

Re: Zoning of lands Castletown Road (Lands West of Railway Bridge)  
from C1 Mixed use to A2 New Residential.

**DLK17**

**Mr. Declan Flood.**



**Google Maps Street View of Subject Site – Brickfield Close, Castletown Road.**

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27<sup>th</sup> July 2021

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## **1.0 Introduction**

The details below are for the rezoning of a small site at Brickfield Close, Castletown Road, Dundalk. The site is currently zoned as Employment Mixed Use and as I'm sure you will agree this zoning is not suitable for the site. The site is the remnant of a previous development dating back to 1998 and unfortunately a residential planning application cannot be made with the current zoning.

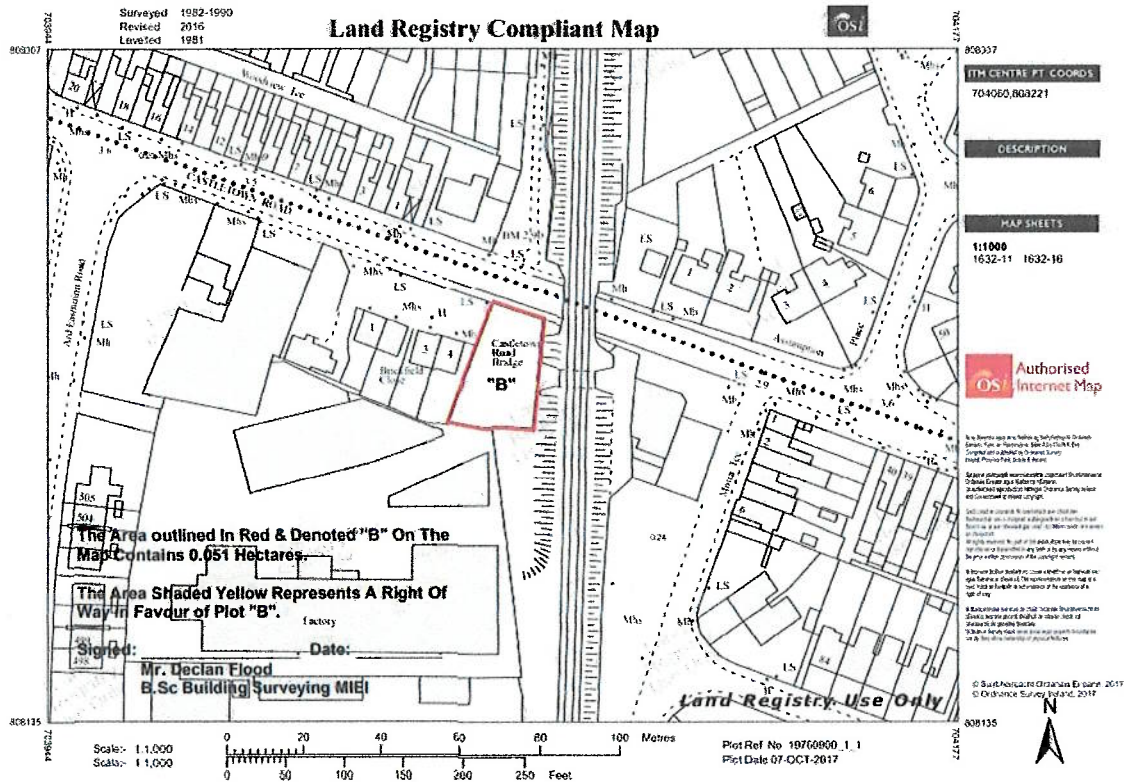
A pre planning meeting was held with Louth Co Co and the planner suggested that a submission for re-zoning be made during the review of the development plan.

## **2.0 Background**

The site is a remnant from the earlier development in 1998 of Brickfield Close and is zoned as Employment Mixed Use. As such any grant of permission would require the material contravention of the Dundalk & Environs Development Plan. I feel however that there is sufficient justification to favourably consider the proposal for the rezoning of this site to residential. The site has been left vacant and unused for decades. It has no history of applications for planning permission. As it can only be accessed off Brickfield Close it is unlikely ever to be considered a desirable as a viable business, industrial or commercial site.

The site however is ideally site and sized to accommodate a single dwelling to be accessed from Brickfield Close and link into existing services that should be

more than capable of accommodating an additional residential unit. The proposal would also facilitate the consolidated development of the town, which is encouraged in national and regional guidelines as well as the Development Plan, and find a viable alternative use for this defunct brownfield site.



