



Architectural Design Statement

DOCUMENT:
3588-EML-XX-XX-RP-A-9002

DEVELOPMENT:
Housing Development at
Mullavally, Louth Village, Co. Louth

CLIENT:
Louth County Council

DATE:
April 2024

PREPARED BY:
eml architects
37 Fitzwilliam Place
Dublin 2

*Prepared on
behalf of*



Comhairle Contae Lú
Louth County Council

TABLE OF CONTENTS

1 INTRODUCTION

- 1.1 LOCATION
- 1.2 SITE DESCRIPTION AND FEATURES
- 1.3 PLANNING CONTEXT

2 PROPOSED DEVELOPMENT

- 2.1 OVERVIEW
- 2.2 CONTEXT
- 2.3 CONNECTIONS
- 2.4 INCLUSIVITY
- 2.5 VARIETY
- 2.6 EFFICIENCY & LIGHT
- 2.7 DISTINCTIVENESS
- 2.8 LAYOUT
- 2.9 ADAPTABILITY
- 2.10 PRIVACY AND AMENITY
- 2.11 PUBLIC REALM
- 2.12 PARKING
- 2.13 DETAILED DESIGN

3 CONCLUSION

APPENDIX A: DRAWING REGISTER

APPENDIX B: ACOUSTIC STATEMENT

COVER IMAGE; CGI VIEW OF HOUSES AT THE CENTRE OF THE SITE, LOOKING SOUTH-EAST (HOUSES 25-28). FINAL SELECTION OF BRICK AND RENDER AND EXTENTS OF SAME TO BE AGREED WITH LOUTH COUNTY COUNCIL.

1 INTRODUCTION

This proposed development is one of five sites within County Louth identified for accelerated delivery as part of the government's Housing for All plan. It proposes to deliver high quality homes and sustainable communities, while utilising accelerated delivery routes and technologies available to assist its rapid programme.

The development will include the construction of 58no. houses including 8no. 2-bed bungalows, 20no. two storey 2-bed houses, 24no. two storey 3-bed houses, 5no. two storey 4-bed houses, and 1no. 5-bed bungalow, on a site of 3.54 hectares in the townland of Mullavally, Louth Village, Co. Louth.

The development will also include the construction of a new entrance onto the R171; provision of new cycleway, footpath, and public lighting along the boundary with the R171; new estate roads and homezones within the site; 109no. car parking spaces including both on-street and in-curtilage parking; cycle parking; hard and soft landscaping including public open spaces, playground, and private gardens; boundary treatments; ESB substation; lighting; laying of underground sewers, mains and pipes; underground attenuation tank; and all associated works.

This Design Statement is structured to demonstrate accordance with the 12 criteria set out in the *Urban Design Manual*.

This document should be read in conjunction with the suite of drawings, reports, and forms accompanying it, including:

- All drawings listed on the eml architects Drawing Register & Distribution Sheet (Appendix A)
- All reports and input from the wider design team listed below:

Hayes Higgins Partnership Engineering Consultants

Hughes Planning & Development Consultants

Áit Urbanism and Landscape

Thornton O'Connor Town Planning

Flynn Furney Environmental Consultants

Claire Walsh Archaeologist

1 INTRODUCTION

1.1 SITE LOCATION & DESCRIPTION

This site is located on the edge of Louth Village in County Louth, in the townland of Mullavally. Access is via the R171 which forms the northern border of the site. The lands comprise two steeply sloped “fields” joined at the centre which rise from a level of approximately +36m along the road to a peak of +50m in the south-eastern portion of the site, before dropping again towards the southern boundary and a level of +40m. The lands are currently used for grazing livestock.

To the south is the Knockfergus housing estate, housing in Mullavally Court, and houses along the local road L1170. Detached and semi-detached housing lies across the road to the north. The lands to the east of the site are in use as farmland.

The site is approximately a 5-10 minute walk from the centre of Louth Village to the south-west which offers a range of amenities and services including convenience stores, a butcher’s, pubs, takeaways, a pharmacy, places of worship, and a post office. Bus Eireann route 167 (Drogheda-Mullingar) stops in the village, with services typically hourly.

The Historic Environment Viewer notes previous archaeological works in the southern field, undertaken in response to conditions associated with a previously granted planning application. Please refer to the separate report from archaeologist Claire Walsh.



SITE PHOTOS, CLOCKWISE FROM TOP LEFT: VIEW NORTHWARDS FROM THE SITE ENTRANCE; VIEW FROM THE CENTRE OF THE SITE TO THE SOUTH-EAST; VIEW OF CURRENT ENTRANCE FROM ROAD; VIEW OF EXISTING HEDGEROW ALONG MAIN ROAD.

1 INTRODUCTION

1.1 SITE LOCATION & DESCRIPTION

RIGHT: RIGHT: AERIAL MAP VIA TAILTE ÉIREANN

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VILLAGE GREEN

167 BUS ROUTE

LOUTH VILLAGE CENTRE AND PLAYGROUND



ADJACENT LANDS TO NORTH-EAST ZONED STRATEGIC RESERVE

PERMEABILITY ALLOWED FOR TO ZONED LANDS TO EAST

1 INTRODUCTION

1.2 PLANNING CONTEXT

For a detailed analysis of the planning context please refer to the separate report from Hughes Planning & Development Consultants. A brief summary of some items is presented here for context and ease of reference.

The site is zoned A2 – New Residential Phase 1, where the objective is to “provide for new residential neighbourhoods and supporting community facilities.”

Lands to the north-east of the site are zoned L1 – Strategic Reserve, while those to east are similarly zoned A2. The site is bounded by existing residential zoned lands to the south, west and north.

