

# JOSEPH O' DOHERTY

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Date: 18/12/20

**Forward Planning Unit**  
Development Plan Review  
Louth County Council  
Town Hall,  
Crowe Street,  
Dundalk.  
A91 W20C

## **Draft Louth County Development Plan 2021-2027**

**Re: Submission on Draft Louth County Development Plan**  
**Client: Patrick Hughes,**

Hello Sir or Madam

Following a recent meeting with our client & examination of the Draft Louth County Development Plan we wish to make the following 3 submission for consideration in the new development plan. Our client owns parcels of land in Rampark, Lordship that he would like included in the development area of Lordship Level 4 Settlement.

In a general opinion it is very evident that there is a shortage of houses not only in Dundalk, but the rural areas from Carlingford to Dundalk for first time buyers according to the estate agents and news.

This is putting a huge pressure for more houses in the rural countryside.

Lordship level 4 settlement has some of the best facilities all within a short walking distances, primary school, children's playground, community centre, 2 football fields, church, café and takeaway.

There is very little in fact virtually no available land within the proposed development boundary in Lordship to develop, to cater for locals of county Louth to build.

Surely that doesn't make sense, it will lead to increased applications in the general rural area, which have less facilities or services.

Our client has lands most of which adjoin the proposed development area and have an established road access into same, therefore no new access required on the main road, also he would be willing to sell the sites to cater for the demand that will come over the next 6 years.

Yours sincerely,

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**Joseph O'Doherty**

## Submission No. 1

Plot 1 hatched blue adjoining the existing development area on the south side.

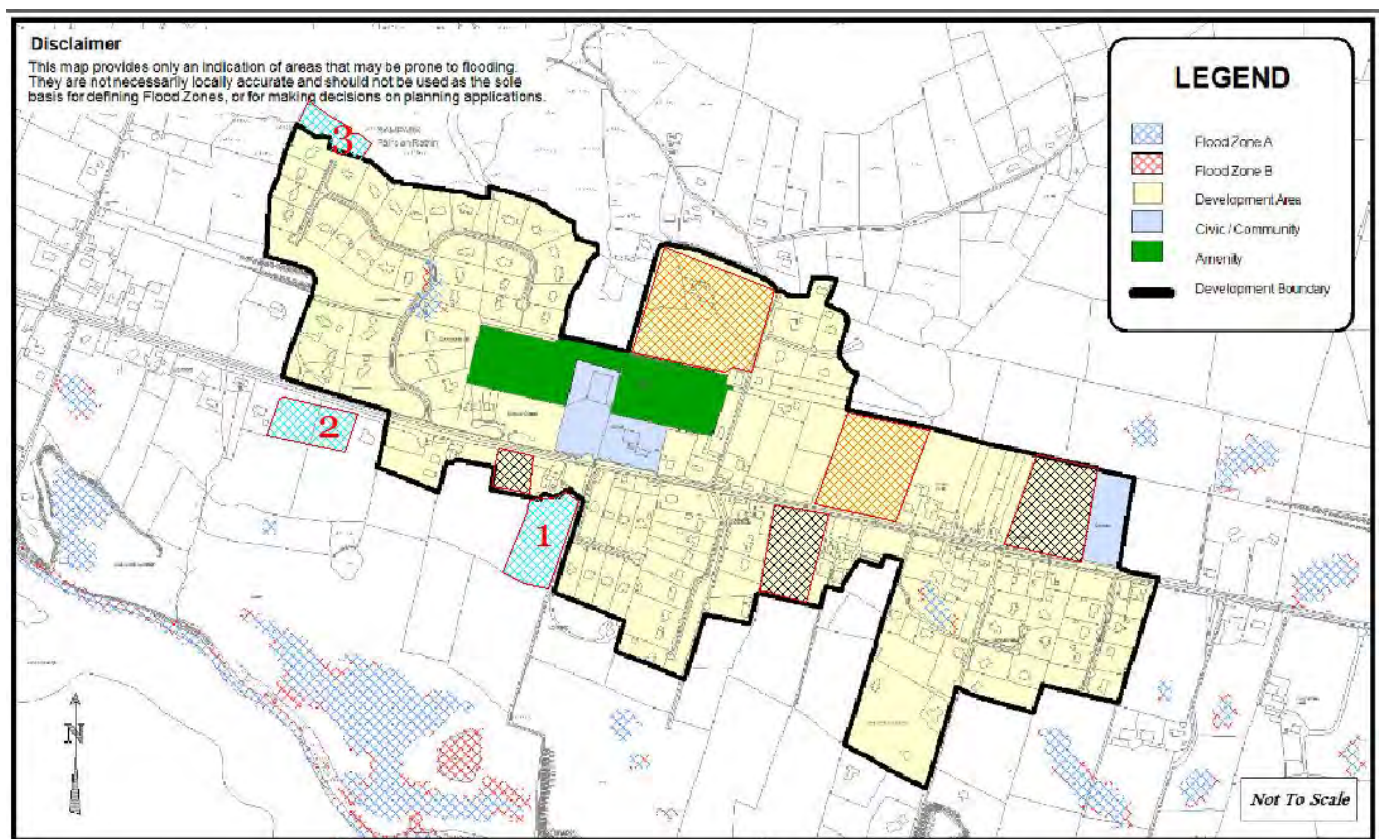
This plot of land contains approx 0.95 hectares and is adjoining sites already built on which are inside the proposed development centre.

