



15th December 2020

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

Louth County Council
18 DEC 2020
Customer Services
Dundalk

Dear Sir or Madam

COUNTY DEVELOPMENT PLAN REVIEW.

EHP Services has been appointed by Mr Brendan Sharkey to make the following submission in respect of the revised settlement boundary for Dundalk as illustrated in Maps 1.1 and 1.2 of the draft County Development Plan 2021-2027.

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

Our Client (hereafter referred to as the Submitter) owns the Greengates shop located at the junction between the Clermont and Dublin Roads in Haggardstown (see Map 1 overleaf).

The Greengates shop is a well established feature along the Dublin Road having served the local community and a substantial volume of passing trade for more than sixty years. Its role as a local shop, as defined in the Retail Planning Guidelines (2012), as distinct from the retailing provision of the Fairways Centre or Dundalk & Blackrock retail cores cannot be underestimated. It serves the needs of a substantial catchment population comprising of homes and estates along the Dublin, Clermont and Cocklehill Roads and the future residents of the new 1200+ units within the Marlmount and Earlsfort estates to the north.

The proposed Zoning Maps 1.1 and 1.2 for Dundalk have revised the town boundary to exclude a large area of land to the south of the Clermont Road and

west of the Dublin Road. The proposed new town boundary also excludes the Greengates shop, customer parking area and rear service yard as illustrate in Map 2 overleaf.

The Greengates shop has and will continue to have an important role to play in the future retailing hierarchy of Dundalk by providing a vital service to the local community. In planning terms however the revised town boundary has the negative connotation and effect of placing this commercial property within Rural Policy Zone 2 or open countryside which is neither correct nor exact as it pertains to the property's physical and retailing context. In other words the property would be considered rural rather than urban resulting in an inherent shift in planning policy terms and emphasis as to how it would be considered in any future applications for planning permission. Most importantly the property would be considered under very different contextual circumstances within the Louth Retail Strategy (2014).

The Submitter is cognisant of the role and floorspace limitations placed on a local shop as described in the Dundalk & Environs Development Plan 2009-2015 and the 2012 Retail Planning Guidelines. The Submitter is satisfied that given Greengates' physical constraints the business cannot nor should not expand beyond its localised role s a local shop providing a limited and well defined retailing function which Section 2.2.6 of the Guidelines states '*... can compliment and augment the existing retail and non-retail uses ...*' within any particular retailing hierarchy.

The Submitter seeks to amend Dundalk town boundary so it is included within the urban envelope as illustrated in see Map 3 overleaf.

We do not consider the proposed revision to material or adversely affect the strategic vision or associated planning policy objectives set out in the draft County Plan for Dundalk's continued growth. We note draft Policy Objective CS 10 seeks to prioritise the preparation of an Urban Area Plan (UAP) of Dundalk to supersede existing development and local area plan. We note that it will be that plan more so than the draft County Plan that will deal in more detail with the Greengates premises' continued contribution to the town's retail offer.

We are satisfied that inclusion within Dundalk's urban envelope will not materially or substantively impact upon the draft Plan's policies regarding retail provision throughout the County. The Submitter simply wishes to preserve Greengates' position within the town's retail hierarchy and be part of a future conversation relating to the UAP which it cannot have if the premises are outside the town boundary. The shop and site are designated in the current and past Dundalk Development Plans as a recognised retail centre i.e. local shop giving

weight to the Submitter's not unreasonable request that the property should maintain this 'status' within context of the upcoming UAP and not be relegated to Rural Policy Zone 2. The draft County Plan provides an excellent opportunity to redress this minor oversight.

