

**Planning Report**

for

**Zoning Submission for Residential site**

at

**Commons Grove, Dromiskin, Louth**

November 2020



**AKM Design**  
Unit 4  
Orchard Business Centre  
2009 Orchard Avenue  
Citywest Business Campus  
Dublin 24

## Contents

1.0	Introduction.....	3
1.1	Site Description.....	3
1.2	Planning History of Area .....	3
1.3	Planning History of Subject Site.....	4
1.4	Proposed Rezoning.....	4
1.5	Development Potential.....	5
1.6	Drainage & Infrastructure .....	5
1.7	Existing Trees & Hedges.....	5
1.8	Archaeology.....	5
2.0	Conclusions.....	6

## 1.0 Introduction

We make this submission to Draft Louth County Development Plan 2021-2027 on behalf of Property People Investment Limited, the owners of the subject site at Commons Grove, Dromiskin, Louth.

### 1.1 Site Description

The subject lands extend to an area of c.1.6 hectares and are located to the west of Commons Road. The site is broadly rectangular in shape and is accessible through the Commons Grove housing estate. The site has 2 access points.

Commons Grove bounds the site to the east with greenfields surrounding all other boundaries. The lands are characterised by relatively flat terrain with a boundary made up of hedgerow and trees.



*Aerial photo of site*

### 1.2 Planning History of Area

We refer to the following planning history of the area. The Commons Grove housing estate comprises detached and semi-detached houses. Commons Grove planning reference numbers are as follows:

95158 – 4 Dwelling Houses  
*Granted – 26/08/1995*

95543 – 17 Dwelling houses – 16 Granted  
*Granted – 18/11/1995*

97604 – 24 Dwelling Houses – 19 Granted  
*Granted – 26/12/1997*

### 1.3 Planning History of Subject Site

There have been 3 planning applications on the subject site:

02254 – 31 no. houses in block of 4 terraced units, block of 6 terraced units, 4 pairs of semi-detached 13 detached 2 storey houses, open space & all associated site works. Permission was refused on 03/05/2002.

031342 – Development comprising 2 no. 4 bed 2 storey, semi-detached dwelling houses, block 2 comprising 2 no. 4 bed & 4 no. 3 bed 2 storey terraced dwelling houses, block 3 comprising 2 no. 4 bed & 4 no. 3 bed 2 storey terraced dwelling houses, block 4 comprising 313m<sup>2</sup> single storey nursing home for Eastern Health Board with bin & oil stores & landscaping, boundary walls & all associated site works. Permission was refused on 17/11/2003.

081060 - 32 no dwelling houses comprising of the following: 8 no. 2 storey 4 bed semi-detached dwelling houses, 6 no. 2 storey 3 bed semi-detached dwelling houses, 6 no. 2 storey 3 bed end of terrace dwelling houses, 3 no. 2 storey 2 bed mid terrace dwelling houses, 9 no. 2 bed terraces houses (contained in three separate blocks), landscaping and all associated site development works. Deemed to be withdrawn – 25/09/2008.

### 1.4 Proposed Rezoning

Dromiskin is defined as a small town / village in the Draft Louth County Development Plan. We ask the planning authority to consider this proposed rezoning would allow for an infill residential development that does not leapfrog existing zoning and connects to existing development.

We consider that the subject lands are suitable for rezoning to residential and are a logical extension and natural extension of the existing residential lands at Commons Grove.

The subject site is situated within walking distance to shops and services at Dromiskin Village with access to retail and social amenities. Dromiskin is conveniently located along the Dublin-Belfast corridor and has good transport links.

The site is fully serviced, and upon completion will be a seamless extension of Commons Grove housing estate. We ask the planning authority to consider the following supporting information.



***Draft County Louth Development Plan 2021-2027. Site indicated with black star at centre. Surrounding lands are residential or strategic reserve to the east.***

## 1.5 Development Potential of site

We have looked at the feasibility of developing a low-density housing scheme on the site. Please see enclosed site layout drawing. The proposed site layout shows a small infill compact development of family dwellings. There are 33 no. semi-detached or detached dwellings; all with in curtilage car parking and large front and rear gardens. The public open space is provided in accordance with requirements and the existing trees and hedgerow in this location are protected.



