

**Draft Louth County Development Plan
2021 - 2027: Submission**

Durgar Limited

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1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin are instructed by our client Durgar Limited Ltd, to make this submission to Louth County Council in response to the Draft Louth County Development Plan 2021-2027, which is currently on public display.

Our clients specifically wishes to comment on the zoning objective of lands within Louth Village, currently zoned as “Zone 5 – To protect and provide for the development of agriculture and sustainable rural communities and to facilitate certain resource based and location specific developments of significant regional or national importance. Critical infrastructure projects of local, regional or national importance will also be considered within this zone”

The main objective of this submission is to highlight the suitability of the subject lands to be rezoned and included with in the proposed “Settlement Boundary”.

Our clients supports Louth Development Plan policy to realise the development of key residentially zoned lands adjacent to existing strategic public infrastructure, in particular public transport infrastructure. It is worth noting that the subject site is in single ownership and can deliver housing to meet the needs of Louth Village in an expedient manner.

The following submission sets out a rationale for the rezoning of the subject lands.

2 Subject Site

2.1 Subject Site



Figure 1 Subject Site

The subject site is located in Louth Village approximately 10km south west of Dundalk town and 10km north of Ardee town. The site is bounded to the north by L1170 road and residential development, to the west by Father Finn Park residential development, bounded to the south by Green Road and agricultural lands and to the east by agricultural lands and residential dwellings.

The site is located 100m metres from the village centre. The village is served by the 167 bus service which travels from Adree to Dundalk.

3 Current Planning Context

3.1 Louth County Development Plan 2015-2021

Louth Village is identified as a ‘Level 3 Settlement’ under the current Louth County Development Plan 2015-2021.

The subject site has been identified as a potential site for ‘Level 3 Settlement’ within Louth Village, as illustrated below:

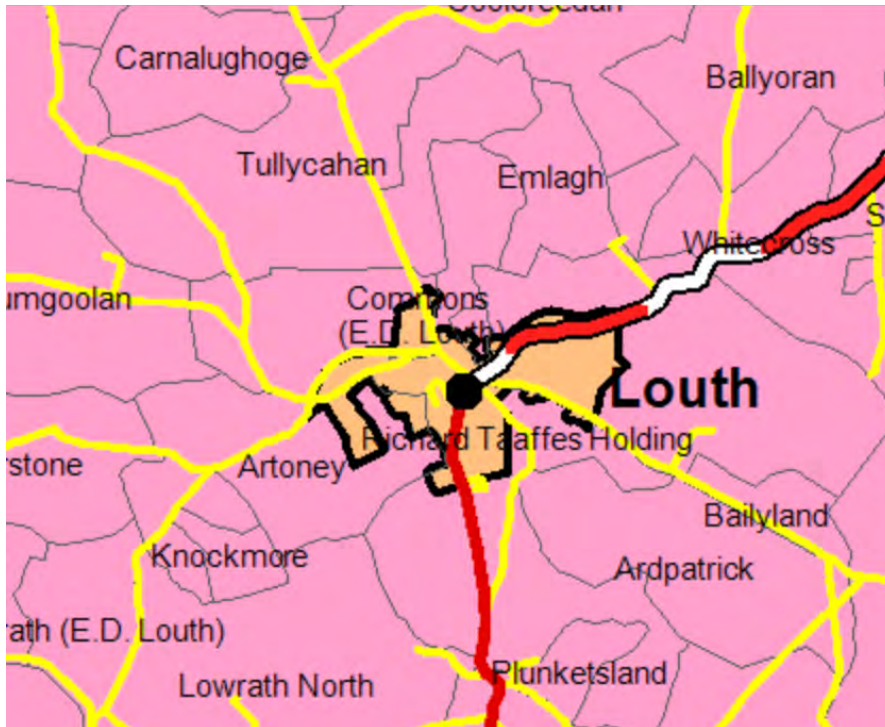


Figure 2 Louth Village

The subject lands are currently zoned “Zone 5” with an objective to “Zone 5 – To protect and provide for the development of agriculture and sustainable rural communities and to facilitate certain resource based and location specific developments of significant regional or national importance. Critical infrastructure projects of local, regional or national importance will also be considered within this zone”

The core strategy and settlement strategy in Volume 1, Chapter 2 of the Development Plan outlines that a population growth of 1,509 is allocated to the County area outside of Dundalk and Drogheda. The moderate sustainable growth towns of Ardee & Dunleer (Level 2), the Level 3 smaller towns, the Level 4 villages and the rural areas will accommodate an additional 559 households over the period of this Plan.

Louth Village is identified as a Small Town in terms of Settlement Hierarchy in the Development Plan. A total increase in population of 339, equivalent to 125 households, is allocated to these settlements.

3.2 Assessment

It is considered that the current zoning of the subject site resulting in an inefficient use of land and is a missed opportunity for compact urban growth in an area that is under a strong urban influence.



4 Draft Louth County Development Plan 2021-2027

The Draft Louth County Development Plan 2021-2027 is currently on public display and is the subject of this submission.

