

### 3 DESCRIPTION OF PROPOSED DEVELOPMENT

#### 3.1 INTRODUCTION

This Chapter of the EIAR provides a Description of the Proposed Development which will be assessed as part of the EIA process.

The Description of Development provides details of this project which requires planning consent. It includes a description of the location of the project and its physical and environmental characteristics. The description of development as set out in this Chapter is also set out in the following chapters prepared by consultants specialising in the environmental topics subject of the Chapters.

In line with the EIA Directive a description of the application site, design, size and scale of development are also discussed within this Chapter. Consideration is also given to all relevant phases of development from construction through to operation. This chapter provides a broader summary description of the Proposed Development that is subject of this EIAR. The environmental impacts of the Proposed Development are then examined for each of the prescribed environmental topics discussed in turn under Chapters 5 – 18. A summary of the proposed mitigation measures are set out in Chapter 19: Summary of Mitigation Measures. The residual impacts of the Proposed Development are summarised under Chapter 20: Summary of Residual Impacts and Cumulative Impacts.

This chapter has been prepared by Stephen Little, EIAR Manager, with assistance from Niamh Robinson, EIAR Co-ordinator at Stephen Little & Associates. Stephen has over 30 years' professional experience of town planning in Ireland, is a Corporate Member of both the Irish Planning Institute and the Royal Town Planning Institute and holds a Diploma in EIA Management (UCD). Niamh has in excess of 5 years' professional experience in the planning field, has a MRUP – Masters in Regional and Urban Planning.

#### 3.2 SITE DESCRIPTION & CONTEXT

The planning application site is located on the lands at Mount Avenue, Dundalk, Co. Louth in the Townlands of Newtownbalregan, Castletown and Farrandreg. The site is currently greenfield land of c. 38.89 hectares presently in agricultural use growing a variety of crops. Located approximately 0.5km east of the M1 Motorway, it is bound by Castletown Road to the north, Mount Avenue at the east, further greenfield to the south, and Greyacre Road to the west of the site.

Figure 3.1 below shows the site boundary in red. The site features the Townland hedgerow Newtownbalregan and three Trees and Woodlands of Special Amenity Value (ref. no. DLK 30, DLK 32 and DLK 54) located in the northwestern corner, at the Castletown Motte, and within the southern portion of the zoned open space around the Motte, all of which contribute to the sense of place and character of the area. Additionally, the site is near DLK 31 'De La Salle, Mill Road'.

Within the Louth County Development Plan 2021 – 2027, the site is zoned A2 – 'New Residential Phase 1', and H1 – 'Open Space'. The site is also subject to Spot Objective 3 of the County Development Plan (also Spot Objective F in the Dundalk LAP) which states;

*"To require the provision of neighbourhood and community facilities in a centrally located part of the Masterplan area convenient for future residents. These facilities shall be adjacent to each other to promote synergy between the uses. The neighbourhood facilities shall consist of a Neighbourhood Centre, consisting of a local shop(s) and services with the potential uses and floorspaces to be based on the 'Generally Permitted' or 'Open for Consideration' uses for B2 Neighbourhood Centre land use zoning as set out in the County Development Plan. Community Facilities shall consist of a 1.3 hectare site to be reserved for future education facilities (i.e. school or other educational use). A playing pitch shall also be provided, with an opportunity to co-locate this pitch with the future school (education facility)."*

The Development Plan was recently subject to proposed Variation No. 3 in order to update the Development Plan to account for the recently adopted Dundalk Local Area Plan 2025 – 2031. Variation 3 was made by the elected members at a Council Meeting on 20th October 2025 and is now in effect.

Within the Dundalk Local Area Plan 2025 – 2031, the site is zoned A2 and H1, with Spot Objective F which has the same requirements for community and neighbourhood facilities as noted above in Spot Objective 3 taken from the County Development Plan. Both the current Development Plan and the Dundalk Local Area Plan note a requirement for the development of a Link Street on the lands, connecting from Castletown Road to Mount Avenue.



**Figure 3.1:** Extract from Google Earth with the subject site outlined indicatively in red (SLA Overlay). Please refer to the enclosed Site Location Plan prepared by BKD Architects, for the definitive red line boundary of the subject site.

### 3.3 GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development comprises 1,058no. dwellings (765no. houses, 150no. duplex units, and 143no. apartments) including 2no. duplexes with an option to accommodate a childcare facility at ground floor level; a local centre comprising ground floor retail units, a medical unit, and mobility hub; provision of a childcare facility; all in buildings ranging in height from 1 to 6 storeys. All associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including public, communal and private open space; public lighting; surface car parking spaces; bicycle parking; ESB substations; bin stores; provision of a foul sewage pumping station; laying a foul rising main along Castletown Road from the proposed new access to the development eastward to the Castletown Road and Bellewsbridge Road Junction. The proposed development will be accessed from two new combined vehicular, cyclist and pedestrian junction at Castletown and at Mount Avenue. A separate pedestrian and cyclist access is also provided at Mount Avenue. A Heritage Park, a playing pitch is also being provided.

The proposed development is located at lands in the Townlands of Newtownbalregan, Castletown and Farrandreg, at Mount Avenue, Castletown, Dundalk, Co. Louth.

### 3.4 CUMULATIVE DEVELOPMENT

This EIAR also considers the development proposed in the context of the cumulative, or secondary, impacts arising. We refer the Planning Authority to Section 3.9 of this Chapter for information on cumulative development.

### 3.5 STATUTORY PLANNING CONTEXT

The subject lands are subject to national, regional, sub-regional, county and local planning policy. The following outlines high level planning policy of relevance to the future development of the subject lands. Whilst the EPA's Guidelines suggest that assessment of planning policy should not form part of an EIAR, it is considered that the planning context itself is an important aspect to understanding the development being proposed and that it is appropriate to refer to same in that context. This section will not address the detailed policies and objectives contained in the various plans which are relevant to the proposed LRD at Mount Avenue, Dundalk, as these are addressed separately in the Planning Application Report, prepared by Stephen Little & Associates, Chartered Town Planners & Development Consultants which accompanies the Planning Application.

#### 3.5.1 Revised National Planning Framework – Ireland 2040

The National Planning Framework (NPF) (2025) reinforces and strengthens the original 2018 commitment to sustainable compact growth. It marks a deliberate shift away from urban sprawl and car-dependent development, toward a planning approach based on brownfield regeneration, infill development, public transport, and a densely integrated urban form. This is now underpinned by stronger legal and zoning obligations for local authorities and tied to enhanced housing and population targets.

This means encouraging more people, jobs and activity generally within our existing urban areas. In particular, it requires well-designed, high quality development that can encourage more people, and generate more jobs and activity within existing cities, towns and villages.

This requires that development meets appropriate design standards to achieve targeted levels of growth. It also requires active management of land and sites in urban areas.

The NPF seeks to achieve compact growth, aiming growth within the existing boundaries of our towns and cities. It also sets out a number of National Policy Objectives that will assist in ensuring the delivery of the Framework.

The NPF recognises Dundalk as a key regional growth centre and encourages consolidating growth within the county town to create a more compact urban form.

Of particular note in the context of the development now being proposed are the following, which the Planning Authority is invited to take into account in its assessment:

**National Policy Objective 1:** *Ensure that all plans, projects and activities requiring consent arising from the National Planning framework are subject to the relevant environmental assessment requirements including SEA, EIA and AA as appropriate.*

**National Policy Objective 7:** *Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth.*

**National Policy Objective 9:** *Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth.*

**National Policy Objective 12:** *Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.*

**National Policy Objective 37:** *Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.*

**National Policy Objective 41:** *Prioritise the alignment of targeted and planned population and employment growth with investment in:-*

- *A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities;*
- *The provision and timely delivery of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, including in support of infill and brownfield development, that meet the diverse needs of local populations and act as a key enabler for housing development, thereby contributing to the development of sustainable communities;*
- *The expansion and consolidation of Further and Higher Education facilities, particularly where this will contribute to wider regional development, and*
- *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified*

**National Policy Objective 42:** *To target the delivery of housing to accommodate approximately 50,000 additional households per annum to 2040.*

**National Policy Objective 43:** *Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.*

**National Policy Objective 44:** *Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.*

**National Policy Objective 45:** *Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration, and increased building height and more compact forms of development.*

**National Policy Objective 57:** *In co-operation with relevant Departments, Regional Assemblies and Local Authorities in Northern Ireland, to further support and develop the economic potential of the Dublin Belfast Corridor and in particular the core Drogheda-Dundalk-Newry network and to promote and enhance its international visibility.*

**National Policy Objective 78:** *Promote sustainable development by ensuring flooding and flood risk management informs place-making by:*

- *Avoiding inappropriate development in areas at risk of flooding that do not pass the Justification Test, in accordance with the Guidelines on the Planning System and Flood Risk Management;*

- *Taking account of the potential impacts of climate change on flooding and flood risk, in line with national policy regarding climate adaptation.*

**National Policy Objective 79:** *Support the management of stormwater, rainwater and surface water flood risk through the use of nature based solutions and sustainable drainage systems.*

**National Planning Objective 80:** *Support the retrofitting of existing environments to cater for surface water run-off through the use of nature based solutions, including the implementation by Uisce Éireann of Integrated Drainage Plans on a prioritised settlement basis.*

**National Planning Objective 89:** *Protect, conserve and enhance the rich qualities of natural, cultural and built heritage of Ireland in a manner appropriate to their cultural and environmental significance.*

**National Planning Objective 93:** *Improve air quality and help prevent people being exposed to unacceptable levels of pollution in our urban and rural areas through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car, the promotion of energy efficient buildings and homes, heating systems with zero local emissions, green and blue infrastructure planning and innovative design solutions.*

We note that the First Revision of the National Planning Framework came into force in April 2025 to take account of the changes that have occurred since the National Planning Framework was published in 2018. We can confirm that the proposed development is consistent with same.

