

Louth County Development Plan 2021 – 2027

02/11/2020

Louth Co. Council
Dundalk,
Co. Louth

Re: Planning Submission, Louth County Development Plan 2021 – 2027

I Frank Lynch, owner of lands folio Ref: _____ at Mullameelan, Ardee, County Louth, wish to make this submission in relation to the review of the new Louth County Development Plan 2021-2027. This submission is made in response to a public notice, inviting submissions up until 23rd December 2020, in relation to the preparation of the Louth County Development Plan 2021-2027.

1. Purpose of Submission:

- I Frank Lynch am in ownership of a landholding in the Mullameelan area of Ardee, and am currently examining options for moving the lands forward for development.
- The analysis undertaken identifies a number of areas of interest which demonstrate the lands in question are appropriate to be included within the settlement boundary of Ardee Town and zoned “**A2 New residential**”

2. Details of Subject Lands

- In total the lands in which this submission relates to occupies approx 2.5 hectares at Mullameelan and is located adjacent to the N2, the main Ardee – Drogheda Road with public transport readily available.
- The subject lands are serviced and serviceable
- The location of the subject lands are directly accessible from the existing road infrastructure
- The site is sequentially the next available parcel of lands for residential development and also represents infill development.

- In terms of location the subject lands have all the below amenities within walking distance (1km) of its proposed entrance which leads to any development constructed on said lands becoming self sustainable by the amenities in its locality. See attached map for reference.

- a. 3 schools, a girls primary, a boys primary & a secondary school
- b. Church
- c. Pharmacy, doctors surgery & dentist surgery
- d. Aldi supermarket, 2 filling stations, recycling point, washing machine point
- e. 2 creches, picnic area's
- f. Bus stop's with links to Drogheda / Dublin
- g. St Mary's GAA & sports fields at school

- The subject lands are on the town side of the 60km/h speed limit as detailed on the attached map, this would indicate the subject lands already being within the built up area considered as Ardee Town.
- The subject lands are serviced by a footpath the whole way from Ardee town centre to the proposed site entrance.
- The N2 that passes the subject lands is serviced with public lighting at the location where the proposed entrance is to be created,
- With the proposed bypass of the N52 taking place in the near future and with this new road connecting to the existing N2 further south of the subject lands closer to Hunterstown this will significantly reduce the traffic on the N2 at the location of the subject lands and hence make the proposed development safer regards access and also regards residents waling to nearby amenities

3. Policy

- Without referencing objectives outlined in the National Planning Framework in which I am sure all members are aware of I would consider the following strong points to be highlighted in relation to the subject lands.

a) It is the NPF policy to encourage urban development within serviced areas rather than one off housing in rural areas where services are unavailable and b) there is also encouragement giving to future development on infill/brownfield development sites within the built footprint of existing urban areas, In regards the subject lands the lands are serviced and serviceable and the lands are contiguous to existing lands developed within the settlement of Ardee.

4. Settlement Strategy

- Ardee is designated as a level 2 settlement, See below reference to Draft Development Plan *“Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining”*

In review of the above I would believe as the subject lands are relatively small in size this does not allow for a major size development instead a development of potentially 15/16 dwellings could be constructed and hence allow the town grow in a phased manor. It should also be noted that small scale developments such as the one that the subject lands would be applicable too have much less anti-social behaviour to that of the larger scale developments.

5. Core Strategy

- Within the Core strategy as above it requires balanced growth in Ardee as per below.

“Support the Self-Sustaining Growth Towns of Ardee and Dunleer, which are regionally important local drivers providing a moderate level of jobs and services for the resident population and surrounding catchments. Growth will be balanced and at sustainable levels including brownfield and infill development with a focus on the commensurate delivery of employment and services and improving the quality of life for all in these towns;

In review of the above and in line with no 4. In addition, to repeat my previous

wording I feel a small-scale development can aid in balanced growth and to add to this the subject lands can be classified as infill lands.

Conclusion

- This submission relates to the parcel of lands as identified at Mullameelan, Ardee, County Louth. In summary, this submission requests the following: That the planning authority include the subject lands as outlined for inclusion in the settlement envelope for Ardee for 2 New Residential”
- It can be confirmed at the entirety of the subject lands are appropriate for development processes.
- In line with everything outlined in the above and as well as the projected population growth, economic growth and housing requirements in Ardee in the next number of years I feel a relatively small scale development within the subject lands can help Ardee grow in a phased manor with sustainability in both the community and the design phase of the development
- Taking everything outlined above I trust the members will take consideration of the subject lands and the zoning of same in it’s preparation of the LCDDP 2021-2027.