*Residential Development scheme of 33 dwellings for the subject site*

## 1.6 Drainage & Infrastructure

The site is served by local authority drainage and Irish Water infrastructure. There is a public water supply network in the Commons Grove estate. There was available capacity in the Dromiskin Wastewater Treatment Plant.

We have reviewed the flood data for the area. There are no known flood events on the site and the lands are not located within flood restrictive areas.

## 1.7 Existing Trees & Hedges

There are trees and hedges on the periphery of the site at the field boundaries. Any new development will have regard to the existing field patterns. There are trees / hedgerows located on the south of the site that are listed as 'Trees / hedgerows of special amenity value'.

## 1.8 Archaeology

Dromiskin was originally a Celtic monastic site. We have carried out a desktop review of the subject lands with the historic environment viewer. There are no known archaeological or heritage items located on the site.

## **2.0 Conclusions**

There is a demand for new family housing in Dromiskin, Louth.

The site has the capacity to absorb a small infill residential development.

This site provides an opportunity for new housing close to the shops and services.

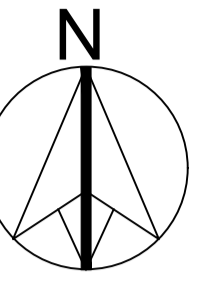
We consider the lands are suitable for rezoning to residential to allow the logical growth and consolidation of Commons Grove.

The proposed rezoning will allow a modest level of residential development including new public open space, roads, footpaths, and public realm improvements for Dromiskin.

We ask the planning authority to consider the populations projections for the county when making this decision.



We look forward to a reply.

**Jong Kim MIPI**  
**AKM Design**



**PROPOSED SITE LAYOUT**  
SCALE: 1:500

**HOUSE TYPE LEGEND**

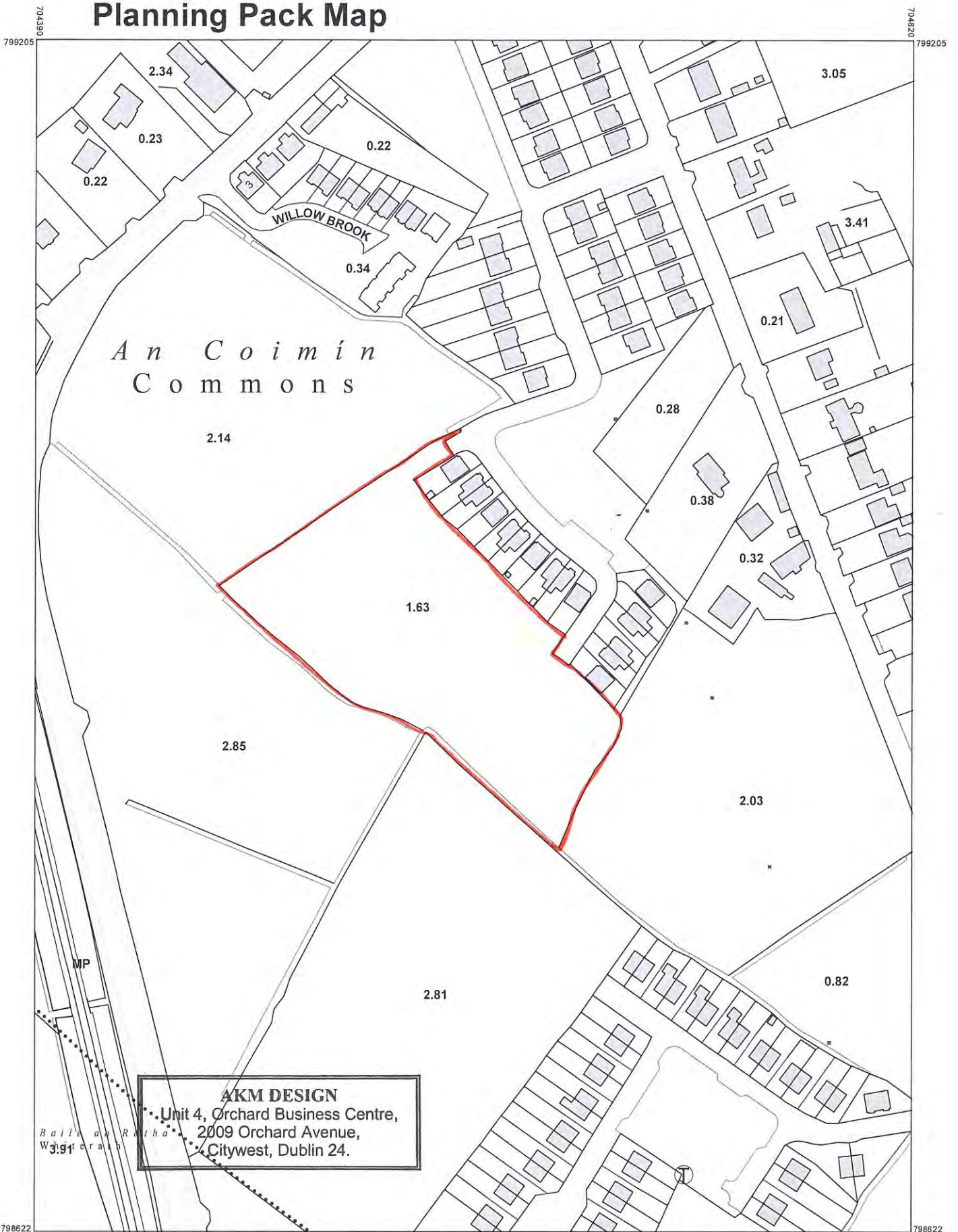
	<b>HOUSE TYPE A</b> 4 BED DETACHED
	<b>HOUSE TYPE B-B</b> 3 BED SEMI DETACHED