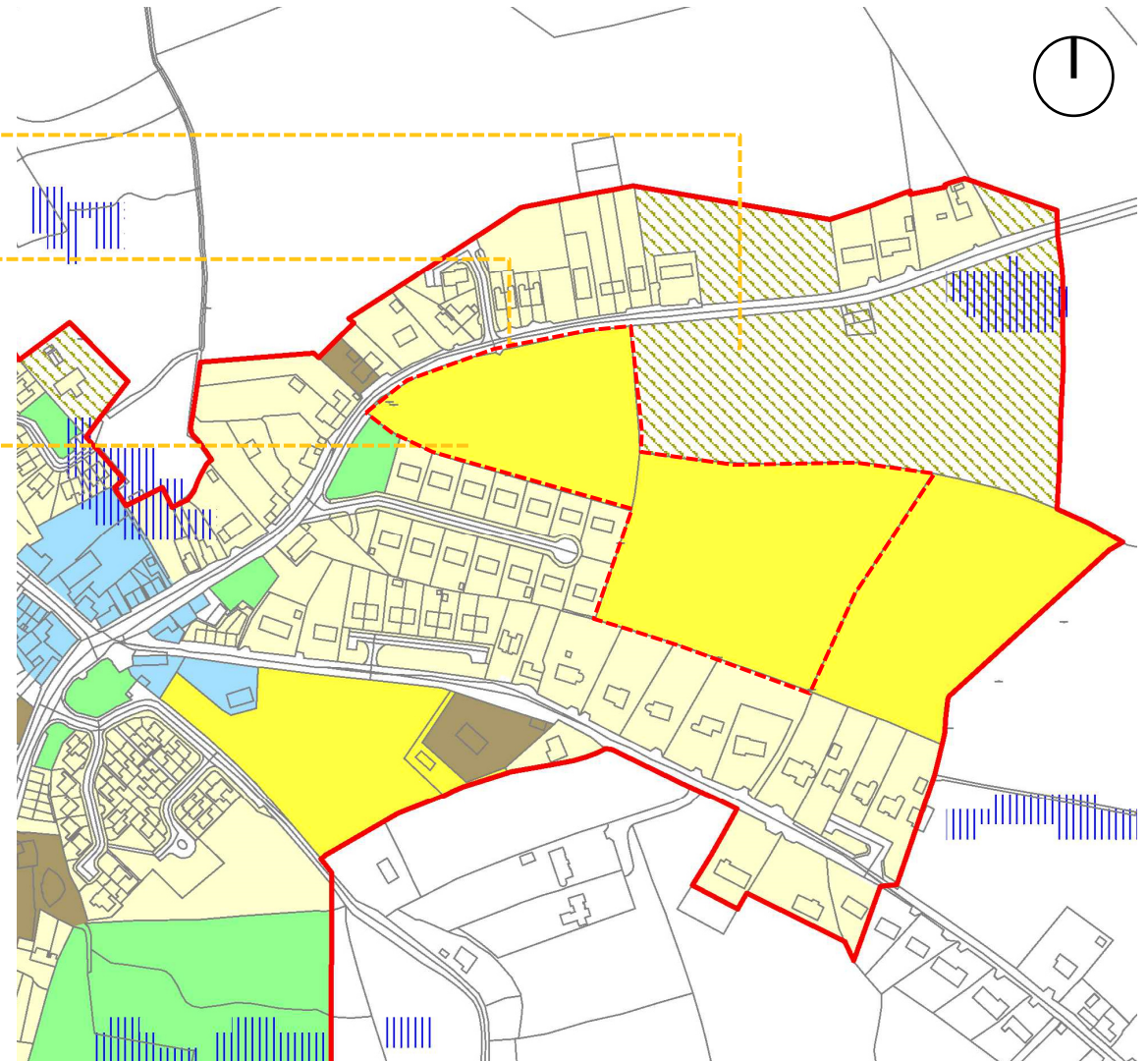
The site was previously granted conditional planning in 2004 for housing, ref no 03/1257. The development included 30 no. houses and associated site works.

DIAGONAL HATCH
INDICATES OBJECTIVE L1 –
STRATEGIC RESERVE.

APPLICATION SITE OUTLINED
WITH DASHED RED LINE.

DARKER YELLOW HATCH
INDICATES OBJECTIVE A2 – NEW
RESIDENTIAL PHASE 1 ZONING.

RIGHT: EXTRACT FROM THE LOUTH
COUNTY DEVELOPMENT PLAN 2021-
2027 – DUNLEER COMPOSITE MAP.



2 PROPOSED DEVELOPMENT

2.1 OVERVIEW

The site is challenging in terms of its shape, the existing site levels, and for access due to its elevated position above the road. The site rises from approximately +36m along the R171 to a peak of +50m in the south-eastern portion of the site, before dropping again towards the southern boundary and a level of +40m.

The intention of the layout is to work with the contours as much as possible to minimise recontouring/retaining structures. The entrance road is designed to rise gently for comfortable footpaths, while a stepped approach is also shown from the western corner of the site closer to Louth village.

Houses are a mix of semi-detached and short terraces to allow for stepping between plots, and are oriented along an east-west axis following the site contours. Housing has been pulled away from the southern boundary where levels drop sharply towards the neighbouring housing to avoid excessive site reprofiling.

The house type shown for the western part of the site is Type C2 (based on Department house H9) which has no rear-facing windows to habitable rooms at first floor level – this allows development on this part of the site to remain compact without overlooking neighbours to the south.



ABOVE: SITE PLAN AS SUBMITTED



2 PROPOSED DEVELOPMENT

2.2 CONTEXT

The proposed site has services available, and footpaths have been constructed along the main road on adjacent sites and opposite to the north. It is one of a few large sites in Louth Village zoned for residential development. The adjacent developments at Knock Fergus and opposite set a useful precedent in terms of typology (low rise housing) and materials (brick and render), and the proposed scheme will add further to the compact growth of Louth with reference to the government's *Sustainable Residential Development and Compact Settlements Guidelines*.

The proposed design will add to the character of the village by introducing new houses of the same typology (low-rise, semi-detached and terraces), albeit with their own distinct appearance and a variety of open spaces.

The houses are set out on a back-to-back or back-to-boundary basis to ensure that private open space is defensible and that there is a high degree of natural surveillance over the public realm. Hedgerows to the east, south and south-west perimeter of the site will be retained and any new boundary walls constructed clear of these to preserve biodiversity. New trees will include native species such as Hazel, Hawthorn and Bird Cherry.

The landscaping of the proposed scheme will join naturally to the open space of the adjacent development, while having its own distinct character – this will include a mix of durable materials to the public realm, permeable paving, street trees, a mix of bulb and perennial planting, playgrounds and seating.



TOP: IMAGE OF ADJACENT KNOCKFERGUS HOUSING ESTATE (GOOGLE MAPS).

RIGHT: IMAGE OF HOUSING OPPOSITE THE SITE TO THE NORTH (GOOGLE MAPS).



2 PROPOSED DEVELOPMENT

2.3 CONNECTIONS

The proposed site will connect to the existing footpath network along the R171. It is the intention of Louth County Council to further enhance this network by providing a new pedestrian crossing and village 'gateway' along the R171, with works to be undertaken separate to this Section 179A process.

