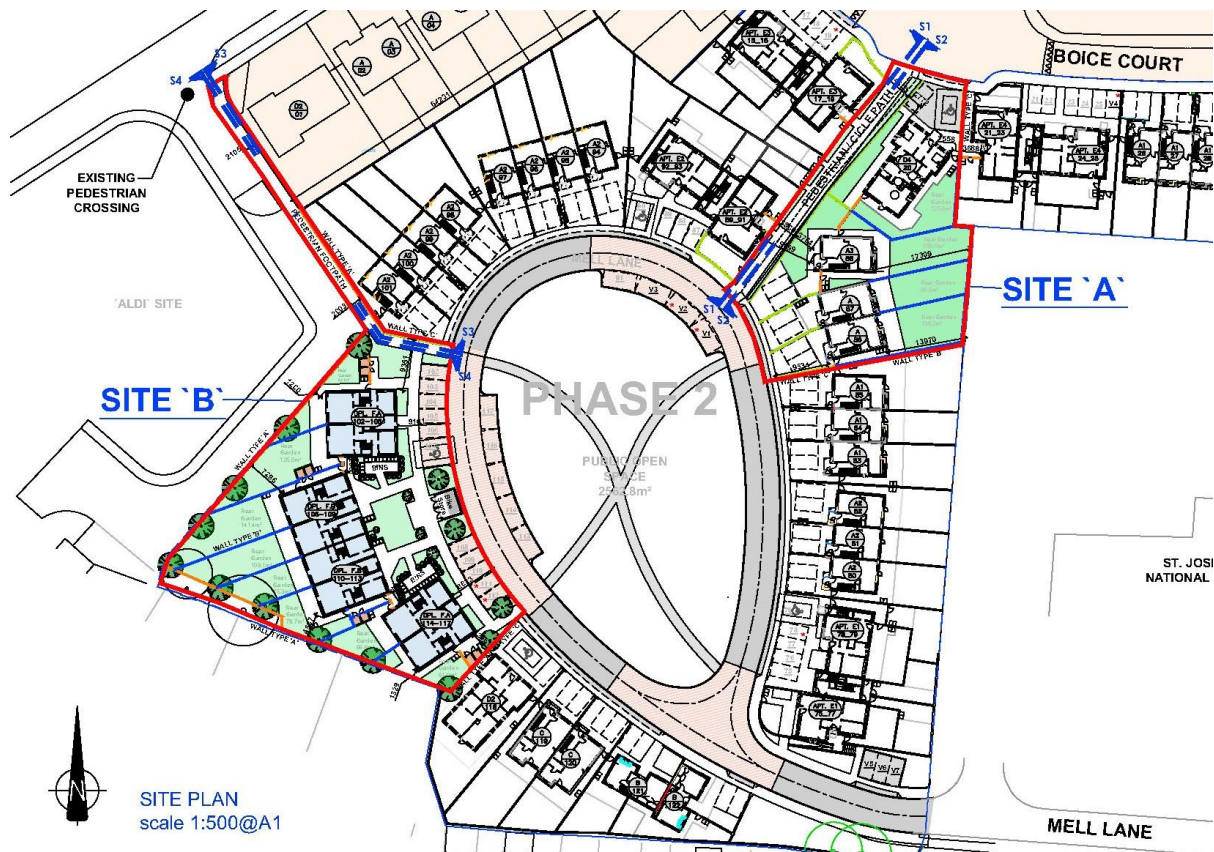


Part 8 Planning Statement (Rev A)

Proposed Development of 20 no. Residential Units & all associated site development & landscaping works on lands off Trinity Street/Mell at Boice Court Phase 2, Drogheda, Co. Louth



Prepared by:

Walsh Associates Architects & Project Managers
27-30 Merchants Quay, Dublin 8

Contents

1. Introduction
2. Site Context
3. Current Part 8 Proposal
4. Planning Policy Context
5. Drainage/Water Supply
6. Parking
7. Bicycle Storage
8. Bin Storage (Site 'B')
9. External Storage (Site 'B')
10. Construction Management Method Statement
11. List of Part 8 Display Documents

Appendix 'A' – Part 8 Schedule of Areas (Rev. A)

1. Introduction

Louth County Council proposes to carry out the development of 20 no. residential units and all associated site development works on lands, Sites 'A' (0.16ha) and 'B' (0.24ha), off Trinity Street/Mell at Boice Court Phase 2, Drogheda, Co. Louth.

