

Comhairle Contae Lu
10 DEC 2020
Oifigi an
Príomhfeidhmeannach

Frank Burke & Associates
Baldara
Trim Road
Navan
Co. Meath

To/
Miss Joan Martin
County Manager
Louth Co. Co.
County Offices
Millenium Centre
St. Alphonsus Road
Dundalk
Co. Louth
3-12 -2020

Re: - Zoning Proposal for lands at Priorland and Townparks as part of the Dundalk & Environs Development Plan under the Louth County Development Plan 2021-2027

Dear Sir, *MS.*

Louth County Council has published draft zoning proposals for the Dundalk and Environs area recently as part of the review of the Louth County Development Plan 2021-27. With this in mind, on behalf of Francis Bishop of we are making a submission to the Council to change the zoning proposals for the land in the ownership of Mr. Bishop from that currently proposed to what was previously zoned.

The lands that are the subject of this submission are located in the townlands of Priorland & Townparks. The proposal in the draft plan is to zone the lands as Strategic Reserve (L1). In support of our submission, we would point out that the townland of Priorland is also specifically identified for development in the Dundalk Gateway -New Development Plan 2009 -2015 and the lands were zoned in the Dundalk Southwest Local Area Plan 2006. *We are requesting that Louth County Council retain the existing zoning, which is Residential 2 (Res2) in the existing Dundalk and Environs Development plan. This would equate to New Residential (A2) in the new plan*

In support of the above, please find enclosed our detailed submission, setting out our case for the retention of the existing zoning. We would add that the subject lands are shown on the maps included in the submission. In summary, the subject lands are ideal for immediate development and can be connected to existing services and abut lands in residential use.

As development plans and associated zoning are a reserved function of the members, we would be obliged if this request could be put on the agenda for the meeting of the Council at which submissions on the Draft Plan are listed for consideration. Please acknowledge receipt of this submission both to me and to my client at the address listed above.

Encl.: - Submission

Submission for the Zoning of Lands at Priorland & Townparks, Dundalk, Co. Louth for Francis Bishop

1.0 Overview

This application relates to lands located on the southern outskirts of the town of Dundalk in Co. Louth and in the townlands of Priorland & Townparks. The lands lie within the jurisdictions of Dundalk Town Council & Louth County Council. They are located within the area covered by the Dundalk and Environs Development Plan 2009 -2015. Frank Bishop owns all of the land that is the subject of this submission. The land forms part of the South West Local Area Plan, more particularly the subject land is located immediately west & north of the Louth County Hospital, east of the railway line and abut the Priorland Road.

The subject lands form part of a medium sized farm holding, which is worked by the owner and is currently used for grazing and tillage. The lands that are the subject of this application are zoned Residential 2 (RES 2) in the 2009-15 Dundalk and Environs Development Plan. The lands are also identified for development in the South West Local Area Plan 2009 -15. The proposals in the Draft Plan are to change the zoning of the lands to Strategic Reserve (L1), i.e. not to be developed until after 2017.

The rationale for this submission is that all the lands have already been identified for development potential in a number of plans, are located adjacent to the lands in residential use and fall within the serviceable envelope for Dundalk. The owner has received a number of approaches over the years by third party developers to acquire part or all of his holding for residential development. Indeed planning permission was granted by Dundalk Town Council to Kinler Developments Ltd. to develop part of the holding, the details of this is outlined later in this submission.

The subject lands can be serviced with potable water, surface water and foul drainage via facilities that exist in the area. There are no major road proposals affecting the holding, in that the road network in the vicinity is already fully developed. Clearly the holding can be developed in its own right as a standalone project, on a phased basis or as part of a wider area development.

This following details the case for **retaining the zoning of New Residential (A2) in the proposed Louth County Development Plan 2021-2027 and more particularly the Dundalk and Environs section of that Plan.**

2.0 Location of the Lands

The lands located on the southern outskirts of the town of Dundalk in Co. Louth, in the townlands of Priorland & Fairhill. The lands lie within the jurisdiction of Louth County Council and are located within the area covered by the Dundalk and Environs

Development Plan. Francis Bishop owns all of the land that is the subject of this application. The land is located north west of the Louth County Hospital, east of the railway line and abut the Priorland Road.

The land forms a medium sized farm that is located adjacent to the developed urban area of Dundalk. As pointed out above the lands are currently in use for grazing and tillage.

