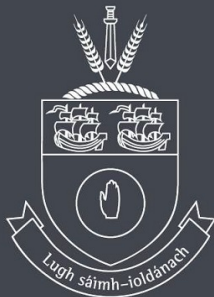


Planning Statement

3 Unit Infill Residential Development at Grange Close, Muirhevnamore, Dundalk, Co.Louth



Comhairle Contae **Lú**
Louth County Council

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1. Introduction

Louth County Council intends to carry out the development of 3 no. Infill Residential dwelling units at Grange Close, Muirhevnamore, Dundalk, Co. Louth.

It is envisaged that the proposed project will be funded by the Department of Housing, Local Government and Heritage.

2. Proposed Development

The proposed development consists of the following:

Schedule of Accommodation

House type H5	3 No. Two-Storey Terraced Dwellings	3 Bedroom, 6 Persons
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3. Site Context

The site (ITM co-ordinates: X – 706297, Y - 805737) is located beside Grange Close, Muirhevnamore, Dundalk (Site Area 750m² – 0.075ha). The site is bounded in three sides by existing residential units, Grange Close to the north and west and Glenmore Park to the south and to the east by the N52/Inner Relief Road.

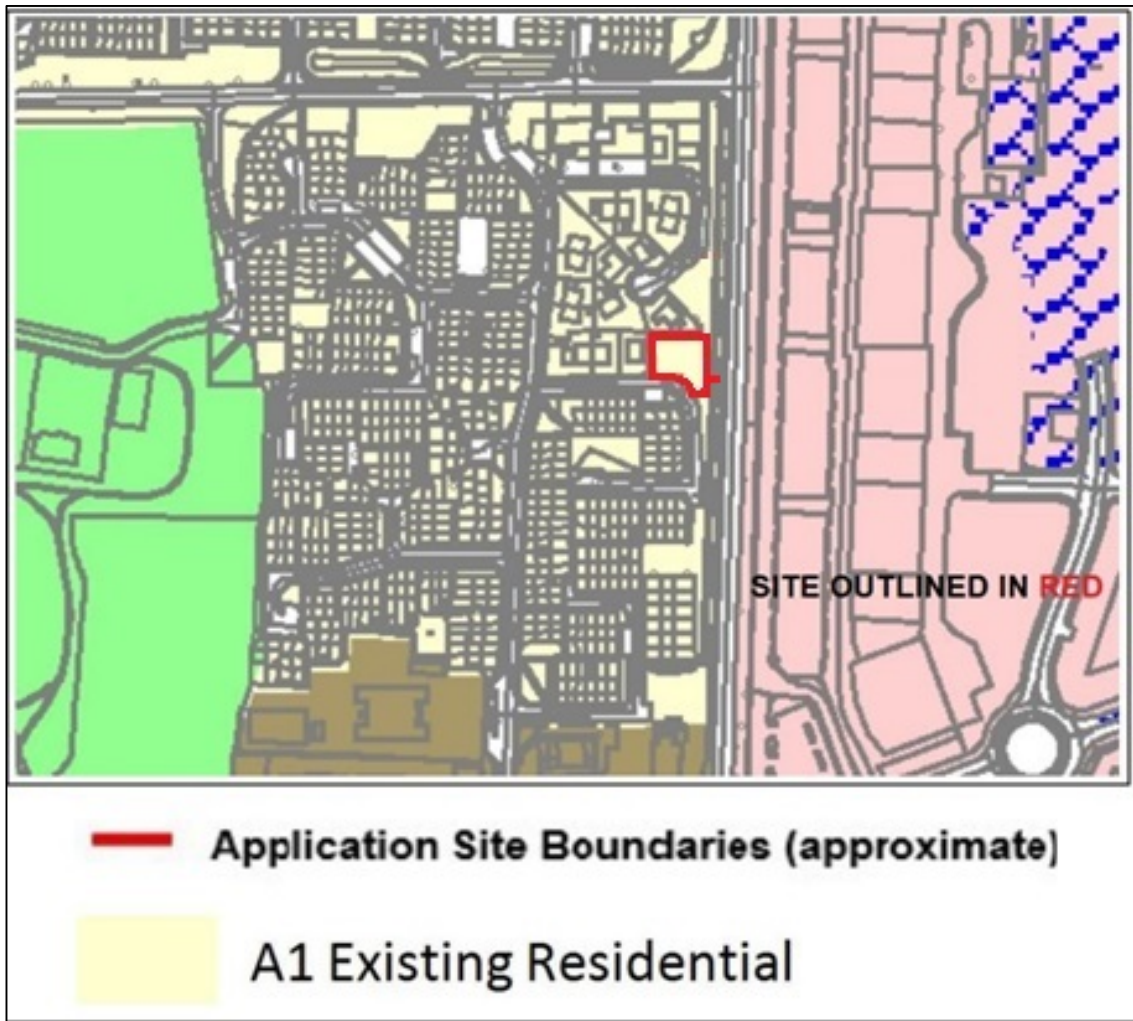


Satellite View of Site location on Southern side of Dundalk town

4. Planning Policy context

The current site is zoned “A1 Existing Residential”, in the Louth County Development Plan (2021-2027), the objective of this zoning is “to protect and enhance the amenity and character of existing residential communities.

Sect. 13.19.5 – Existing Residential (A1)



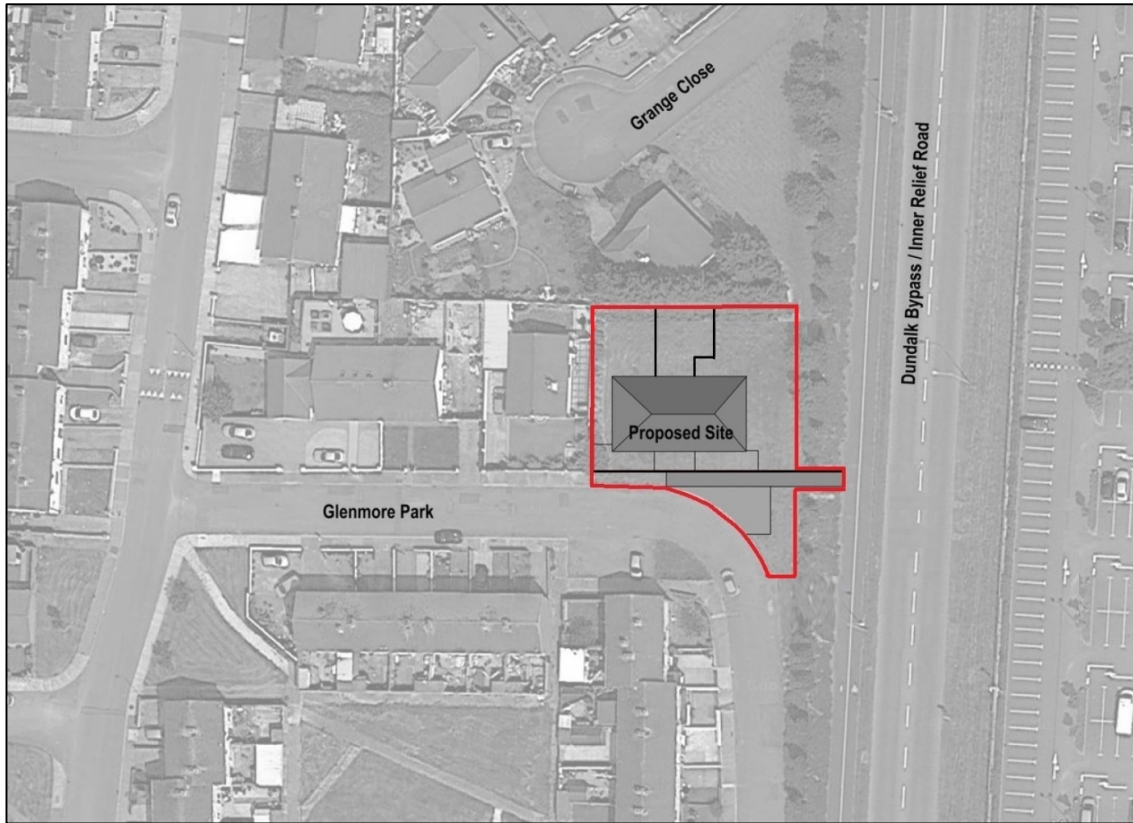
Extract from Louth County Development Plan 2021-2027

5. Development Description

LCC Housing Capital Section intends to carry out the development of 3 no. Infill Residential dwelling units on Council owned land at Grange Close, Muirhevnamore, Dundalk, Co. Louth.