On 8th June 2008 a Part 8 for 125 no. dwellings was approved by Drogheda Borough Council.

50 no. residential units within the Part 8 site were completed as part of Phase 1 of the Part 8.

The remainder of the residential units permitted under the original Part 8 were not constructed.

Sites 'A' and 'B' did not form part of the original Part 8 permission.

Phase 2 of Boice Court will comprise a total of 72 no. units (including the 20 no. units which are the subject of this Part 8 Application), i.e., the total number of units in Phases 1 and 2 when completed will be 122.

2. Site Context

Sites 'A' (0.16ha) and 'B' (0.24ha) are located at Boice Court Phase 2.

Site 'A' shares a boundary with St. Joseph's National School, Mell.

Site 'B' shares a boundary to the west with the existing Aldi supermarket on Cement Road and shares a boundary to the south with Loughboy.

Pedestrian/vehicular access will be provided to Sites 'A' and 'B' from Mell Lane via Phase 2 of Boice Court.

A pedestrian/cycle path will be provided along the north west boundary of Site 'A' connecting Phases 1 and 2 of Boice Court.

A pedestrian footpath will be provided to the north west of Site 'B' providing direct access to the adjacent Aldi supermarket and Cement Road.

3. Current Part 8 Proposal

The development will comprise the following;

Site 'A' (0.16ha)

- 3 no. 3-bed, 2-storey dwellings
- 1 no. 3-bed single-storey dwelling
- New pedestrian/cycle path linking Phase 1 and Phase 2 of Boice Court
- All associated landscaping and site development works

The concept for Site 'A' is to provide an infill development that maximises the potential of this irregular site while simultaneously achieving good passive surveillance of the pedestrian/cycle route between Phases 1 and 2 of Boice Court along the north west boundary of the site.

The site comprises 4 no. dwellings (i.e., 1 no. Type D4, 1 no. Type A3 and 2 no. Type A1) providing a density of 25 units/ha. Type D4 is a single-storey bungalow whereas Types A3 and A1 are 2-storey. Each typology has pitched roofs, finished with concrete tiles, triple-glazed doors and windows and will be finished with a palette of facing brick and render to selected colours.

Boundary treatments will comprise a variety of matching brick walls and railings to the fronts of the houses with concrete post and panel fencing forming the boundaries of the rear gardens.

The houses will be constructed to NZEB (Nearly Zero Energy Building) Standard incorporating high standards of insulation.

Site 'B' (0.24ha)

- 3 no. 3-storey blocks comprising a total of 16 no. duplex/apartment units, i.e., 2 no. blocks each with 2 no. 1-bed apartments and 2 no. 3-bed duplexes and 1 no. block with 4 no. 1-bed apartments and 4 no. 3-bed duplexes
- Associated bin/bicycle stores
- New pedestrian route from Boice Court Phase 2 to Cement Road
- All associated landscaping and site development works

The concept for Site 'B' is to provide a residential development in 3 no. 3-storey small blocks addressing the primary open space within Boice Court Phase 2.

The site comprises a total of 16 no. units (i.e. 8 no. 2-storey duplex units at ground and first floor and 8 no. single storey apartments at second floor), providing a density of 66.6 units/ha.

Communal gardens are provided to the front of the 3 blocks, the boundaries of same being defined by landscaped treatment (refer Landscape Architects Drawings) with concrete post and panel fencing forming the boundaries of the rear gardens of the duplex units.

Dedicated bin stores screened by landscaping are provided for the apartments and the 2 no. duplex units which do not have side access.

A bicycle store is provided for the development in a landscaped area within the parking zone at the front of the development.

The apartments/duplex units will be finished with a palette of facing brick and render to selected colours incorporating triple-glazed doors and windows.

The apartments/duplex units will be constructed to NZEB (Nearly Zero Energy Building) Standard incorporating high standards of insulation.

Phase 1 and 2 Boice Court – site area = 3.5ha

No of units = 122 total

Density = 34.8 units/ha

4. Planning Policy Context

Zoning

The subject sites are located within Zoning Objective (RN) Residential New: To provide for new residential communities and community facilities and to protect existing residential development. As such the provision of residential dwellings and public open space with associated recreational facilities are acceptable in principle.

Development Plan Policies:

6.2.3 Housing Mix

An appropriate mix of dwelling sizes and types to accommodate different housing needs and changing demographic patterns within the community is required under the provisions of Louth Housing Strategy.