The land that is the subject of this application is located within the area that is shown on the zoning map for Dundalk and Environs (Map no. 1), but more particularly on the aerial photographic map (Map no. 2). These maps show the relationship of the lands to the existing road network, the residential lands and the other developments in the area.

3.0 Area

The site the subject of this zoning application comprises about 30 hectares

4.0 Current Zoning

The land falls within the development boundary for Dundalk and Environs and as such are zoned in the current zoning proposals for the town under the 2009 to 2015 Dundalk and Environs Plan, which is part of the existing Louth County Development Plan. **The land, in this plan, is zoned for Residential 2 (see map no. 1 of the Dundalk & Environs Development Plan 2009-2015).** This zoning set out the land use:-

“To provide for new residential communities subject to the availability of services”

5.0 Zoning in Draft Plan

The lands are proposed for zoning as Strategic Reserve (L1) in the proposed development plan, which is basically to provide a land bank for the orderly development of the settlement in the future but would not be available for development until after the expiration of the proposed draft plan (after 2027)

6.0 Proposed Zoning

The land falls within the development boundary for Dundalk and Environs and in particular the South West Local Area, as such are included in the current zoning proposals for Dundalk. We are proposing that the existing land use zoning be retained, namely, **New Residential (A2)**. You will note that the designation has changed from RES 2 to A2, but the proposed land use is the same. This zoning allows for a land use:-

“To provide for new residential communities and supporting community facilities”

In support of the above, we would point out that:-

- (1) The lands can be serviced via facilities in the vicinity of the said lands, as such could be developed for residential use in the short term
- (2) Abut lands that are in residential use.
- (3) Have excellent road access
- (4) Other support services, such as electricity, telecom and broadband, are available in the area.

Clearly the lands are ideal for *immediate* development.

7.0 Site Description

The subject lands comprise 4 fields or “paddocks” in mixed use, located adjacent to the family dwelling. The farming uses are approximately 80% grazing and 20% tillage.

8.0 Outside Factors

We would point out that the lands are located within an area that is essentially urbanized, as such there has been urban based nuisance experienced in the farming operation of the lands. This has been increasing gradually inline with the pace of urbanization in the area. This is slowly impacting negatively on the economic operation of the farming unit.

The undeveloped land in the locale, given it’s proximity to the town is the subject of considerable development pressure. Given there proximity of services in the area, they have a very high profile for developers. Indeed our client has had numerous approaches from developers to acquire the totality or parts of the holding. Indeed a very high profile builder, Kinler Developments Ltd acquired part of the holding. The latter received planning permission from Dundalk Town Council under planning file 07-214 for a residential development on part of the holding. They did not proceed to develop and my client reacquired the Kinler lands. Since then he has had a number of approaches from other locally based builders and auctioneering to acquire parts or all of his lands.

The net result is that my client has no option but to seek a zoning for the holding that reflects it’s potential for development in the short to medium term, namely residential.

9.0 Services

A) Water Supply: -

The lands can be serviced with a potable water supply by way of a connection from the existing water supply that runs along the Priorland Road and services the Priorland Gardens estate. The pipe sizes of the distribution network in the locality are more than adequate to serve any development on his lands.

We would indicate that the source of the supply for Dundalk and Environs is Lough Muckno in Co. Monaghan and after treatment it is pumped to a high level reservoir at Cavan Hill, which serves the subject area. Louth County Council has indicated that it

intends to invest in improvements to the water supply in the Dundalk Region, the cost of which will be borne by way of a levy on proposed developments. My client would be quite willing to make a reasonable contribution towards these improvements if he was allowed to develop his lands in the future.

It would be proposed to provide a ringmain network to serve any development/developments on his lands area together with a separate supply to serve each dwelling or building proposed as part of any future development on the said land. These supply mains will have the various water supply fittings such as valves; hydrants etc. fitted at the most appropriate locations. The construction details for the water supply will form part of the planning process and if necessary agreed with the local authority in advance of any application.

B) Surface Water Drainage; -

Surface water from the site can be drained directly to a large surface water drain running close to the railway; this drain runs through the holding. This system discharges into Barmer's Bog area, which is located on the north of the holding. This drain/area is adequate in size to cater for any development on the subject lands. It would be proposed that this drain would be piped in due course in line with the pace of development, with the bog been developed as an urban wetland. Indeed we are aware that the local authority has proposals to drain the bog. My client would propose to develop the bog area as an urban wetland pending the latter development.