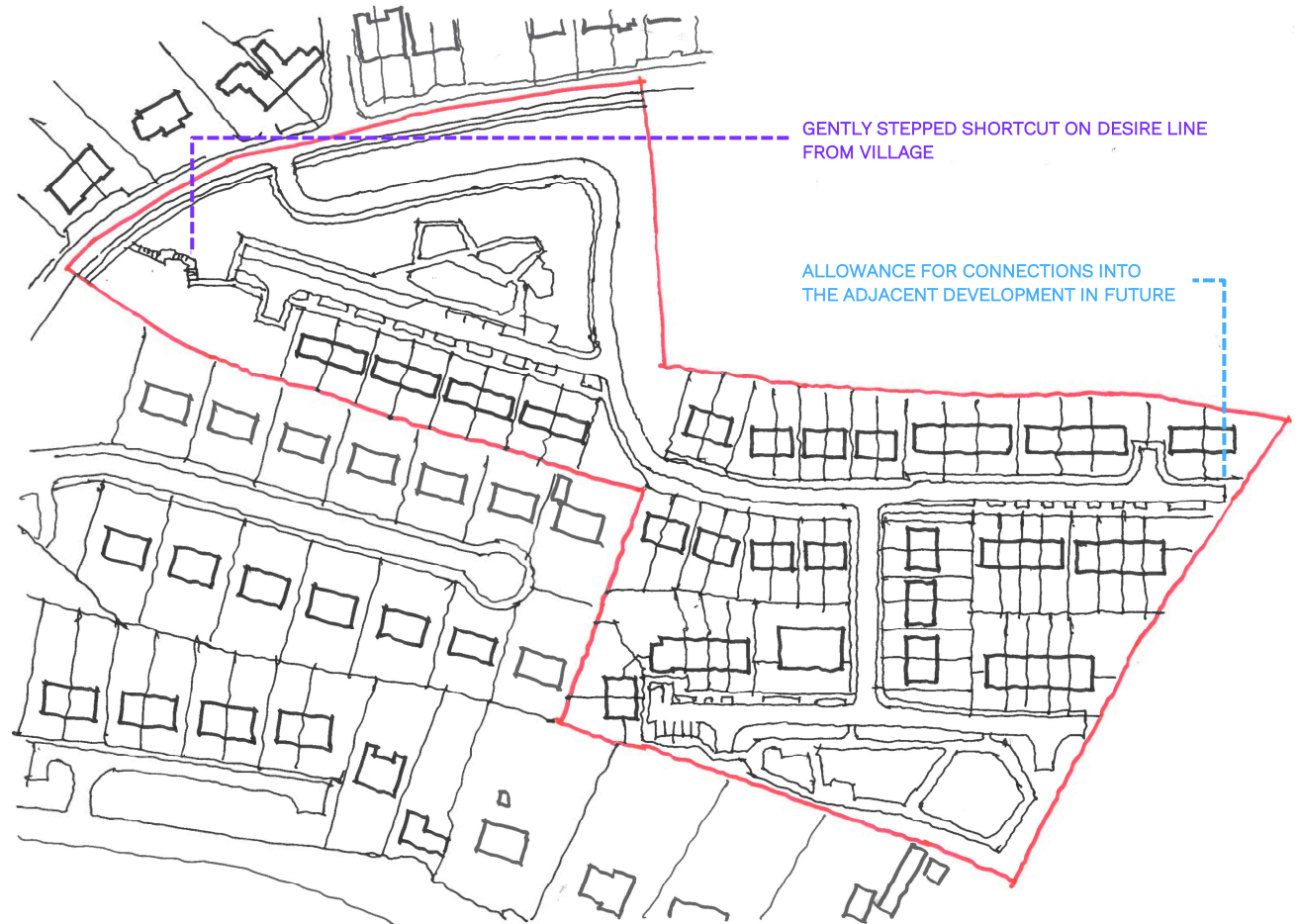
Routes within the proposed scheme will be enhanced by attractive landscaping, with passive surveillance for safety and comfort, and connections which align with desire lines.

Any new footpaths within the scheme are 2m wide (above DMURS guidelines), with homezone treatments applied to selected cul-de-sacs to allow people to cross through the neighbourhood where convenient.

Future active travel routes have been allowed for along the regional road R171 with a 4.3m setback from the road edge (for footpath, cycleway and buffer).

The provision of 58 new houses on this site will ensure the creation of a vibrant neighbourhood and support network for the residents. This neighbourhood will be closely linked to the places people want to get to, including the services available in Louth Village (c. 5-10 minute walk away), and bus services to Dundalk and Mullingar.

SKETCH SHOWING PROPOSED CONNECTIONS AND ROUTES THROUGH THE SCHEME.



