposed development consists of the following:

Schedule of Accommodation

Residential Units

1 No. (Occupational Therapy Report) Single-Storey Dwelling			
A3	3 Bed	5 Person Single-Storey Dwelling	

3 No Single-Storey Dwellings			
A1	2 Bed	3 Person Single-Storey Dwelling	
A2	2 Bed	4 Person Single-Storey Dwelling	
A4	2 Bed	3 Person Single-Storey Dwelling	

7 No Two-Storey Dwellings			
B1	3 No 3 Bed	5 Person Two-Storey Terraced Units	
B2	4 No 3 Bed	5 Person Two-Storey Terraced Units	

3. Site Context

The three infill sites are located in the existing Muirhevnamor Estate, north of Tom Bellew Avenue. The three sites contained within the application site area extend to 0.5783 hectares in area.

The pattern of residential development in the area is that of terraced two-storey dwellings that form part of the Muirhevnamor housing area. The east of this site is bounded by the N52 Eastern By-Pass Road and Large Retail Park units. To the south west of the site is Dundalk Sports Centre & Park.

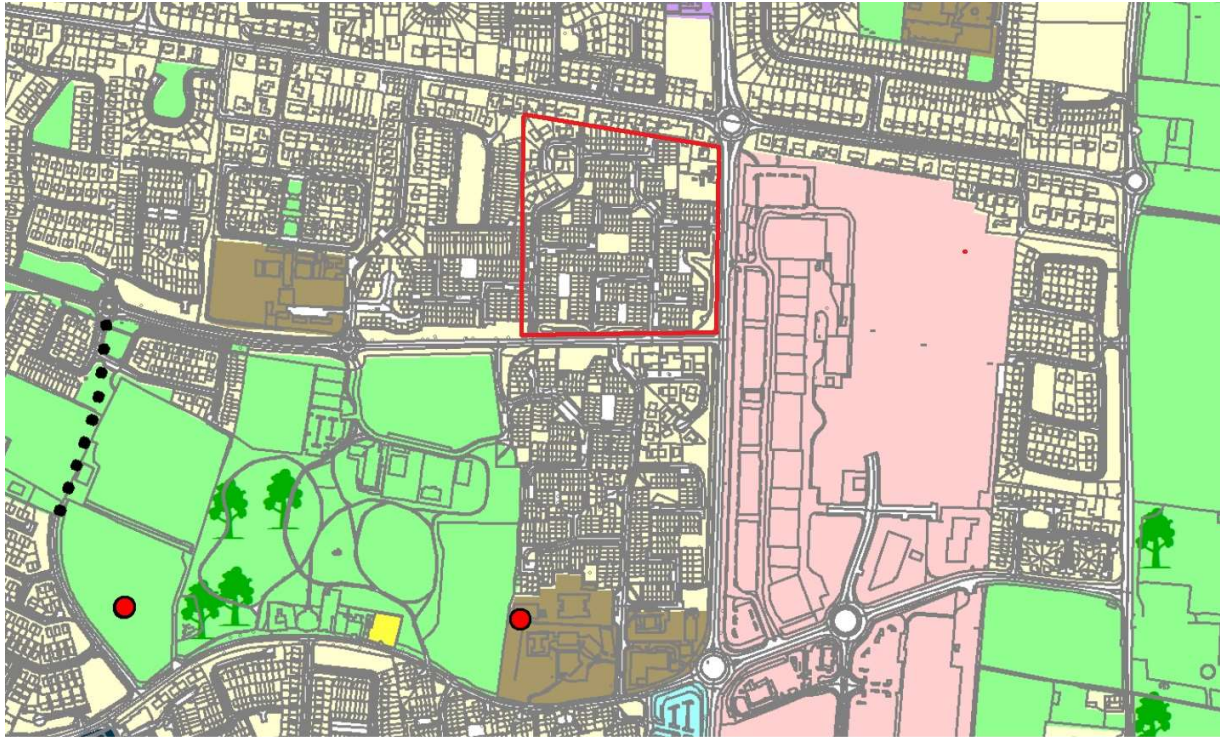


Satellite View of Site location on Southern side of Dundalk town.