The proposed development comprises 1058no. residential units on former agricultural lands zoned A2 in the County Development Plan for residential use. We note that the proposed development has a density of c. 36.6dph on the net site area of c. 28.94Ha, compliant with the Compact Settlement Guidelines and Development Plan. The development includes proposals for a Local Centre, providing retail/café/restaurant facilities and a medical centre, as well as childcare, a playpitch, mobility hub. As part of the submitted Masterplan, a site is shown reserved for the future development of an educational facility, providing for future residents of the development as well as communities from adjoining properties.

The site is serviceable and well connected to the road network. The proposed development supports public transport by way of a range of suitable bus stops as well as promotion of more active forms of travel through the provision of cycle and pedestrian paths throughout the development. The development encourages sustainable transport forms through the development of high quality cycle facilities, by way of cycling lanes and a mobility hub at the local centre, providing EV charging facility and shared cycle parking spaces. Pedestrian routes provide increased permeability throughout the site. The site is 3.9km from the centre of Dundalk, a town which has seen rapid growth in recent years owing to its location within the Dublin to Belfast Corridor. The subject site is a prime location for residential development at a sustainable high density.

The proposed scheme features a variety of dwelling types (apartments, duplexes and houses) designed to a high standard, and with easy access to a wide range of existing, permitted and now proposed amenities of which future residents can avail. It is submitted to Planning Authority that the proposed development is compliant with the policies of the National Planning Framework.

### 3.5.2 Eastern and Midlands Regional Spatial & Economic Strategy

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Regional Assembly (EMRA) came into effect on 28 June 2019. The RSES provides regional level strategic planning policy for the eastern and midland region in line with the NPF. The RSES contains the following relevant elements:-

**Regional Policy Objective 4.19:** *A statutory Urban Area Plan (UAP) shall be prepared by Louth County Council for the Regional Growth Centre of Dundalk in collaboration with the EMRA. The UAP will support the development of Dundalk as an attractive, vibrant and highly accessible Regional Centre and economic driver. The UAP will identify a functional urban area and plan boundary for the plan area and strategic housing and employment development areas and infrastructure investment*

*requirements to promote greater coordination and sequential delivery of serviced lands for development.*

**Regional Policy Objective 4.20:** Promote and enhance cross-border interactions to realise the growth potential of Drogheda-Dundalk-Newry as an important cross-border network for regional development.

**Regional Policy Objective 7.15:** *Local authorities shall take opportunities to enhance biodiversity and amenities and to ensure the protection of environmentally sensitive sites and habitats, including where flood risk management measures are planned.*

**Regional Policy Objective 7.41:** *Support and promote structural materials in the construction industry that have low to zero embodied energy & CO2 emissions.*

**Regional Policy Objective 8.7:** *To promote the use of mobility management and travel plans to bring about behaviour change and more sustainable transport use.*

**Regional Policy Objective 9.10:** *In planning for the creation of healthy and attractive places, there is a need to provide alternatives to the car and to prioritise and promote cycling and walking in the design of streets and public spaces. Local authorities shall have regard to the Guiding Principles for 'Healthy Placemaking' and 'Integration of Land Use and Transport' as set out in the RSES and to national policy as set out in 'Sustainable Residential Development in Urban Areas' and the 'Design Manual for Urban Roads and Streets (DMURS)'.*

**Regional Policy Objective 9.30:** *Support the sensitive reuse of protected structures.*

Dundalk is identified in the RSES as a 'Regional Growth Centre', a town with a high level of jobs and services, with capacity for continued commensurate growth. They will accommodate significant new investment in housing, transport and employment generating activity. They are important self-sustaining centres that act as economic drivers for the Region, capitalising on their strategic location and high-quality connections to Dublin, while also servicing and supporting a wider local economy

The proposed scheme at this location shall deliver significant additional housing in a range of house types in a consolidated, accessible urban neighbourhood. The proposed housing development will be supported by a childcare facility, neighbourhood centre and significant public open space provision.

The proposed development facilitates future bus routes to serve the development and future school site and encourages active travel through the provision of well-connected cycle and pedestrian routes.

The location of these lands in close proximity to public transport represents an efficient use of zoned lands and expenditure in to the public transport system.

### 3.5.3 Louth County Development Plan 2021 – 2027

The Louth County Development Plan 2021 – 2027 (the Development Plan) came into effect on the 30<sup>th</sup> September 2021 and is the statutory land-use plan governing the subject lands at this time.

#### Core Strategy

**Policy Objective CS1** states: -

*"To secure the implementation of the Core Strategy and the Settlement Strategy in so far as practicable, by directing sustainable growth towards the designated settlements, subject to the availability of infrastructure and services".*

| Column A                     | Column B                    | Column C        | Column D                              | Column E                  | Column F                     |
|------------------------------|-----------------------------|-----------------|---------------------------------------|---------------------------|------------------------------|
| Settlement Category          | Settlement                  | Population 2016 | Projected Population Increase to 2027 | Projected Population 2027 | Housing Allocation 2021-2027 |
| County                       | Louth                       | 128,884         | 21,082                                | 149,966                   | 6,524                        |
| Regional Growth Centre       | Drogheda                    | 34,199          | 6,914                                 | 41,113                    | 2,447                        |
|                              | Dundalk                     | 39,004          | 7,660                                 | 46,664                    | 2,447                        |
| Self-Sustaining Growth Towns | Ardee                       | 4,928           | 1,655                                 | 6,583                     | 440                          |
|                              | Dunleer                     | 1,822           | 935                                   | 2,757                     | 146                          |
| Self-Sustaining Towns        | Carlingford                 | 1,445           | 200                                   | 1,645                     | 50                           |
|                              | Castlebellingham / Kilsaran | 1,126           | 110                                   | 1,236                     | 65                           |
|                              | Clogherhead                 | 2,145           | 300                                   | 2,445                     | 75                           |
|                              | Termonfeckin                | 1,579           | 250                                   | 1,829                     | 70                           |
|                              | Tullyallen                  | 1,547           | 220                                   | 1,767                     | 65                           |
| Small Towns & Villages       | Level 4 Settlements         | 5,103           | 785                                   | 5,888                     | 230                          |
| Rural Nodes                  | Level 5 Settlements         | 35,986          | 300                                   | 38,039                    | 489                          |
| Rural Area                   | Rural Area                  |                 | 1,753                                 |                           |                              |

Figure 3.2: Extract from Table 2.17 of the Louth County Development Plan 2021-2027 (SLA Overlay).