2 PROPOSED DEVELOPMENT

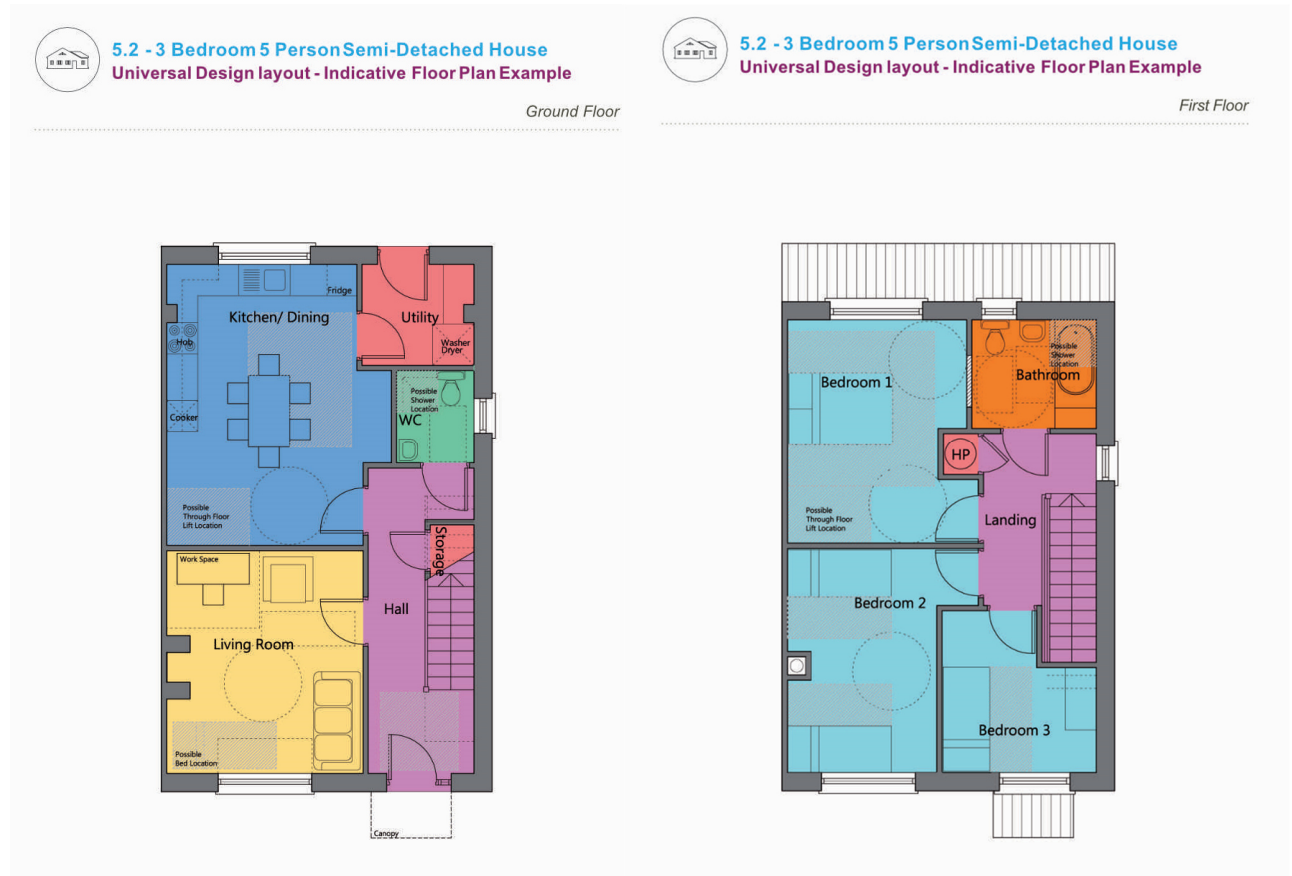
2.4 INCLUSIVITY

This development is designed to be inclusive and specifically address the housing needs of Louth, with a very high proportion of the houses (26%) designed to a standard beyond Part M requirements. These 15 houses are designed to the “UD” standard, following the requirements of the “*Universal Design Guidelines For Homes in Ireland*” published by the *Centre for Excellence in Universal Design*.

A hierarchy of external spaces is proposed which will ensure accessibility for visitors while maintaining security and privacy for residents. Footpaths exceed 2m in width and slope gently, and internal streets reduce to 5.5m wide in line with DMURS guidance to ensure a comfortable environment for pedestrians. Paving and strips of planting delineate the routes through the site and guide residents and visitors towards public areas such as the public open spaces, while generous rear gardens are provided to all houses for private amenity.

Street furniture including seating and bicycle stands are grouped and positioned to avoid obstructing routes, and adequate lighting will be provided to assist visually impaired people. In general the design aims for equality of access with level surfaces, non-slip materials and resting places at key access points.

A mix of parking including disabled spaces, on-street and driveway/in-curtilage parking ensures that new homes meet the aspirations of a range of people and households.



ABOVE: EXTRACT FROM THE UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND, SHOWING REQUIREMENTS WHICH WERE INCORPORATED INTO HOUSE TYPES D AND E.

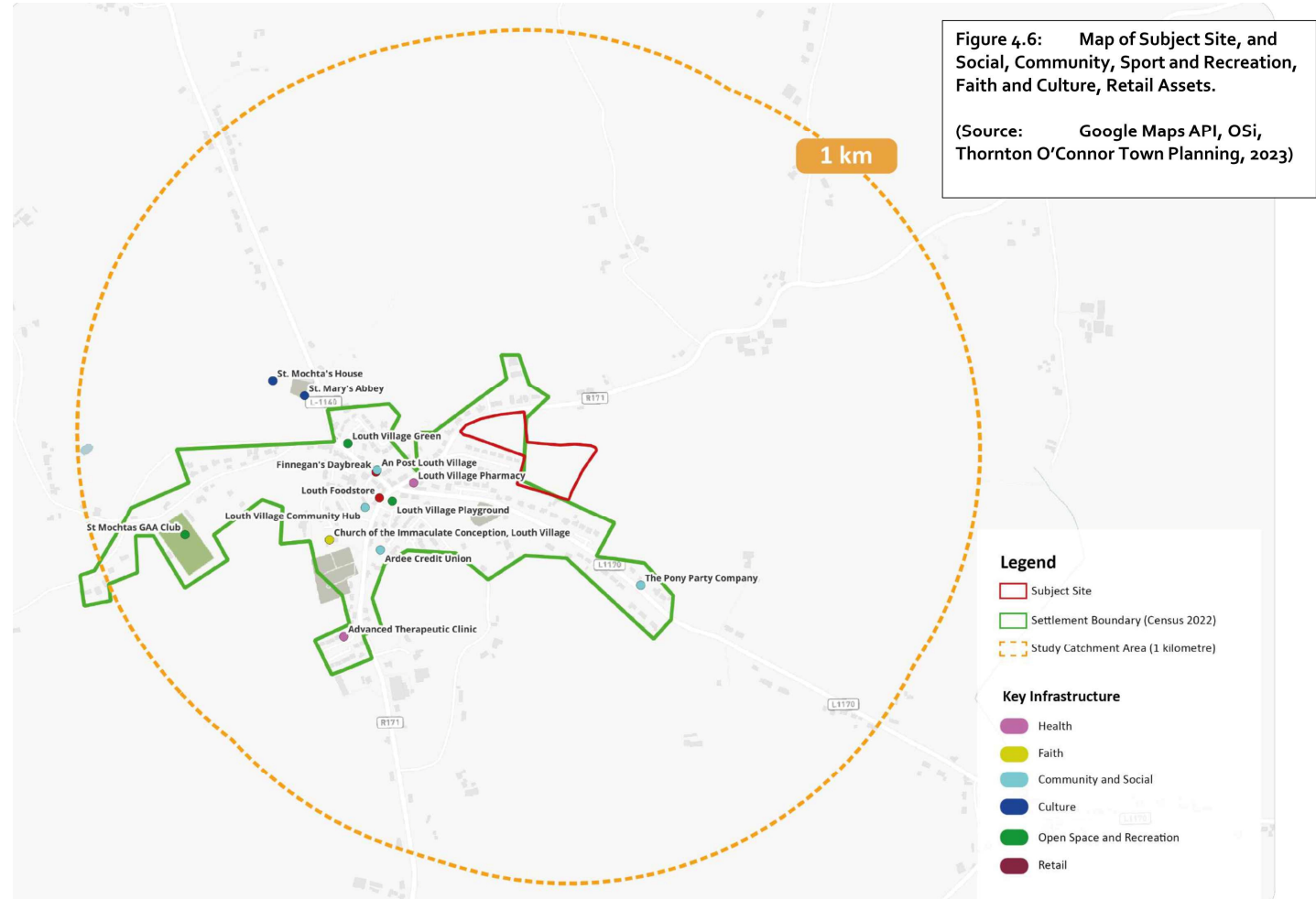
2 PROPOSED DEVELOPMENT

2.5 VARIETY

The new houses provided by this proposal will incrementally enhance the vibrancy of life in Louth Village and the locality by adding a diverse population of new residents who will avail of and contribute to local businesses and services.

The mix of housing includes 2-bed, 3-bed, 4-bed, and community houses taking the form of detached, semi-detached, and terraced housing. This variety of type will cater for small and large families, couples, and those with varied mobility needs across the lifetime of the scheme. The high proportion of universally-designed and adaptable houses will also ensure that the development is multi-generational.

The landscaping design will also contribute a variety of quality open spaces to the area. There are few open spaces in the village at present, and so the proposed development will enhance quality of life with informal seating and socialisation spaces, lawns for kickabout, and low-maintenance meadow planting.



