

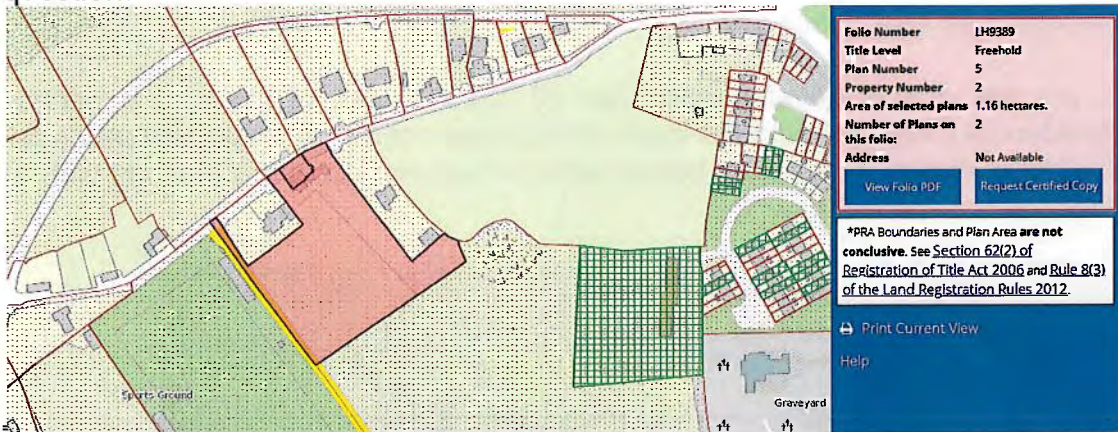
16 NOV 2020

Customer Services
Dundalk

Introduction

This submission is prepared in relation to lands located within the settlement boundary of Louth Village. The purpose of this submission is to seek the extension of the settlement boundary (further back from the public road – not an extension further outside of the village boundary), in order to accommodate a dwelling for a family member (my nephew).

The map extracts below shown the land in my ownership, while the Google screenshot outlines the ownership of neighbouring properties and the site in question.



Lands in the ownership of Mr. Patrick Devine



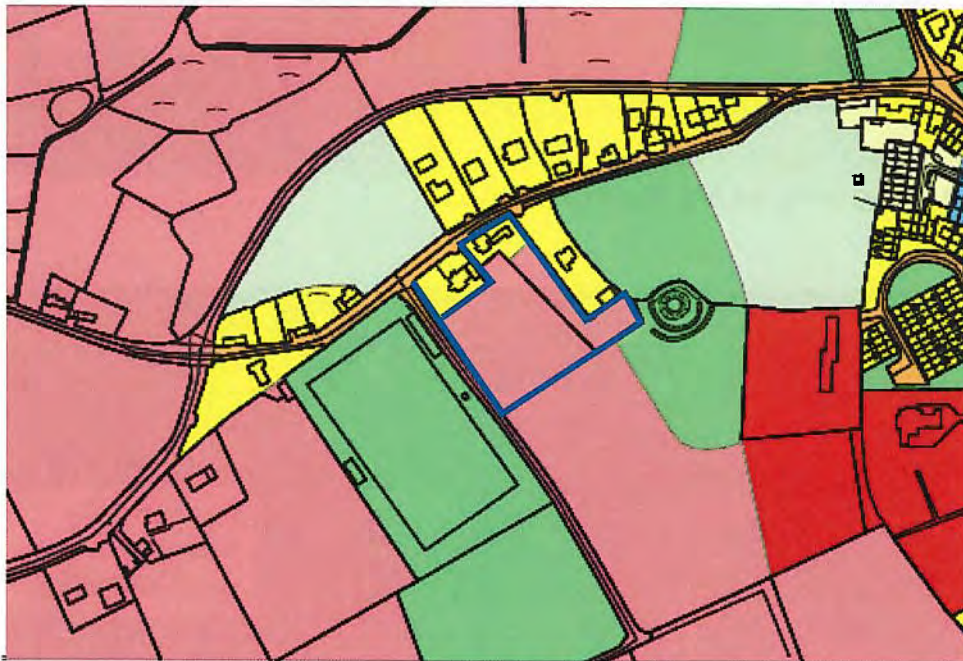
Submission on Draft Louth County Development Plan 2021-2027