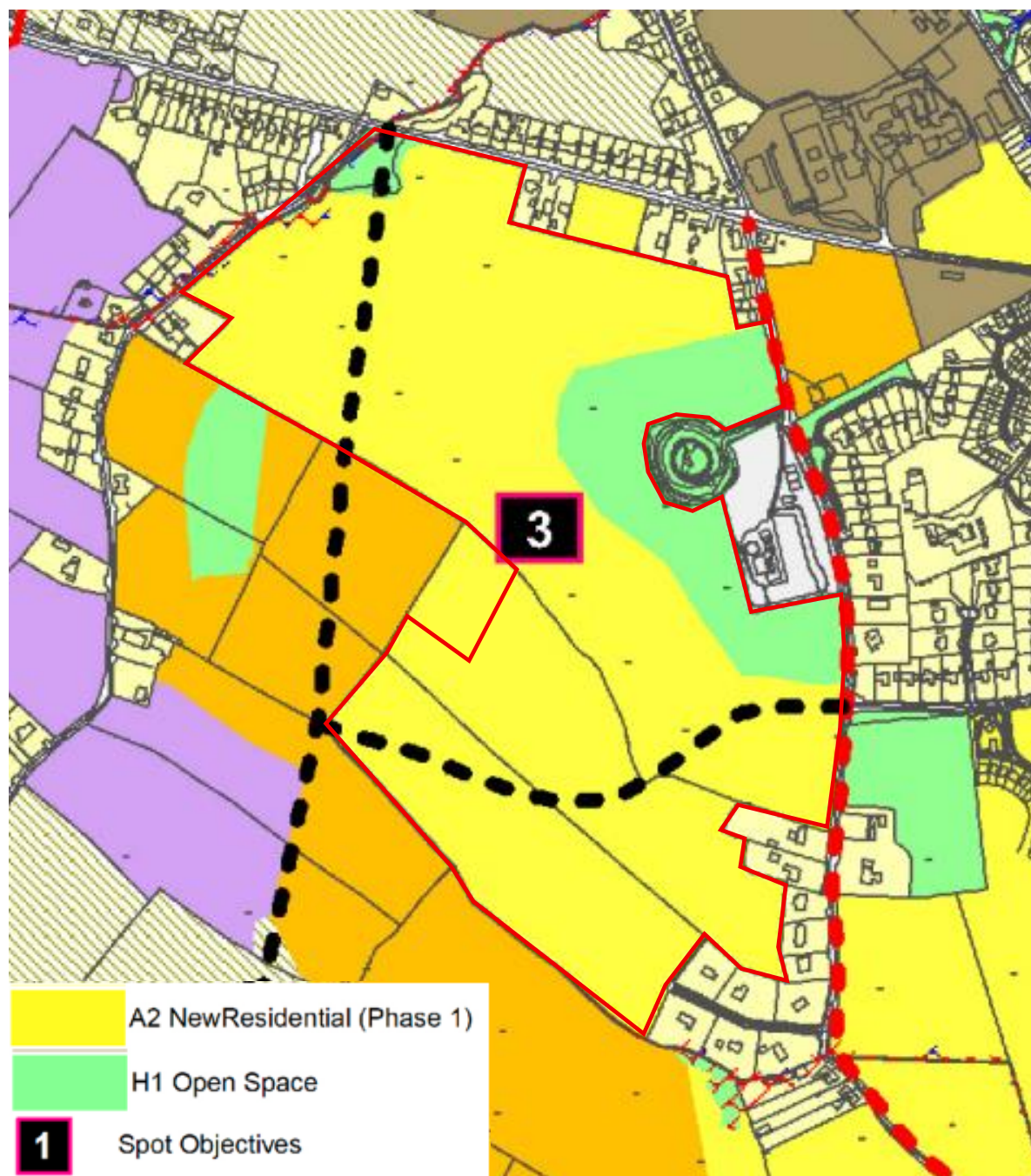
Figure 3.3: Extract from Map 2.1 of the Louth County Development Plan 2021-2027.

The Proposed Development includes 1,058no. residential units, line with the Dundalk LAP and is consistent with the Core Strategy of the Development Plan.

The Proposed Development will have a positive impact on reaching the quantum of housing and form part of a new residential community as identified in the Core Strategy for County Louth.

### Land Use Zoning

The Development Plan zoning map as shown in figure 3.4 below with the subject lands outlined in red, shows that the Mount Avenue lands are zoned “A2 – New Residential”, “H1 – Open Space”, and Spot Objective 3.



**Figure 3.4:** Zoning map of the County Development Plan 2021- 2027, with redline overlay by SLA (approximate).

The site is subject to zoning objectives:

**A2 – New Residential:** ‘To provide for new residential neighbourhoods and supporting community facilities’

**H1 – Open Space:** *‘To preserve, provide, and improve recreational amenity and open space’*

**Spot Objective 3 (Spot Objective F of the Dundalk LAP):** *‘To require the provision of neighbourhood and community facilities in a centrally located part of the Masterplan area convenient for future residents. These facilities shall be adjacent to each other to promote synergy between the uses. The neighbourhood facilities shall consist of a Neighbourhood Centre consisting of a local shop(s) the services with the potential use and floorspaces to be based on the ‘generally permitted’ or ‘open for consideration’ uses for B2 Neighbourhood Centre land use zoning as set out in the County Development Plan. Community facilities should consist of a 1.3 hectare site to be reserved for future educational facilities (i.e. school or other education use). A playing pitch shall also be provided, with an opportunity to co-locate this pitch with the future school (educational facility).’*

## A2 – New Residential

Zoning objective A2 sets out to “provide for new residential neighbourhoods and supporting community facilities” with the following “generally permitted uses” and “open for consideration uses”:-

Generally permitted uses: Allotments, B&B/ Guest House, Childcare Facility, Community Facility, Education Facility (Primary or Second Level), E- Charging Facility, Home Based Economic Activities, Nursing Home, Park/Playgrounds, Place of Worship, Recreational/Amenity Open Space, Recreational/Sports Facility, Residential, Residential Institution, Retirement Village, Sheltered Accommodation, Third Level Student Accommodation, Traveller Accommodation, Utilities.

Open for consideration uses: Coffee Shop/Tea Room, Cultural Facility, Healthcare Practitioner, Restaurant, Shop ≤200m<sup>2</sup>, Takeaway/Fast Food Outlet, Telecommunications Structures, Veterinary Surgery.

The development proposal comprises 1,058no. residential units (comprising 765no. houses, 150no. duplexes, 143no. apartments). This generally permitted uses under this zoning objective would also allow for the provision of a childcare facility. The proposed creche will have the capacity to accommodate for 194no. childcare spaces.

Open space is a generally permitted use of A2 zoning. The proposed development has an open space provision of 17% (5.1Ha), dispersed throughout the site. The Compact Settlement Guidelines allow for more than 15% public open space in cases that contain significant heritage, landscape, or recreational features and sites that have specific nature conservation requirements. The site is bordered around the local monument, Cu Chullain’s Castle. It is therefore considered that the proposed 17% of public open space is acceptable in this case. The locations of open space have been designed to ensure that the areas are accessible in terms of proximity, to all residential units across the site.

## H1 – Open Space

The H1 zoning objective is to “preserve, provide and improve recreational amenity and open space” and allows for the following uses:-

Generally permitted uses: Cycleway/Walkway trails, Park/Playgrounds, Recreational/Amenity Open Space, Recreational/Sports Facility

Open for consideration uses: Allotments, Bring Banks, Coffee Shop/Tea Room, Car Park for recreational purposes, Community Facility, E- Charging Facility, Restaurant, Recycling Facility (Civic & Amenity), Telecommunications Structures, Utilities.

The lands zoned for public open space have an area of c. 5.44Ha. The area zoned for open space around the Castletown Motte is proposed to deliver a Heritage Park which will include the provision of children’s play, fitness provision pedestrian and cyclist routes, and native flora. The enclosed Landscape Design Report and Landscape drawings, prepared by Gannon & Associates, provide a rationale for the design of the zoned open space, taking inspiration from Cu Chullain’s Castle and existing trees.

## Spot Objective 3 (Spot Objective F of the Dundalk LAP)

Spot Objective 3 states that the potential uses of the Neighbourhood Centre are based on the 'generally permitted' or 'open to consideration' uses of the B2 zoning objective. The following uses are 'generally permitted' or 'open for consideration under zoning objective B2 in the Development Plan: -

*Permitted Use: Bank/Financial Institution, Bring Banks, Coffee Shop/Tea Room, Childcare Facility, Community Facility, Digital Innovation Hub/Co working Space, E- Charging Facility, Funeral Home/Mortuary, Healthcare Practitioner, Place of Worship, Public House, Recreational/Sports Facility, Shop ≤200m<sup>2</sup>, Shop (Convenience) ≤1,500m<sup>2</sup>, Veterinary Surgery.)*

*(Open for Consideration: Advertisements and Advertising Structures, Allotments, Betting Office, Business Enterprise Centre, Garden Centre, Health Care Centre, Hotel/Hostel/Aparthotel, Offices, Public Services, Recycling Facility (Civic & Amenity), Residential, Restaurant, Takeaway/Fast Food Outlet, Telecommunications Structures, Vehicle Servicing/Maintenance Garage.)*

A Local Centre is proposed in a central location on the site, ensuring accessibility for all residents. The Local Centre comprises retail/restaurant/café use and medical use at ground floor level of the proposed apartment blocks, a mobility hub with provision for EV Charging and E-bicycle charging facilities, a creche with a capacity for 194no. childcare spaces. The uses proposed for the local centre fall within the permitted and open for consideration uses as listed under the B2 zoning objective.

