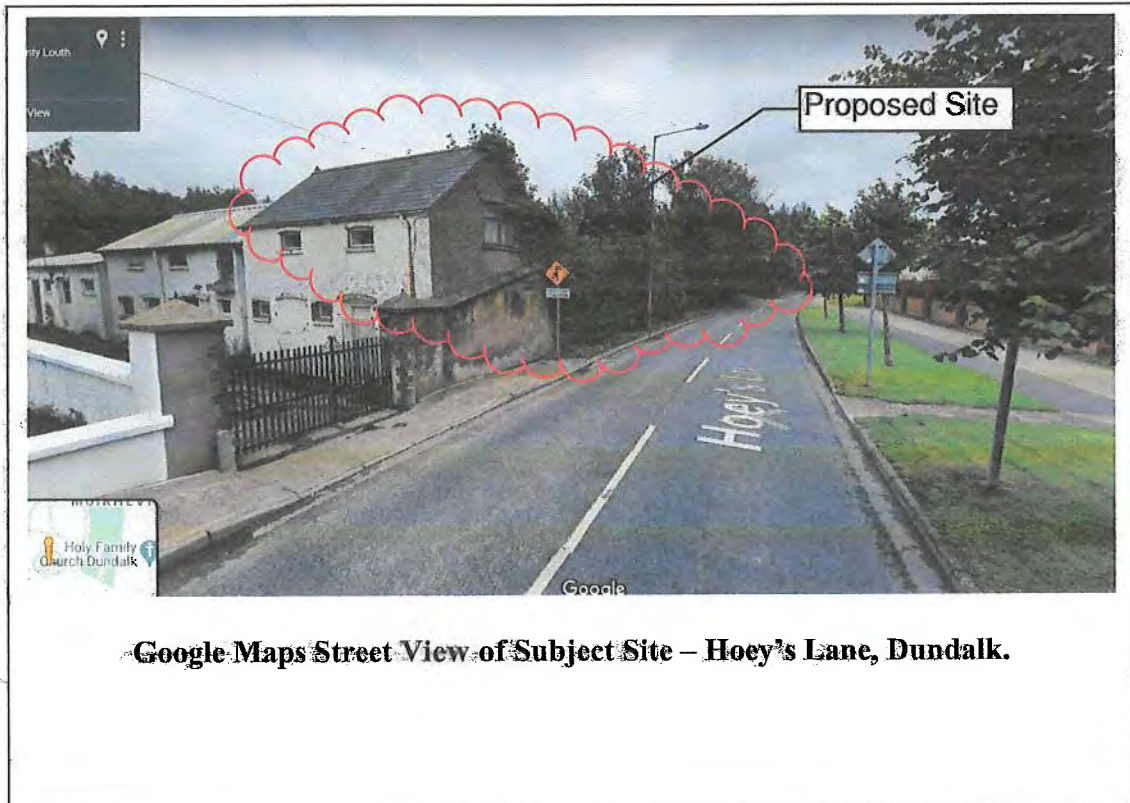


**Re:- re -zoning of Hoey's Lane, Dundalk, Co. Louth DLK16**

**Mr. Pat McArdle.**



**Contents**

1.0 Introduction..... 3

2.0 Background..... 3

3.0 Current zoning..... 5

4.0 Conclusions..... 7

Frank Pentony,  
Director of Services,  
Louth County Council,  
Town Hall,  
Crowe Street,  
Dundalk,  
Co. Louth  
A91 W20C

27<sup>th</sup> July 2021

**Ref: re-zoning of Hoey's Lane, Dundalk, Co. Louth. DLK16**

**Mr. Pat McArdle.**

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## **1.0 Introduction**

The details below are for the rezoning of a small site at Hoey's Lane, Dundalk. The site is currently zoned as "Recreation, Amenity and Open Space" and as I'm sure you will agree this zoning is not suitable for the site.

The site sits amongst a small cluster of detached single and two storey dwellings and the commercial business 'Mattress Depot Dundalk'. The area surrounding the application site is predominantly residential in nature with the College Manor estate immediately to the south. Further east is the Doolargy Avenue estate and the Holy Family RC Church. To the west of the application site are the College Heights and Rockfield Court residential areas and the rear entrance into the Dundalk Institute of Technology (DKIT).

## **2.0 Background**

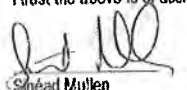
The application site is located on the northern side of Hoey's Lane off the Inner Relief Road and east of the colonnaded rear entrance into Muirhevna Mor Park. The site's southern boundary fronting onto Hoey's Lane is demarked by an unkempt hedgerow interspersed with several unexceptional tree specimens, The northern and eastern boundaries which abut the park and a pedestrian access to the park from Hoey's Lane are defined by 2.2m high metal panel fence with mature hedgerow and trees behind.