Google image showing family connections and infill site immediately beside my home

These lands originally formed part of the overall landholding in the area known as 'Richard Taaffes Holding'. My Grandfather was a tenant working these lands at time and as part of a land commission, the lands forming 'Richard Taaffes Holding' were divided out to people who lived in the area. As a result, my grandfather became the owner of the lands outlined in Map 1 on page 1 of this report. These lands were subsequently left my Father and then to myself. It is my intension to leave these lands to my nephew for whom the proposed dwelling (infill development) will be for.

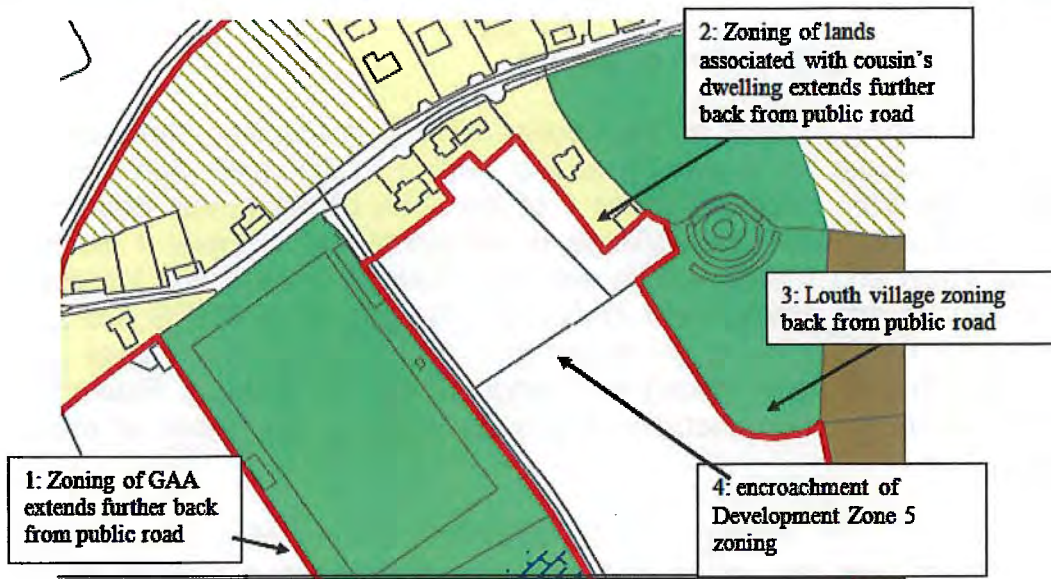
Zoning/Land Use Category

As per the current development plan 2015-2021, part of the land is zoned 'Residential Existing' while the lands behind are zoned as 'Development Zone 5'. This is shown on the map below within which my lands are outlined with a blue line.



It is my opinion that this split in the zoning so close to the public road is at odds with the immediately surrounding area. The rural zoning of 'Development Zone 5' encroaches in on the settlement boundary at this point (point 4 on the map below), while it can be seen from the map below that the village settlement zoning is further away from the public road both to the east and west (see point 1, 2 and 3 on the map below).

Submission on Draft Louth County Development Plan 2021-2027



I note from the Draft Louth County Development Plan 2021-2027 that the settlement limit for Louth Village is not proposed to change as shown on the map extract below. It is for this reason that I make this submission.



**Proposed zoning under Draft Louth County Development Plan 2021-2027
- no change to boundary**

Submission on Draft Louth County Development Plan 2021-2027

Proposed change to extent of zoning

While the zoning of lands as '*residential existing*' is welcome, this submission seeks to request the extension of this zoning further back from the public road. I note from reading Volume 1 of the Draft Louth County Development Plan 2021-2027 that Louth Village is designated as a Level 4 Settlement (Small Town and Village) which are described as '*Towns and villages with local service and employment functions*'. Section 2.3.2 'RSES and Louth's Settlement Strategy Hierarchy' states that "*Small Towns and Villages support local growth across the County and range in size and function. Future growth will focus on localised sustainable growth **meeting the needs of the local population.***"

Table 2.14 'Core Strategy Table' provides details of projected housing requirement over the period 2021-2027 and stipulates a housing allocation over the period of the new development plan of **414 units**.