Attenuation on-site will be provided on site for any development in line with the required standard pertaining at the time.

The applicant has direct access to this existing surface water drain and bog area, as such will not require wayleave facilities over any lands in other ownership.

C) Sewerage; -

There are foul sewerage mains serving other developments in the immediate vicinity of the land holding, but do not serve the subject lands at the moment, e.g. Priorland Garden, just east of the subject lands. Preliminary assessment suggests that the sizing and levels of the existing mains and pumping station are adequate to serve part of the subject lands. Indeed all of the lands could be served by pumping. Clearly this will have to be checked as part of the detailed design for any residential scheme on the subject lands.

The sewer connection from the subject lands to the existing mains in the vicinity will not require a wayleave. As indicated it will be necessary to carry out a detailed topographic survey of the subject lands and adjoining area in order to design the optimum foul drainage system to serve the proposed housing layout on the subject lands. It is likely that in the long-term a new South West Area interceptor sewer will be provided, probably along the line of the existing surface water drain. Any interim sewer network can be

designed to serve any proposed development and ultimately connect into this future sewer.

The extent that development of the subject lands can take place will in the short term be limited by the available capacity available for treatment Dundalk Treatment system. This should not be a limiting factor as far as rezoning is concerned given the authorities proposals to improve the drainage facilities in the area in line with projected development proposals and population growth for Dundalk. Further, any planning application made by the applicant in the future will require that:

- (1) The issues in respect of drainage to the network will have to be addressed to the satisfaction of the local authority.
- (2) Capacity is available in the both the collection system and sewerage works to treat the effluent generated by any development.

D) Roads: -

The land has direct road access onto the Priorland Road and the road in the Priorland Gardens estate. As such the lands have has sufficient road frontage available for the provision of an entrance or entrances to serve any proposed development. It should be noted that any road proposal will be designed to include a link to any proposed new local distributor road for the south west area. The latter will ultimately connect to the existing roundabout link on the inner relief road. Access points to the distributor will be limited.

All in all sufficient road frontage is available to the applicant to provide access or accesses to serve the lands. These junction/junctions and the associated local network will be designed so as to comply with the requirements of Louth County Council in respect of serving the South West Area as a whole. Further the road design will comply with the NRA published DMURS or the design standard prevailing at the time of the planning submission.

Wee would indicate that Inner Relief Road Roundabout access fully complied with the requirements of the local authority pertaining at the time of its construction. Indeed the roundabout would also comply with current standards. This road infrastructure will provide the principal means of access/egress from the South West Local Area.

We would indicate that the lands are not impacted upon in any way by future major road improvement proposals.

E) Other Services

Broadband, telecom and electricity supplies are readily available in the area and can be incorporated into the design of the service layout of any development, be it a one-off or multi.

10.0 The Case for Rezoning

The site represents a natural area to zone for residential use, in that:-

- (1) The lands can be serviced via facilities in the vicinity of the said lands, as such could be developed in part or in whole for residential use in the short term
- (2) The lands abut lands that are in residential use.
- (3) Have excellent road access
- (4) Other support services, such as electricity, telecom and broadband, are available in the area.

The development plan objectives for Louth includes for the development of major development centres like Dundalk and its environs, where services can be provided at reasonable cost. The town has the full range of services in existence including community facilities including church, schools, community centres, local shops, restaurant, public houses, sporting facilities including golf, GAA, racing, soccer etc. to serve any approved development. These services are available in the immediate vicinity of the proposed site.

The South West Area including the subject lands are located within the zone of influence of the Dundalk town, where there is an increasing demand for employment and housing units to be provided to service the existing shortfall in the area. Indeed, the Louth area including all the main towns would be considered to be prime development areas for the Greater Dublin Area given the excellent transport links (rail and M1 motorway).

The M1 (National Primary Road) between Dublin and Belfast has been upgraded to full motorway standard, this major road link in the North East Region has increased, and after Brexit will further, increase the demand on the town for additional industrial and housing land over and above that arising from its own natural growth. We also understand continued improvements are planned for the rail link between Dundalk and Dublin, particularly in respect of the commuter aspect, again this development like the road will increase the attractiveness of the area as a whole, as such we would content that the local authority should be making land available and zoning land for development, particularly serviceable land.

