



DRAFT LOUTH COUNTY DEVELOPMENT PLAN 2021-2027  
BLACKROCK CONSOLIDATION SUBMISSION – ANDREWS CONSTRUCTION LTD.

**1.0 INTRODUCTION**

*The Planning Partnership*, The Bank Building, 52 Oliver Plunkett Street, Mullingar, Co. Westmeath are instructed by *Andrew’s Construction Ltd*, Mullingar Business Park, Clonmore, Mullingar, Co. Westmeath in respect of the subject lands herein identified and as associated with the regenerative zoning provisions ‘proposed’ presented on the identified landholding. This submission is presented in association with *Lafferty Architects*, Dundrum Town Centre, Sandyford Road, Dundrum, Dublin 16.

**1.1 Summary Submission**

The submission welcomes and endorses the **A1 Existing Residential** zoning objective on the subject lands in association with the capacity of the site to deliver residential development locally. *Andrew’s Construction Ltd* is an active developer locally and they want to present their willingness to engage in ‘active land management’, an integral and crucial factor in enabling the spatial consideration of the consolidation and future planned growth of Blackrock Village as can provide for the beneficial growth of Dundalk as a Tier 1 Regional Growth Centre on the Dublin-Belfast Corridor.

Whilst the northern element of the land parcel is identified for a **C1 Mixed Use** designation this designation not necessarily excluding ‘residential development’ needs to be considered in the wider context of extant permissions related to ‘residential care’ proposals permitted to the north. Ultimately Andrews Construction Ltd. wish to seek assurances that the C1 Zoning does not prejudice their ability to deliver a wholly residential proposal in the next plan period.

In the context of this ‘site specific’ submission *Lafferty Architects* on behalf of Andrews Construction Ltd. present a potential worked scenario for masterplanning the locality which best delivers the consolidated delivery of under-utilised lands within the locality. In this regard we have attached *Lafferty Architects* sketch / feasibility proposals for a potential, deliverable scheme (see **Appendix A**).

**Potentially Excessive or Unnecessary ‘Mixed Use’ Zoning**

Notwithstanding the over-riding support of the majority ‘**A1 Existing Residential**’ designation herein we highlight that appropriate flexibility be applied to the weight and balance of the intended mix of uses on a site by site basis. In effect, we respectfully contend that a significant portion of land provided for ‘**C1 Mix Use**’ and as extends further north of the subject site may be considered excessive and potentially unnecessary where the mix sought is potentially delivered by recent notable history table to the right and reproduced graphically also. The indicative *Housing Feasibility Scheme* aligns with extant permissions locally and as such we are seeking the zoning objective **A1 Existing Residential** applies to the entirety of the landholding.

**Regenerative Benefits of Residential Development**

This submission herein presents the view that the regenerative benefits of providing a residential scheme with a variety of housing types, provides the ‘pump-priming’ that the local economy requires, where the under-utilised and ‘infill’ nature of the lands provides a viable, deliverable form of development.

Ultimately the required amended omission of **C1 Mixed Use** and replacement with **A1 Existing Residential** is in the best interests of the Town’s consolidation in delivering a suitable, sustainable form of development led by residential.

**DRAFT LOUTH COUNTY DEVELOPMENT PLAN 2021-2027 – DRAFT DUNDALK LAND USE MAP**



- A1 Existing Residential
- A2 New Residential
- B1 Town or Village Centre
- B2 Neighbourhood Centre
- B3 Retail Park
- B4 District Centre
- B5 Retail, Leisure and Recreation
- C1 Mixed Use