It is clear from my reading of the draft development plan that there is a clear shift towards what is referred as 'compact growth' with Section 2.6.6 focusing on this matter. This section states "*An overriding objective of both the NPF and the RSES is the need to achieve ambitious targets for compact growth in urban areas. Louth is required to deliver at least 30% of all new homes within existing built up footprints. Achieving this target can be realised through urban regeneration and **infill**/brownfield site development which will contribute to sequential, sustainable and compact growth...*"

Volume 2 of the Draft Louth County Development Plan 2021-2027 provides more detailed information in relation to the Towns and Village Settlements. Information relating to Louth Village is found on pages 82-88. This section outlines that the '*Draft Plan will continue to promote a policy of consolidation in the Village, focused on localised growth, brownfield and **infill development.***' Objective LOU 3 states "*To support and **encourage residential development on under-utilised and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.***"

As outlined at the beginning of this submission, it is my intension to gift my nephew the lands in my ownership in order to enable him to apply for planning permission for a house of his own, while being able to stay in close proximity to both myself, and his own mother and father who live beside me while also continuing to live in Louth Village where he has grown up all of his life. This will be important for all of us as we get older that we have a family member living beside us into the future for support and care. It will also enable my nephew to have a house of own while continuing to work in the area.

As can be seen from the photographs below, there is an existing outbuilding on the land immediately adjacent to my house which forms the 'infill site'.

Submission on Draft Louth County Development Plan 2021-2027



Photograph 1: Existing outbuilding on my land and existing entrance into the lands



Photograph 2: Existing ditch within site illustrating width. Cousins dwelling is also shown in this photograph.

Submission on Draft Louth County Development Plan 2021-2027



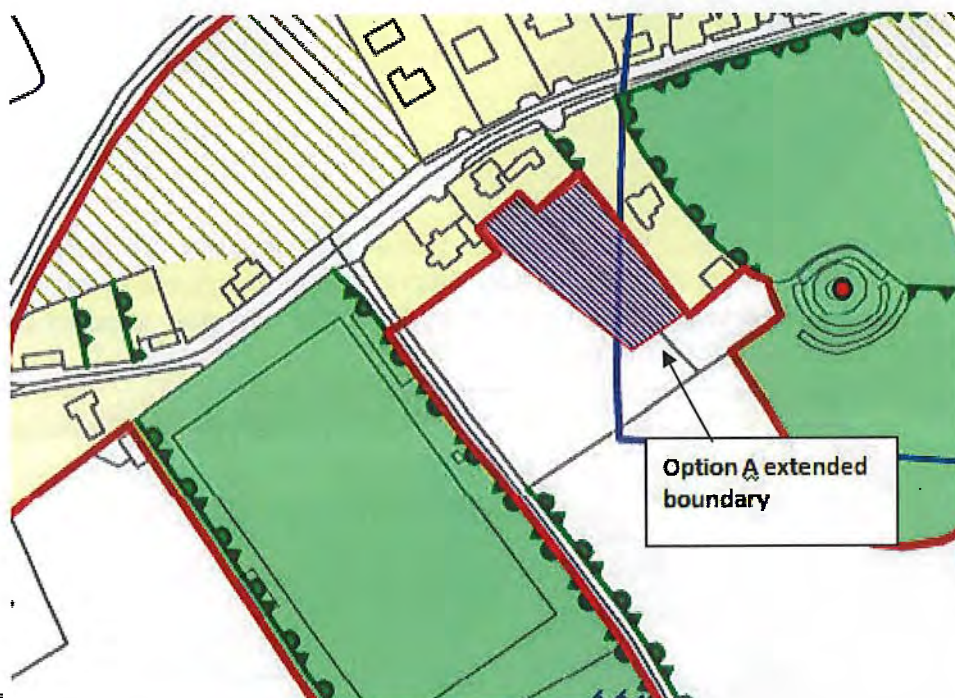
Photograph 3: This photograph shows my house which is right along the public road and my sister's house immediately adjacent (dormer – nephews home house).