The infill site is located in Muirhevnamore and is bounded in three sides by existing residential units, Grange Close to the north and west and Glenmore Park to the south and to the east by the N52/Inner Relief Road.

The site shall open directly onto the public access road with individual vehicular entrances for the 3 no. proposed dwellings. 3 no. external car parking spaces are also proposed south of the overall housing development. 1 no. new footpath linking Glenmore Park with the adjacent footpath/cycle-track at the Dundalk Bypass/Inner Relief Road. The development site area extends to an overall area of c. 0.075 hectares.



Site Layout Plan - Proposed housing development proposal

6. Design Documents

The development has been designed in compliance with the following documents:

1. Design Manual for Quality Housing (DMfQH)
2. Employer's Requirements for Detail Design of Quality Housing
3. Quality Housing for Sustainable Communities (QHfSC)
4. Design Manual for Urban Roads and Streets (DMURS)
5. Places for People The National Policy on Architecture
6. Urban Development and Building Heights – Guidelines for Planning Authorities (2018)

7. Section 179 (a) required criteria

The development will satisfy the following Section 179 (a) required criteria:

• ***The land is owned by the local authority or another specified State Body;***

- The subject land at Grange Close, Muirhevnamore is owned by Louth County Council and is Registered under Folio Numbers LH9332 and LH4766

• ***The land is zoned for residential development;***

- As mention in section '4. Planning Policy context' above: The current site is zoned "A1 Existing Residential", in the Louth County Development Plan (2021-2027)

• ***The proposed development does not materially contravene the development plan or local area plan for the area;***

- The proposed development complies with all relevant objectives of the Louth County Development Plan (2021-2027)

• ***The proposed development is in accordance with the relevant local authority's housing strategy;***

- The proposed 3 no. new social housing units will contribute to LCC target of delivering 1357 new homes as part of 'Louth County Council Housing Delivery Action Plan 2022-2026' under the Governments Housing for All Plan

• ***The land is serviced or will be serviced with the necessary supporting infrastructure or facilities within the timeframe of the development;***

- The land directly adjacent to the site is serviced with Gas Network, ESB Network, Water Distribution and Sewer Network.

As part of the new development it is proposed to construct a new footpath in front of the proposed housing units to tie in with the existing footpath on Glemaore Park and 1 no. new footpath linking Glenmore Park with the adjacent footpath/cycle-track at the Dundalk Bypass/Inner Relief Road.

• ***The proposed development is not required to undergo environmental impact assessment (EIA) under the EIA Directive or appropriate assessment (AA) under the Habitats Directive;***

- As per the 'Report for the purposes of Appropriate Assessment Screening' for the site at Grange Close, it has been objectively concluded by Moore Group Environmental Services that:

1. The Proposed Development is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.
2. The Proposed Development is not likely to either directly or indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.
3. The Proposed Development, either alone or in combination with other plans or projects, is not likely to have significant effects on a European site.
4. It is possible to conclude that significant effects can be excluded at the screening stage. It can be excluded, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site.

An appropriate assessment is not, therefore, required.

Note: A visual inspection of the site by LCC Assistant Parks Superintendent was carried out on Monday 29th May 2023 which concluded that no evidence of any invasive plant species was identified.

• ***The development works in question are commenced by no later than 31 December 2024***

- It is proposed that the 3 no. new social housing units will commence and be completed on site prior 31 December 2024.

8. Section 179 (a) Planning Documents List

Drawings:

- SLM 001 Site Location Map
- SLP 001 Site Layout Plan
- ESP 001 Existing Site Plan
- EPSWDL 001 Existing and Proposed Site Water & Drainage Layout
- PSLP 001 Proposed Site & Landscaping Plan
- Contiguous Elevations

Documents:

- Engineering Report
- Grange Close - Daylight & Shadow Studies
- AA Screening Report (23146 Grange Close RD AAS1 Rev0)