4. Planning Policy context

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

Sect. 13.19.5 – Existing Residential (A1)



 **Application Site Boundaries (approximate)**

 **A1 Existing Residential**

 **H1 Open Space**

Extract from Louth County Development Plan 2021-2027

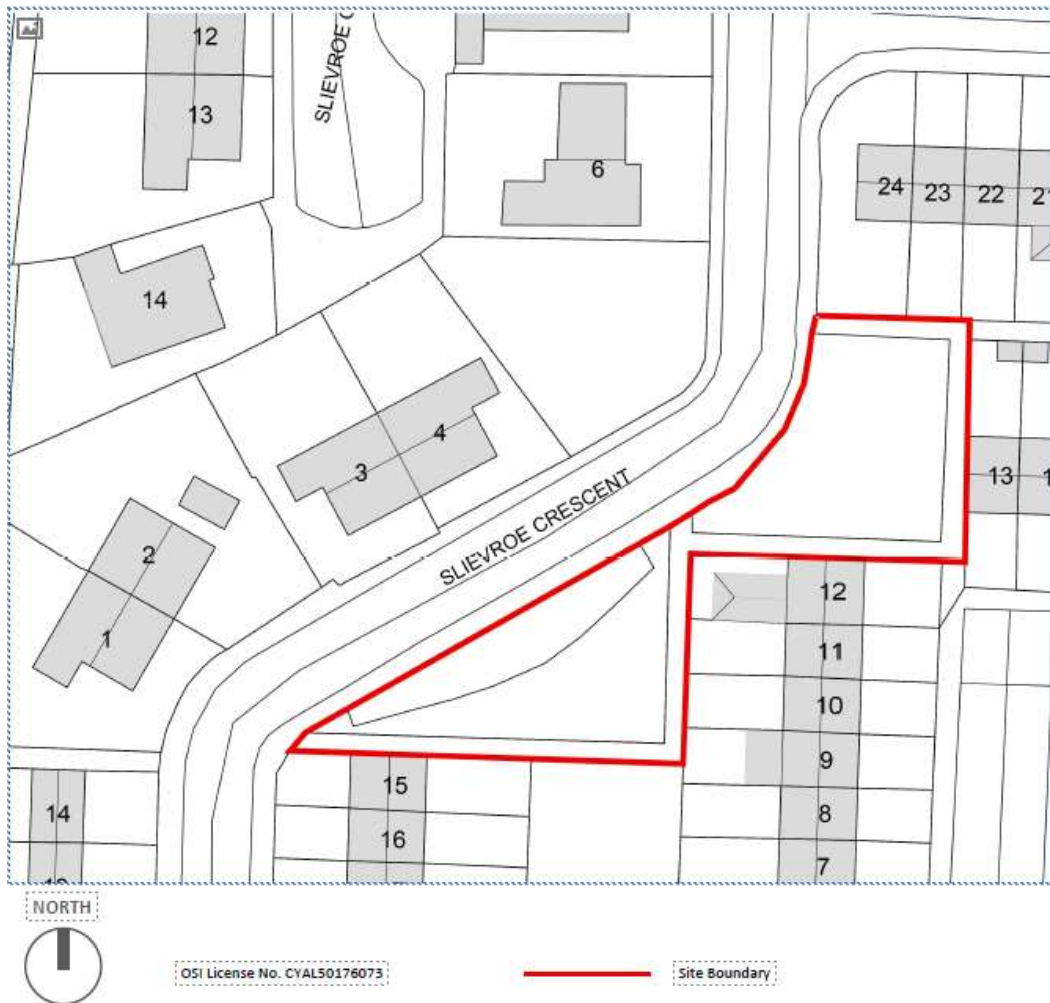


5. Development Description

The proposed development sites will be accessed from Tom Bellew Avenue via the existing Muirhevnamor Estate.