RIGHT: MAP EXTRACT FROM SOCIAL INFRASTRUCTURE AUDIT BY THORNTON O'CONNOR, SHOWING THE VARIETY OF FACILITIES AVAILABLE IN THE LOCAL AREA.

2 PROPOSED DEVELOPMENT

2.6 EFFICIENCY AND LIGHT

The low-rise nature of the scheme will ensure that the development provides quality of light for residents of the housing, their private amenity areas, and public spaces. As stated in the government's *Sustainable Residential Development and Compact Settlements Guidelines* released in early 2024,

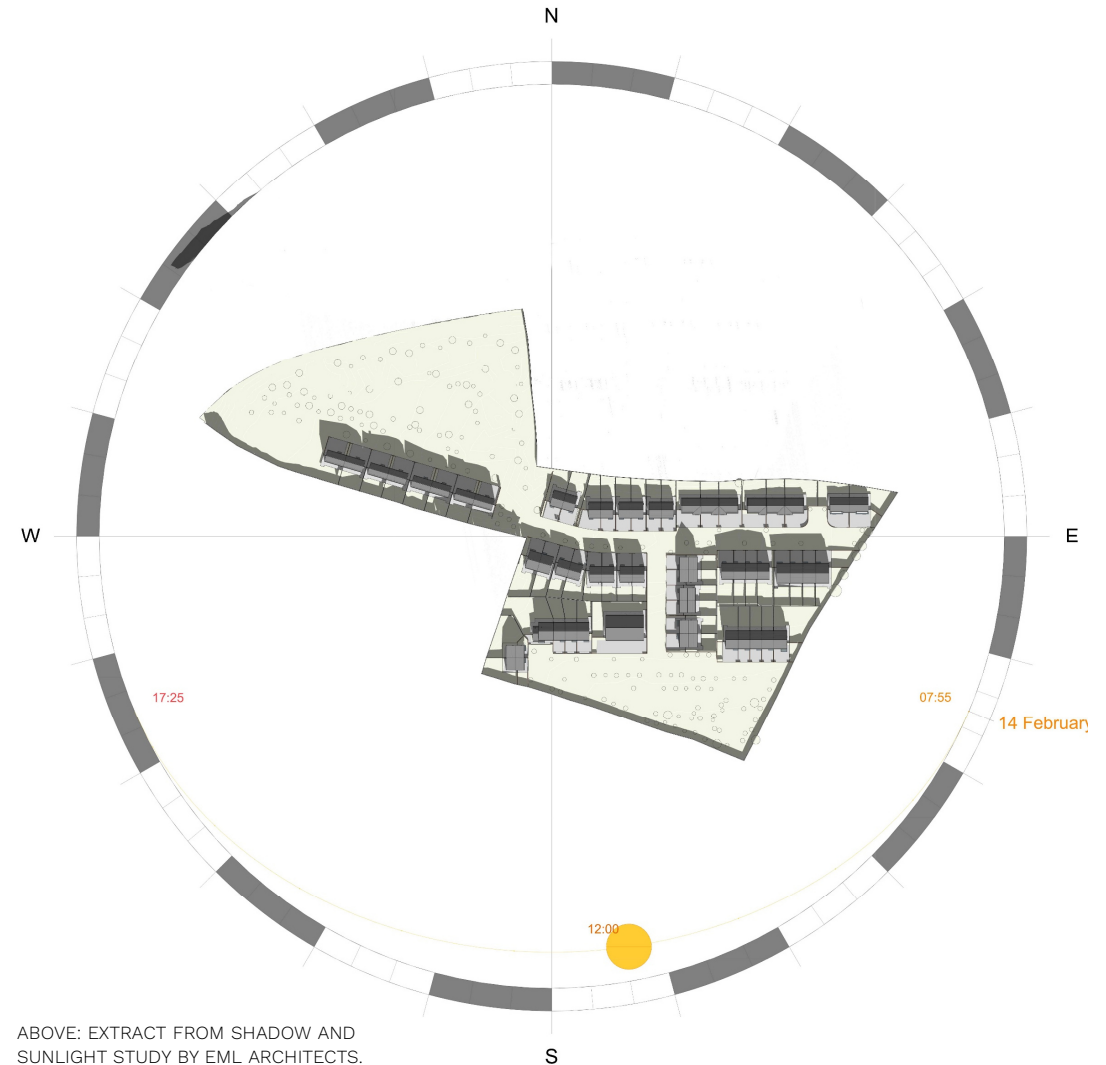
“it should be clear from the assessment of architectural drawings (including sections) in the case of low-rise housing with good separation from existing and proposed buildings that undue impact would not arise.”

In the case of the proposed development, houses are at most two-storeys tall and maintain separation distances of 22m back-to-back in line with the Louth County Development Plan and typical precedents. The 8no. houses on the western portion of the site are either lower than neighbours to the south, or have no windows to habitable rooms at first floor level to avoid overlooking.

eml architects have also undertaken a high-level shadow study to check that no undue impacts will arise; this study (right) confirms that the proposal will have minimal impact on surrounding developments and similarly will not be significantly impacted by existing structures. The public open spaces are generally separated from the housing on all sides and so will receive high levels of sunlight at all times of year.

Site investigation works indicate that the ground on the site is impermeable, but new biodiverse planting including native tree species will improve the soil quality and aeration gradually, reducing the burden on built drainage systems.

In general the scheme takes into account appropriate accessibility by public transport and the objectives of good design, and aims for a density which supports the compact and sustainable growth of Louth Village.



ABOVE: EXTRACT FROM SHADOW AND SUNLIGHT STUDY BY EML ARCHITECTS.

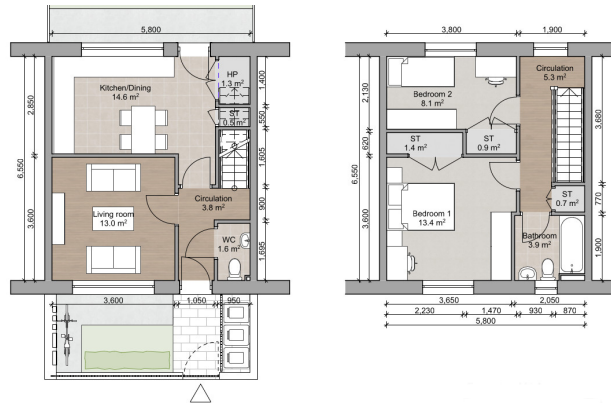
2 PROPOSED DEVELOPMENT

2.7 DISTINCTIVENESS

The proposal will create a sense of place through a number of design features:



The development will use a familiar material palette of brick and render, used in its own unique way to create recognisable features.