The Schedule of Accommodation, as prepared by Burke Kennedy Doyle Architects, states that "Local Centre" uses have a combined area of 929sqm which have been divided into several smaller units, suitable to the context of a local centre.

A play pitch (c. 5,448sqm) is proposed adjacent to the local centre, with capacity for the future development of a clubhouse on the lands. Co-locating with the pitch, as can be seen from the Masterplan included with the application a c. 1.35Ha site is reserved for the future development of an educational facility as required by Spot Objective 3.

#### Proposed Link Road/Transport Corridor

The black dashed line indicates a Proposed Link Road/Transport Corridor. A portion of this roadway is being delivered under this application in accordance with this site-specific objective.

A site for a future education facility of approx. 1.35Ha is shown in the Masterplan prepared by Burke-Kennedy Doyle Architects as required by Spot Objective 3. In due course it is envisaged that the lands will be acquired by the Department of Education and the required education facility will be provided. The site for the school is position beside the playing pitch being included as part of the development and next to the local centre.

### **3.5.4 Dundalk Local Area Plan 2025-2031**

The Dundalk Local Area Plan 2025-2031 ("the LAP") was adopted on 6 March 2025 and came into effect on 17 April 2025.

The design of the Proposed Development on these lands has been guided by the LAP that was adopted by the Council for these lands.

It is submitted that the phased proposals for the Mount Avenue site are in accordance with this vision of the LAP having regard for physical layout, building height, provision of open space, housing mix and provision of appropriate infrastructure.

Further detail with regard consistency with the LAP is set out in Section 9.2 of the Planning Application Report & Statement of Consistency, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants which accompanies this LRD planning application.

### 3.6 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The proposed development will comprise generally of the following: -

- 1,058no. dwellings a mixture of terraced and semi-detached houses, duplexes and apartments and a Neighbourhood Centre, ranging in height from 1 – 6 storeys as follows: -
  - 765no. houses comprising 10no. 2-bedroom single-storey houses, 34no. 2-bedroom 2-storey houses, 547no. 3-bedroom 2-storey houses and 174no. 4-bedroom 2-storey houses. Private rear gardens / patios / terraces are provided for all houses;
  - 143no. apartments accommodated in 4no. buildings 3-6 storeys in height comprising: -
    - Block 1: 14no. 1-bedroom apartments, 14no. 2-bedroom apartments accommodated in 1no. 4-storey apartment block (28no. units in total).
    - Block 2: 25no. 1-bedroom apartments, 13no. 2-bedroom apartments accommodated in 1no. 5-storey apartment block (37no. units in total).
    - Block 3: 26no. 1-bedroom apartments, 19no. 2-bedroom apartments accommodated in 1no. 6-storey apartment block (45no. units in total).
    - Block 4: 13no. 1-bedroom apartments, 19no. 2-bedroom apartments accommodated in 1no. 5-storey apartment block (32no. units in total).
    - Private patios / terraces or balconies are provided for all apartments. Dedicated communal open space areas are provided to serve each apartment block;
  - 150no. duplexes (33no. 1-bedroom, 75no. 2-bedroom and 42no. 3-bedroom), including 2no. duplex units (unit type Q) with an option to accommodate a childcare facility at ground floor level, accommodated in 14no. 3-storey terraces. Private patios / terraces or balconies are provided for all duplexes. Dedicated communal open space areas are provided to serve each duplex block;
  - Medical/community use units (245sqm overall) at ground floor of Block 2
  - 3no. retail units (929sqm overall) at ground floor levels of Blocks 3 & 4
  - 1no. 2-storey childcare facility (929sqm)
  - All associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works, including: -
    - A mobility hub with provision for EV Charging;
    - 2020no. car parking spaces including EV charging provision;
    - 1770no. cycle parking spaces;
    - Public open space (c. 5.1Ha)
    - Heritage Park (c. 5.44Ha) on the lands surrounding Cú Chulainn's Castle (Protected Structure) to the east;
    - A playing pitch (c. 5,448sq m)
    - 9no. ESB substations;
    - Bin stores;
    - Provision of a foul sewage pumping station;
    - Laying a foul rising main along Castletown Road from the proposed new access to the development eastward to the Castletown Road and Bellewsbridge Road Junction;
  - 2no. new combined vehicular, cyclist and pedestrian accesses are proposed at Castletown Road and Mount Avenue;

- 1no. new cyclist and pedestrian access proposed at Mount Avenue.

Permission in this case is being sought for a duration of 10 Years.

A site (c. 1.35ha) reserved for the future development of an educational facility by others is identified in the Masterplan, but does not form part of the development being proposed at this time. In due course it is envisaged that the lands will be acquired by the Department of Education and the required education facility will be provided. The site for the school is position beside the playing pitch being included as part of the development and next to the local centre.

### 3.6.1 Proposed Residential Development

A total of 1058no. residential units are proposed in this case, in a mix of 17no. unit types. These range from 1 to 4-bedroom units. The proposed houses range in height from 1 – 2 storeys. Duplexes are proposed to be 3-storeys in height, with individual units ranging from 1 – 2 storeys. The apartment units are accommodated within 4no. blocks, ranging in height from 4 – 6 storeys.

| Unit Type             | No. of Units | No. of Bedrooms | GFA (m <sup>2</sup> ) / Unit |
|-----------------------|--------------|-----------------|------------------------------|
| <b>House Type</b>     |              |                 |                              |
| A                     | 34           | 2               | 89 sq. m                     |
| B                     | 83           | 3               | 96 sq. m                     |
| C                     | 99           | 3               | 112 sq. m                    |
| D                     | 123          | 3               | 105 sq. m                    |
| E                     | 201          | 3               | 116 sq. m                    |
| H                     | 42           | 3               | 105 sq. m                    |
| J                     | 44           | 4               | 92 sq. m                     |
| K                     | 130          | 4               | 131 sq. m                    |
| L                     | 10           | 2               | 76 sq. m                     |
| <b>Duplex Type</b>    |              |                 |                              |
| M                     | 26           | 2               | c. 100 - 120 sq. m           |
| N                     | 26           | 3               | c. 100 - 120 sq. m           |
| Q                     | 16           | 2               | c. 75 – 85 sq. m             |
| R                     | 16           | 3               | c. 100 - 120 sq. m           |
| S                     | 33           | 1               | c. 45 - 50 sq. m             |
| T                     | 33           | 2               | c. 90 – 100 sq. m            |
| <b>Apartment Type</b> |              |                 |                              |
| A1. A                 | 54           | 1               | c. 45 – 48 sq. m             |
| A1. B                 | 24           | 1               | c. 54 - 59 sq. m             |
| A2. A                 | 8            | 2               | c. 65 - 66 sq. m             |
| A2. B                 | 23           | 2               | c. 73 - 75 sq. m             |
| A2. C                 | 34           | 2               | c. 80 - 83 sq. m             |
| <b>Total</b>          | <b>1058</b>  |                 | <b>105, 429 sq. m</b>        |

**Table 3.1:** Residential Development Proposed

### 3.6.2 Proposed Non-Residential Development

The following table identifies the extent of non-residential uses envisaged within the scheme.

| Class of Development    | Gross Floor Space in m <sup>2</sup> |
|-------------------------|-------------------------------------|
| Community / Medical Use | c. 245sqm                           |

|                   |           |
|-------------------|-----------|
| Creche            | c. 974sqm |
| Retail Unit No. 1 | c. 459sqm |
| Retail Unit No. 2 | c. 210sqm |
| Retail Unit No. 3 | c. 230sqm |

**Table 1.2:** Non-Residential Uses Proposed.

The proposed development includes the provision a local centre (comprising ground floor retail uses, medical and community uses, crèche provision for approximately 194no. children, and a mobility hub) in buildings ranging from 1 to 6 storeys in height with residential uses at upper levels. Provision is also provided for 5.1Ha (17%) public open space, a Link Road, footpaths, cycle paths, a play pitch . Provision is also made for a heritage park (5.44Ha) on zoned open space lands surrounding Cú Chulainn's Castle.

A site (c. 1.35ha) reserved for the future development of an educational facility by others is identified in the Masterplan, but does not form part of the development being proposed at this time. In due course it is envisaged that the lands will be acquired by the Department of Education and the required education facility will be provided. The site for the school is position beside the playing pitch being included as part of the development and next to the local centre.