Site 1

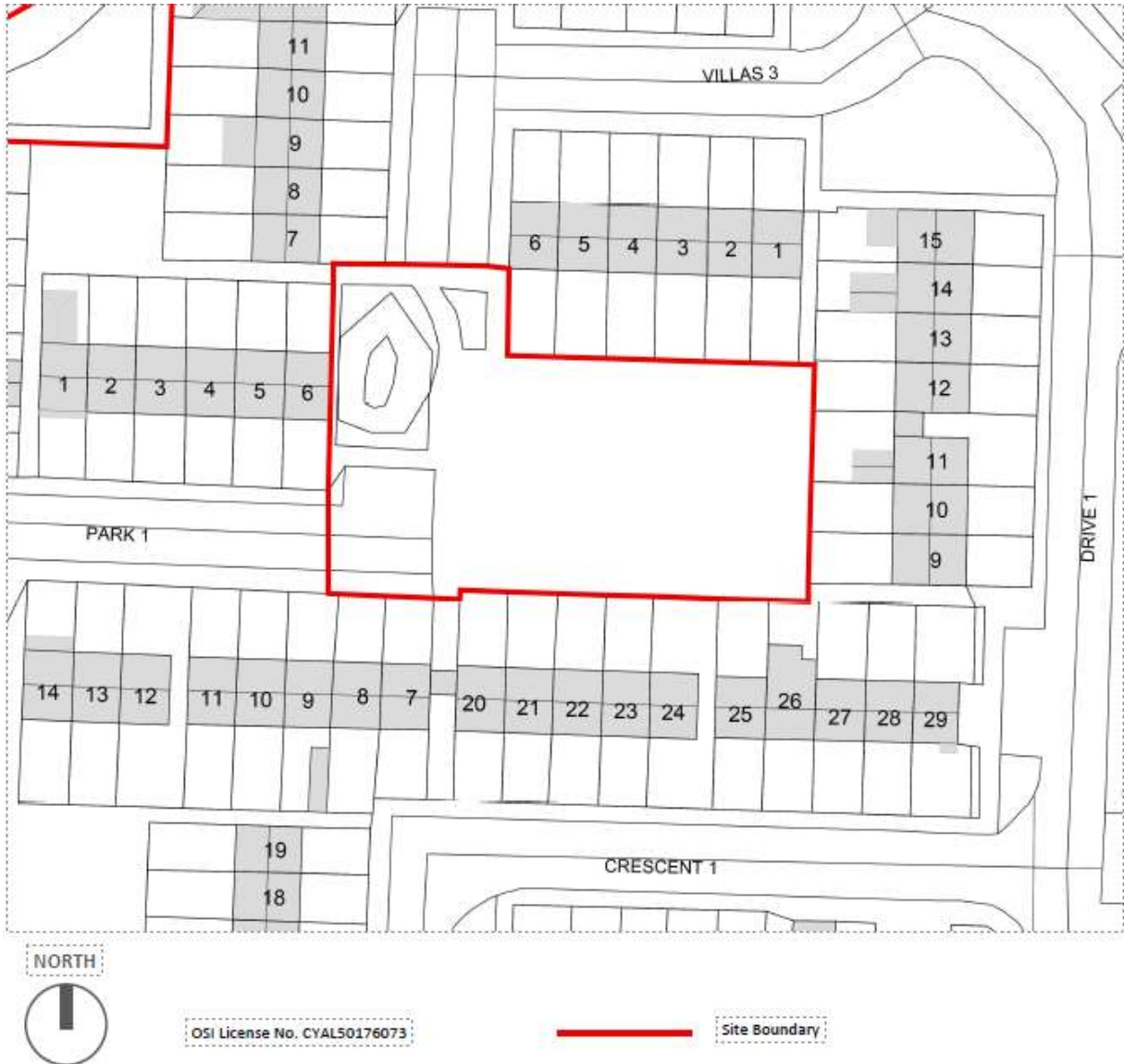
This corner site fronts onto Slievroe Crescent in the north west corner of the Muirhevnamor Estate. The site is split into two triangular portions and is bounded by access alleyways and gates to the rear gardens of houses on Drive 1, Villas 3 & Park 1. Existing underground services have been identified and their location will have an impact on useable space for development. The site area extends to an area of c. 0.10 Ha.



Site 2

This internal site is accessed off two cul-de-sac roads and is bounded by access alleyways and gates to the rear gardens of houses on Drive 1, Villas 3, Crescent 1 & Park 1. Existing underground services have been identified and their location will have an impact on useable space for development.

