

Proposed Zoning (As Per Draft 2021-2027 CDP)

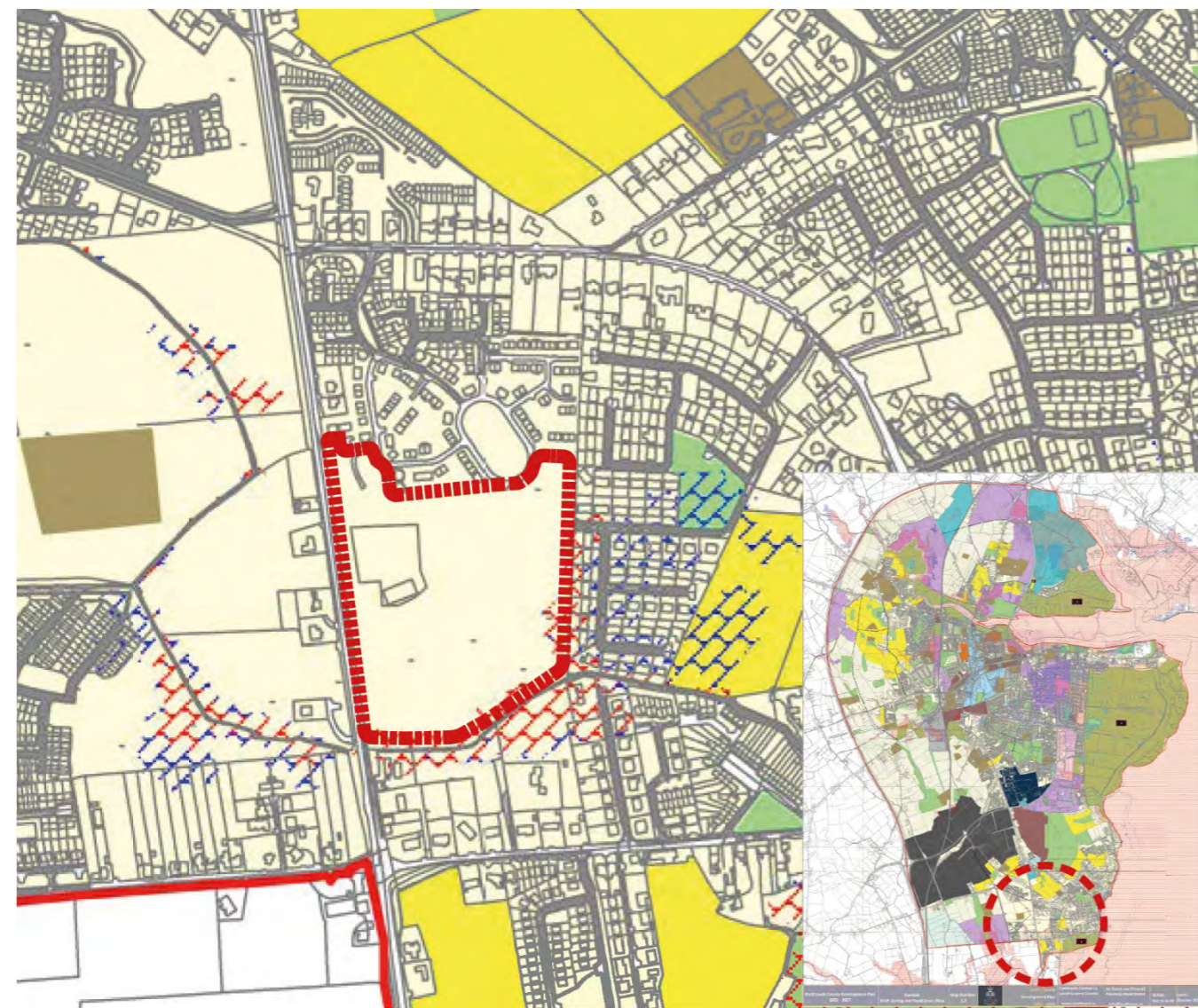
The subject lands are designated as per the published Draft CDP 2021-2027 as:

‘A1’ Existing Residential

For reference we refer to this “A1 - Existing Residential” zoning as shown in the proposed draft CDP 2021-2027 below.

It is our considered assessment that this designation proposed for the subject lands is appropriate going forward.

In the context of our client’s SHD proposals being progressed to deliver housing units on the lands we request the Planning Authority to maintain the proposed zoning.



LEGEND

Land Use Category					
A1 Existing Residential	B5 Retail, Leisure and Recreation	E2 Business and Technology	J1 Transportation Development Hub	OPW CFRAM Study	Future Link Roads
A2 New Residential	C1 Mixed Use	F1 Research, Education and Innovation	J2 Public Infrastructure and Utilities	Flood Zone A
B1 Town or Village Centre	C2 Port Harbour Area	G1 Community Facilities	K1 Agriculture	Flood Zone B	
B2 Neighbourhood Centre	C3 Commercial and Business	G2 Institutional Lands	L1 Strategic Reserve	Settlement Boundary	Os Vector Mapping
B3 Retail Park	D1 Regeneration	H1 Open Space	SO Spot Objective (See Chapter 13)		
B4 District Centre	E1 General Employment	I1 Tourism and Leisure			

Proposed Zoning under Draft Louth CDP 2021-2027

Recommended Zoning

As the Planning Authority will note, the section 28 development plan guidelines state:

- Development plans should be strategic
- Development plans should be a catalyst for positive change and progress
- Development plans should anticipate future needs on an objective basis
- Socio-Economic Development is to be promoted

Going forward, as part of the 2021-2027 CDP we request:

- The Planning Authority include the subject lands within the settlement envelope for Dundalk.
- The subject lands are zoned in entirety for ‘A1’ Existing Residential.



Recommended Zoning under Louth County Development Plan 2021-2027