As noted previously, this land has been in family ownership for generations, and my nephew will be the 4th generation to own this land. This land, where the outbuilding is situated is seen as an *'infill'* site as there are existing dwellings on either side of this site and the space is big enough to accommodate one dwelling only. In line with the guidance and objectives outlined within the Draft Development Plan, we recognise the importance of compact growth and continued growth with small villages such as Louth Village in order to ensure they remain sustainable into the future.

The main reason for this submission is to respectfully request that the boundary of the *'residential existing'* zoning is extended further back from the public road and also slightly wider as, if the zoning was only extending to the rear, the site will be very narrow (as you will see from Photograph 2 above). While it is not my nephew's intension to propose to build an out of character dwelling in terms of scale and design, the zoning as it currently stands limits his options in terms of site layout and design which from my reading of the development plan is equally important when developing an infill site. The outbuilding on the site at the moment is immediately adjacent to the public road, and it would be preferable to set a proposed dwelling further back into the site for residential amenity purposes (privacy from the public road, noise from the public road). The lands immediately behind this zoning is Development Zone 5 as previously noted (or Policy Zone 2 as is proposed in the draft plan) and he would not qualify to build on this part of the land currently given that it is zoned rural area and his qualifying address is within the village boundary of Louth Village, immediately beside my house. In addition, and further to advice from a Louth Councillor, as there are no public mains sewers in the area, a septic tank would be required, and as such, a larger zoned site would facilitate the required distance from the septic tank to the proposed house etc.

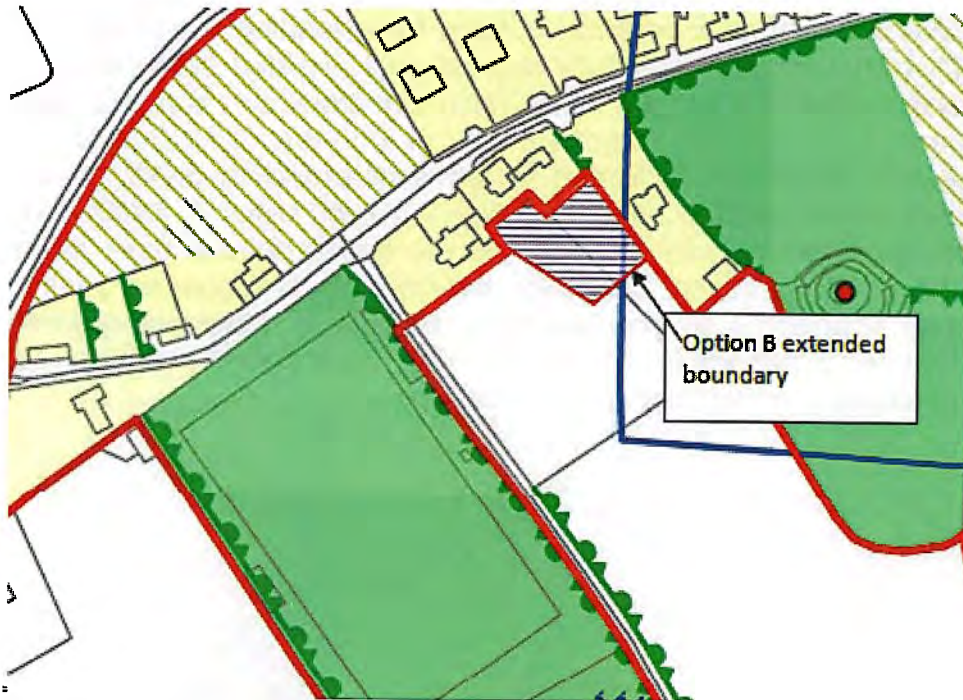
Submission on Draft Louth County Development Plan 2021-2027