Policy HC 3

Secure greater social integration, and community ties through the provision of an appropriate mix of house types within residential areas

Policy HC 4

Require the provision of special needs housing as part of the implementation of the Housing Strategy and to ensure that such provision is located close to local facilities and services that are appropriately landscaped and wheel chair accessible.

Policy HC 5

Implement Louth Local Authorities Housing Services Plan so as to ensure that all who are in need of housing are provided with suitable accommodation

6.5 Sustainable Residential Development

In order to secure the provision of sustainable residential development and communities, it is important that areas are properly planned and delivered in a phased and coordinated fashion in order to ensure that the full range of community facilities, services and infrastructure is provided in tandem with the development of the dwellings. This plan led and coordinated approach to new residential development is supported by government policy as articulated in a range of guidance documents and best practice guides that have been published in recent years.

Policy HC 12

Ensure that a high degree of building flexibility is incorporated into the design of new dwellings, including adaptability to lifetime housing needs and provision of accessibility for people with impaired mobility.

Policy HC 18

Require that private amenity space is provided in accordance with the quantitative standards set out in table 6.6.

Quantitative Standards

A minimum of 14% of the total site area shall be provided as public open space within new residential developments

Policy HC 19

Require that the quantitative standard of a minimum of 14% of the gross site area is provided as public open space in all new residential developments and that the qualitative requirements described above are adhered to.

Ensure that no area of public open space is less than 200 square metres in area and no boundary is less than 10 metres in length

Policy HC 21

Require that all proposed residential developments, including apartments, comply with the internal space provisions as set out in Appendix 3.

Require that the minimum apartment sizes set out in Appendix 3 are exceeded by at least 20% in respect of not less than 50% of the total number of units in the scheme. Ensure that in any apartment development of 30 or more units, 40% of the units should exceed 80sqm in floor area.

Louth County Development Plan 2015 – 2021

Policy RES 4 seeks to "Require that 12% of all private residential development on lands zoned for residential or mixed uses (where residential is included) be provided for social and/or specialist housing under the provisions of Part V of the Planning Acts."

Policy RES 6 seeks "to encourage and promote the creation of attractive mixed use sustainable communities which contain a variety of housing types and tenures with supporting community and residential amenities, and where Part V is visually and otherwise integrated into an overall development thus counteracting undue segregation.

Policy RES 10 seeks "To ensure all new residential developments are consistent with guidelines and best practice manuals issued by the DECLG in the planning for and provision of sustainable communities within new residential area.

National:

This is also considered to be in compliance with National policy guidance, namely the NPF, which highlights the need for compact growth and states that "30% of all new housing within the eastern and midland region should be within urban footprints."

"Sustainable Residential Development in Urban Areas, 2008 and other DoEHLG Guidelines". For "outer suburban/Greenfield" sites, the Guidelines state that "the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of **35-50** dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. Development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares".

5. Drainage/Water Supply

Surface Water Drainage

The proposed surface water drainage system for the development is a gravity feed drainage system discharging to a modular attenuation system on site. The surface water system is designed to take the runoff generated by a 1 in 100-year storm event (+20). The attenuation tank will be connected to the existing surface water system, with a hydrobrake to limit discharge. A separate storage system is provided for Sites 'A' and 'B'.

Foul Water Drainage

The foul drainage system for the proposed development at Site 'B' is a gravity feed system within the site falling to the existing foul drainage system. At Site 'A' connections from each of the proposed units will be made to the existing gravity feed system within the site.

Water Supply System

At Site 'A' connections from each unit to the existing 150mm diameter public watermain will be provided. At Site 'B' a new looped 100mm diameter HDPE watermain will be installed.

6. Parking

Site 'A' provides for in-curtilage parking (2 per unit) for each of the 4 no. residential units proposed.

Note; 4 no. out of curtilage parallel parking bays are proposed adjacent to the public space to the south west of Site 'A' in lieu of the 5 no. end-on parking spaces permitted under the original Part 8 permission.

Site 'B' provides for 11 no. end-on parking spaces (including 1 no. disabled accessible space) and 5 no. parallel parking spaces adjacent to the public open space to the north west of Site 'B', total 16 no. out of curtilage spaces in lieu of the 20 no. out of curtilage spaces permitted under the original Part 8 permission.

Overall parking provision for Phase 2 Boice court (including Sites 'A' and 'B') will be;

- 2 per house = 62
- 1 per apartment = 41
- Visitor spaces = 7 (including 4 no. disabled parking spaces)
- Total = 110 (including 8 no. electric charging points, ducting to be provided for future charging points for each Phase 2 dwelling).