The house layouts are based on those in the DHLGH's *Design Manual for Quality Housing*. Architectural variation is provided through window treatment, canopies, and materials which set them apart from the same house types in other locations.



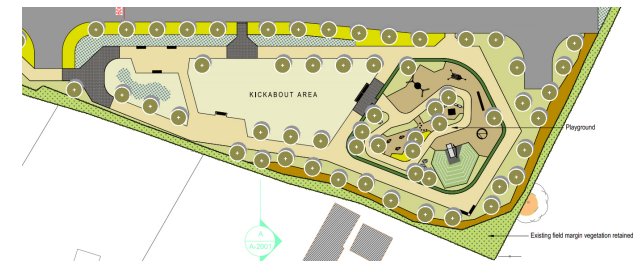
The building and site design will have recognisable features through the use of materials and landscaping, so that people can describe where they live.



The scheme is a positive addition to the identity of the locality, with the high proportion of UD units and housing for older people bringing a diverse cohort of new residents.



There are discernible focal points to the scheme – the public open spaces are generous and well overlooked. Both have spaces for play and socialisation.



The landscape design makes the most of the natural features of the site, creating open spaces at various levels with gentle steps and ramps between them.

2 PROPOSED DEVELOPMENT

2.8 LAYOUT

The proposal will create people-friendly streets and spaces through the use of best-practice department guidance, including *DMURS*, the *Design Manual for Quality Housing*, and *Quality Housing for Sustainable Communities*. This includes adopting key measures such as:

- clear street hierarchy: streets reduce to 5.5m wide off the main road, and cul-de-sacs are treated as homezones
- the approach to street sections: street trees are used to increase the sense of enclosure of streets
- street services integration: footpath widths are minimum 2m, and consideration has been given to placement of service pillars outside of this zone.

In general the approach to the site layout is to adopt a form that follows guidance set out in the *Design Manual for Quality Housing*, and is consistent with the existing context. Therefore the houses are laid out in a mix of semi-detached houses and terraces with in-curtilage parking.

The scheme will also allow for desire lines by creating a new stepped link towards the village (see also diagram in section 2.3).



PRECEDENT PHOTOS, TOP:

DCC ARCHITECTS DIVISION – O'DEVANEY GARDENS REGENERATION PHASE 1. SHOWING PRIVATE CURTILAGE IN FRONT OF THE HOUSE WITH BIN STORAGE, PERMEABLE PAVING, AND INTEGRATED LANDSCAPING.

BOTTOM;

PRECEDENT IMAGES FROM ÁIT U+L SHOWING HOMEZONE TREATMENT.



2 PROPOSED DEVELOPMENT

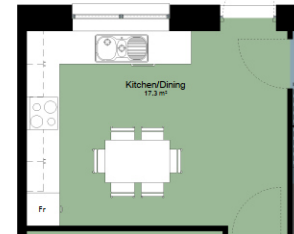
2.9 ADAPTABILITY

In setting out the brief for the project and in designing the buildings, the team have incorporated several best practice strategies to allow the development to cope with change.

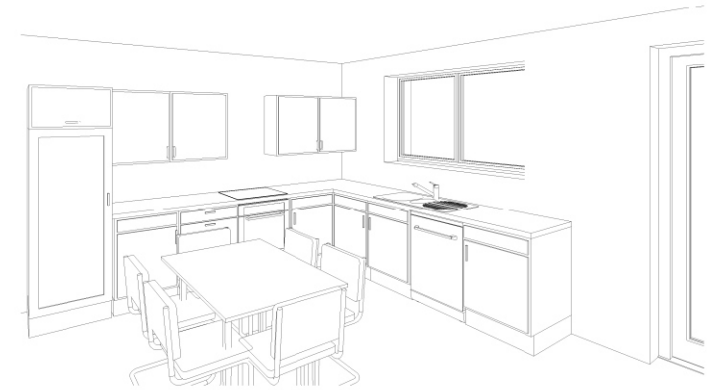
The high proportion of UD houses in the scheme will provide for both current and changing mobility needs over time. The Type A house has an enlarged hall and turning space for standard wheelchairs or people with walking aids; the type E house caters for specific needs within Louth by providing a large family home with a wheelchair-accessible downstairs bedroom and adaptability of other rooms; the type G house is a fully accessible 3-bed bungalow with space allowance for bathroom hoists if needed in future.

In addition to these provisions for universal design, private outdoor spaces exceed the guidance in the *Sustainable Residential Development and Compact Settlements Guidelines* and homes are generally designed so that they can be extended to the rear where that becomes necessary. Similarly, all house types have been tested with furniture layouts to check that bedrooms can incorporate a desk, wardrobe and bedside lockers without conflicting with other building elements such as windows.

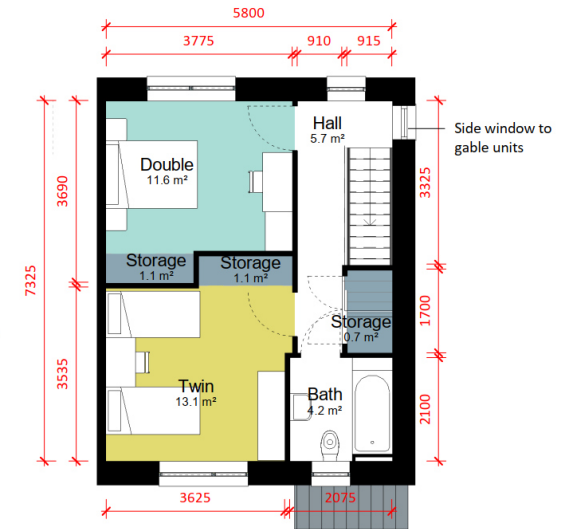
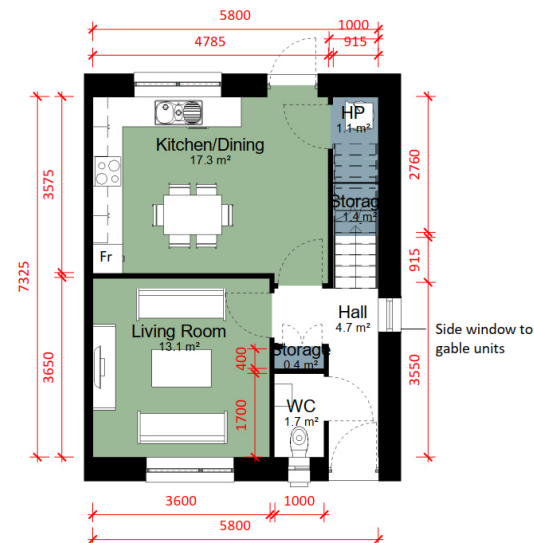
The scheme is targeting Home Performance Index (HPI) certification which goes beyond typical building regulation requirements to include targets on water efficiency, overheating and biodiversity. This will ensure that the homes are energy-efficient and equipped for the challenges anticipated from a changing climate.