The applicant recently applied for planning permission on the site for 6 number dwelling and it was refused mainly on the zoning.

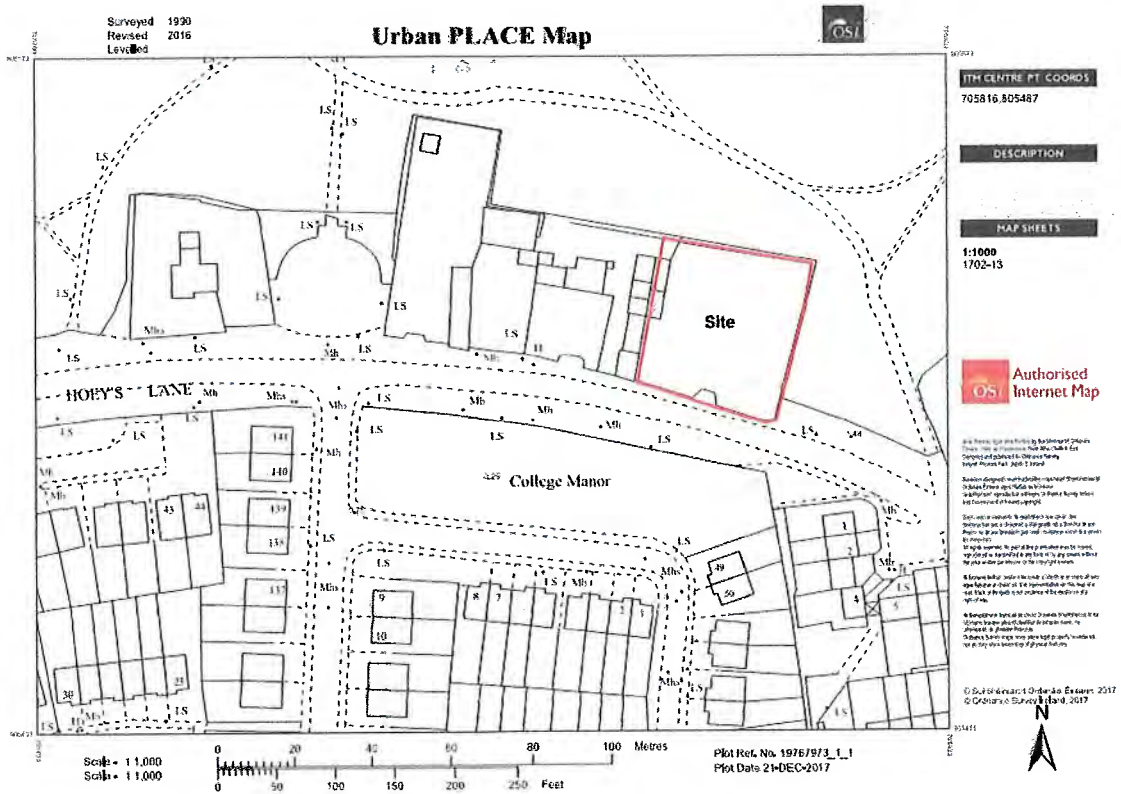
extended).

Moreover the planning authority consider that to permit a residential scheme such as proposed on lands that are zoned for 'Recreation, Amenity and Open Space' would set a highly undesirable precedent which would itself and cumulatively be contrary to the proper planning and sustainable development of the area.

I trust the above is of assistance to the Board in their consideration this appeal.