The site has access to existing road serving existing neighbouring estate.

The land is on the lower side of the road, reasonably flat and good soil conditions for waste & surface water disposal.

The land is very central in the village and within walking distance of primary school, football pitches, playground, Cafe & local church.

We are of the opinion that the plot of land would be better in the development area.



Extract from LCC Development Plan Level 4 Settlement Lordship

Area hatched black already developed, area hatched orange available land within Development Centre  
Area hatched blue proposed for development.

**Submission No. 2**

**Plot 2 hatched blue located between 2 existing dwellings & adjacent to the existing development area on the south side.**

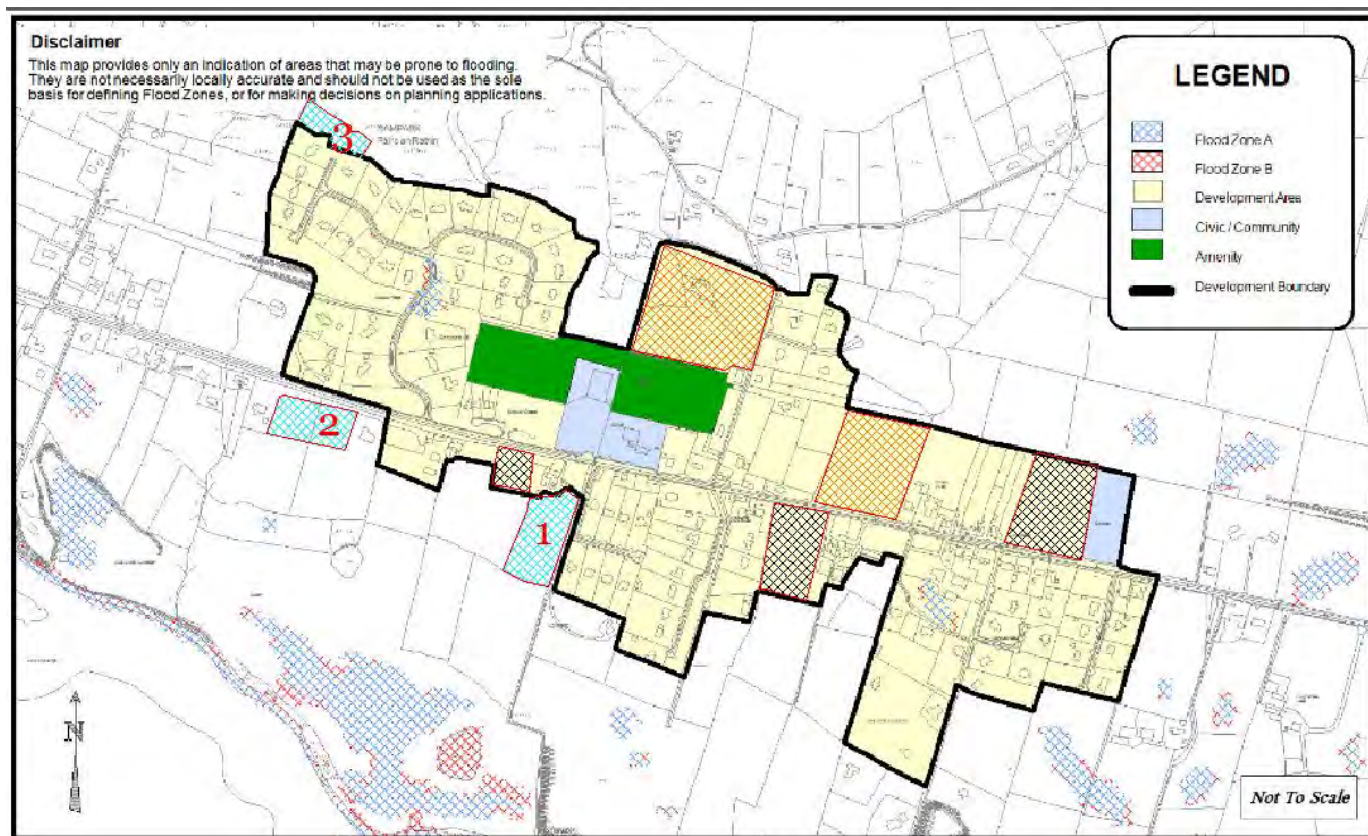
**This plot of land contains approx 0.95 hectares and is adjoining sites already built on which are inside the proposed development centre.**

**The site has access to existing road serving existing neighbouring estate.**

**The land is on the lower side of the road, reasonably flat and good soil conditions for waste & surface water disposal.**

**The land is very central in the village and within walking distance of primary school, football pitches, playground, Cafe & local church.**

**We are of the opinion that the plot of land would be better in the development area.**



Extract from LCC Development Plan Level 4 Settlement Lordship

Area hatched black already developed, area hatched orange available land within Development Centre  
Area hatched blue proposed for development.

**Submission No. 3**

**Plot 3 hatched blue located to the north of railway village existing dwellings & adjacent to the existing development area on the north side.**

**This plot of land contains approx 0.4 hectares and is adjoining an existing housing estate known as railway village, the land has a right of way through railway village for access and was given an agreement by the land owner of railway village that they would be allowed 2 connections into the sewer system of railway village, along with ESB & watermain connections.**