**LOCATION OF PROPOSED NURSING HOME ADJACENT TO THE SUBJECT SITE**



**PLANNING APPLICATION(S) ADJACENT TO THE PROPOSED DEVELOPMENT.**

FILE REF NO	12/493
APPLICANT	FRANK HOLMES
RECEIVED DATE	31 <sup>ST</sup> OCTOBER 2012
DEVELOPMENT DESCRIPTION	OUTLINE PERMISSION FOR DEVELOPMENT THAT WILL CONSIST OF PROPOSED 42 NO BEDROOMS RESIDENTIAL CARE HOME, ASSOCIATED WORKSHOP, CAR PARKING AND ASSOCIATED SITE DEVELOPMENT WORKS
DECISION DATE	10 <sup>TH</sup> OCTOBER 2013
OUTCOME	PLANNING PERMISSION GRANTED (CONDITIONAL)
FILE REF NO	18/784
APPLICANT	ARBORTREE INVESTMENT LIMITED
	28 <sup>TH</sup> SEPTEMBER 2018
DEVELOPMENT DESCRIPTION	PERMISSION TO CONSTRUCT AN ELDERLY CARE CENTRE CONSISTING OF: (A) A TWO STOREY, 106 BED NURSING HOME, (B) A 2 STOREY APARTMENT STRUCTURE CONTAINING 12 NO. 2 BED ASSISTED LIVING UNITS AND , (C) A SINGLE STOREY LAUNDRY/UTILITY STRUCTURE AND ALL ANCILLARY SITE WORKS
DECISION DATE	15 <sup>TH</sup> JULY 2019
OUTCOME	PLANNING PERMISSION GRANTED (CONDITIONAL)

**2.0 SUBJECT LANDS & RESIDENTIAL PROPOSAL**

The subject site is 2.71 ha and can be easily accessed to Dundalk Town Centre via the Dublin Road/R132. The subject site is located approximately 1.6 km from Blackrock Village centre. The Old Golf Links Road is linked to Blackrock Village Centre, allowing the residents to use active transportation links to both locations. The short distance from the subject site, allows the residents to cycle to Blackrock Village Centre as it is approximately a 5 minute cycle.

Planning authorities as identifiers of 'opportunity sites' and their respective regenerative benefits of under-utilised lands are important agencies in the planning process. Some planning authorities present and provide Planning or Development Briefs to provide certainty to investors and developers, this can be undertaken in partnership with landowners and local communities and sometimes requires a local framework plan / masterplan and in the recent past may have been referred as action area plans.

We are not suggesting that a local framework plan is required on the subject lands but it is important in respect of the available '*consultation portal*' and via the public participation process of the *Draft* development plan this process is in effect sharing the visioning and regenerative benefits of the subject lands to inform the plan and policy-makers, Louth County Council it's elected representatives (The Council) and its Executive.



INFORMED POLICY BACKGROUND – TO ASSIST RESIDENTIAL REGENERATION OPPORTUNITY

**3.0 KEY POLICIES AND OBJECTIVES FOR THE PROPOSED DEVELOPMENT**

The design scale and massing of the suggested redevelopment of the subject lands can be informed and promoted not only by local policy objectives but higher order policies and objectives which filter down to the local scale.

The presented Feasibility Study by Lafferty Architects presents a built form based on the realisation and delivery of the plethora of available policy from Ministerial Guidelines and experience in delivering schemes of similar size throughout Ireland.

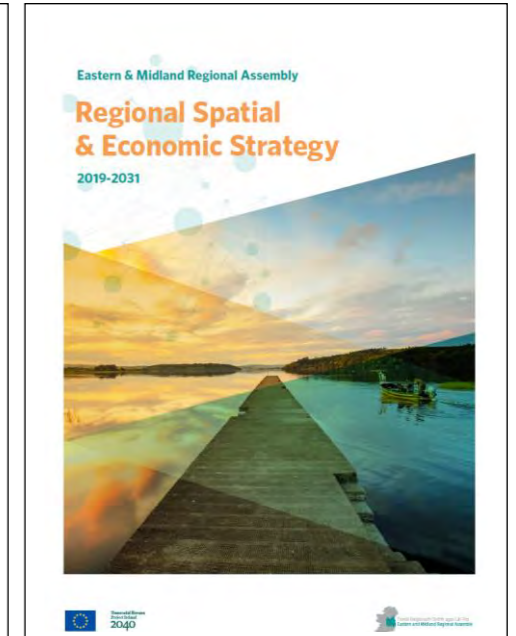
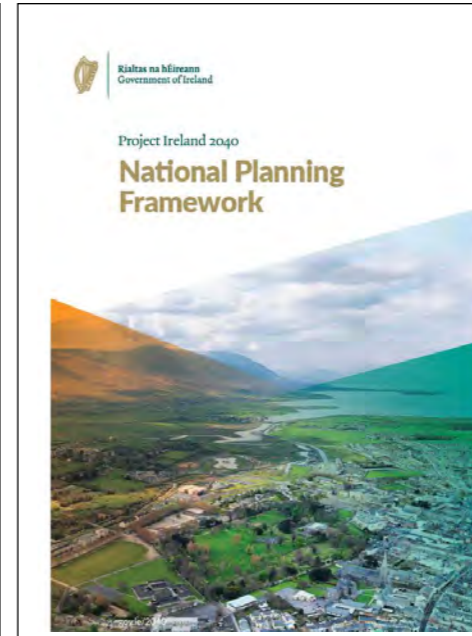
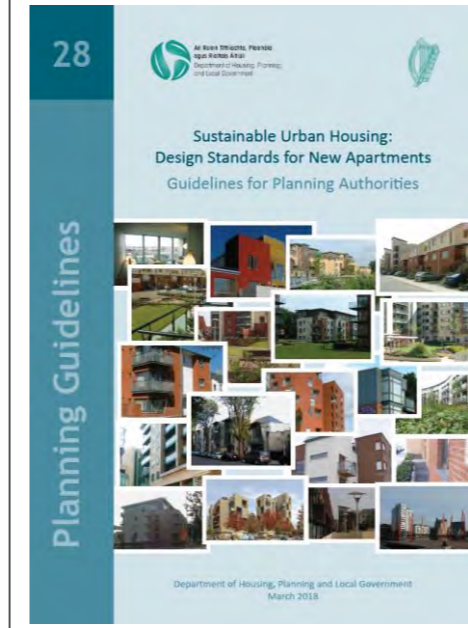
The concept presented is an exercise in 'place-making exercise' and ensures the delivery of a consolidated and sustainable development opportunity through the planning process.