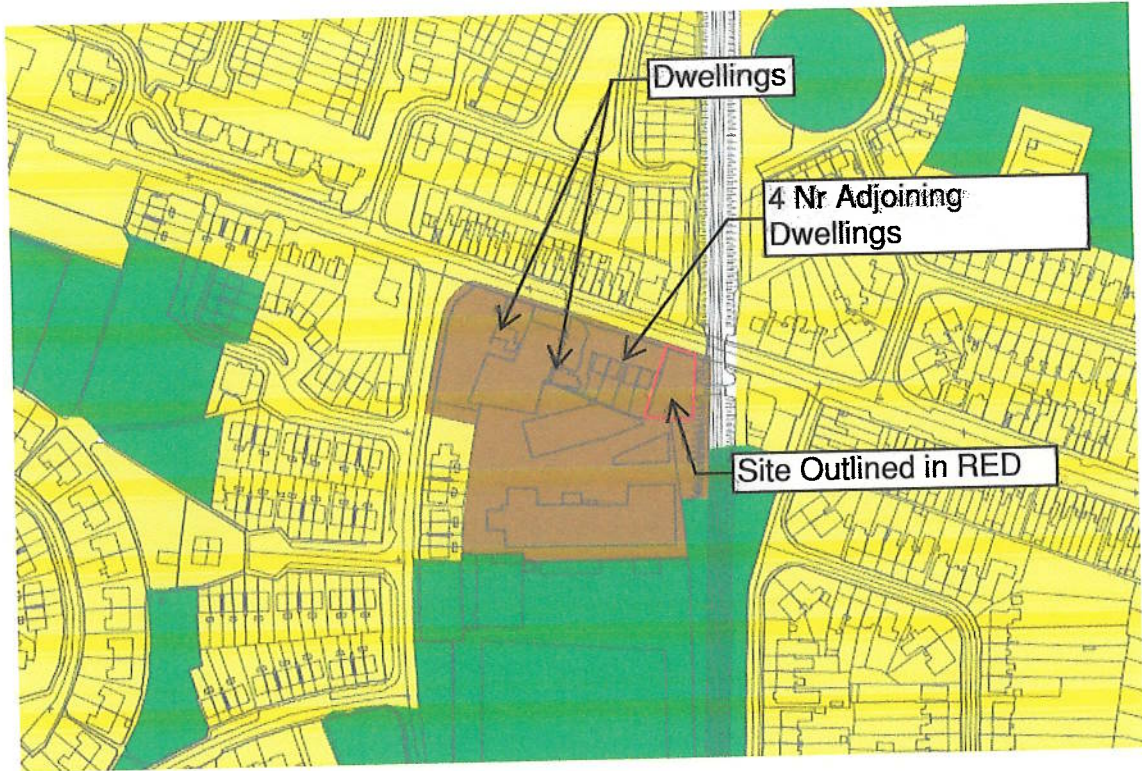
**Figure 1: Site Location Map**

### 3.0 Current zoning.

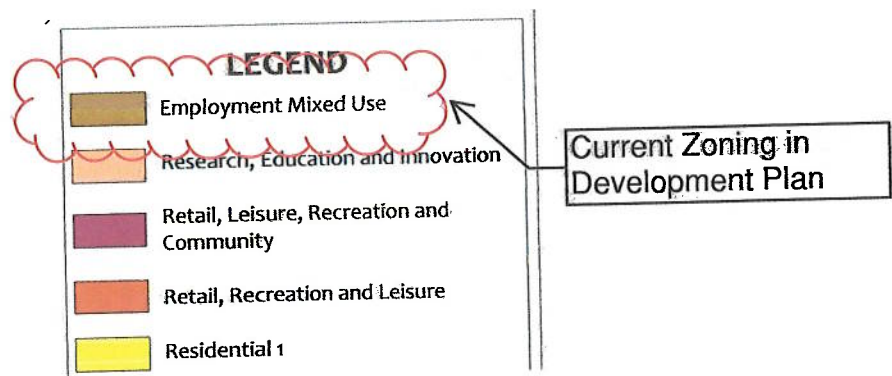
The site in question is located on lands zoned 'Employment Mixed Use' within the Dundalk and Environs Development Plan. The site is adjoined by 4 number dwelling to the west that were constructed on lands zoned 'Employment Mixed Use' and the railway line is immediately adjacent to the west.

Residential use is not acceptable on lands zoned Employment Mixed Use and if this land is not re-zoned a material contravention of the Dundalk and Environs Development Plan would be required and unlikely to proceed for such a small development.

Due to the size of the site 0.051 ha and its location within a small development of 4 residential dwellings it is unlikely ever to be considered a viable business, industrial or commercial site.