Many Thanks

Frank Lynch

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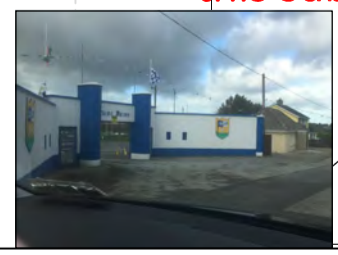
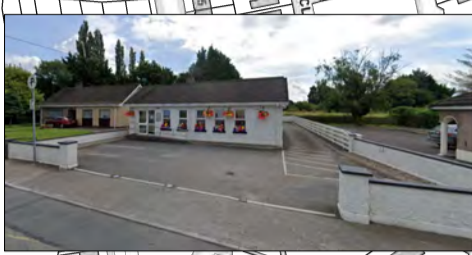
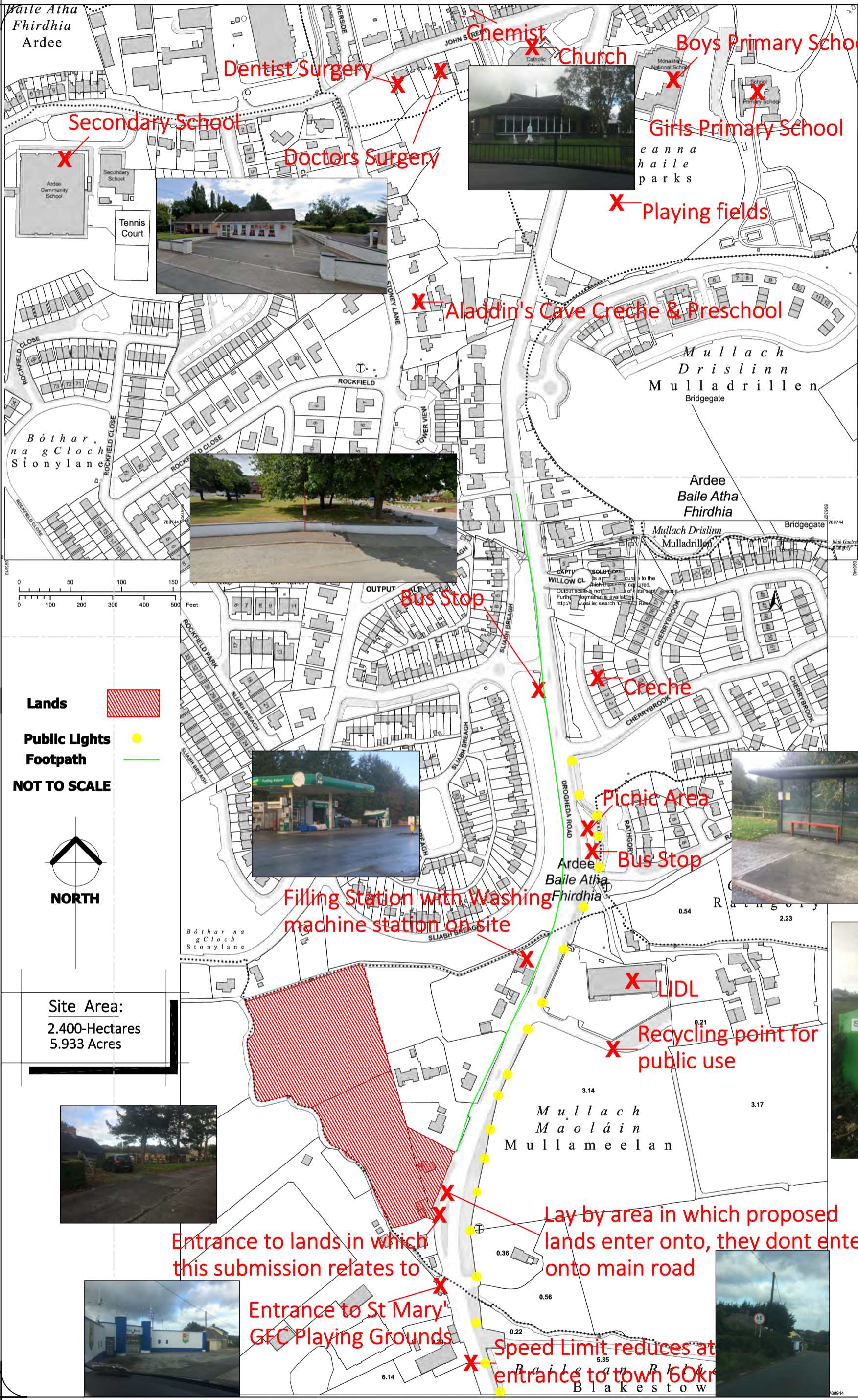
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LEGEND:
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Lands 
Public Lights 
Footpath 
NOT TO SCALE



Site Area:
 2.400-Hectares
 5.933 Acres

Entrance to lands in which
 this submission relates to

Entrance to St Mary's
 GFC Playing Grounds

Speed Limit reduces at
 entrance to town 60kph

Lay by area in which proposed
 lands enter onto, they dont enter
 onto main road