

Doherty Design Services

Date: - 26th July 2021

Louth County Council,
Town Hall,
Crowe Street,
Dundalk.
Forward Planning Unit, Development Plan Review,

**Re: - Submission on Draft Louth County Development Plan 2021-2027.
Response to the Chief Executive comments in relation to Submission DR021**

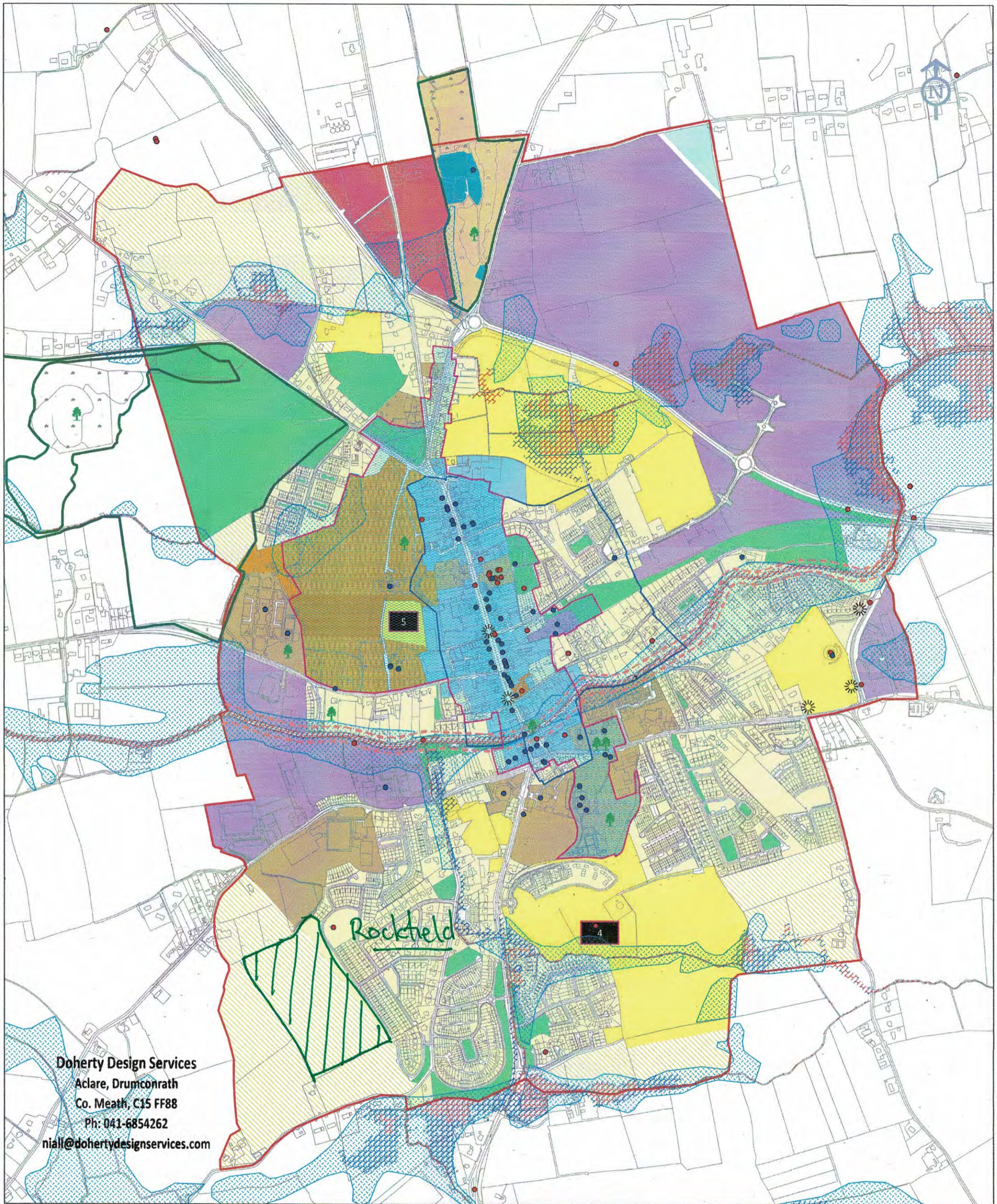
A Chara,

On behalf of my clients who are the owners of the land shown hatched on the enclosed map, I again wish to make the following comments in relation to Rockfield Housing Estate, Stoneylane, Ardee. The land hatched was zoned 'Strategic Land Reserve' on the Amended Land Use Zoning Map in the Ardee Local Area Plan 2010 – 2016 and I note that the proposed zoning of the land in the new Draft County Development Plan 2021-2027 remains unchanged in this 10 year period. I wish to make a number of comments as to why these lands should be changed to Category A2 New Residential.

1. Originally the Rockfield Housing Estate extended to an imaginary line on mapping which was drawn years ago when it was suggested that the N2 national road passing through the town could be diverted West of the town. Clearly this has long since passed and on this basis I believe that the imaginary line is irrelevant.
2. Landowners who have land which was zoned New Residential in the Ardee Local Area Plan 2010 – 2016 and retain the same zoning have failed to develop or indeed perhaps don't intend to develop their land. This restricts others who wish to construct good quality and affordable housing for the towns people but cant. Furthermore, the choice on where towns people want to live is very restrictive due to the lack of development on these zoned lands. My clients are developers who have constructed good quality and affordable dwellings in the past and feel that this site is ideal for the future development of the town.
3. Contrary to the Infrastructure Assessment of the lands noted in the Chief Executives Response on the original submission, these lands are fully serviceable with sewers, surface water drains, watermains, public utilities and a road network all adjacent to the site and ready to go for immediate construction. Furthermore, increased capacity in the surface water drainage was installed in 