

Proposed Zoning (As Per Draft 2021-2027 CDP)

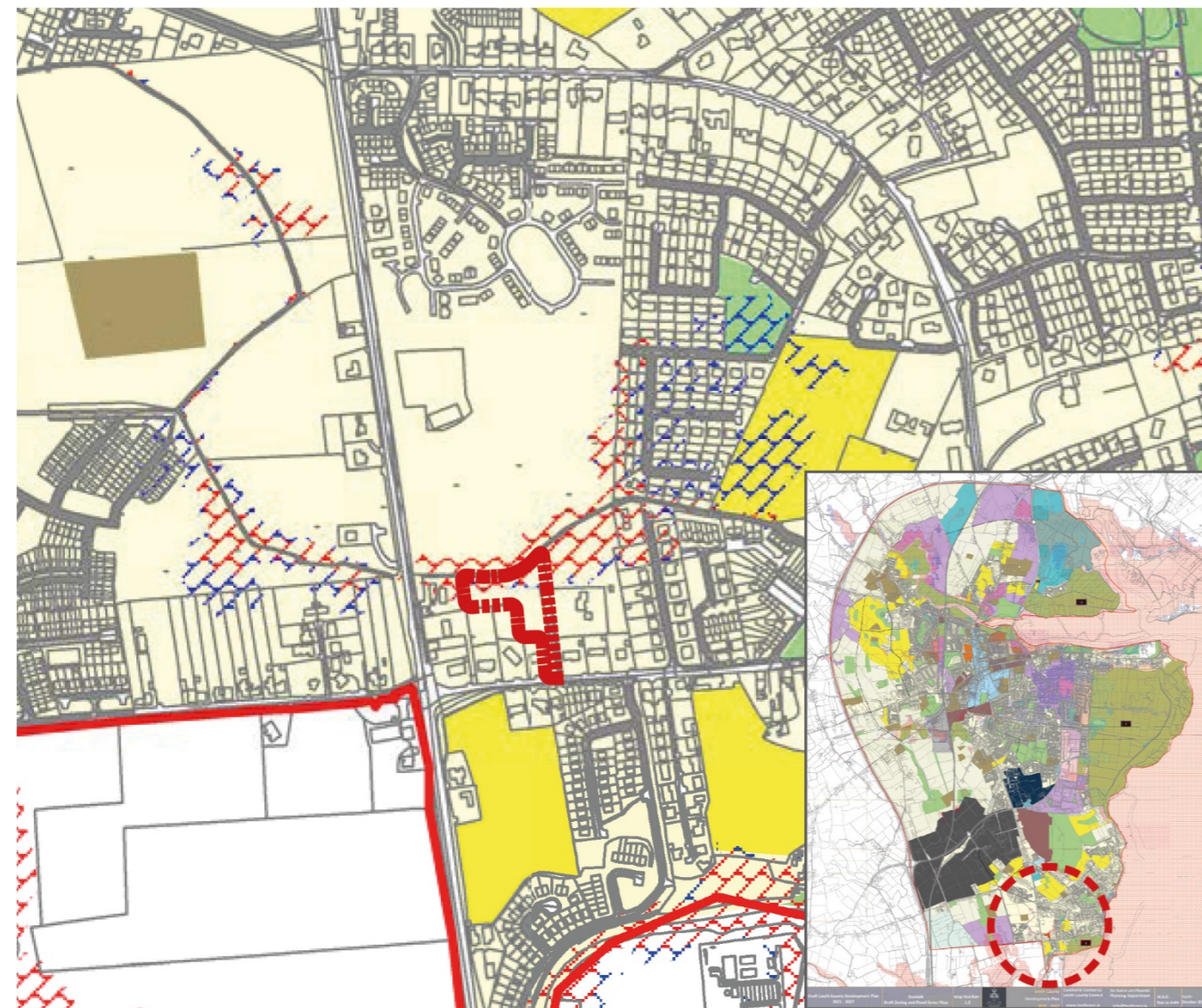
The subject lands are designated as per the published Draft CDP 2021-2027 as:

'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 | | OPW CFRAM Study | | Future Link Roads | |
|---------------------------|-----------------------------------|---------------------------------------|--|---------------------|-------|
| Land Use Category | | | | | |
| A1 Existing Residential | B5 Retail, Leisure and Recreation | E2 Business and Technology | J1 Transportation Development Hub | Flood Zone A | |
| A2 New Residential | C1 Mixed Use | F1 Research, Education and Innovation | J2 Public Infrastructure and Utilities | Flood Zone B | |
| B1 Town or Village Centre | C2 Port Harbour Area | G1 Community Facilities | K1 Agriculture | Settlement Boundary | |
| B2 Neighbourhood Centre | C3 Commercial and Business | G2 Institutional Lands | L1 Strategic Reserve | Osi 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