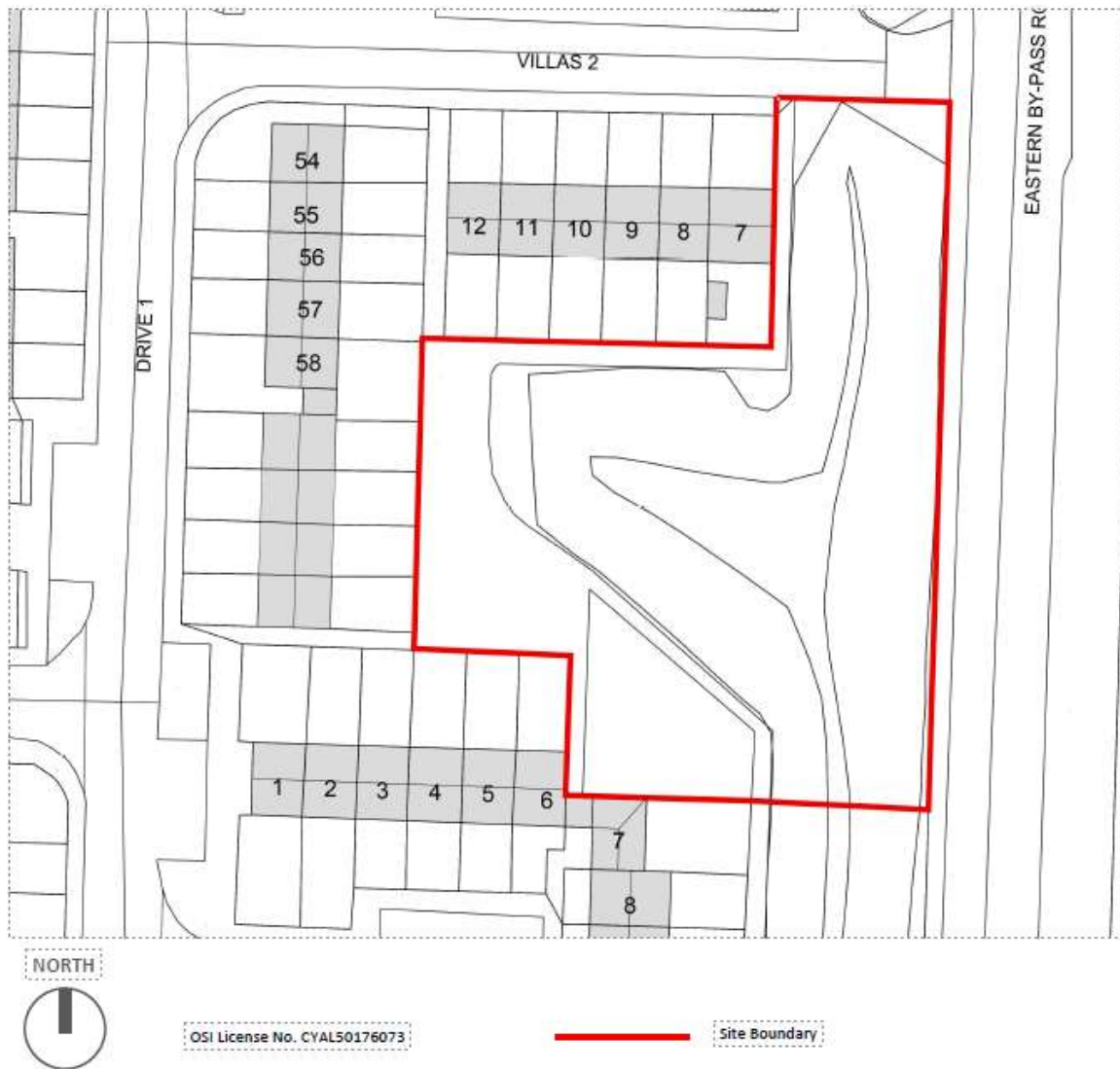
The site area extends to an area of c. 0.17 Ha.



Site 3

This site is located in an area of green open space along the eastern most boundary of Muirhevnamor Estate. It is bounded by the Eastern by Pass Road (N52) and by access alleyways and gates to the rear gardens of houses on Drive 1, Villas 2, & Villas 1. A large berm of ground has been formed as a barrier between the estate and the adjoining road. Existing underground services have been identified and their location will have an impact on useable space for development.

The site area extends to an area of c. 0.29 Ha.



6. 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. Waste Management

The development will not require an Integrated Pollution license but will require a Waste licence in accordance with a Construction Management Plan to be prepared at tender stage.

8. Part 8 Planning Documents list

2018-PA-001 Site Location Map
2018-PA-002 Topographical Survey
2018-PA-003 Site Layout Plan
2018-PA-004 Site Boundaries
2018-PA-005 Landscape Plan
2018-PA-006 Site Layout - Gateways

2018-PA-100 House Type A1 – Plans Sections, Elevations
2018-PA-101 House Type A2 – Plans Sections, Elevations
2018-PA-102 House Type A3 – [OT Report] Plans Sections, Elevations
2018-PA-103 House Type A4 – Plans Sections, Elevations
2018-PA-104 House Type B1 – Plans Sections, Elevations
2018-PA-105 House Type B2 – Plans Sections, Elevations

2018-PA-200 Existing Contextual Elevations
2018-PA-201 Proposed Contextual Elevations

AA Screening Report
Architectural Design Statement