



## PLANNING STATEMENT

93 Unit Residential Development at  
Mount Avenue, Dundalk, Co. Louth



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## 1. Introduction

Louth County Council intends to carry out the development of a 93 Residential dwelling units at Mount Avenue, 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

5 No. (Occupational Therapy Report) Single-Storey Dwellings				
OT2	2 Bed	4 Person Single-Storey Dwellings		
OT2	2 Bed	4 Person Single-Storey Dwellings		
OT 1	3 Bed	5 Person Single-Storey Dwellings		
OT 1	3 Bed	4 Person Single-Storey Dwellings		
OT 1	3 Bed	4 Person Single-Storey Dwellings		

56 No Two-Storey Dwellings				
A	21 No 2 Bed	4 Person Two-Storey Dwellings		
B	20 No 3 Bed	5 Person Two-Storey Dwellings		
C	5 No 4 Bed	6 Person Two-Storey Dwellings		
D	4 No 4 Bed	7 Person Two-Storey Dwellings		
E	6 No 3 Bed	5 Person Two-Storey Dwellings		

8 No Units Types Across Duplex BLOCK 7				
GU	4 No 2 Bed	4 Person Ground Floor Unit		
FA	4 No 3 Bed	5 Person Two-Storey Maisonette Units		

4 No. Unit Types Across Duplex BLOCK 4				
GU	2 No 3 Bed	5 Person Two-Storey Maisonette Units		
FA	2 No 1 Bed	2 Person Second Floor Unit		



20 No Unit Types Across Duplex BLOCK 4.1			
GU	10 No 3 Bed	5 Person Two-Storey Maisonette Units	
FA	10 No 1 Bed	2 Person Second Floor Unit	

### 3. Site Context

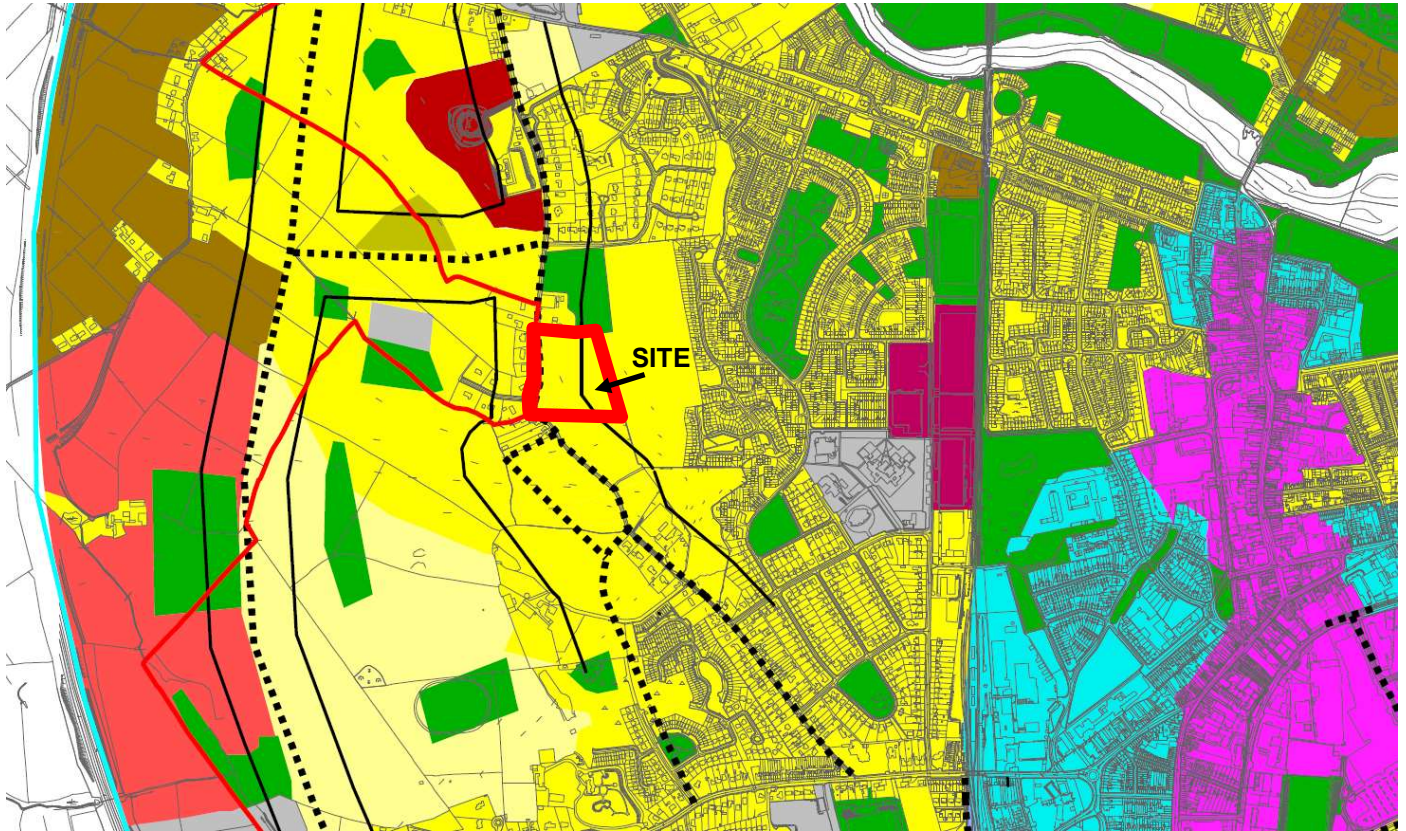
The site is located on Mount Avenue with a frontage of circa 185m to Mount Avenue which lies to the West of the site. The land to the South of the site is an open field which is zoned for development, the land to the east of the site has planning permission for a housing development and the Northern boundary of the site abuts a large existing family house.



Site location on Satellite View of Western side of Dundalk.

#### 4. Planning Policy context

The site is zoned Residential Phase 1 in the current Dundalk and Environs development plan:



The site is noted as a future residential site within a masterplan for Mount Avenue prepared by Louth County Council.

## **5. Development Description**

The proposed development will be accessed from the proposed upgraded Mount Avenue by way of a roundabout planned South West of the site and from an additional entrance to the North West of the site. The development will connect to a planned roadway in the adjoining site to the East where planning has been granted for a residential development.

Residential units will front onto Mount Avenue and to the link road connecting Mount Avenue to the adjoining site to the East. Residential units will also front onto a public open space in the centre of the site.

## **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 Design Standards for New Apartments (2020).

## **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**

1825-PA-001 Site Location Map  
1825-PA-003 Site Layout  
1825-PA-005 Landscape layout  
AA Screening Report  
Ecological Impact Statement  
Archaeological Report  
Flood Risk Assessment