It is essential in this instance as part of the submission to confirm a 'Residential' zoning objective that the requisite scale, format and layout of development can be delivered on the subject lands.

**Departmental Guidelines** regarding Sustainable Residential Development coupled with Design Standards for New Apartments as affecting current thinking are going to be a key consideration on the subject site.

The **National Planning Framework** and the **Regional Spatial & Economic Strategy** for the EMRA are also crucial but where there is an over-riding policy message of compact urban form minimising urban sprawl.

In this regard the Landowner has presented an informed design approach by **Lafferty Architecture** to inform a place-making exercise and looking at the principles of the site context; informing the design with achievable connections to promote pedestrian permeability, an urban scale consistent and achievable with the locality. Andrews Construction Ltd. and the design team herein present the potential of the subject lands in accordance with the current 'national' planning policy objective.



**Pillar 3: Build More Homes - Planning Reforms**

*The planning process has a major role to play in providing a clear path to meeting the housing needs of citizens and giving certainty for the providers of that housing. The Government is determined to see the planning process building on recent enhancements and becoming more responsive to the requirements and complexities around housing delivery.*

**Ministers' Foreword**

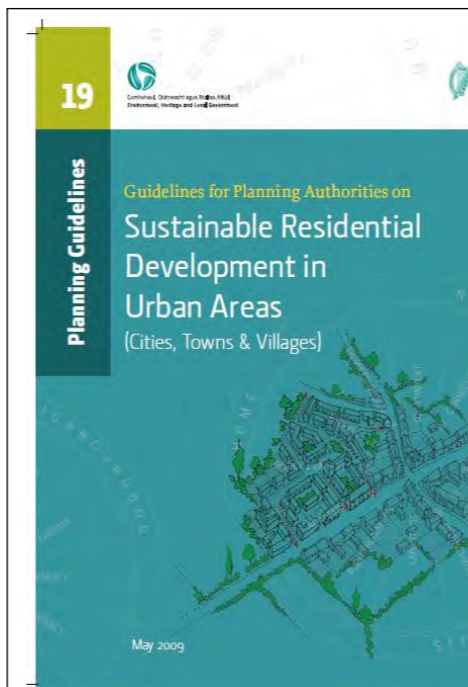
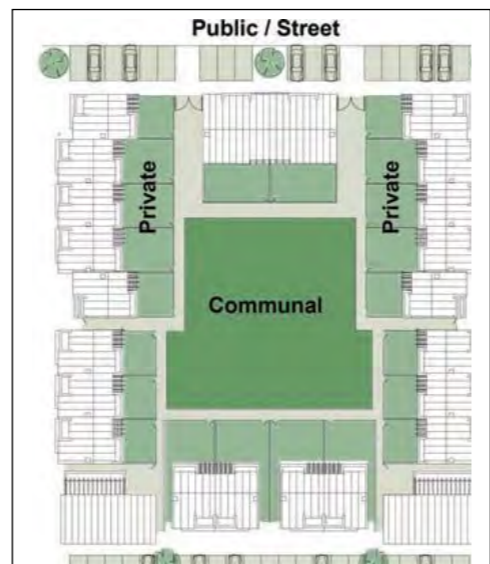
*Apartments are a key and growing part of the way in which we live in various parts of our country and particularly in our cities and towns. A move towards a much greater level of apartment living is essential in ensuring our major urban areas develop sustainably rather than sprawling inexorably outwards as has been highlighted in the Government's National*