11.0 Conclusion

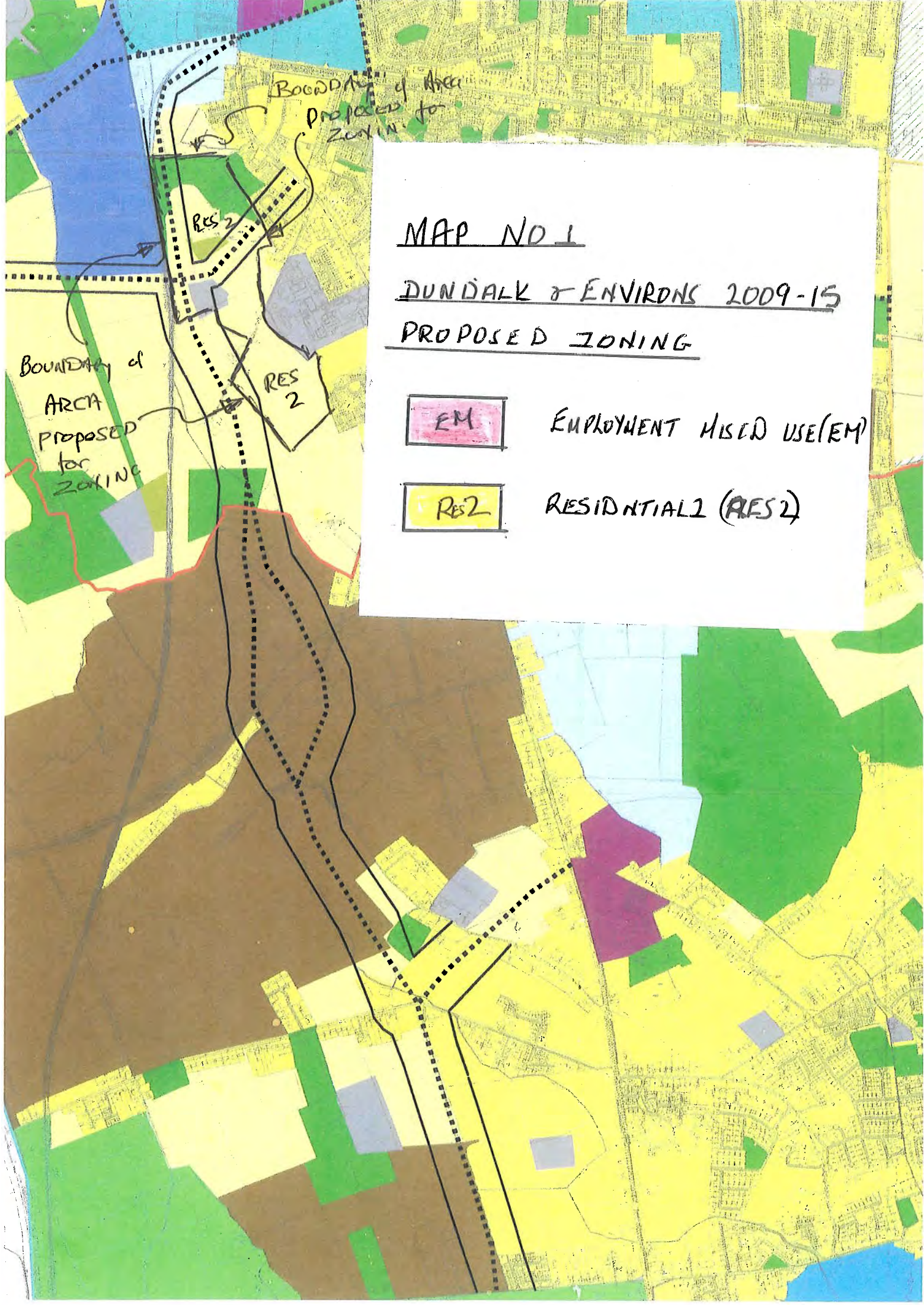
As we have indicated above, the subject land can be developed for residential development without impacting on the similar zoned land in the Dundalk area. The land abuts land in residential use and can be serviced at present by the applicant without the requirement for wayleaves etc.

To conclude, having taken the above into consideration, we believe that there is a strong case for zoning the land the subject of this submission New Residential (A2). We trust that the planning authority will agree.

