



11th December 2020

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

Louth County Council

15 DEC 2020

Customer Services
Dundalk

Dear Sir or Madam

DEVELOPMENT PLAN REVIEW.

EHP Services has been appointed by Jim and Alice Connolly to make the following submission in respect of the zoning map for Dundalk issued with the draft Louth County Development Plan 2021-2027.

Please find enclosed a separate sheet of contact information in compliance with data protection legislation.

Our Clients request that their and neighbouring dwellings along the Mullagharlin Road be rezoned in the draft Dundalk zoning Maps 1.1 and 1.2 from E1 Business & Technology to A1 Existing Residential.

The sites subject of this submission are identified in Map 1 overleaf and comprise of the Submitters' property identified with a yellow dot, their immediate north-eastern neighbours and Mullagharlin House at the end of the now cul-de-sac'd Bóthar Mhullaigh Chairlinn. The submission does not relate to the commercial premises in between these houses which includes Red Setter Sheds.

Unlike the dwellings to the south-west the subject sites have been repeatedly zoned the same as the large land block to the south despite always being residential in use. These residential properties have always been residential in use and predate the current and previous 2003-2008 Dundalk Development Plans.

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However the subject sites are presently subject of the Dundalk & Environs Development Plan 2009-2015 (as extended) and zoned as Employment Mixed Use where the emphasis is on delivering large scale employment generating development and supporting uses. This zoning as it is applied to the residential properties within the subject sites is both inaccurate and inconsistent with the historic use of each dwelling.

The draft County Development Plan has included zoning maps for Dundalk which propose to continue to inaccurately zone the subject sites. Such zoning is impractical, unachievable and therefore contrary to the aim of achieving proper planning and sustainable development within a particular area.

Each residential property either alone or collectively is too small to accommodate any employment generate development without demolition of the dwelling or materially comprising its continued ability to function residentially. As far as the Submitters' family home is concerned the property will never be developed commercially as envisaged in the existing and draft zoning maps. We are confident the same sentiment is shared by the Submitters' neighbours.

We request the subject sites and residential properties within be rezoned to A1 Existing Residential on both draft zoning maps for Dundalk and be given the same consideration that has been historically applied to the other Mullagharlin Road dwellings to the southwest (see Map 2 overleaf).

The inaccurate and anomalous zoning, as existing and proposed, poses an inherent disadvantage to any potential future domestic/residential development that may be proposed on these lands. Louth County Council and An Bord Pleanala have held in past decisions that despite an established use on site residential development is a non-conforming use and is contrary to a zoning objective that would rather promote its unrealistic commercial/industrial development instead. The existing and proposed zoning places a continued and unreasonable burden upon each residential property within the subject sites. The draft County Plan provides an opportunity to redress this issue in the interests of accuracy and fairness.

We are confident that the proposed rezoning will have no material impact upon the draft County Development Plan's policies, objectives or strategic vision of development for the County overall or Dundalk specifically. Rezoning the subject sites will not materially impact upon the restricted quantum of residential development land as this will be provided for under the attendant A2 New Residential zoning or result in large scale residential development proposals.

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The proposed rezoning of the subject sites would not be contrary to the ~~prop~~ planning or sustainable development of the area or town.

We note draft Policy Objective CS 10 seeks to prioritise the preparation of an Urban Area Plan (UAP) for Dundalk to supersede existing development and local area plans and it will be that plan which deals in more detail with the strategic vision of growth for the town and the necessary zoning objectives and planning policies. It would however be important to ensure the zoning maps issued with the draft County Plan are aligned with the future UAP for the town.

In this regard we hope the County Council is favourably disposed to our submission and will make the necessary alterations to Map 1.1 and 1.2 as requested. If the Forward Plans Team has any queries regarding the above submission please do not hesitate to contact us.

Regards

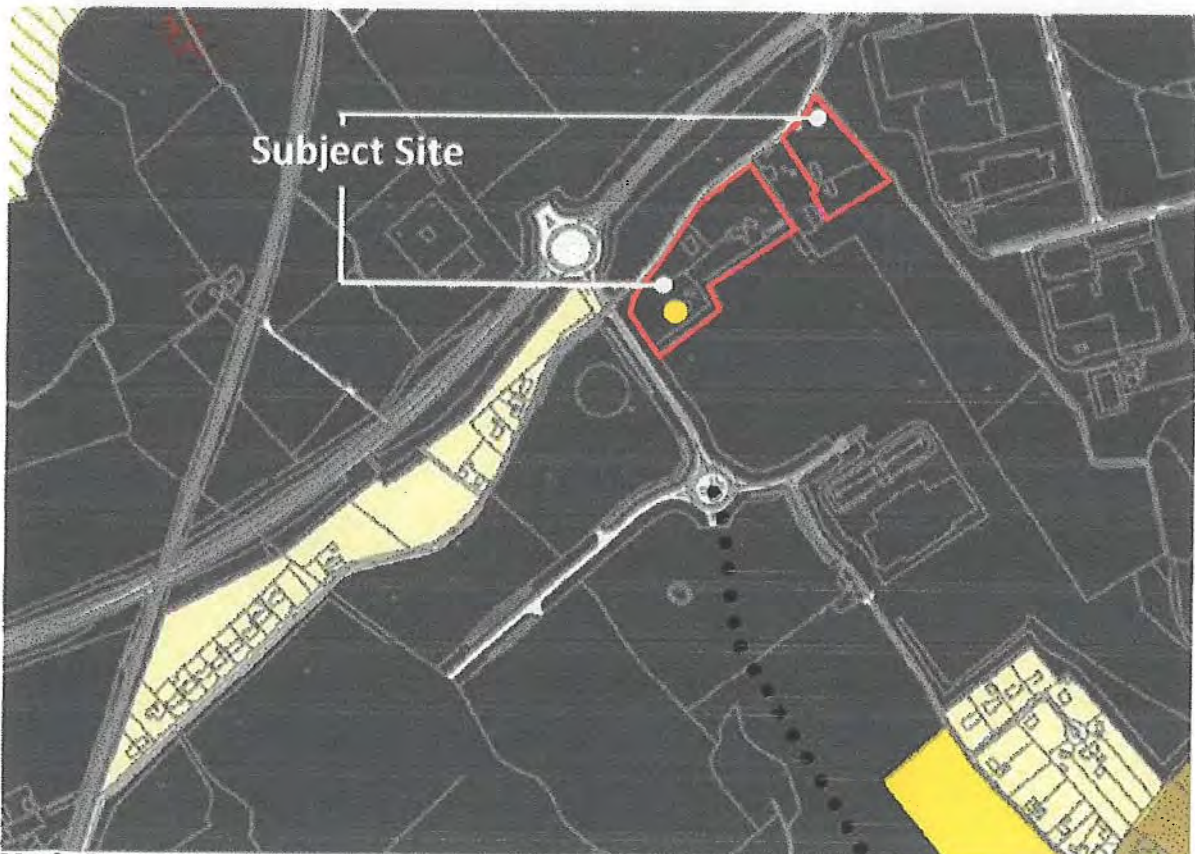
EHP Services

Environmental Heritage Planning



Map 1 - Site Location Map

Source: Goole Maps 2020



Map 2 – Draft Dundalk Zoning Map

Source: Draft Louth County Development Plan 2021-2027

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