### 3.6.3 Layout & Design

The proposal has been informed by the design parameters of the Louth County Development Plan 2022-2028 and the Dundalk Local Area Plan 2025-2031, displaying the following characteristics: -

- The provision of 5.1Ha (17%) Public Open Space, with areas of open space dispersed throughout the development for ease of access by all future residents, play provision and landscaping.
- A Heritage Park located around the Castletown Motte (5.44Ha).
- A clear hierarchy of street typologies, which are DMURS compliant , and undertake a placemaking role within the scheme. The internal streets within the development are characterised by a compact and highly efficient layout and high quality landscaping.
- Permeable pedestrian and cycle paths to serve the development and encourage active travel.
- The provision of a Local Centre, centrally in the development, providing a range of facilities including a mobility hub, e-charging, a creche, and a playing pitch , which would also serve the future development of an education facility as well as local clubs.

A high quality palette of materials are proposed on the buildings which will also add to the character and distinctiveness of the proposed development. We refer the Planning Authority to the Architectural Design Statement, prepared by Burke Kennedy Doyle Architects which provide further detail on the material proposed.

The Architectural Design Statement describes the proposed site layout and building character within the scheme which enhance its legibility and coherence, and the connections made through the site to enhance physical and visual permeability.

A detailed Housing Quality Assessment has been prepared by BKD Architects to accompany this planning application, demonstrating the full compliance of the proposed apartment units with the relevant residential amenity standards.

### 3.6.4 Masterplan

In line with the requirements of the Development Plan and the Local Area Plan, this planning application is accompanied by a Masterplan for the Mount Avenue area. This has been prepared by Burke-Kennedy Doyle Architects. As the lands comprising the Mount Avenue Masterplan area

amounts to the Applicant's entire landholding, there is very little difference as between the Masterplan and the Site Layout Plans accompanying this planning application.

The difference as between the Masterplan and the Site Layout Plan relates to the site for an education facility. For avoidance of doubt, a site (c. 1.35ha) reserved for the future development of an educational facility by others is identified in the Masterplan, but does not form part of the development being proposed at this time. In due course it is envisaged that the lands will be acquired by the Department of Education and the required education facility will be provided. The site for the school is position beside the playing pitch being included as part of the development and next to the local centre.



**Figure 3.5:** Extract from Drawing No. 6296-P-002-Masterplan, prepared by Burke Kennedy Doyle Architects

The Planning Report & Statement of Consistency, prepared by Stephen Little & Associates, accompanying the Planning Application identifies how the lodged Masterplan addresses the requirements of the statutory plans elsewhere in this report.

### 3.6.5 Materials Strategy

Burke Kennedy Doyle Architects have ensured that the proposed development incorporates an appropriate level of variety and modulation throughout. A carefully considered palette of materials and colours has been selected to deliver a robust, high-quality finish while referencing the character of existing development in the surrounding area.

To maximise visual interest and avoid uniformity, the scheme has been subdivided into four distinct architectural character areas. Each area employs its own material palette, creating clearly identifiable neighbourhoods within the overall development. In addition, each character area will accommodate a different mix of residential unit types to promote a sustainable and diverse housing offer. A Landscape Architect has also been appointed to develop a complementary landscape strategy that introduces similar levels of variation across the site.

To maintain a sense of cohesion across the wider development, certain unifying elements are proposed, including dark concrete roof tiles, selected dark-toned metal canopies, and dark grey window and door systems.

The material palettes assigned to each character area are as follows:

- Character Area A: Biscuit-coloured brick with off-white self-finished render
- Character Area B: Light buff brick with off-white self-finished render
- Character Area C: Light brown brick with off-white self-finished render
- Character Area D – Local Centre: Light grey brick with off-white self-finished render

Further detail is provided in the Architectural Design Statement (Pages 32–33), prepared by Burke Kennedy Doyle Architects.

### 3.6.6 Building Height

The scheme proposes a variety of heights in response to site conditions and considered at the scale of the settlement, neighbourhoods and the buildings.

As illustrated on the enclosed architectural plans, taller elements of the apartment blocks, spanning up to 6 storeys in height, have been strategically placed at the lowest topographical points on the site. The enclosed Architectural Design Statement and drawing no. 6296-P-101-‘Site Sections Sheet 2 of 2’, prepared by Burke-Kennedy Doyle Architects, demonstrate how the increased heights at the Local Centre contribute to the sense of place and public realm of development, while ensuring that the main view of Cú Chullain’s Castle is protected. The enclosed drawing no. 6296-LRD-031 ‘Site Sections Sheet 2 of 2’, as referred to above shows the highest point of the 6-storey building positioned lower than that of the base of the castle.



**Figure 3.5:** Extract from Site Section drawing no. 6296-P-101-Site Sections Sheet 2 of 2, prepared by Burke-Kennedy Doyle Architects.

The Development Plan supports increased building heights in Dundalk as a means of achieving the compact growth targets of the NPF, and is set out in the development plan. Building heights 1 – 6 storeys proposed. Height increase is supported in Dundalk provided the scale and design suitable with its surrounding environment and streetscape. The local centre was identified as being most suitable to absorb buildings of greater height, given typography, visual appearance and to aid placing making as the new sustainable centre.

Given the specific site characteristics, including its topography, it is considered that the instance where a single 6 storey element alongside 5 storey elements at the civic centre of this new community is appropriate and justified.

### 3.6.7 Density

Table 13.3 of the Development Plan requires Edge of Settlement Developments in Dundalk to have a minimum density of 35 units per hectare. Mount Avenue is identified as an Edge of Settlement site within Dundalk and has a proposed site density of c. 36.5 units per hectare, in line with the requirements of the Development Plan.

The Dundalk LAP confirms that the site is deemed a Suburban Area/Urban Extension where the minimum density of 35dph must be achieved.

The proposed development seeks to provide 1,058no. residential units in a mix of house, duplex and apartment typologies, neighbourhood facilities, a creche and associated works at a site of c. 38.89Ha, resulting in a net density of 36.5no. units per Ha.

We refer to Appendix A of the enclosed Planning Report & Statement of Consistency for detail on the proposed development compliance with the Section 28 Ministerial Guidelines, including 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' in terms of residential density.

### 3.6.8 Unit Mix

The proposed development provides a unit mix of the following: -

- 174no. 4-bedroom houses
- 547no. 3-bedroom houses
- 44no. 2-bedroom houses
- 42no. 3-bedroom duplex units
- 75no. 2-bedroom duplex units
- 33no. 1-bedroom duplex units
- 65no. 2-bedroom apartment
- 78no. 1-bedroom apartment

There is no specific unit mix requirement identified in the Development Plan.

The site is proposed to feature 4 character areas overall, each with a range of residential unit types creating a varied mix of units across the development. Character Areas A and B feature a mix of duplexes and houses, Character Area C features houses, and Character Area D including the Local Centre features apartment units.

We refer the Planning Authority to the enclosed Architectural Design Statement, Schedule of Accommodation, and Housing Quality Assessment, prepared by Burke-Kennedy Doyle Architects for further detail regarding the proposed residential unit mix.

### 3.6.9 Part V – Social & Affordable Housing

Subsequent to dialogue between LCC and the Applicant, the Applicant has prepared a Part V proposal consisting of 211no. units.

A Part V Validation letter accompanies the LRD Application, along with the Proposed Part V Plan, prepared by Burke Kennedy Doyle Architects, showing the location of the proposed Part V units.

It is proposed to provide 211no. units to meet the Part V obligations (i.e. 20% of total number of units proposed). We refer the Planning Authority to the enclosed Part V Plan (drawing ref: 6296-P-054), prepared by BKD Architects for further detail details.

### 3.6.10 Landscape Proposals

The landscape proposals in this case have been designed by Gannon and Associates having regard to the provisions of the Development Plan and the LAP. The provision of a high quality public realm is a key element of this proposal.

The Proposed Development includes areas of public amenity open space (exclusive of private amenity communal open space) for the benefit of future residents and local community, and to integrate the Proposed Development into the existing landscape. The proposed development includes areas of public amenity open space (exclusive of private amenity communal open space) for the benefit of future residents as well the wider local community, and to integrate the scheme into the existing landscape. Approximately 5.1Ha of public open space will be provided, which equates to c. 17% of the development site. Provision is also made for a heritage park (5.44Ha) on zoned open space lands surrounding Cú Chulainn's Castle.

The landscape strategy provides high quality residential streets with links to public open space, legibility, and an attractive public realm. It includes: -

- **Heritage Park:** The design of Heritage Park centres around a dynamic, multi-use space featuring a gently sloped playground and an informal plaza that serves as the park's social heart. A meandering walkway weaves through the landscape, connecting key areas while offering moments of pause and observation.

Following the natural topography, the walkway winds across the park, linking the central area with the fitness zone and creating an engaging observation trail. Along the route, integrated seating areas, viewpoints, and retaining walls blend functionality with aesthetic harmony. These elements not only provide comfort and accessibility but also strengthen the park's relationship with its surrounding historical context, inviting visitors to experience both recreation and reflection.