**Ministers' Foreword**

*Ireland stands on the cusp of great change. In the next twenty years we will grow by an extra one million people. This raises a series of important questions for our consideration, the most basic being where will all these people live and work, what kind of quality of life will we each enjoy, and how will a country of almost six million people impact on our communities and on our built and natural environment?*

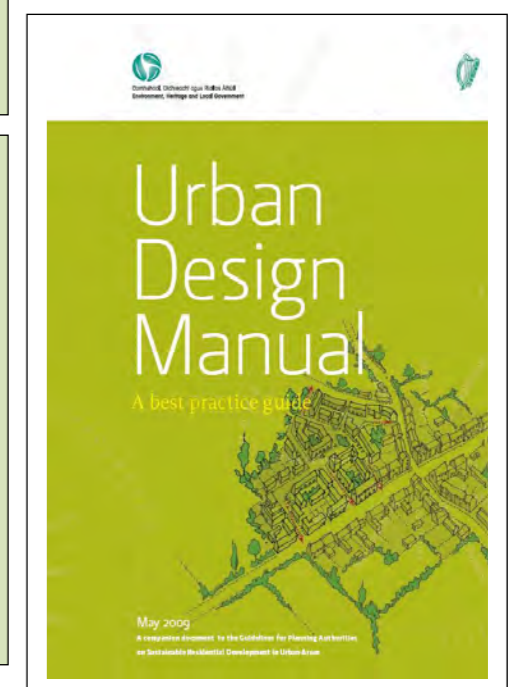
**Director's Foreword**

*A Regional Spatial and Economic Strategy (RSES) is a strategic plan and investment framework to shape future development and to better manage regional planning and economic development throughout the Region. It identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives.*



**4.5 Achieving Urban Infill / Brownfield Development**

The **National Planning Framework** targets a significant proportion of future urban development on infill/brownfield development sites within the built footprint of existing urban areas. This is applicable to all scales of settlement, from the largest city, to the smallest village.