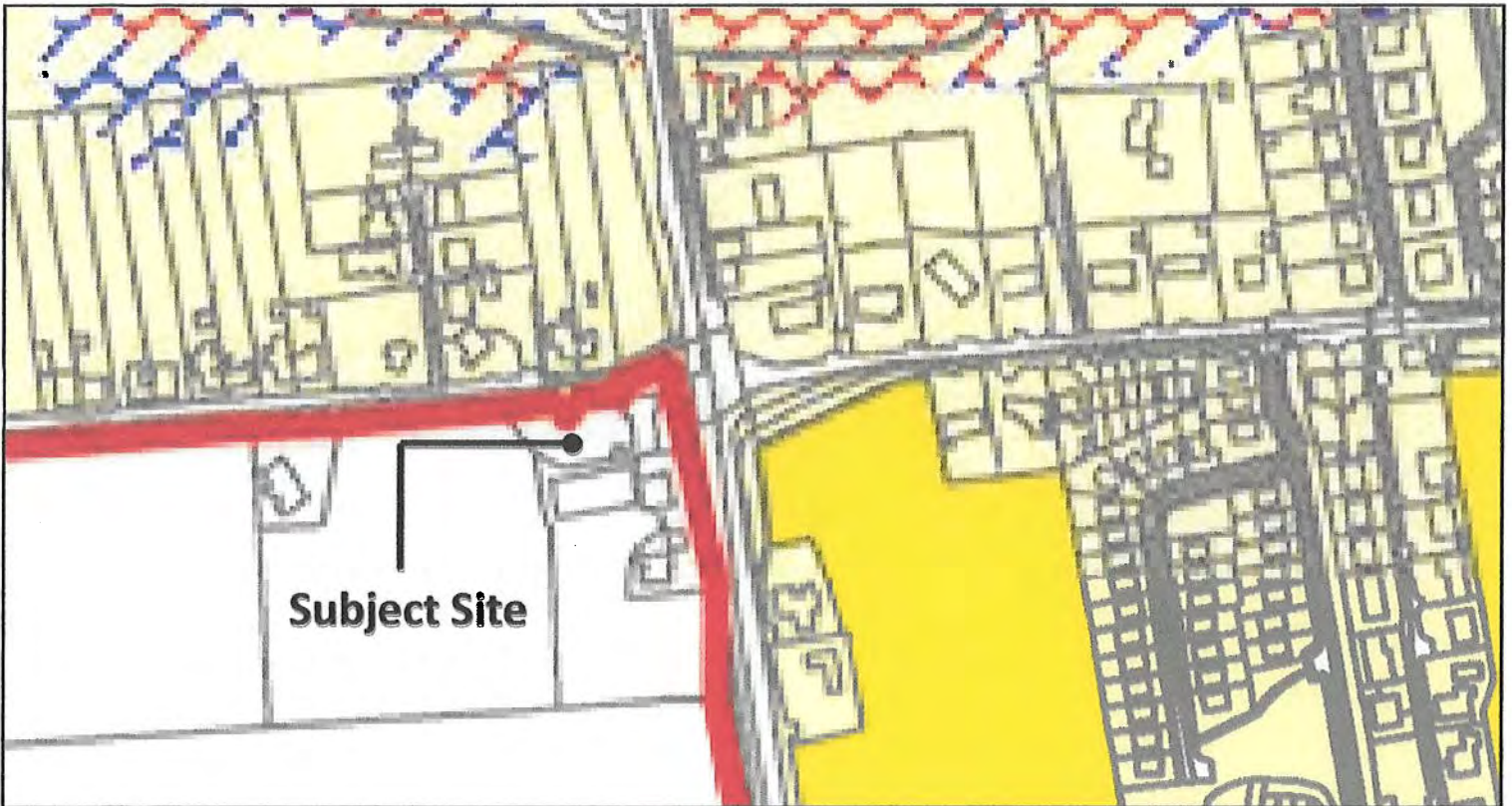
In this regard we hope the County Council is favourably disposed to our submission and will make the necessary alterations to Maps 1.1 and 1.2 for Dundalk as requested.

If the Forward Plans Team has any queries regarding the above submission please do not hesitate to contact us.