- **Main Playground:** The playground areas have been designed with natural elements such as stones and wooden structures. The site's natural slop has been utilised to create features like slides and climbing areas, resulting in a functional design that integrates with the surroundings.
- **Woodland Walk:** Along the south-west boundary of the site, the Landscape Architects have adopted a natural approach, aiming to enhance the existing hedgerows and introduce elements such as stepping stones and large boulders. The area will be planted with native, wet-tolerant species, including both trees and ground cover to improve natural landscape and support local biodiversity.
- **Central Plaza:** The Plaza is centrally located within the Neighbourhood Centre and has been designed with a cohesive and functional layout. The use of two contrasting tones of paving visually integrates the three distinct spaces, creating a seamless transition between each area. Ornamental planting introduces greenery and texture, enhancing the visual character of the Plaza and contributing to its overall aesthetic quality. Strategically positioned seating and picnic areas provide opportunities for rest and social interaction, offering comfortable and accessible spaces for visitors to enjoy the surrounding environment.
- **Habitat Woodland:** The Habitat Woodland is located south-west of Link Road 4 and offers a quiet route that respects and protects the site's natural ecology. An exclusion zone around the badger set ensures minimal disturbance.
- **Streamside Stroll:** Generally located west of Local Streets 3 & 4, a sloped walkway gently guides visitors through the natural beauty of the site. The walkway is surrounded by mature hedgerows and the stream.

We refer the Planning Authority to the Design Rationale Report and Landscape Drawings, prepared by Gannon + Associates which provide more detail on the landscape layout and the palette of materials and finishes proposed.

### **3.6.11 Public Lighting, Site Services & Biodiversity**

We refer the Planning Authority to the Outdoor Lighting Report and Public Lighting Layout Plans, prepared by Sabre. The public lighting proposals have been designed with due regard to public safety and the creation of welcoming streets and spaces. Particular attention has been paid to the Neighbourhood Centre Plaza in terms of its importance as high quality new public realm and a focal point within the scheme with its need to cater to a variety of users, including through cyclists, and the mitigation of any potential conflict between users in this area.

The public lighting layout has been co-ordinated with the landscaping scheme presented by Gannon + Associates. Furthermore, due consideration has been given to the potential ecological impact of the lighting scheme proposed. Careful consideration has been given to potential impact on established tree lines and hedgerows and in the vicinity of the habitat woodland. The potential impact is fully considered as part of the Chapter 6: Biodiversity of the EIAR, prepared by Altamar.

### **3.6.12 Water Services**

In the first instance, we refer the Planning Authority to the Infrastructure Design Report and drawings, prepared by DBFL Consulting Engineers for further detail.

#### **Wastewater**

Due to the topography of the site and potential connection Points, the site has been split into two catchments Northern and Southern. Each catchment will have a distinct discharge point.

As the lands in the Northern catchment fall away from the proposed discharge point a gravity solution cannot be achieved. As such the foul network for the Northern catchment will comprise of a collection network made up of a series of 150mm and 225mm foul lines falling by gravity towards a foul pumping station (FPS) which will be located along the sites North-Western boundary. From there a rising main will convey the Foul sewage to a discharge manhole before then falling by gravity onto the Uisce Éireann Network at Castletown Cross Road.

The Southern catchment will have a more traditional gravity foul drainage network, comprises of a series of 150mm & 225mm diameter lines discharging by gravity towards the existing 300mm concrete foul Sewer located off the roundabout on Mount Avenue. Discharge Point

The foul networks as described above can be seen on DBFL Drawing 240102-X-05-SW-XXX-DR- DBFL-CE-1300.

Individual houses will connect to the 150/225mm diameter foul drains via individual 100mm diameter house connections, as per Irish Water Code of Practice for Wastewater Infrastructure.

100mm individual connections from duplexes will be provided with the 150mm diameter drainage being provided around extent of apartments.

The foul drainage network has been designed using the Network model of Microdrainage, the results of which are included in Appendix F of the Infrastructure Design Report, prepared by DBFL Consulting Engineers.

#### **Surface Water Drainage**

The existing streams and naturally formed catchments to the North-West (Northern catchment) and South (Southern catchment) will act a suitable point for the discharge of surface water from the proposed development.

So as not to disrupt the natural regime of the existing water course, surface water from the development will first pass through local SuDS features which will encourage infiltration at source

before entering the network where it will be restricted by a vortex flow control device (Hydrobrake or equivalent), and associated underground geo-cellular attenuation systems.

Surface water discharge will also pass via a Class 1 separator prior to discharge (sized in accordance with permitted discharge from the site). flow control will be set so as not to exceed the sites natural greenfield runoff rate.

The proposed surface water drainage network will collect surface water runoff from the development via a piped network, prior to discharging through the attenuation system, flow control device and separator arrangement as noted above.

Surface water runoff from the site's road network and roofs will be directed to the proposed pipe network via tree pits, and rain gardens, swales and conventional road gullies where SuDS solutions are not possible, while surface water runoff from driveways will be captured by permeable paving.

Runoff from roof will be routed below permeable base within the driveway to encourage infiltration as close to source as possible.

The Surface water drainage network and associated systems have been designed to accommodate Storms up to a 100-year return period with an additional 20% allowance for climate change.

Both the Northern and Southern Catchment have been further divided into sub catchments in order to manage surface water internally and distribute the attenuation across the development.

Refer to DBFL Drawing No. 240102-X-05-Z00-DTM-DR-DBFL-CE-1300 for the proposed surface water network, outfall and attenuation locations.

### **Water Supply**

The proposed water main layout within the development comprises of a 300mm central spine watermain taken from the Uisce Éireann prescribed 450mm connection point on Mount Avenue and ending in a spur for future connections along the future link street extension, A 200mm branch also loops back down to the existing watermain on Mount Avenue. From this main loop there are a series of 100mm, 150mm, & 200mm diameter looped watermain provided within the development to distribute water across the development.

The proposed water main layout and connections to the public water mains have been designed in accordance with Irish Water Standard Detail STD-W-02.

House and Duplex units will have individual connections (25mm O.D. PE pipe) to distribution watermains via service connections and meter / boundary boxes. Individual connections are to be installed in accordance with Irish Water Standard Detail STD-W-03. Mixed use buildings will be serviced by an individual metered connection; individual residential and commercial units will all be served by individual boundary boxes.

### **Flood Risk Assessment**

We refer in the first instance to the enclosed Site Specific Flood Risk Assessment, prepared by DBFL Consulting Engineers which is enclosed with the application documentation. The Report concludes that: -

*“the proposed development, can be delivered on the site in the context of flood risk to same and that the implementation of mitigation measures, as outlined in this report, can be accommodated by the site's detailed design and the surface water drainage design.*

*The OPW document “The Planning System and Flood Risk Management Guidelines (November 2009)” requires that the proposed development be compatible with flood risk for the site. In accordance with these guidelines, the vast majority of the subject site is located within Flood Zone ‘C’. Flood Zone “C” lands are suitable for all types of land use, including residential developments which are classified as “highly vulnerable” in the “Guidelines”. A small portion of the lands are located in Flood Zone A/B however it is noted that these lands are all within open space areas which we note are compatible with these flood zones. All floor levels are to be set a minimum of 500mm above the existing flood level as outlined by the*

*GDSDS. Therefore, the proposed development is suitable for the subject site, and the Planning Guidelines Sequential Approach is passed.*

*The proposed development layout was assessed, and it was concluded that it can be delivered on the site in the context of flood risk to same and that the implementation of the proposed mitigation measures, by the developments detailed design will address the remaining residual risks.*

*Taking into consideration the management of surface water runoff from extant neighbouring permissions their discharge rates are all limited to greenfield runoff and they would not increase flood risk elsewhere. The developments surface water runoff will be limited to Qbar (greenfield runoff rate). Therefore, the development complies with the requirements of the GDSDS and does not increase the risk of flooding elsewhere and does not result in displaced waters.*

*It is concluded that the development meets the requirements of The FRA Guidelines and that the proposed development is appropriate to this flood zoning and a justification test is not required”.*

### **3.6.13 Access & Transportation**

We refer Planning Authority to the following set of Reports prepared by DBFL Consulting Engineers which provides a more detailed discussion on various relevant transportation matters:-

1. Traffic and Transport Assessment
2. Engineering Assessment Report
3. DMURS Statement of Consistency
4. Report on Public Transport Capacity
5. Travel Plan
6. Preliminary Construction & Environmental Management Plan

#### **Access**

The primary access routes for motorised vehicles to the development will be via 2no. new newly formed priority junctions off Mount Avenue to the East, and Castletown Road N53 to the North. The link to the N53 will form part of a local link Street delivered as part of the LAP objective. There will also be an additional access to the development via an existing roadway at the southeastern boundary of the site, off the roundabout on Mount Avenue.