As such, I have set out below potential options for extending the settlement boundary for which I would respectfully request you give due consideration. Our intension is to facilitate an infill house for my nephew and is not for any other purpose and we feel it is important for the long-term sustainability of Louth Village that locals are facilitated in terms of providing dwellings for future residents as is outlined within Section 2.3.2 of Level 4 Settlement Chapter within the Development Plan. While the below options have been prepared on the advice of a local Councillor, we are open to suggested zoning amendments by yourselves as you see fit in order to facilitate our request (adequate sized site to provide for a dwelling further back from the public road and to accommodate a septic tank appropriately).



Option A: Extend residential existing zoning to be in line with cousins dwelling immediately to the east. For clarity, I have highlighted the extended area in purple with a dashed line. This boundary follows the exact boundary of the dwelling to the east (cousin).

Submission on Draft Louth County Development Plan 2021-2027



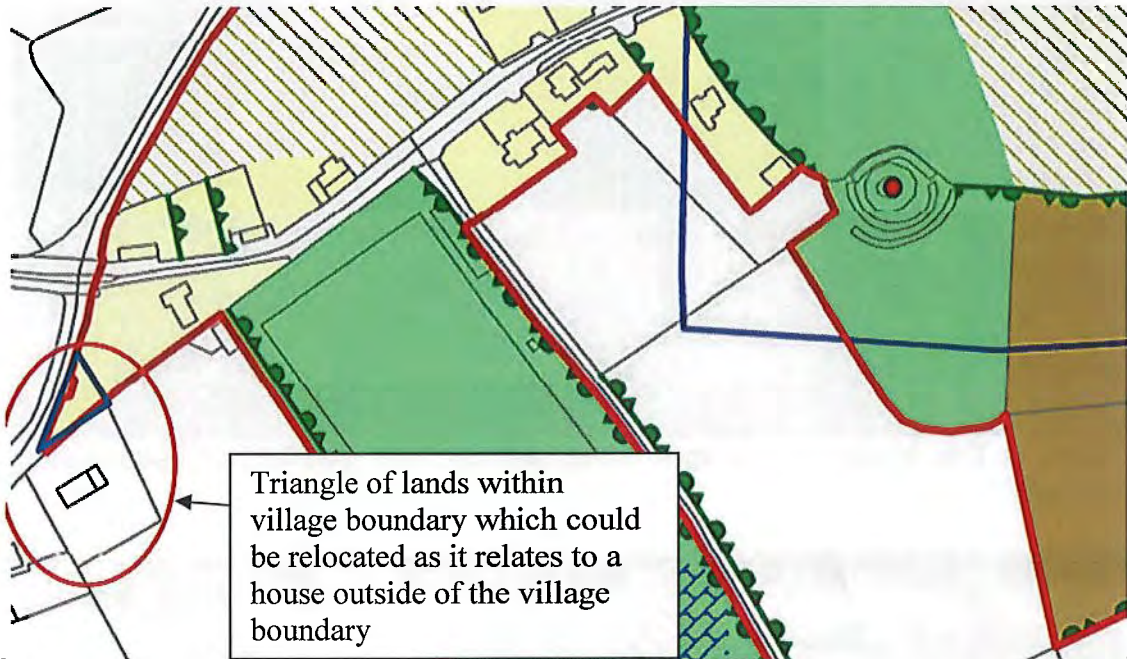
Option B: This extended boundary would allow my nephew to build a dwelling in line with his cousin. This would also prevent overlooking which would occur if his dwelling was set further forward in the site and forward of the front building line of our cousin's dwelling.



Option C: While it is not our intension to development the lands to the rear of my house or my sister's house, we were advised by a local Councillor that the best option may be to request the entire area of lands in my ownership are included within the boundary of Louth Village. This is the reason for Option C.

Submission on Draft Louth County Development Plan 2021-2027

I feel that this submission outlines that what we are asking for is practical and makes sense in order to appropriately implement the objectives of the development plan as they relate to compact growth and development in villages. I have been advised that in order for additional lands to be zoned, zoning has to be taken from elsewhere and as such, I have prepared some relevant maps to show where zoning could be taken from in order to slightly extend the residential existing zoning at my land.