Encl.: -

(1) Map No. 1- Existing Zoning Map

(2) Map No. 2 - Aerial Photographic Map of the Subject Land – Showing Proposed Zoning and existing development in the area



BOUNDARY of Area
Proposed for
ZONING

BOUNDARY of
ARCA
Proposed
for
ZONING

RES 2

RES 2

MAP NO 1

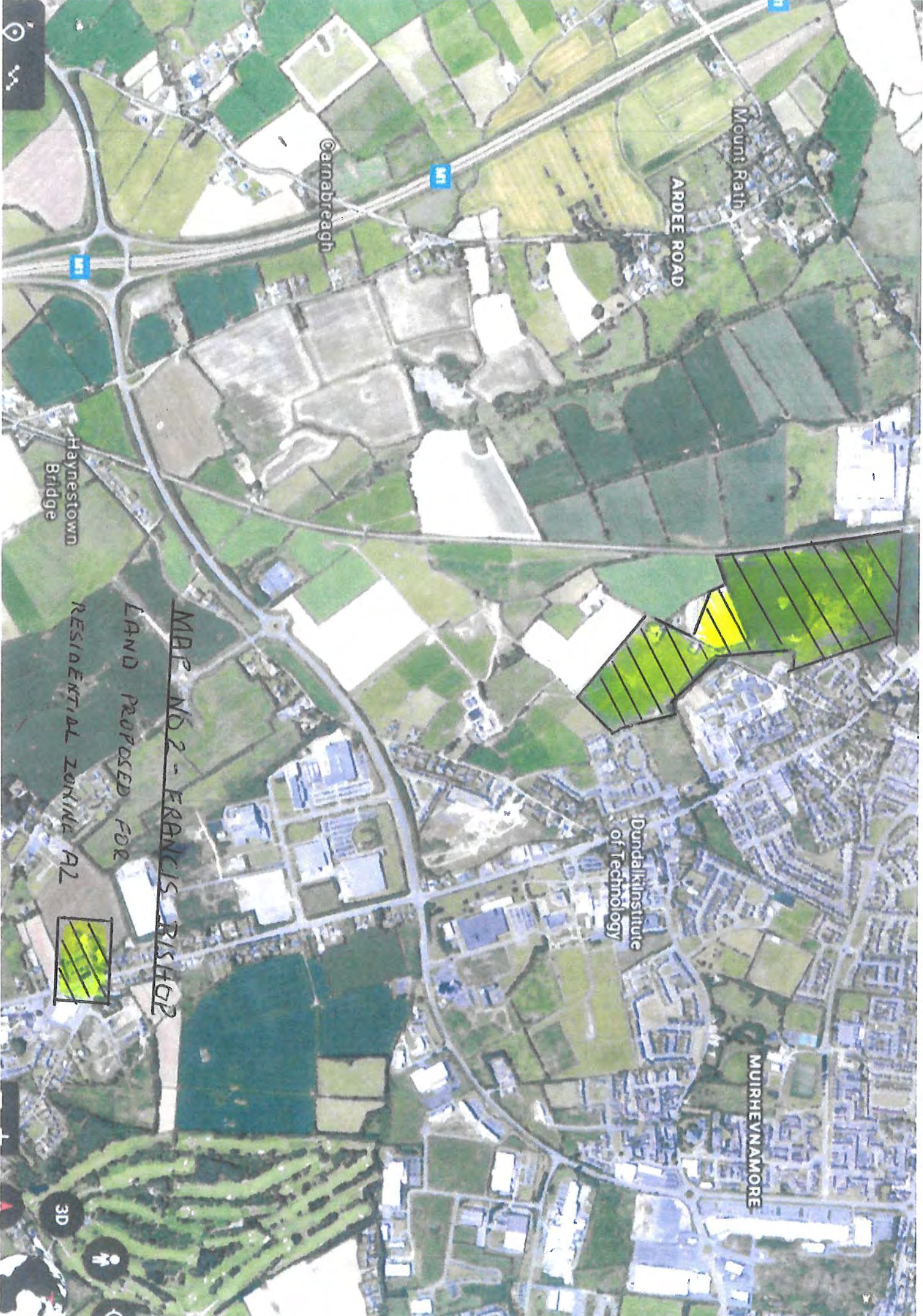
DUNDALK & ENVIRONS 2009-15 PROPOSED ZONING

EM

EMPLOYMENT MIXED USE (EM)

RES 2

RESIDENTIAL 2 (RES 2)



Mount Rath

ARDEE ROAD

Carnabreagh

M1

Haynestown Bridge

Dundalk Institute of Technology

MUIRHEVNAMORE

MBP NO 2 - FRANCIS RISHOGH

LAND PROPOSED FOR

RESIDENTIAL ZONING A2



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