2000-2005 as part of the overall Rockfield estate development in agreement with Louth Co. Council Water Services Section for these and other adjacent lands. I am advised that this development included an agreement (incl financial) with the local Ardee Community School and other landowners downstream for the installation of a trunk surface water drain directly to the river Dee and surface water contributions were waived by Louth Co. Council at the time to facilitate this critical infrastructure installation.
4. The lands are within a short walk to schools, the church, playgrounds and the retail heart of the town.

Is mise le meas,

Niall Doherty.



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Draft Louth County Development Plan
 2021 - 2027

Ardee
 Draft Composite Map



Louth County
 Development Plan
 2021 - 2027

Comhairle Contae Lú An Roinn um Pleanáil
 Louth County Council Planning Department
 www.louthcoco.ie info@louthcoco.ie

SCALE: Not to scale

DATE: October 2020

| LEGEND | | CFRAM Flood Study (OPW) | | Settlement Boundary | |
|---|---|--|--|---|--|
| Land Use Category | | <ul style="list-style-type: none"> Flood Zone A Flood Zone B | | <ul style="list-style-type: none"> Red outline | |
| <ul style="list-style-type: none"> A1 Existing Residential A2 New Residential B1 Town or Village Centre C3 Commercial and Business D1 Regeneration | <ul style="list-style-type: none"> E1 General Employment G1 Community Facilities G2 Institutional Lands H1 Open Space I1 Tourism and Leisure | <ul style="list-style-type: none"> J2 Public Infrastructure and Utilities K1 Agriculture L1 Strategic Reserve SO Spot Objective (See Chapter 13) | <ul style="list-style-type: none"> Osi Vector Mapping Special Protection Area (NPWS) Riparian Buffer Zone | <ul style="list-style-type: none"> Scenic Views & Prospects Benefiting Lands (OPW) Architectural Conservation Area | |
| <ul style="list-style-type: none"> Tree Preservation Order Proposed National Heritage Area (NPWS) | <ul style="list-style-type: none"> Zone of Archaeological Potential Trees & Woodland of Special Amenity Value | <ul style="list-style-type: none"> National Monuments (NMS) Record of Protected Structures | | | |

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