**The site has access to existing road serving existing neighbouring estate.**

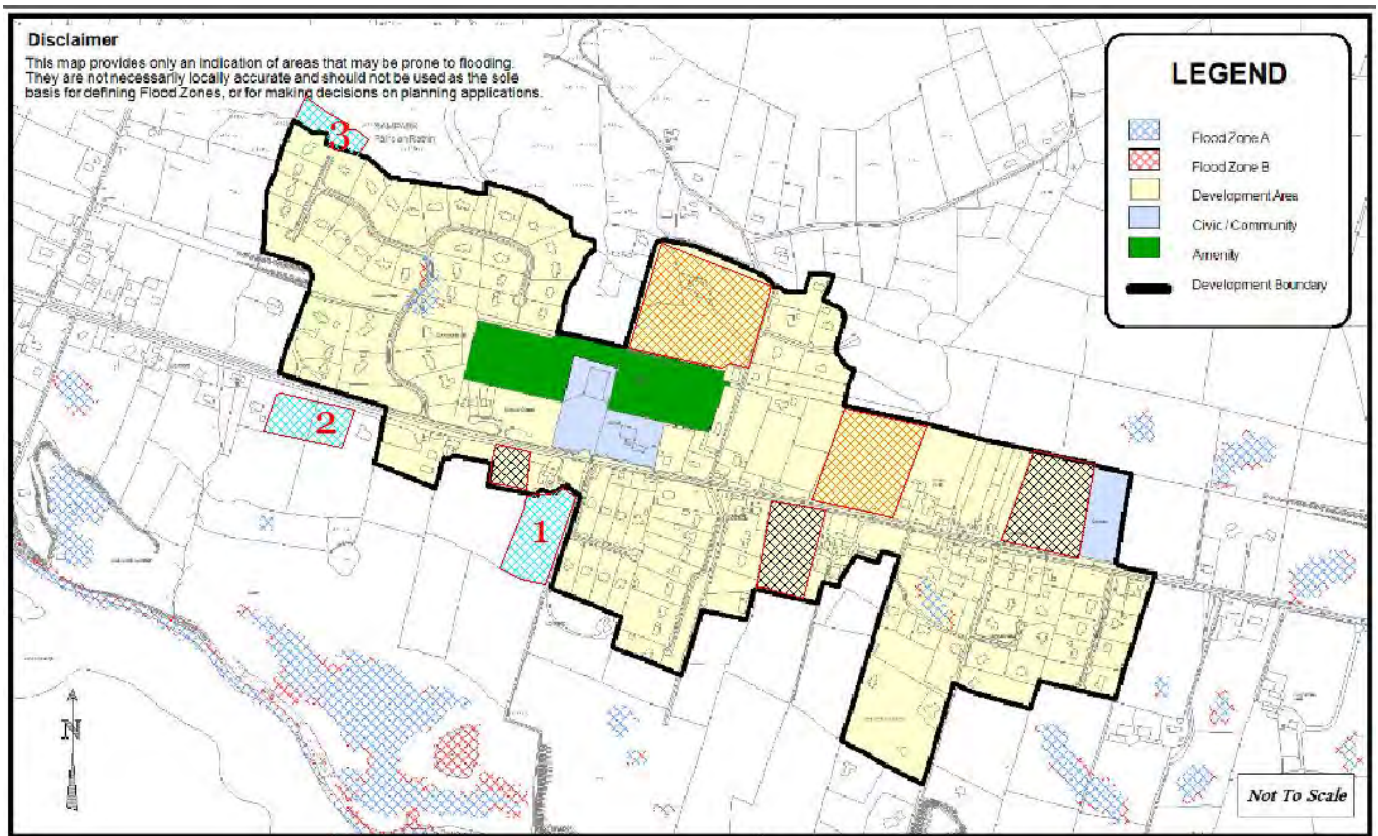
**The land is on the lower side of the road, reasonably flat and good soil conditions for waste & surface water disposal.**

**The plot of land was originally used for residential containing a house, garden & small plot, built in the early 1800's, the ruins of the house are still evident on the ground.**

**This small plot of land only contains approximately 0.4 hectares of land and is only accessible by driving through the estate road of railway village. It would not be practicable to be driving tractors or take cattle over & back from the ground through a built up residential estate. The land no real use at the moment, it would make perfect sense to include it into Lordship Level 4 development centre where 2 additional 1 off house could be built for locals of county Louth. It would result in 2 less houses being built in the rural part of Louth outside of development centres.**

**The plot of is very central on the edge of the village with services at the gate and within walking distance of primary school, football pitches, playground, Cafe & local church.**

**We are of the opinion that the plot of land would be better in the development area.**



Extract from LCC Development Plan Level 4 Settlement Lordship

Area hatched black already developed, area hatched orange available land within Development Centre  
Area hatched blue proposed for development.