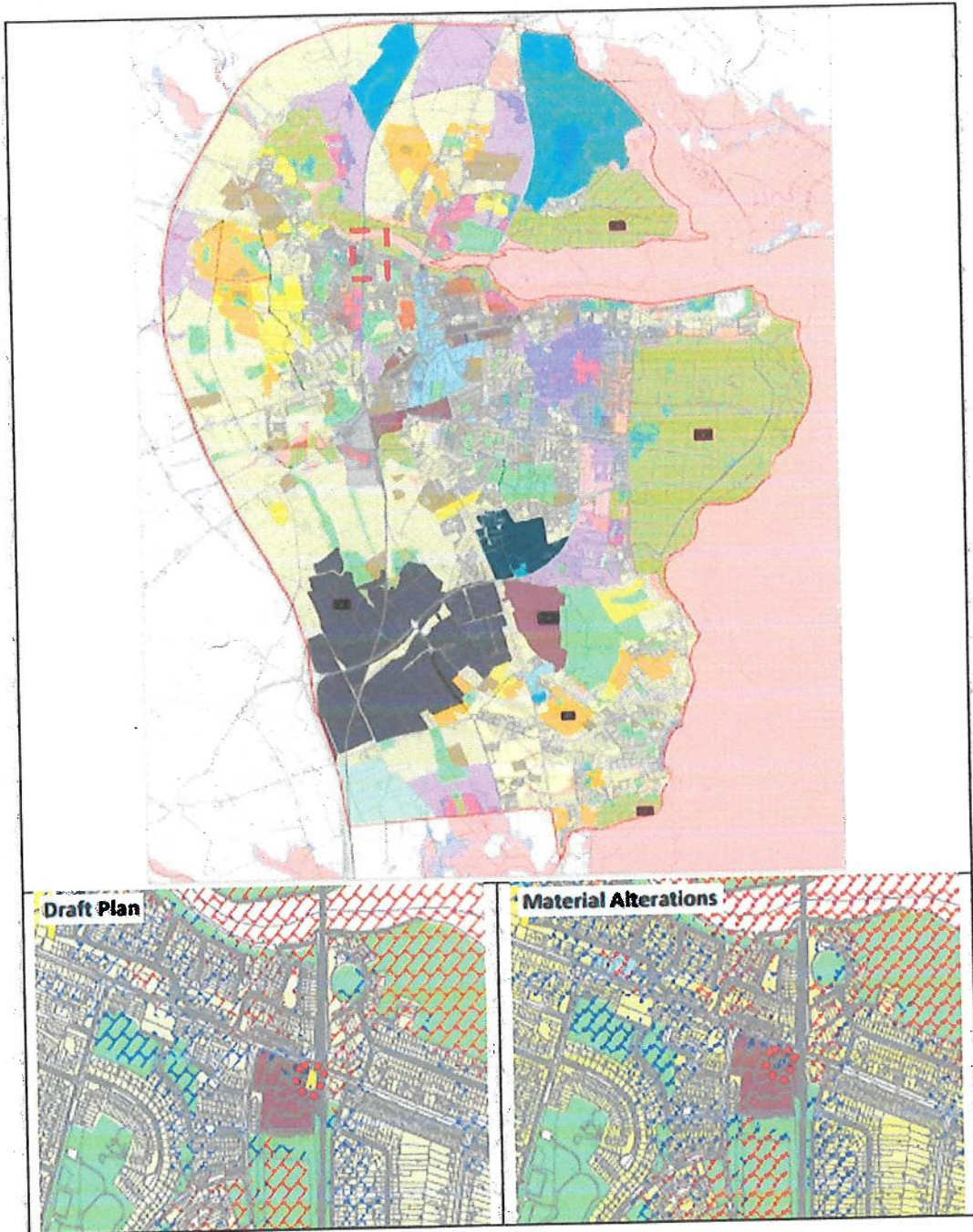
**Figure 2: Extract from current Dundalk and Environs Development Plan**



**Figure 3: Legend from current Dundalk and Environs Development Plan**

**Material Alteration No. DLK17**

Change lands at Castletown Road (west of railway bridge) from A2 New Residential to C1 Mixed Use.



**Figure 4: Extract from Draft Composite Map**

The above extract from the Draft Composite Map dated October 2021 shows the site zoned A2 New Residential

## 4.0 Conclusions

For any residential application to be successful the land will have to be re-zoned residential and without this the site will remain undeveloped as it is very unlikely a viable alternative use for this defunct brownfield site will be found.

I have also attached notes (Appendix A) from a preplanning meeting where the planner confirms that a residential planning application is unlikely to be successful.

### Conclusion

As noted above, the proposed development would be contrary to the Dundalk and Environs Development Plan and would not be supported by Louth County Council. The applicant should make a submission for the re-zoning of these lands during the review of the development plan.

Figure 4: Legend from pre planning meeting 8<sup>th</sup> February 2019

Signed:

**Declan Flood**  
**BSc Building Surveying, MIEI**