1 00 - Ground Floor - Kitchen
1:50



2 Kitchen - 3D View



ABOVE: KITCHEN LAYOUTS HAVE BEEN PLANNED TO AVOID CLASHES WITH WINDOWS OR UNCOORDINATED VENTS ON EXTERNAL FACADES. HOUSE TYPE LAYOUTS HAVE BEEN TESTED TO ENSURE FURNITURE CAN BE COMFORTABLY ACCOMMODATED, INCLUDING BEDROOMS WHICH INDICATE POSITIONS OF DESKS TO ALLOW FOR STUDENTS TO STUDY, OR FOR FLEXIBILITY FOR WORKING FROM HOME.

2 PROPOSED DEVELOPMENT

2.10 PRIVACY AND AMENITY

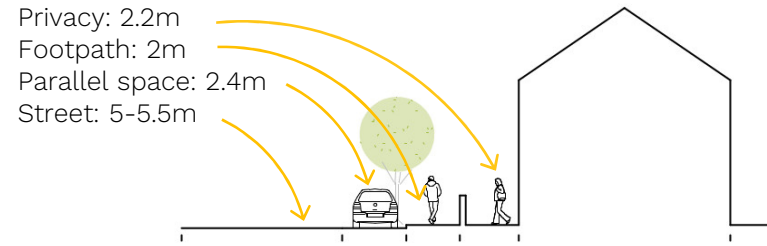
Each home has access to an area of useable, quality private outdoor space. These typically meet Louth Development Plan standards and are in excess of the *Sustainable Residential Development and Compact Settlements Guidelines*.

Semi-detached and end-of-terrace houses allow refuse bins, bicycles etc. to be stored to the rear of the houses. Where houses are in terraces there will be discrete bin enclosures within the privacy zones at the front. Bin enclosures, bike storage and external equipment such as heat pumps have been considered from the start so that their placement does not encroach on circulation spaces externally.

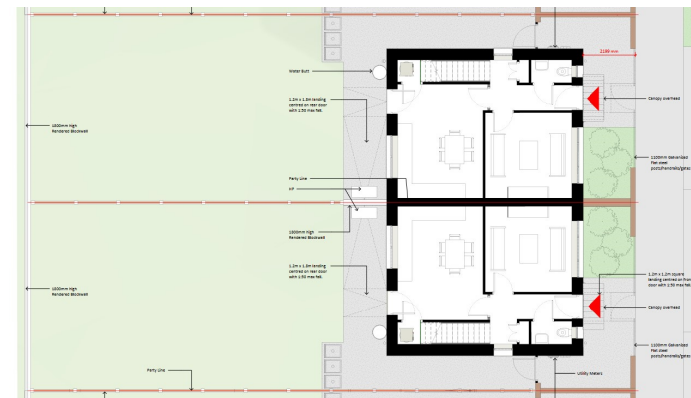
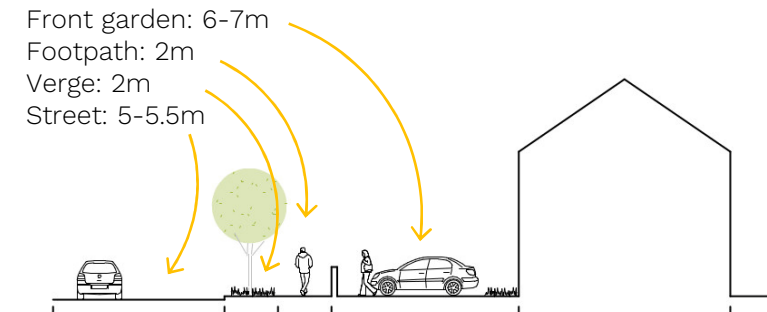
All homes are dual aspect, with semi-detached and detached houses also having windows to the side gables; this has the advantage of adding activation to the street edge and providing further passive surveillance.

Acoustic privacy will be ensured through rigorous oversight by the design team's acoustic consultants. iAcoustics have considerable experience in acoustic design and testing, and have submitted a supporting statement as part of this document (Appendix B) – the baseline testing undertaken on site confirms that standard window specifications and garden fences will mitigate any nearby sound pollution of note. The Home Performance Index (HPI) certification targeted by the scheme also asks for appropriate oversight and testing so that acoustic privacy is achieved in reality.

All homes are designed to provide adequate storage space in line with *Quality Housing for Sustainable Communities*. Calculated storage area values exclude areas required for heat pumps or hot water cylinders, and so reflect actual usable storage.



LEFT: SKETCH SECTIONS SHOWING DESIGN PRINCIPLES. STREET SECTIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH DMURS, WITH THE DESIGN MANUAL FOR QUALITY HOUSING GUIDING THE DESIGN OF FRONT GARDENS AND PRIVACY ZONES.



LEFT: EXTRACT FROM EARLY SKETCH STUDIES BY EML ARCHITECTS USED TO PLAN POSITIONING AND COORDINATION OF BIN STORES, HEAT PUMP UNITS, ENTRANCES AND PLANTING.

2 PROPOSED DEVELOPMENT



PRECEDENT PHOTOS, LEFT:

O'BRIAIN BEARY ARCHITECTS – BALLYMONEEN SOCIAL HOUSING, GALWAY CITY. CURTILAGES IN FRONT OF THE HOUSES WITH BIN STORAGE ARE SOFTENED WITH LANDSCAPING AND DIFFERENT GROUND SURFACE FINISHES.

2.11 PUBLIC REALM

eml architects have worked closely with Hayes Higgins Partnership and Áit U+L to design a public realm which is safe, secure and enjoyable for all to use.

All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use – this includes pockets of seating space along the existing local road, as well as the main public open space along the stream. Play areas are centrally located within the open spaces so that they are safe.

The public realm is considered as a usable integrated element in the design of the development, evidenced by the smaller pockets of seating and social spaces designed in addition to the main open space. There is a clear definition between public and private space with low walls, estate railings, and changes in surface materials delineating privacy zones to houses.

The Department house types have been enhanced by the addition of gable windows at key corners in the development, which adds activation to the street edge and allows for further passive surveillance.

2.12 PARKING

While the goal in new developments is to encourage a transition to more sustainable modes of transport, car parking has also been designed to be secure and attractive where provided. Parking is within easy reach of the home's front door, and parked cars are overlooked by houses, pedestrians and traffic. Most houses are provided with off-street parking which will allow for larger families, persons with adapted vehicles, and the future integration of further off-street EV chargers.

For end-of-terrace or detached houses, side passages allow for bicycles to be stored safely to the rear of the house, while secure anchors are provided for mid-terrace units to lock bicycles to.

BELOW RIGHT: PHOTOS OF CHURCHFIELDS SOCIAL HOUSING BY EML ARCHITECTS FOR FINGAL COUNTY COUNCIL, SHOWING PERMEABLE PAVING USED FOR OFF-STREET PARKING.



