



Dublin – Drogheda – Limerick
 +353 1 8301852
www.dfk.ie
mailroom@dfk.ie

DOHERTY FINEGAN KELLY
 CONSULTING CIVIL & STRUCTURAL ENGINEERS

Botanic Court
 30-32 Botanic Road
 Glasnevin, Dublin 9
 D09 W2V9

PLANNING STATEMENT

Single Dwelling

At

68 Gort Uaine, Clogherhead, Co. Louth.

January 2022

Project No.		21057		Document Ref:		21057-Planning Statement	
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Doherty Finegan Kelly, Civil & Structural Engineers, Botanic Court, 30-32 Botanic Road, Glasnevin, Dublin 9							

Directors: Francis Doherty B.Sc.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, Dip.Proj.Man.
 Emmet Finegan B.S.c.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, M.I.E.I, RConsEI.
 Cathal Kelly B.S.c.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, M.I.E.I, RConsEI, Dip.Proj.Man.

Regional Director: Liam Murphy B.S.c.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, M.I.E.I.

Doherty Finegan Kelly Ltd., Reg No. 376523



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1.0 INTRODUCTION

Louth County Council intends to carry out the development of 1 no. infill residential dwelling unit at 68 Gort Uaine, Clogherhead, Co. Louth (the infill site is located between existing properties 67 and 69 Gort Uaine, Clogherhead, Co. Louth).

2.0 PROPOSED DEVELOPMENT

The proposed development consists of the following:

Schedule of Accommodation

1 No. Two-Storey Dwelling			
A1	4 Bed	6 Person Single-Storey Dwelling	

3.0 SITE CONTEXT

The infill site is located in the existing Gort Uaine Estate, located off Callystown Rd. The site contained within this application extends to 0.0332 hectares in area.

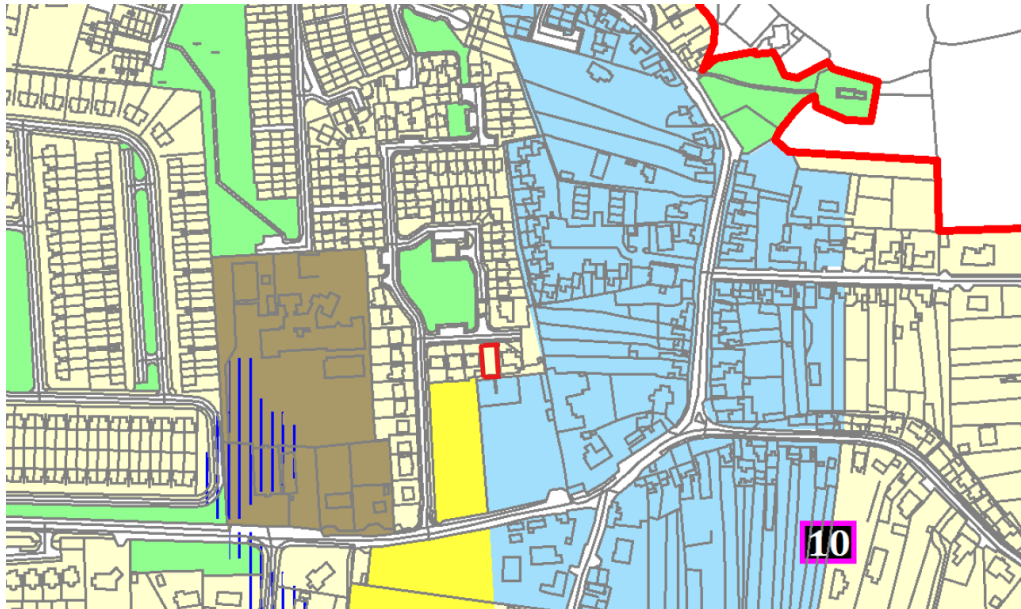



Satellite view of site location in Gort Uaine, Clogherhead.

4.0 PLANNING POLICY CONTEXT

The Gort Uaine area is identified for residential development by the Louth County Development Plan 2021-2027.

Existing Residential (A1)



 **Application Site Boundaries (approximate)**

 **A1 Existing Residential**

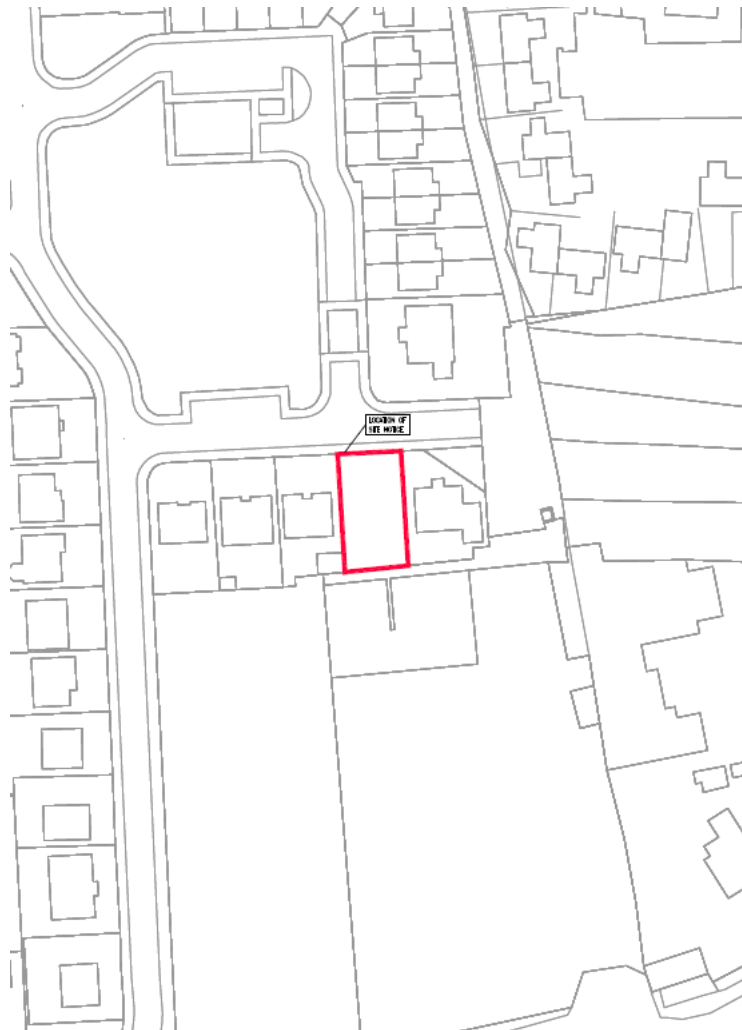
 **H1 Open Space**

Extract from Louth County Development Plan 2021-2027

5.0 DEVELOPMENT DESCRIPTION

The proposed development site will be accessed from Callystown Rd via the existing Gort Uaine Estate.

This infill site is located between 67 and 69 Gort Uaine and located along the Southern boundary of the Gort Uaine estate. The rectangular site shall open directly onto the internal road network within Gort Uaine estate. The site area extends to an area of c. 0.0332 Ha.



6.0 PARKING / DMURS

The development has been designed in compliance with the Design Manual for Urban Roads and Streets with parking provided in accordance with the current Louth County Development Plan and DoEHLG 'Quality Housing for Sustainable Communities'.

7.0 PART 8 PLANNING DOCUMENTS LIST

21057-101A Site Location map & Site Layout Plan

21057-102 Drainage Site Layout & Details

21057-103 Floor Plans, Elevations & Sections

21057 Engineering Report

AA Screening Report