NOTES	REVISIONS		
	DATE	DESCRIPTION	NO.
COPYRIGHT RESERVED. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DISCREPANCIES TO BE REPORTED TO AKM CONSULTANTS LTD IMMEDIATELY.			
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, ENGINEERS & MECHANICAL ENGINEERS DETAILS. ALL DIMENSIONS TO BE CHECKED ON SITE BY MAIN CONTRACTOR PRIOR TO CONSTRUCTION. MAIN CONTRACTOR RESPONSIBLE FOR SET-OUT.			

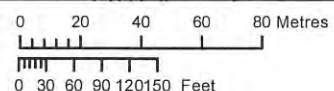
**AKM Design**  
Architecture - Planning - Engineering  
Unit 4, Orchard Business Centre, 2009 Orchard Avenue, Citywest, D24  
T: 353 1 4786234 E: info@akmdesign.ie

PROJECT TITLE: DROMISKIN, CO. LOUTH	SCALE: 1:500@A1	DATE: DEC '20	CLIENT: PROPERTY PEOPLE INVESTMENTS LTD	DOCUMENT NO: 20126-AKM-NA-XX-XX-DR-A-1001	PROJECT CODE: 20126	ORGANISATION CODE: AKM	DEPARTMENT CODE: XXXX	STAGE: S3 COMMENT	LEVELS & LOCATION CODE: XX	SEQUENCE NUMBER: 1001	REVISION: DR	ROLES CODE: A	AKM JOB NO.: 20126
--	--------------------	------------------	--	--	------------------------	---------------------------	--------------------------	----------------------	-------------------------------	--------------------------	-----------------	------------------	-----------------------

# Planning Pack Map



**AKM DESIGN**  
 Unit 4, Orchard Business Centre,  
 2009 Orchard Avenue,  
 Citywest, Dublin 24.



OUTPUT SCALE: 1:2,500



**CENTRE COORDINATES:**  
 ITM 704605,798914  
**PUBLISHED:** 01/12/2020  
**MAP SERIES:** 1:2,500  
**ORDER NO.:** 50159059\_1  
**MAP SHEETS:** 1832-C

**CAPTURE RESOLUTION:**  
 The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie>; search 'Capture Resolution'  
**LEGEND:**  
<http://www.osi.ie>; search 'Large Scale Legend'

**COMPILED AND PUBLISHED BY:** Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.  
 All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

© Suirbhéireacht Ordanáis Éireann, 2020  
 © Ordnance Survey Ireland, 2020  
[www.osi.ie/copyright](http://www.osi.ie/copyright)

Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