#### **Car Parking**

Table 13.11 of the Development Plan sets out maximum parking requirements for each development type. As the lands at Mount Avenue have been identified as a Parking Tier Area 3, a maximum of 2 spaces per unit are permitted. It is proposed that a total of 2,020no. car parking spaces will be provided, including 20% provision for EV Charging.

1,957no. residential car parking spaces are proposed, the majority of which are in curtilage, amounting to 2no. spaces per house, up to 2no. spaces per duplex and up to 1no. spaces per apartment.

A total of 63no. car parking spaces are proposed for the Local Centre, to serve the development including staff and creche drop off.

We refer the Planning Authority to the enclosed Schedule of Accommodation, prepared by Burke-Kennedy Doyle Architects for further detail on the proposed car parking provision.

We refer to the enclosed Traffic and Transport Assessment and associated appendices prepared by DBLF Consulting for further detail on car parking provision. In addition, we refer the enclosed Architecture pack providing detail on the location of car parking spaces throughout the development.

### **Bicycle Parking**

A total of 1770no. bicycle parking spaces are proposed, comprising of 1312no. long term and 328no. short term spaces.

#### Residential Long Term Cycle Parking Spaces

A total of 1312no. long-term residential parking spaces are proposed for the development. 765no. spaces are proposed to serve houses, at a rate of 1no. space per house. 1 no. per bedroom is proposed for apartments and duplexes, providing 324 and 223 spaces respectively, with a total of 547no. long term spaces for apartments and duplexes.

#### Residential Short Term Cycle Parking Spaces

There are 328no. short term residential cycle parking spaces proposed, amounting to approximately 1no. spaces per 5no. houses, 1no. spaces per 2no. apartments/duplexes.

#### Local Centre Cycle Parking Spaces

A total of 130no. cycle parking spaces are proposed at the Local Centre to serve the proposed facilities including the medical unit, creche, mobility hub, and retail/restaurant/café uses of the Local Centre.

#### Total Cycle Parking Spaces

We refer the Planning Authority to the enclosed Schedule of Accommodation, prepared by Burke-Kennedy Doyle Architects, for further detail on the proposed cycle parking provision. A total of 1770no. cycle parking spaces are proposed across the entire development to support more sustainable and active modes of travel.

### **3.6.14 Childcare**

When considering the size of the proposed development and having regard to the Planning Guidelines for Childcare Facilities (2001), it was deemed necessary to include a childcare facility/creche in these proposals. A 2-storey childcare facility (c. 962sq.m.) has been provided within the Neighbourhood Centre which will accommodate approximately 194no. children.

The capacity of the childcare facility has been arrived at through the consideration of the 'Apartment Guidelines', section 4.7 in particular, which again references the Planning Guidelines for Childcare Facilities (2001). Section 4.7 states:

*"[The Planning Guidelines for Childcare Facilities]...recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.*

The Childcare Guidelines state that a 20-unit creche/childcare facility should be provided for every 75 houses within new residential developments.

As provided for in Section 4.7 of the Apartment Guidelines 2025, when all one bedroom apartment units are discounted, a total of 947no. units are subject to calculation for the number of childcare spaces required to serve the development (2-bedroom and above total unit number). However, it is noted that up to all of the 2-bedroom units could also be excluded from this calculation. Based on feedback from the Planning Authority at Stage 2, 2-bedroom apartments may be discounted at 50%. The Apartment Guidelines state up to all 2 beds can be discounted. A total of 184no. 2-bedroom units are provided for across the scheme. As such, a total of 855no. units potentially will require childcare requirements.

On that basis, there is a requirement for in theory, for between 203 to 228no. childcare spaces under either scenario of including no 2-bedroom apartments or 50% of 2-bedroom apartments. The proposed creche provides 194 no. childcare spaces which is marginally below the lower range

identified. This would afford provision of creche spaces for both new residential units as well as ancillary uses i.e. employees of the local neighbourhood centre.

It should be noted, this would be an extremely large creche facility. Our client has entered discussions with possible vendors on a creche for c.200 childcare spaces and discussions are ongoing. Additionally, we note this permission is for 10 years and subject to phasing whereby not all 1,058 units will be occupied from the start. Given the length of time taken for full occupancy some of the in theory childcare demand will not be realised as families no longer require childcare needs. It is not uncommon for parents and care givers to place children in childcare closer to their place of work or other informal arrangements of childcare.

However, notwithstanding the above, from the onset of the early phase occupancy, childcare will be provided for within the development. This has been provided for in the form of a temporary creche with a total floor area of 163sq/m and outdoor play area of 137.5sq/m. It is envisioned that once the long term larger creche is opened, the temporary creche will revert back to residential (2no. duplex units).

We refer the Planning Authority to the enclosed Architectural Design Rationale which includes the phasing strategy on page 23.

The proposed long term creche is well located in the local centre and provision has been made to safeguard and future proof the creche, in the event it would require future expansion whilst not unduly impacting proposed nearby residential units or the quality of children's outdoor play space. This has been shown on the creche floor plan. Consultation has been taken on this design with Louth Childcare Committee and no concerns were raised. Feedback was developed into the final design including provision of sleep rooms, buggy parking and storage.

We also refer the Planning Authority to the Social Infrastructure Audit prepared by Stephen Little and Associates for more information on amount other topics, childcare within the vicinity.

### **3.6.15 Taking in Charge**

We refer the Planning Authority to enclosed Drawing No. 6296-P-050 'Taking in Charge Plan', prepared by Burke Kennedy Doyle Architecture which provides details of areas to be taken in charge by Louth County Council. It is proposed that all roads and public open spaces will be taken in charge by the Planning Authority.

### **3.6.16 Refuse Strategy**

We refer the Planning Authority to the enclosed Operational Waste Management Plan, prepared by AWN Consulting which outlines details of waste management at operational stage of the development. We also refer the Planning Authority to Chapter 15 (Waste) prepared by DNV Biodiversity and Environment Services for further details of the refuse strategy for the proposed development.

## **3.7 CONSTRUCTION MANAGEMENT**

We refer the Planning Authority to the enclosed Preliminary Construction Environmental Management Plan, which sets out typical arrangements and measures which may be undertaken during the construction phase of the project in order to mitigate and minimise disruption / disturbance to the area around the site. The Preliminary Construction Environmental Management Plan will be treated as a live document and communicated to all relevant personnel on site should the scheme be permitted.

### 3.8 PROJECT LIFE CYCLE

The purpose of this section is to provide a description of the Proposed Development and consider all relevant aspects of the project life cycle both during construction and post construction. These include the following: -

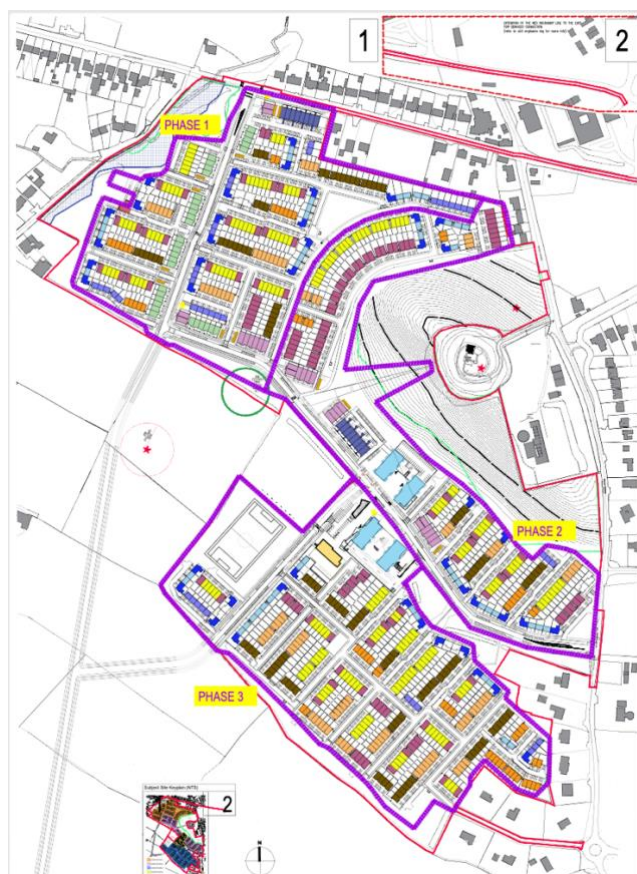
- Construction Phase (Land Use Requirements, Construction Activity & Significant Effects).
- Operation Phase (Processes, Activities, Materials Used).
- Secondary and Off-Site Developments.