7. Bicycle Storage – Site ‘B’

Site ‘B’ also includes bicycle storage provision as follows;

- 1 per bedroom (without access to rear garden) = 8
- 1 per 2 no. apartment units = 8
- Total = 16

8. Bin Storage – Site ‘B’

Dedicated bin storage is provided at a rate of 3 no. per unit for all units without access to a rear garden.

9. External Storage – Site ‘B’

External storage is provided at a rate of 1 no. per unit for all units without access to a rear garden, i.e., 8 no. x 1.8m² each in total.

10. Construction Management Method Statement

The successful Contractor will be required to submit a detailed Construction Management Plan and Method Statement to Louth County Council containing site-specific measures to avoid pollution or disturbance related impacts during the Construction Stage prior to commencement of development.

11. List of Part 8 Display Documents

- Site Location Map
- Site Plan – Sites A & B
- Planning Statement

Appendix A
Part 8 Schedule of Areas (Rev. A)

Unit number	Type	Level	Floor Area (m ²)		No. Bedrooms	No. Bed Spaces	Aggregate Living Area (m ²)		Living width (m ²)		Aggregate Bedroom Area (m ²)		Aggregate Storage Area (m ²)		Private Open Space (m ²)		Aspect	
			Required min.	Provided			Req. min.	Provided	Req. min.	Provided	Req. min.	Provided	Req. min.	Provided	Req. min.	Provided		
SITE - A																		
1	20	House	GFL	82	114.9*	3	5	34	33.6	3.8	3.8	32	39.2	5	5.2	80	125.6	dual
2	86	House	GFL/FFL	92	103.9	3	5	34	35.1	3.8	3.8	32	32.7	5	5	80	135.3	dual
3	87	House	GFL/FFL	92	103.9	3	5	34	35.1	3.8	3.8	32	32.7	5	5	80	99.5	dual
4	88	House	GFL/FFL	92	103.9	3	5	34	35.1	3.8	3.8	32	32.7	5	5	80	159	dual
SITE - B																		
5	102	Duplex	GFL/FFL	90	113	3	5	34	34.3	3.8	3.8	31.5	32.4	9	9	40	84.6	dual
6	103	Apt.	SFL	45	49.9	1	2	23	23.2	3.3	4.3	11.4	11.4	3	3.5	5	6	dual
7	104	Duplex	GFL/FFL	90	113	3	5	34	34.3	3.8	3.8	31.5	32.4	9	9	40	137	dual
8	105	Apt.	SFL	45	49.9	1	2	23	23.2	3.3	4.3	11.4	11.4	3	3.5	5	6	dual
9	106	Duplex	GFL/FFL	90	113	3	5	34	34.3	3.8	3.8	31.5	32.4	9	9	40	151.4	dual
10	107	Apt.	SFL	45	49.9	1	2	23	23.2	3.3	4.3	11.4	11.4	3	3.5	5	6	dual
11	108	Duplex	GFL/FFL	90	113	3	5	34	34.3	3.8	3.8	31.5	32.4	9	9	40	108.1	dual
12	109	Apt.	SFL	45	49.9	1	2	23	23.2	3.3	4.3	11.4	11.4	3	3.5	5	6	dual
13	110	Duplex	GFL/FFL	90	113	3	5	34	34.3	3.8	3.8	31.5	32.4	9	9	40	75.3	dual
14	111	Apt.	SFL	45	49.9	1	2	23	23.2	3.3	4.3	11.4	11.4	3	3.5	5	6	dual
15	112	Duplex	GFL/FFL	90	113	3	5	34	34.3	3.8	3.8	31.5	32.4	9	9	40	86.3	dual
16	113	Apt.	SFL	45	49.9	1	2	23	23.2	3.3	4.3	11.4	11.4	3	3.5	5	5.4	dual
17	114	Duplex	GFL/FFL	90	113	3	5	34	34.3	3.8	3.8	31.5	32.4	9	9	40	76.3	dual
18	115	Apt.	SFL	45	49.9	1	2	23	23.2	3.3	4.3	11.4	11.4	3	3.5	5	5.4	dual
19	116	Duplex	GFL/FFL	90	113	3	5	34	34.3	3.8	3.8	31.5	32.4	9	9	40	61	dual
20	117	Apt.	SFL	45	49.9	1	2	23	23.2	3.3	4.3	11.4	11.4	3	3.5	5	6	dual

* - Increased area due to the Special Need House design (O.T. report)