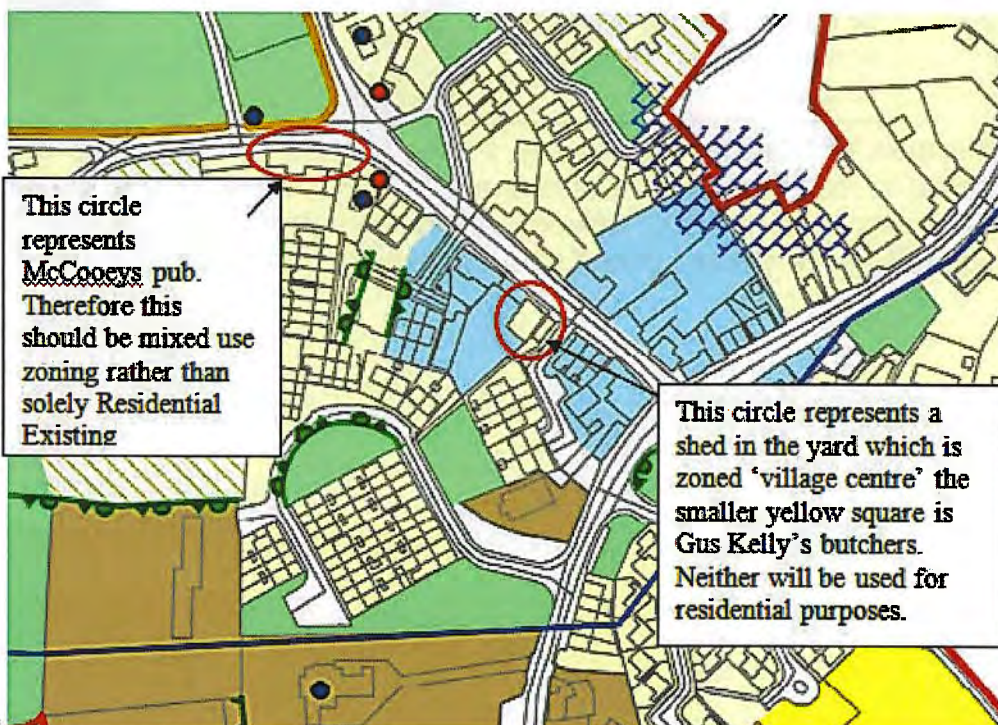


Map 1: The area of 'Residential existing' zoning actually forms part of the dwelling circled in red. Therefore I would consider that it doesn't make sense for the front driveway area to be included within the settlement boundary of Louth Village. (Figure 1: Google image below shows what I am referring to)

Submission on Draft Louth County Development Plan 2021-2027



Figure 1: This illustrates the as-existing layout of this dwelling and associated driveway.



This circle represents McCooeys pub. Therefore this should be mixed use zoning rather than solely Residential Existing

This circle represents a shed in the yard which is zoned 'village centre' the smaller yellow square is Gus Kelly's butchers. Neither will be used for residential purposes.

Map 2: This map outlines two areas which are zoned as 'residential existing' but are either not used for residential at all or are mixed use. Of particular note is the shed associated with the yard area which is zoned 'village centre' and 'Gus Kelly's Butchers shop' which is beside this shed. Both are zoned residential existing however it would be more appropriate, in my opinion that these are zoned Village Centre. I have included a google image (at Figure 2 below) to illustrate the shed and shop i am referring to.