#### 3.8.1 Construction Phase

It is proposed to deliver the development across 3no. phases as follows: -

| Phase Number | Main Works Proposed per Phase                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Phase 1      | <ul style="list-style-type: none"> <li>• Site set up and enabling works</li> <li>• Delivery of 246no. houses</li> <li>• Delivery of 102no. duplexes</li> </ul> |
| Phase 2      | <ul style="list-style-type: none"> <li>• Delivery of 193no. houses</li> <li>• Delivery of 48no. duplexes</li> <li>• Delivery of 66no. apartments</li> </ul>    |
| Phase 3      | <ul style="list-style-type: none"> <li>• Delivery of 326no. houses</li> <li>• Delivery of 77no. apartments</li> </ul>                                          |

**Table 3.3:** Proposed Construction Phasing Plan



**Figure 3.6:** Extract from Drawing No. 6296-P-051 'Phasing Plan', prepared by Burke Kennedy Doyle Architects.

The provision of both the local centre retail/restaurant units, the medical centre and the childcare facility are all subject to commercial operators viewing these as being commercially viable. They are not included in the phasing proposals as a result.

We refer the Planning Authority to Page 23 of the enclosed Architectural Design Statement, prepared by Burke Kennedy Doyle Architects for further detail relating to Phasing.

### **Construction Activities**

There are a number of construction activities involved in a project such as this. The activities (independent of phasing) can be divided into five general categories: -

- **Excavation:** This includes site clearing and earthworks – soil / rock removal – required to prepare the site for the foundations and residential floorspace above.
- **Structure:** Structure includes the foundations and the physical frame of the residential units.
- **Enclosures:** The enclosures for the buildings will be formed, block work, brick, timber, and glass, with slate roofs and flat roofs, all with the required levels of insulation and waterproof membranes.
- **Services:** The requisite services will be provided including drainage and lightning.
- **Landscaping:** The landscaping works include some hard landscaping, roads, footpaths, cycle-paths, bed and tree planting, and significant open spaces. In addition, there are a number of existing trees to be protected on site and incorporated into the new scheme.

### **Construction Access**

Construction access to the site will be directly from the Castletown Road. Due regard will be paid to minimising any impacts by construction vehicles on the existing developments in the area. Should an issue arise in respect of construction traffic, then the position will be reviewed by the Project Team and changes made.

### **Air Quality – Dust & Dirt**

The appointed Contractor shall put in place a regime for monitoring dust levels in the vicinity of the Site during the Construction Phase. The level of monitoring and adoptions of mitigation measures will vary throughout the Construction Phase depending on the type of activities being undertaken and the prevailing weather conditions at the time

The potential impacts associated with air quality during the Construction Phase are addressed in Chapter 9: Climate (Air Quality).

### **Noise & Vibration**

It is not envisaged that any significant prolonged noise producing activities will be carried out onsite.

The potential impacts associated with noise and vibration during the Construction Phase, are addressed in Chapter 12: Air (Noise & Vibration).

### **Waste**

A Construction & Environmental Management Plan, an Operational Waste Management Plan and Construction and Demolition Waste Management Plan have been prepared and are included with the LRD Planning Application. In addition, Chapter 15: Material Assets (Waste) of this EIAR includes details regarding the anticipated amounts of waste generated from the project, the subsequent potential impacts and the mitigation measure proposed to ameliorate any anticipated negative impacts.

In summary, all waste generated during the construction and operational periods is proposed to be appropriately disposed of in accordance with the Waste Management Plans.

### **Health & Safety Issues**

The development will comply with all Health & Safety Regulations during the construction of the project. Where possible potential risks will be omitted from the design so that the impact on the construction phase will be reduced.

### 3.8.2 Operational Phase

The Proposed Development is a residential development consisting of apartments, houses and duplex's ranging in height from 1 to 6 storeys and amenity facilities.

The primary direct significant environmental effects will arise during the Construction Phase. As a result, the Operational Phase of the Proposed Development is therefore relatively benign and not likely to give rise to any significant additional impacts in terms of activities, materials or natural resources used or effects, residues or emissions which are likely to have a significant impact on human beings, flora and fauna, soils, water, air and climate.

The primary likely significant environmental impacts of the Operational Phase as a result of the Proposed Development are fully addressed in the relevant specialist chapters of this EIAR. These impacts relate to Population & Human Health, Landscape & Visual, Climate (Noise & Vibration), Climate (Air Quality ) and Climate (Climate Change) associated with the traffic generated.

The Proposed Development also has the potential for cumulative, secondary and indirect impacts (i.e. traffic) and can be difficult to quantify due to complex inter-relationships.

However, all interactions and cumulative impacts are unlikely to be significant, have been addressed in Chapters 20 and 21 of this EIAR.

## 3.9 RELATED DEVELOPMENT AND CUMULATIVE IMPACTS

Each Chapter of the EIAR includes a cumulative impact assessment of the Proposed Development with other planned projects in the immediate area.

For the purposes of this EIAR, we have examined proposals within 0.5km of the development being proposed. In that context, the Castle Farm Meadows development on Station Road is considered under the Receiving Environment. The cumulative assessment considered as part of this EIAR are as follows:

### **Farndreg, Mount Avenue and Headford , Dundalk, Co. Louth and Mount Avenue, Dundalk. Co. Louth.**

- LCC Reg. Ref. 18156/ ACP Ref. 303188: Permission granted by An Coimisiún Pleanála for proposed development comprising the demolition of an existing light industrial unit (995sqm) and development of an 88 bed nursing home and all necessary support facilities.
- LCC Reg. Ref. 18943: Permission granted on 18 January 2019 for proposed development of 80 no. dwellings are proposed comprising 50 no. houses in detached, semi-detached and terraced format and ranging in height from 1 to 2 storeys and 30 no. apartments accommodated in two linked 3 storey no. apartment buildings and associated site works at Farndreg, Mount Avenue and Headford , Dundalk, Co. Louth and Mount Avenue, Dundalk. Co. Louth.
- LCC Reg. Ref. 20210: Permission granted on 19 October 2020 for proposed development consisting of 47 no. dwellings comprising a mix of semi-detached and detached dwellings (including 4 no. bungalows) in a variety of types and sizes that range in height from 1 no. to 2 no. storeys. At lands at Farndreg, Mount Avenue/Headford, Dundalk, Co Louth
- LCC. Reg. Ref. 20211: Permission granted on 19 October 2020 for proposed development consisting of 67 no. dwellings comprising a mix of both houses and apartment/duplex units at Farndreg/Mount Avenue/Headford, Dundalk, Co Louth.
- LCC Reg. Ref. 2360190: Planning permission granted on 11 August 2023 for revisions to 25 no. dwellings that form part of the permitted residential development to be known as

"Hearthfield" granted under P.A. Ref. No. 18/943 (An Bord Pleanála Ref. No. 303628-19) at Farndreg, Mount Avenue, Headford, Dundalk, Co. Louth.

- LCC Reg. Ref. 2460240: Permission granted on 19 September 2024 for revisions to phases 2 and 3 of the permitted development at "Hearthfield" (LCC. Reg. Ref. 20210) at Farndreg, Mount Avenue, Headford, Dundalk, Co. Louth.

#### **Mount Avenue**

- LCC Reg. Ref. 211173: Permission granted on 11 January 2022 for proposed development of 93 no. residential units and all associated/ancillary works on lands at Mount Avenue, Dundalk, Co. Louth

#### **Mill Road, Dundalk Co. Louth**

- LCC Reg. Ref. 18985: Permission granted on 31 May 2019 for proposed demolition of existing commercial units and the construction of 7 no. dwellings in 3 sets of semidetached dwellings and 1 no. detached dwelling at Mill Road, Dundalk Co. Louth

#### **Castletown Cross, Castleblaney Road, Dundalk, Co. Louth**

- LCC Reg. Ref. 2360406: Permission granted on 12 January 2024 for the construction of new two-storey dwelling, new site entrance and associated site works at Castletown Cross, Castleblaney Road, Dundalk, Co. Louth
- LCC Reg. Ref. 20711: Permission granted on 05 November 2020 for a proposed dormer style dwelling house and all associated site works at Castletown Cross, Newtownbalregan, Dundalk, Co Louth

The relevance of the above list of cumulative projects may differ as between the environmental topics contained in this Environmental Impact Assessment Report when considering cumulative impact.

The potential cumulative impacts primarily relate to traffic, dust, noise and other nuisances from the construction of the development, with other planned or existing projects, and each of the following EIAR chapters has regard to these in the assessment and mitigation measures proposed.

As such, with the necessary mitigation for each environmental aspect, it is anticipated that the potential cumulative impact of the proposed development in conjunction with the other planned developments will be minimal.