2 PROPOSED DEVELOPMENT

2.13 DETAILED DESIGN

The material palette has been developed with consideration for how changing seasons, weather conditions and light will affect the buildings over time and selected materials which are hard-wearing, will weather in a predictable and controlled fashion, or have been considered carefully in the context of long-term maintenance and appearance.

Our aim is to create architectural character and distinction through good design, a mixed palette of materials along with creativity applied to fenestration, canopies and elevational detail. An emphasis on gable treatments and curtilages will offer strong architectural character, natural surveillance and a sense of place.

Materials and finishes will be durable and sympathetic to the surrounding context, to include brick and render to complement the adjacent development, concrete roof tiles, zinc-clad canopies, and high-quality composite windows and rainwater goods. All to achieve a 60-year design life in line with the Building Regulations.

Care has been taken over the siting of rainwater pipes, vents, mechanical equipment and bin stores; these have been confined to the rear of houses where possible. Bin stores located to the front of houses in privacy zones are concealed with brick garden walls and face away from estate entrances. Kitchen and bathroom layouts have been tested to check positioning of extracts and vent pipes.

Design of both the buildings and the landscaping public space will facilitate easy and regular maintenance, with design details following best practice precedents and department guidance documents.



CLOCKWISE FROM TOP: EXAMPLE OF BUFF BRICK MIX PAIRED WITH METAL PROJECTING DETAILS AND AREAS OF RENDER (ROSEMOUNT COURT, DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL); BUFF BRICK SAMPLE; TYPICAL OFF-WHITE ACCENT RENDER.



2 PROPOSED DEVELOPMENT

2.13 DETAILED DESIGN – MATERIAL PRECEDENTS

EML ARCHITECTS – ASHLINE SOCIAL HOUSING, ENNIS. FOR CLARE COUNTY COUNCIL.

USE OF BRICK AND RENDER FINISH TO THE HOUSES, CURTILAGE IN FRONT OF THE HOUSES, PERMEABLE PAVING TO CARPARKING AND HOME ZONE ROADS.



EML ARCHITECTS – CHURCHFIELDS SOCIAL HOUSING, DUBLIN. FOR FINGAL COUNTY COUNCIL.

BRICK AND RENDER FINISH TO THE HOUSES, PRIVATE CURTILAGE IN FRONT OF THE HOUSE WITH BIN STORAGE, PERMEABLE PAVING TO PRIVATE CAR PARKING, AND SOFTENING WITH LANDSCAPING.



3 CONCLUSION

In the context of a pressing need for housing and a limited supply, and the government's housing delivery targets set out in Housing For All, this proposal for quality housing on a residential zoned site offers the opportunity to add a dense mix of house types to a well-served neighbourhood.

The designs integrate into the existing neighbourhood by referring to the local material and typological precedents, while having its own recognisable features.

In addition, the proposed scheme will create its own sense of community through the quality landscaping which offers opportunities for socialising and new connections.

It is envisaged that when complete, the proposed development will positively contribute to the sustainable development of Louth Village.

RIGHT; CGI VIEW OF HOUSES AT THE ENTRANCE OF THE ESTATE, LOOKING WEST (HOUSES 51-54). FINAL SELECTION OF BRICK AND RENDER AND EXTENTS OF SAME TO BE AGREED WITH LOUTH COUNTY COUNCIL.



APPENDIX A: DRAWING REGISTER

DRAWING REGISTER & DISTRIBUTION SHEET



www.eml.ie

Project: Louth ADP Housing: Mullavally
Issue: 179A
Job. No.: 3588

		Day	Month	Year												
			4	24												
Media Type																
Hard Copy																
Email/File Transfer		X														
CD																
Distribution					Quantity											
Client/Contracting Authority		X														
Design Team		X														
Main Contractor																
BCMS																
Drawing Description	Drg. No.	Size	Scale	Latest	Revisions											
Site Location Map	3588-EML-XX-XX-DR-A-0001	A1	1:1000	X	X											
Existing Site Plan	3588-EML-XX-00-DR-A-0002	A1	1:500	X	X											
Proposed Key Site Plan	3588-EML-XX-02-DR-A-0003	A2	1:1000	X	X											
Proposed Site Layout	3588-EML-XX-02-DR-A-0004	A1	1:500	X	X											
Proposed Boundary Types	3588-EML-XX-02-DR-A-0005	A1	1:500	X	X											
Proposed Site Sections & Elevations 1	3588-EML-XX-ZZ-DR-A-2002	A1	1:200	X	X											
Proposed Site Sections & Elevations 2	3588-EML-XX-ZZ-DR-A-2003	A1	1:200	X	X											
Proposed Site Sections & Elevations 3	3588-EML-XX-ZZ-DR-A-2004	A1	1:200	X	X											
House Type A - 2b3p1s	3588-EML-ZZ-ZZ-DR-A-7001	A3	1:100	X	X											
House Type B - 2b4p2s	3588-EML-ZZ-ZZ-DR-A-7002	A3	1:100	X	X											
House Type C1 - 3b5p2s	3588-EML-ZZ-ZZ-DR-A-7003	A3	1:100	X	X											

APPENDIX B: ACOUSTIC STATEMENT

Mullavalley

iAcoustics

iAcoustics carried out a 1-hour baseline noise survey at the Mullavalley site on 10th November 2023. All measurements were taken with calibrated precision grade, Type Approved (Class 1) sound level meters as per IEC 61672-1:2013. All equipment has calibration certificates traceable to the relevant standard. Measurements were captured in line with *ISO 1996-1:2016 Acoustics — Description, measurement and assessment of environmental noise — Part 1: Basic quantities and assessment procedures*. Road traffic was observed to be the dominant noise source.

A summary of the noise measurements is presented below:

- λ LAeq,15mins = 50dB
- λ LAFmax = 61dB
- λ LAF10% = 51dB
- λ LAF90% = 48dB

In the context of the Professional Practice Guidance on Planning & Noise: New Residential Developments 2017 (ProPG), these noise levels would be considered “Negligible Risk”. Such noise levels would be considered to have no adverse effect on future potential residents of the proposed development. These noise levels indicate that the development site is acceptable from a noise perspective, and the application need not be delayed on noise grounds.

In the context of the World Health Organisation’s Environmental Noise Guidelines 2018 and Guidelines for Community Noise 1999, the measured noise levels at the proposed site occur below the respective thresholds for road traffic noise exposure, serious annoyance and moderate annoyance. Given that these (outdoor) measurements are low, the indoor noise levels would be controlled relatively easy and the respective indoor noise level recommendations as per the World Health Organisation guidance would be achieved easily too.

Based on the above assessments, there is no recommendation for specific noise control intervention as noise levels have been determined to be appropriate without.