Submission on Draft Louth County Development Plan 2021-2027

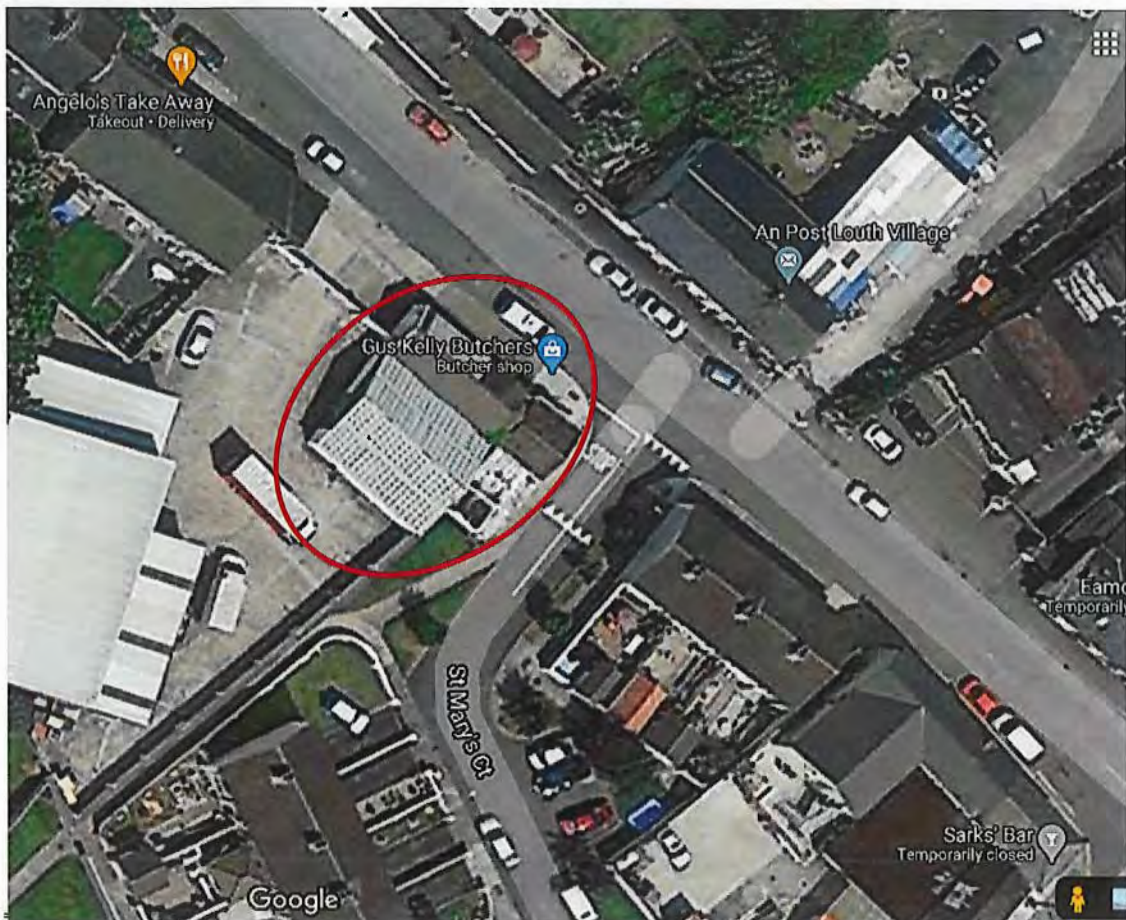


Figure 2: This google image illustrates the shed and shop which are currently zoned as residential existing. It is our opinion that this is the incorrect zoning for this and the residential existing could be placed at our site instead.

I would be grateful if you could give due consideration to my request as I firmly believe it complies with the policies outlined within your plan and will allow for compact development in the existing footprint of the village.

Conclusion

Thank you for taking the time to read my submission. As mentioned above, the purpose of this submission is for the extension of the zoning to facilitate an improved site layout for my nephew on the infill opportunity immediately beside my house. In its current form any proposed dwelling would be situated right along the public road, which from experience of my own dwelling being along the public road, is not ideal (as can be seen from Photograph 3). In the interest of proper planning and to provide an appropriate designed and sited dwelling, we feel that it would be more appropriate to extend the boundary further to the rear and slightly wider in order to accommodate a dwelling adequately sited within site for residential amenities reasons. We would respectfully request that due consideration is given to this submission in interest of proper planning and to facilitate appropriate compact growth within an existing settlement.