



Meath County Council

Design Statement

Serviced Sites - Lagore Lawn, Dunshaughlin

Introduction:

Nine serviced sites are available to members of the public to purchase and build their own home on, subject to full planning permission and approval from Meath County Council. The sites are located adjacent to the residential scheme currently under construction in Lagore Lawn to the northeast of Dunshaughlin town centre. These sites will complete an existing pattern of residential development, and have the bonus of the provision of services including mains water, mains sewerage, mains electricity, access road, footpaths, and public open space. This document is intended as a guide for future planning applications.

Site Sizes:

The nine serviced sites which are part of the Phase 1 Lagore Lawn development are circa 380 square meters in size. Each site proposed is sized to achieve excellent outdoor space to the front and to the rear of future potential homes. Each site can accommodate no more than 1 dwelling.

Road Design and Footpaths:

All roads and footpaths to the front boundary of the sites have been constructed by Meath County Council.

Access/Car Parking:

The main vehicular entrance to each site is from the public road currently under construction, off the existing estate roads within Lagore Crescent. Car parking for each of the future houses will be kept within the curtilage of each of the individual sites. Materials used for parking areas are to be of similar quality to the rest of the development.

Public Open Space:

Public open space has been designed to be very accessible and usable by all. It is ideally located in the centre of the overall development overlooked by most of the dwellings.

Private Open Space:

All houses should have an area of private open space, exclusive of car parking, to the rear of the building line. The minimum area of private open space to be provided shall be in accordance with the table below.

House Type	Minimum Area of Private Open Space to be Provided
One/two bedroom	55 sq. m
Three bedroom	60 sq. m
Four bedrooms or more	75 sq. m

Phasing:

Sites are to be sold in numerical order from Site number 1 to Site number 10. Phase 1 of the Lagore Lawn development is due for completion Q2 2021, with sites thereafter available for transfer.

Possible House Designs or Criteria:

Individual house designs should be of a high standard in accordance with the Urban Design Manual A Best Practice Guide' (Department of the Environment, Heritage and Local Government, 2009, Meath Rural House Design Guidelines, taking into account the character & design of the adjacent properties, implementing similar characteristics in form, scale, layout, and materiality.

An overall height of 8.5 metres shall not be exceeded in keeping with the Lagore development.

A minimum of 22 metres between directly opposing windows at first floor level shall be observed.

The front building line of any dwelling should be a minimum of 7 metres from the front boundary wall.

A minimum clear distance of 1.6 metres shall be provided between the dwelling and the site boundary.

Boundary Treatments:

New dwellings to be bounded by a low brick wall to the front site boundary and extending between dwellings back to the building line. Concrete post and timber panel fencing to be provided between dwellings from the front building line to the rear boundary.