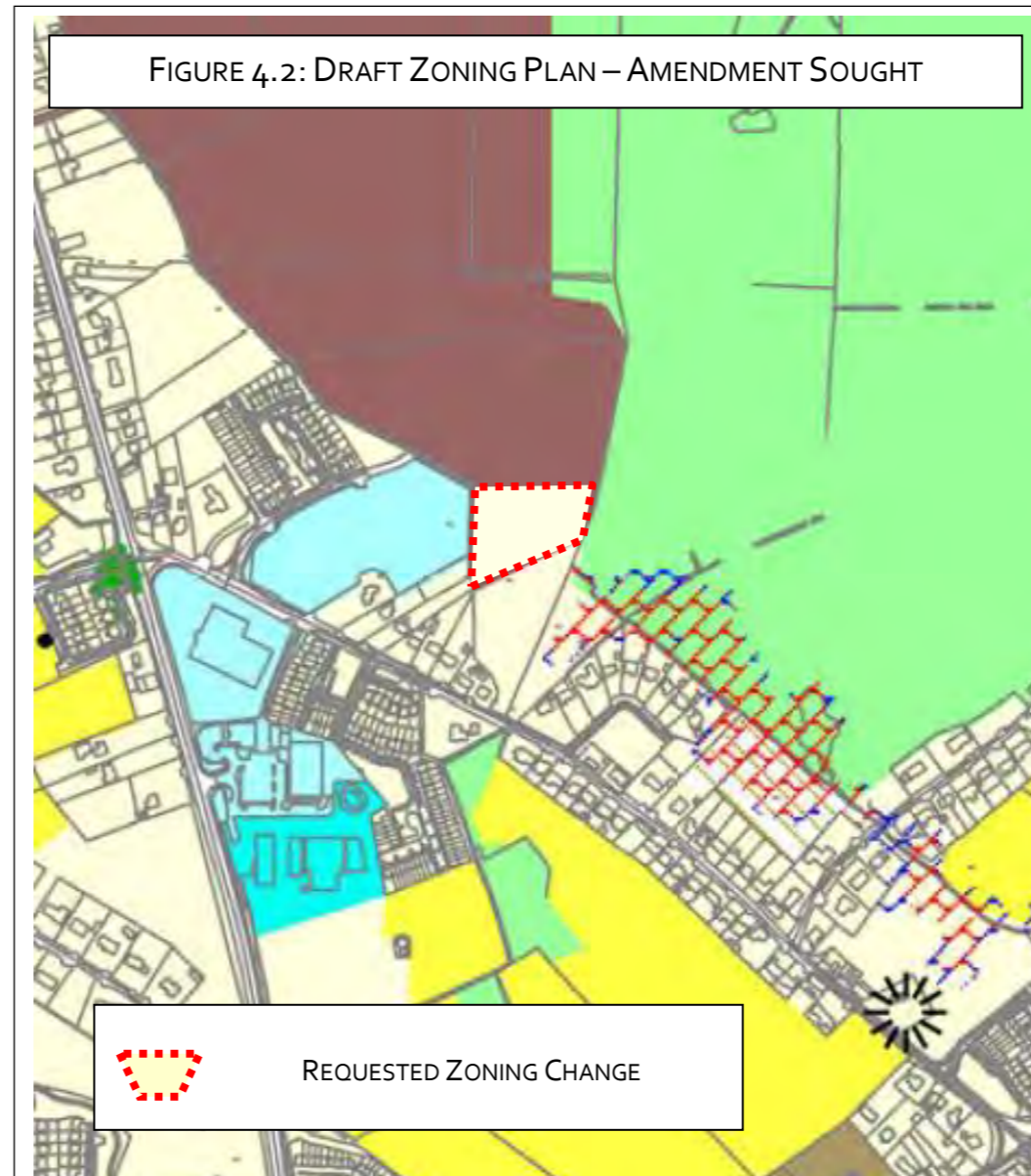
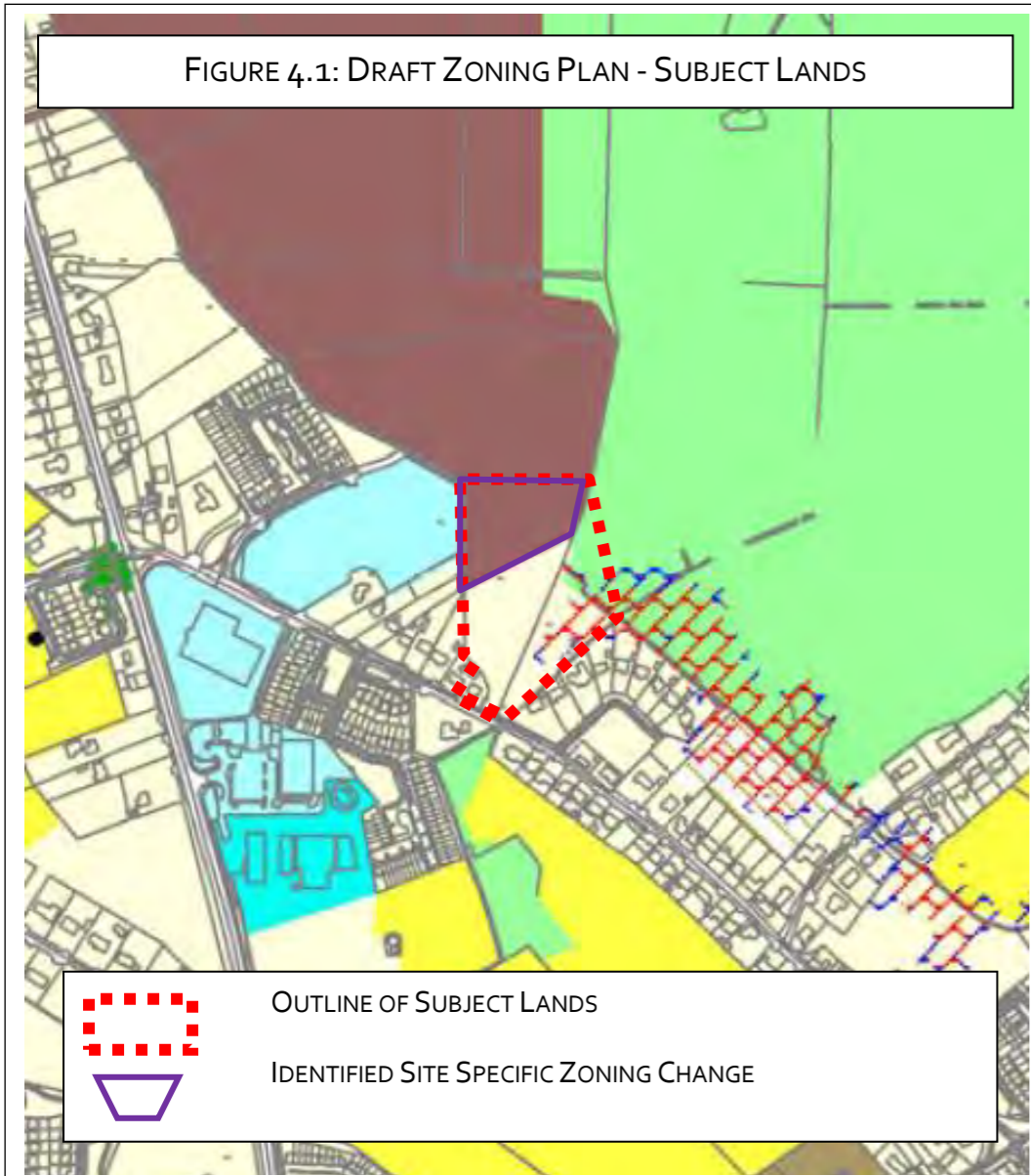