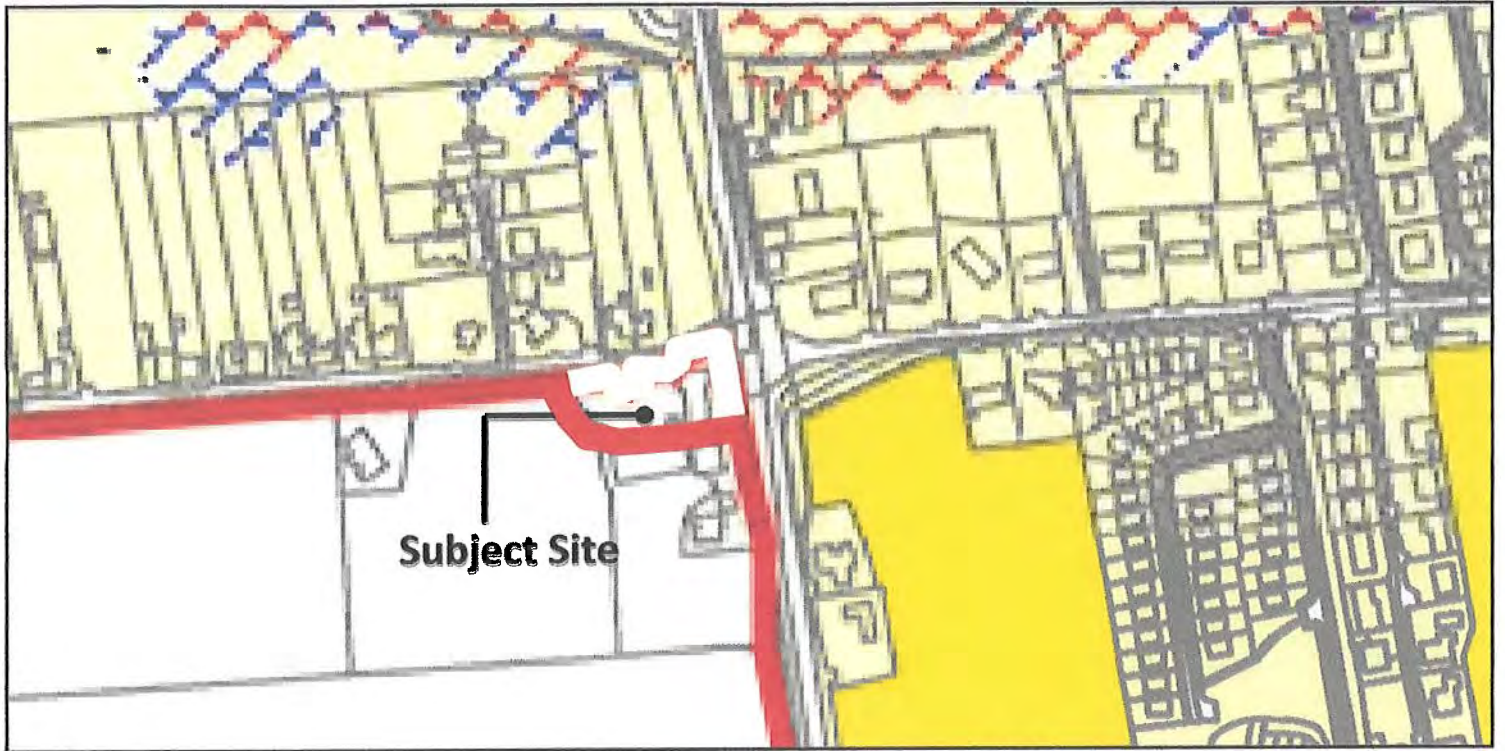
Map 1 - Site Location Map

Source: Google Maps 2020



Map 2 - Draft Dundalk Boundary Maps 1.1 & 1.2

Source: Draft Louth County Development Plan 2021-2027



Map 3 – Amended Dundalk Boundary Maps 1.1 & 1.2

Source: Draft Louth County Development Plan 2021-2027