  
Sinead Mullen  
Senior Executive Planner  
Date: 4/5/18

**Figure 1: Extract from Planning Ref 1960**



**Figure 2: Site Location Map**



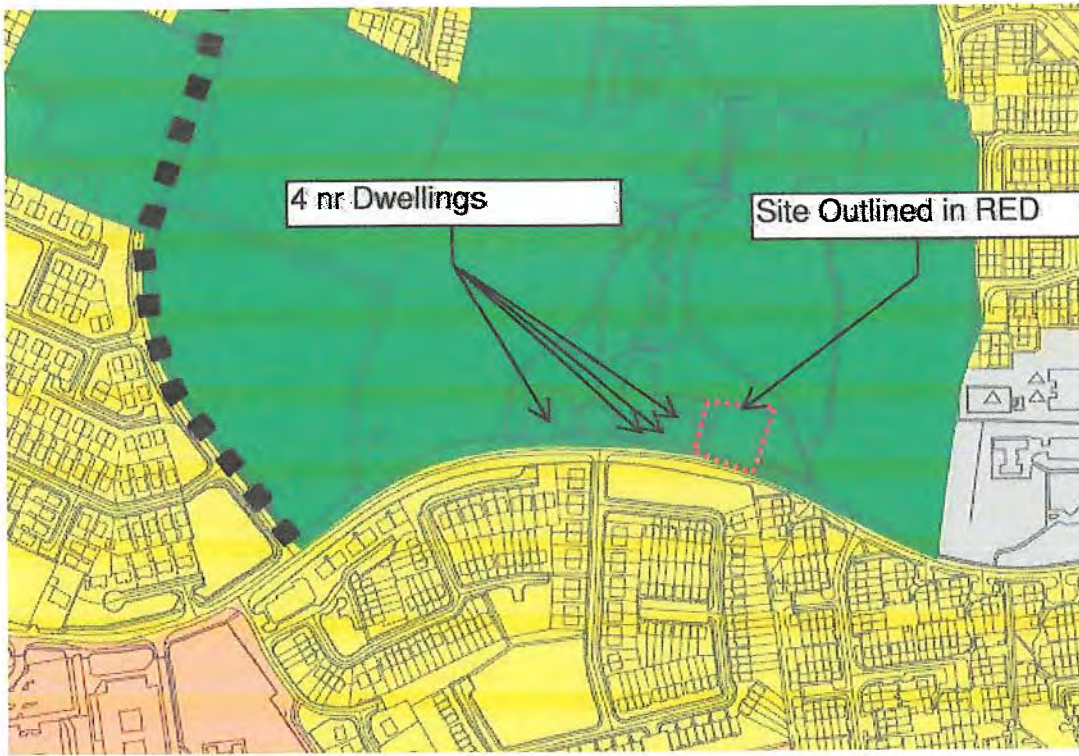
**Figure 3: Aerial View**

### **3.0 Current zoning.**

The site in question is located on lands zoned “Recreation, Amenity and Open Space” within the Dundalk and Environs Development Plan. The site is adjoined by numerous dwelling.

Residential use is not acceptable on lands zoned “Recreation, Amenity and Open Space” 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.

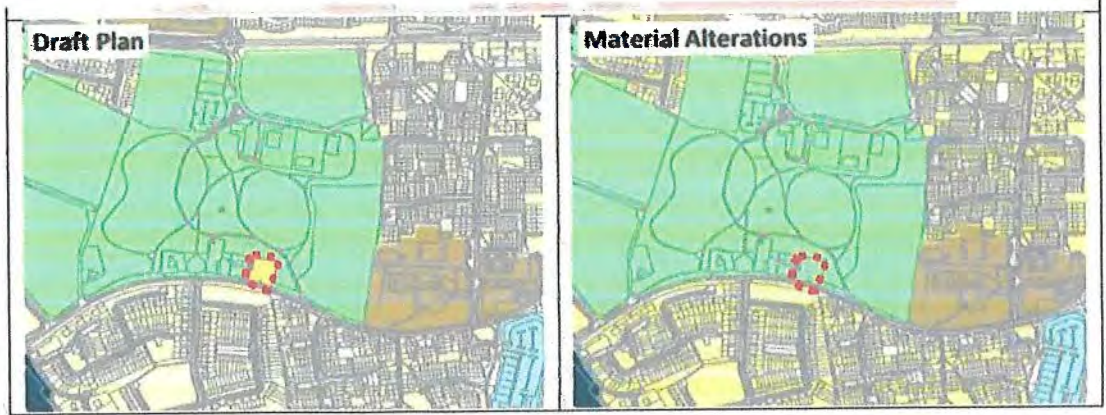
Due to the size of the site 0.160 ha and its location adjacent to 4 residential dwelling to the west that were previously constructed on lands zoned “Recreation, Amenity and Open Space”.



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



**Figure 4: Legend from current Dundalk and Environs Development Plan**

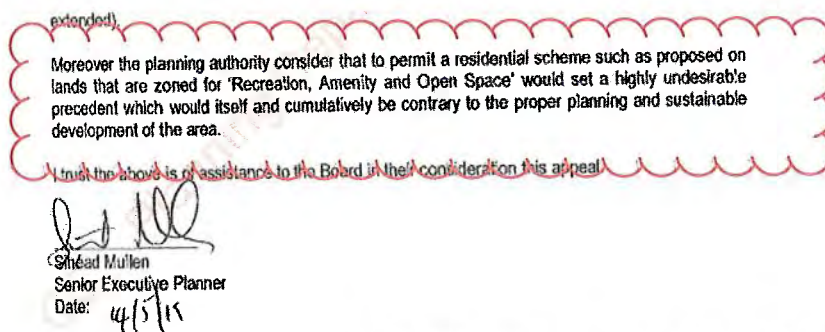


**Figure 5: Extract from Proposed Material Alterations to Written Text & Maps**

## 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 recreation site.

Below is the extract from the refusal of planning reference 1960.



**Figure 5: Extract from planning Ref 1960**