4.1 Proposed Zoning in Draft County Development Plan for Subject Site

The Draft County Development Plan proposes to change the zoning of the subject site from “Zone 5” to “Rural Policy Zone 2” which is categorised as an area with “strong urban influence”.

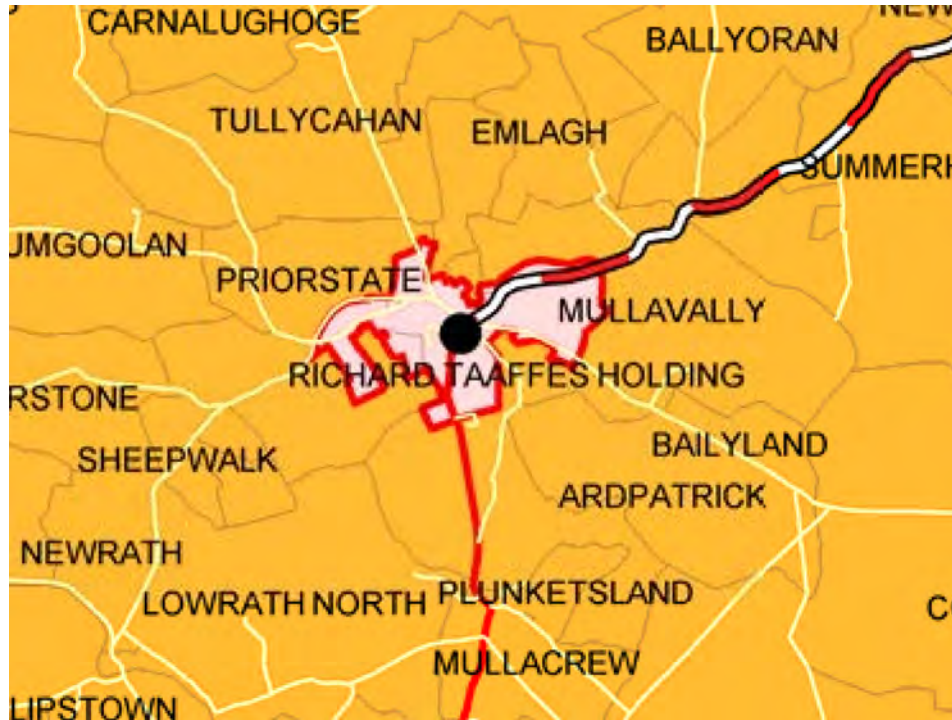


Figure 3 Draft County Development Plan Map 2021-2027 illustrating subject site

It is submitted that the omission of our clients land from the Settlement Boundary is a missed opportunity for Louth Village.

The subject site has the capacity to accommodate a proposal for future residential development and would deliver on the following proposed objective of the Draft Louth County Council Plan:

HOU 15 To promote development that facilitates a higher, sustainable density that supports compact growth and the consolidation of urban areas, which will be appropriate

It is our professional planning opinion that the subject lands shown in figure 4, be included within the Settlement Boundary as part of the revisions to the Louth County Council Development Plan.

