

Appendix 4

Audit of Zoned Residential Lands

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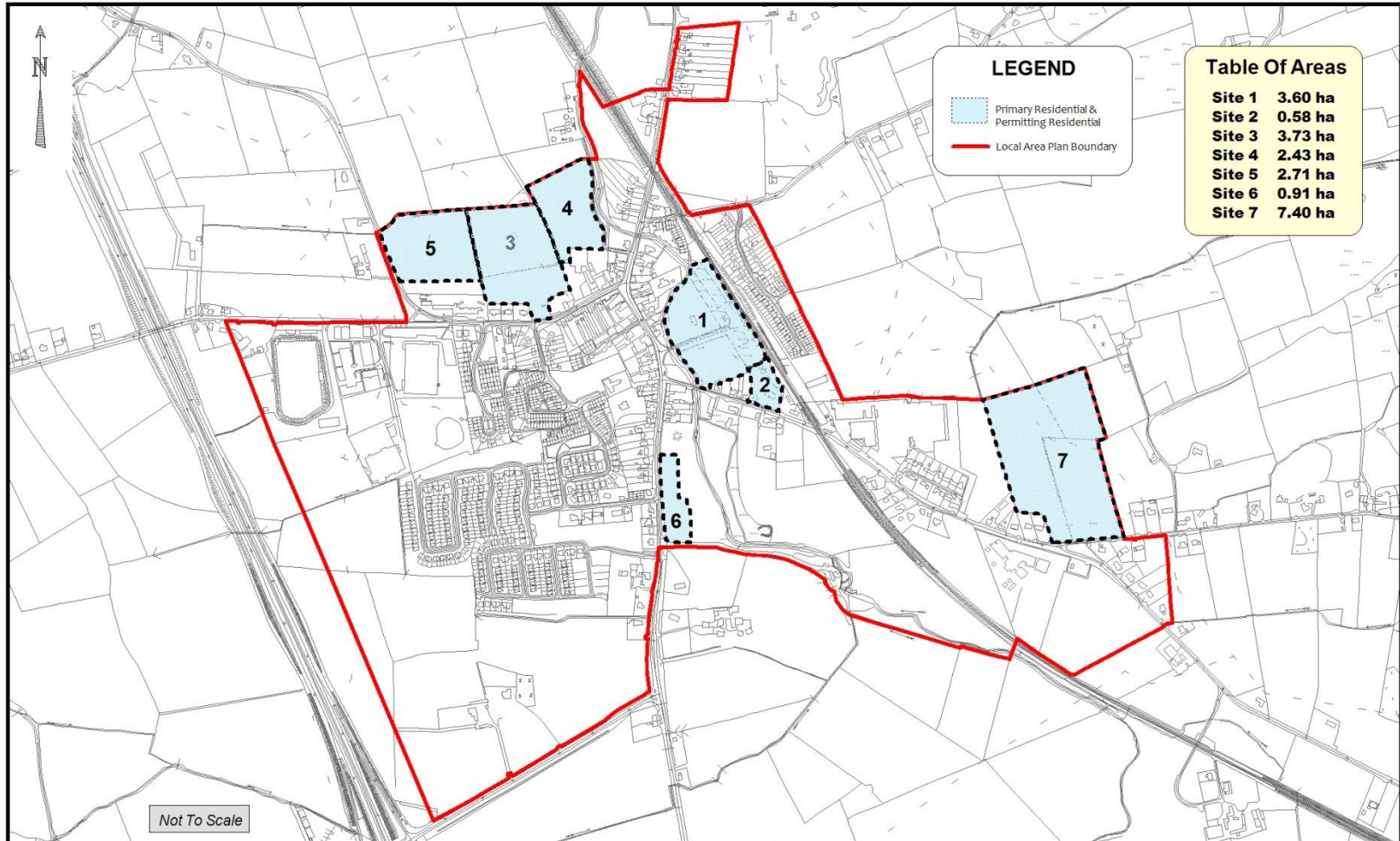
(To be read in conjunction with Map 4.1 (Appendix 4) Audit of Zoned Residential Lands)

Factors Considered	Site 1*	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7
Site Area (Ha)	3.6 ha	0.58 ha	3.733 ha	2.432 ha	2.718 ha	0.909 ha	7.40 ha
Proximity to Town	Centrally located	Edge of centre	Edge of centre	Edge of centre	Edge of town	Edge of town	Edge of town
Availability	Lands may be available for development	Lands may be available for development	Lands are readily available for development	Lands may be available for development	Lands are readily available for development	Lands may be available for development	Lands may be available for development
Consolidation	Lands are zoned Town Centre	Lands adjacent to the Town Centre	Lands adjacent to the Town Centre	Lands adjacent to the Town Centre	Lands are on the edge of the town, away from the Town Centre	Lands are outside the Town Centre, quite close to the edge of town.	Lands are on the edge of the town, well away from the Town Centre
Road Access	Capacity issue and interdependence with Site 2	Access from Barn Road. Interdependence with Site 1.	New town centre access from the Ardee Road. Will benefit adjoining lands.	Interdependence with and access through Sites 3 & 5	Vehicular access to Ardee Road required.	Vehicular access to Dublin Road required	Stop-Go system operates at the railway bridge
Water Service	Can be serviced	Can be serviced	Can be	Can be serviced	Can be	Can be	Can be

	by public water and waste water	by public water and waste water	serviced by public water and waste water	by public water and waste water	serviced by public water and waste water	serviced by public water and waste water	serviced by public water and waste water
Flooding	Risk of flooding	No flood risk	No flood risk	No flood risk	No flood risk	No flood risk	No flood risk
Topography	Relatively flat, but below the level of road	Lands rise in northerly direction	Flat in nature	Flat in nature	Flat in nature	Steep slope towards the White River	Lands rise in a northerly direction
Public Transport	Main St bus stop accessible	Main St bus stop accessible	Main St bus stop accessible	Main St bus stop accessible	Relatively accessible to Main St bus stop	Main St bus stop accessible	The site is not accessible to public transport
Setting	Adjoins railway station and Main Street	Adjoins railway station and Barn Road	Provide for in-depth development & access to other housing lands	Provide for in-depth development & potential future pedestrian access to Main Street	On the towns edge, adjacent to the primary school and the open countryside	Riverside setting with woodland and planting	Characterised by one-off housing and rural landscape

*Whilst these lands are in fact zoned Town Centre in the Dunleer Local Area Plan they nonetheless need to be considered in the matrix as they allow for the provision of residential development amounting to no more than 50% of the total floor area of any mixed use development on the site. It should also be noted that the feasibility of developing these lands is compromised by substantial lands being subject to flooding (Flood Zone A) and accessibility concerns.

Map 4.1 Audit of Zoned Residential Lands



Comhairle Contae Lú
Louth County Council
County Hall
Millennium Building,
Dundalk, Co. Louth.

Dunleer
Local Area Plan
2017 - 2023

Date: *September 2017*

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Drawing Name / Ref:

Audit Of Zoned Residential Lands
Map No. 4.1