

Part 8 Planning Report for Proposed Urban Recreational Park at Navvy Bank, Dundalk, County Louth

1.0 Introduction

This report supports a Part VIII application for the proposed re-development of the existing Navy Bank pitch and putt and the creation of a new urban recreational park, at Point Road, Dundalk, Co. Louth. The nature and extent of the proposed development are described herein.

2.0 Project Objectives

- Provide a new public recreational amenity which can be accessed all year round.
- Provide serviced campervan facilities in line with County Development Plan Policy Objective TOU 29:

To encourage new caravan parks and camping sites to locate within existing settlements which are appropriately screened and which are served by an adequate and acceptable road network and foul drainage. In exceptional circumstances caravan and camping sites may be permitted in previous worked sites, forest or woodland or demesne setting.

- To support the strategic themes the recently adopted *Louth Tourism Policy and Action Plan 2026 – 2031* by establishing 3 key locations by 2030.
- Create additional public parking to promote the use of the current Navy Bank walk and to assist with the current parking issues from neighbouring sporting facilities.
- To fully utilise a Louth County Council owned green space to provide recreational and amenity spaces for outdoor recreation and play.
- To foster a high-quality urban environment and ensure the green space contributes to a positive and high-quality urban environment for residents, workers, and visitors.
- To encourage a sustainable and consolidated pattern of development that includes a mix of tourism, community facilities, and open spaces.
- To integrate the development with surrounding infrastructure and amenities.

3.0 Description of the Works

Louth County Council has given notice of its intention to carry out works at Navy Bank Pitch and Putt on Point Road, Dundalk, Co. Louth. The proposed works involves the redevelopment the existing site to allow for the creation of a new urban recreational park, consisting of the following:

- Provision for 23no. new serviced campervan sites
- Creation of 38 no. new car parking spaces, which includes 7no. EV spaces and 3no. disabled parking spaces.
- Toilet facilities
- Creation of a new playground
- Provision for new family fun mini-golf facility
- New footpaths creating new connections to the Navy Bank walkway
- Provision for kiosk buildings for casual trading

- Development of open green space to include seating
- Landscaping throughout
- New fencing throughout the park
- Creation of new bus stop on the Point Road
- Traffic calming measures on the Point Road
- New pedestrian crossing on the Point Road
- Inclusion of Nature Based Solutions for the management of surface water drainage

Detailed drawings of the proposed works are included within the planning documentation.

4.0 Development Context

Dundalk is a large town situated on the Dublin-Belfast Economic Corridor with a population of approximately 43,000 (2022 census). As one of two regional growth centres in County Louth, there is an increased demand for recreational areas such as play areas to facilitate the growing population.

The site for this project is based at Point Road, Dundalk, where there is an existing pitch and putt course. This course is currently only open over the summer months. The proposed redevelopment has five character areas:

a. Playground

The new playground will cater for a varying age group: One - five year olds, six - ten year olds and ten plus years old. A minimum of 10% of the play equipment will be universally inclusive.

b. Car Park and Welfare Facilities

A total of 38no. new car parking spaces will be provided, which includes 7no. EV charging spaces and 3no. Disabled parking spaces.

A new welfare building is included in the development with a direct connection to the foul water drainage network on the Point Road.

c. Serviced campervan site

The proposed design includes for 23no. serviced campervan sites. These sites will have power and water and facilities for the disposal of foul waste will be located at the new toilet buildings. The new toilets will have a foul water connection to the existing foul drainage infrastructure located on the Point Road.

d. Mini-golf facility

A family fun/mini golf area has been included in the proposal.

e. Open Green Space

A large portion of the site will remain as open green space, with new pathways through it, encouraging connections to the existing Navvy Bank Walkway. Zero existing trees are being removed in the new proposal with all being retained and incorporated into the design.



Aerial Photo of The Navvy Bank Site looking East

Louth County Council seeks to redevelop the existing facility to provide an exciting, inclusive play and recreation area which will facilitate the growing population of Dundalk. The creation of new facilities will inspire imaginative play, adventure and movement, whilst creating carparking and welfare facilities in the park. The park will facilitate tourism through the new serviced campervan sites and promote outdoor recreation and play.

The proposed park is located within walking distances of a number of residential developments and is well connected by footpaths to the south of The Point Road. The project will also create new traffic calming measures and a pedestrian crossing. The inclusion of a new bus stop beside the entrance encourages the use of public transport when visiting the site. A new mobility hub has been included in the current plans which will encourage visitors to cycle to the new park.

The proposed project area will be as per Section 3.0, which will redevelop the existing pitch and putt. A new entrance will be created along the Point Road, and this has been assessed through the Stage 1 Road Safety Audit. A feasibility assessment has been completed by Uisce Éireann on the proposed new foul water connection, and they have deemed it acceptable. New lighting, bins and seating will be installed throughout the park.

5.0 Environmental Impact Assessment Screening

The proposal is not a development as listed in Part 1 and 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended and through an examination of the proposal it is the opinion of the Planning Authority that the environmental impacts of the project given its nature, size and location are thought not to be significant and an Environmental Impact Assessment Report (EIAR) under current EIA legislation is not required in this instance.

6.0 Appropriate Assessment Screening

In accordance with the provisions of article 250 of the Planning and Development Regulations as amended, Louth County Council has carried out a screening of the proposed development to assess, in view of best scientific knowledge, if the development, individually or in combination with other plans or projects, would be likely to have significant effect on a European site. Accordingly, Louth County Council has determined that the proposed development would not be likely to have a significant effect on a European site.

In conformance with the Habitats Directive an Appropriate Assessment Screening Report (attached) was prepared by Mulroy Environmental, engaged by Louth County Council. The conclusion states as follows:

9 Screening Conclusion and Statement

The findings and conclusions of the screening process are as follows:

1. *No potential for significant effects/AA is not required.
Screening established that there is no potential for significant effects and the project/plan can proceed as proposed. However, no changes may be made after this as this will invalidate the findings of the screening.*

7.0 Planning Context

The Louth County Council Development Plan 2021 - 2027, identifies the land use zoning for the site as H1 Open Space. The proposed park is acceptable and is compatible with the overall policy objectives for the zoning category. The proposed park does not conflict with other aspects of the Development Plan and would otherwise be consistent with the proper planning and sustainable development of the area.

The proposed new park is also consistent with the following policies of Louth County Council Development Plan 2021 – 2027:

- SC16 *To support the provision of playgrounds in a variety of land use zoning categories where appropriate.*
- SC18 *To maximise the range of public play opportunities available to all children.*
- TOUT29 - *To encourage new caravan parks and camping sites to locate within existing settlements which are appropriately screened and which are served by an adequate and*



acceptable road network and foul drainage. In exceptional circumstances caravan and camping sites may be permitted in previous worked sites, forest or woodland or demesne setting.

- *To support the strategic themes of our recently adopted Tourism Policy, to establish 3 key locations for serviced campervans by 2030.*

8.0 Document Register

Navvy Bank Urban Recreational Park - Planning and Development Regulations 2001 (as amended) – Part 8

- Planning Report
- Copy of advert
- Copy of site notice
- Site Location
- Existing Level Survey
- Existing Site Layout
- Proposed Site Layout
- Site Sections
- General concepts
- Archaeological Impact Assessment
- Flood Risk Assessment
- Surface Water Drainage Design
- Stage 1 Road Safety Audit
- Appropriate Assessment Screening Report