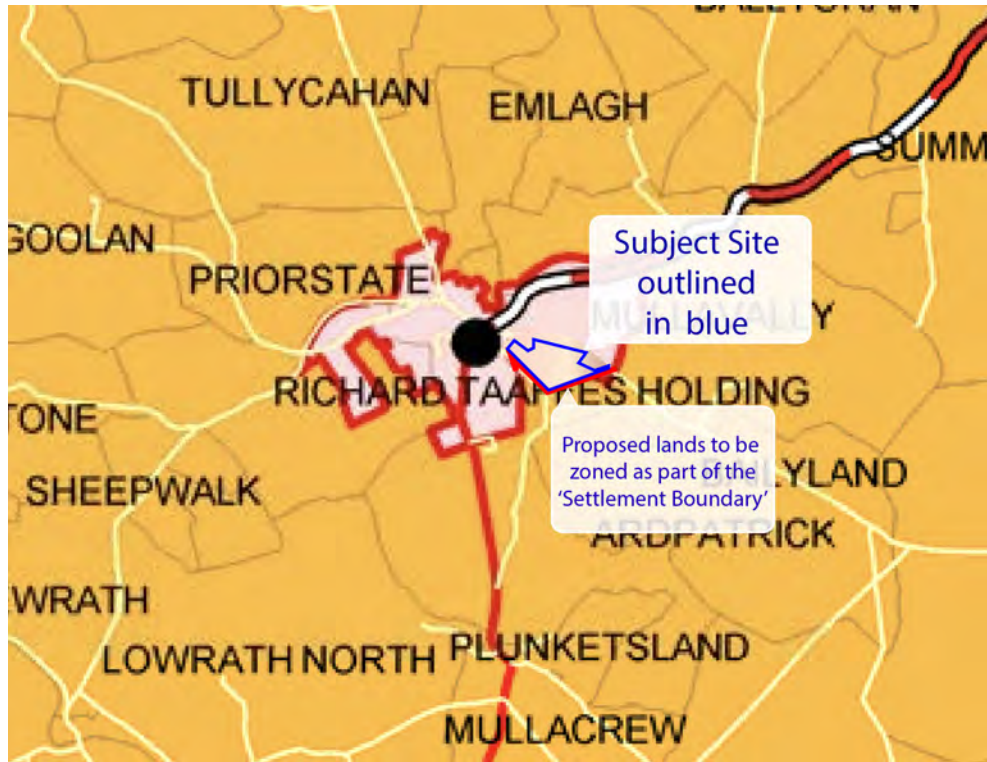


Figure 4 Proposed Zoning

5 Rationale for Rezoning the Subject Lands

We now propose the rezoning of appropriate “Rural Policy Zone 2” to “Settlement Boundary”. The proposed zoning is shown below.

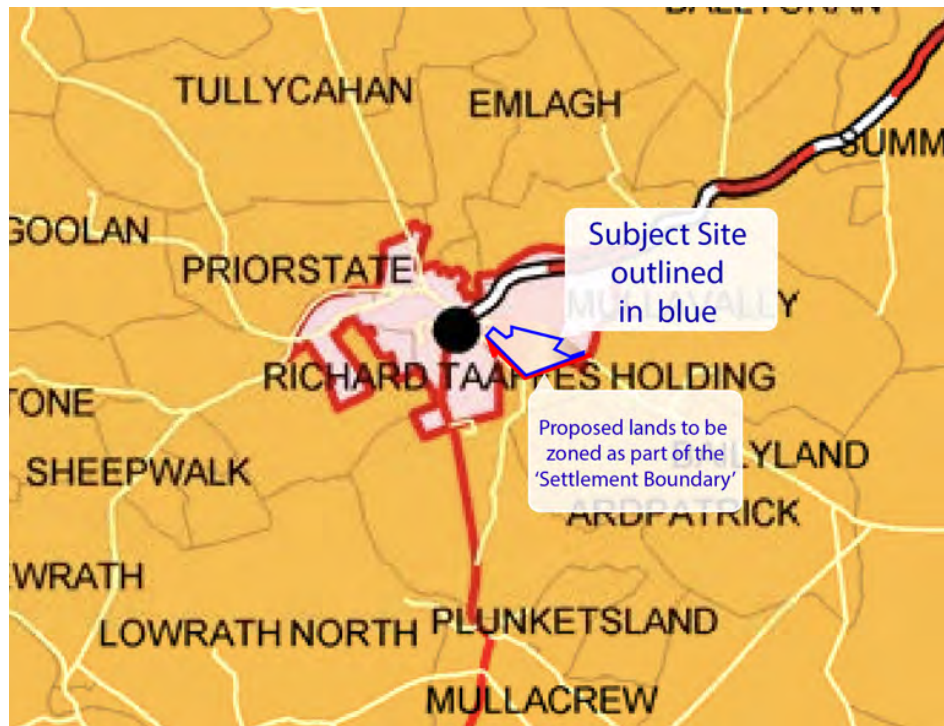


Figure 5 Proposed Rezoning of Subject Site in Louth DP

Our client has commenced engagement with Louth County Council Planning Department in relation to the redevelopment of this land and has received feedback in relation to same. Some of the key points raised by Louth County Council Planning Department are as follows:



- This site is an appropriate site for residential Development
- Scheme as presented did not address the village
- Any scheme should be accompanied by an Urban Design Statement – setting out the 12 point plan for sustainable urban design – stages of development
- Any new layout should submit proposals for all lands that are zoned – master planned approach

Currently the design team is restricted in what they can propose on these lands which are currently zoned “Zone 5” and are proposed as part of the Draft Louth Development Plan to be rezoned as “Rural Policy Zone 2”.

Our client seeks to provide a meaningful residential development proposal which addresses Louth Village appropriately and delivers in terms of the 12 criteria for sustainable urban design and on all development requirements of the Louth County Development.

It is worth noting that the subject site is in single ownership and can deliver housing to meet the needs of Louth Village in an expedient manner.

Inefficient Use of Land

It is considered that a do nothing scenario in terms of the zoning of these lands would represent a inefficient use of land and is a missed opportunity for compact urban growth in an area that is under a strong urban influence.

National Policy

It is considered that a failure to zone these lands appropriately would be a missed opportunity to deliver on the recent National Policy objectives in relation to compact urban growth.



6 Conclusion

The subject site has the capacity to accommodate a sustainable increase in residential density, we content that a more suitable zoning be implemented at this location. We now propose the rezoning of appropriate “Rural Policy Zone 2” to “Settlement Boundary”. The proposed zoning is shown below.

We therefore invite the Planning Authority to amend the Draft Development Plan Map as follows:

To rezone the subject landholding from “Rural Policy Zone 2” to “Settlement Boundary”

We confirm that we act for the landholder, Durgar Limited in this submission process and request that all future correspondence in relation to this matter be directed to this office.