**4.0 CONCLUSIONS – PLAN AMENDMENTS SOUGHT**

In summary, this submission welcomes the ‘**A1 Existing Residential**’ designation to the subject site, located at Old Golf Links Road, Blackrock, Co. Meath. We respectfully seek in this submission, that the small portion of land to the north of the subject site which is currently zoned as ‘**C1 Mixed Use**’ to be re-zoned as ‘**A1 Existing Residential**’ as this will allow the landowners, an established developer and housebuilder of a proximate local scheme the ability to better actively deliver a meaningful residential development in this location.

The presented *Feasibility Layout* by **Lafferty Architects** included as part of this submission indicates the ability of the scheme to integrate with the potential redevelopment of lands further north and as includes the extant residential care home immediately to the north of the lands the subject of this site specific and targeted zoning submission. The subject lands represent a well located infill site which is enabled to deliver on the ‘compact’ form, with beneficial service provision locally and where ‘active transportation’ modes of walking and cycling will enable the development to present an ‘urban village’ standard of development capable of delivering on sustainable development objectives associated with both national and local policy objectives.

Having regard to the foregoing, it is respectfully requested that Louth County Council would change the zoning of **C1 Mixed Use** to **A1 Existing Residential** to the identified section (Figures 4.1 & 4.2 below) of land within the *Draft Louth County Development Plan 2021-2027*. These lands are in the ownership of Andrew’s Construction as they are in the process of advancing to Planning for a residential development (as indicated in this submission) making further use of the existing facilities (the most economic use of existing and available services) in close proximity to the subject site and enhance the possibilities of further development of such facilities to be developed in the **Mixed Use** zoned lands which are adjacent to the proposed **Existing Residential** area. This will align more accurately with the settlement pattern of the environs and enhance sustainable transportation to occur in the Blackrock Village area and the southern Dundalk Environs.



**APPENDIX A - SKETCH DESIGN PROPOSAL - HOUSING DEVELOPMENT**

**LAFFERTY ARCHITECTS FOR AND ON BEHALF OF ANDREWS CONSTRUCTION LTD.**



SKETCH DESIGN PROPOSAL  
**HOUSING DEVELOPMENT**

Old Golflinks Road | Blackrock  
Co. Louth

December 2020

Client Review

NOTE:  
ALL DIMENSIONS ARE PRELIMINARY FOR DISCUSSION PURPOSE ONLY  
AND SUBJECT TO PLANNING | DETAILED SITE SURVEY

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# SITE OVERVIEW

Bing Map





# AERIAL PHOTOGRAPH

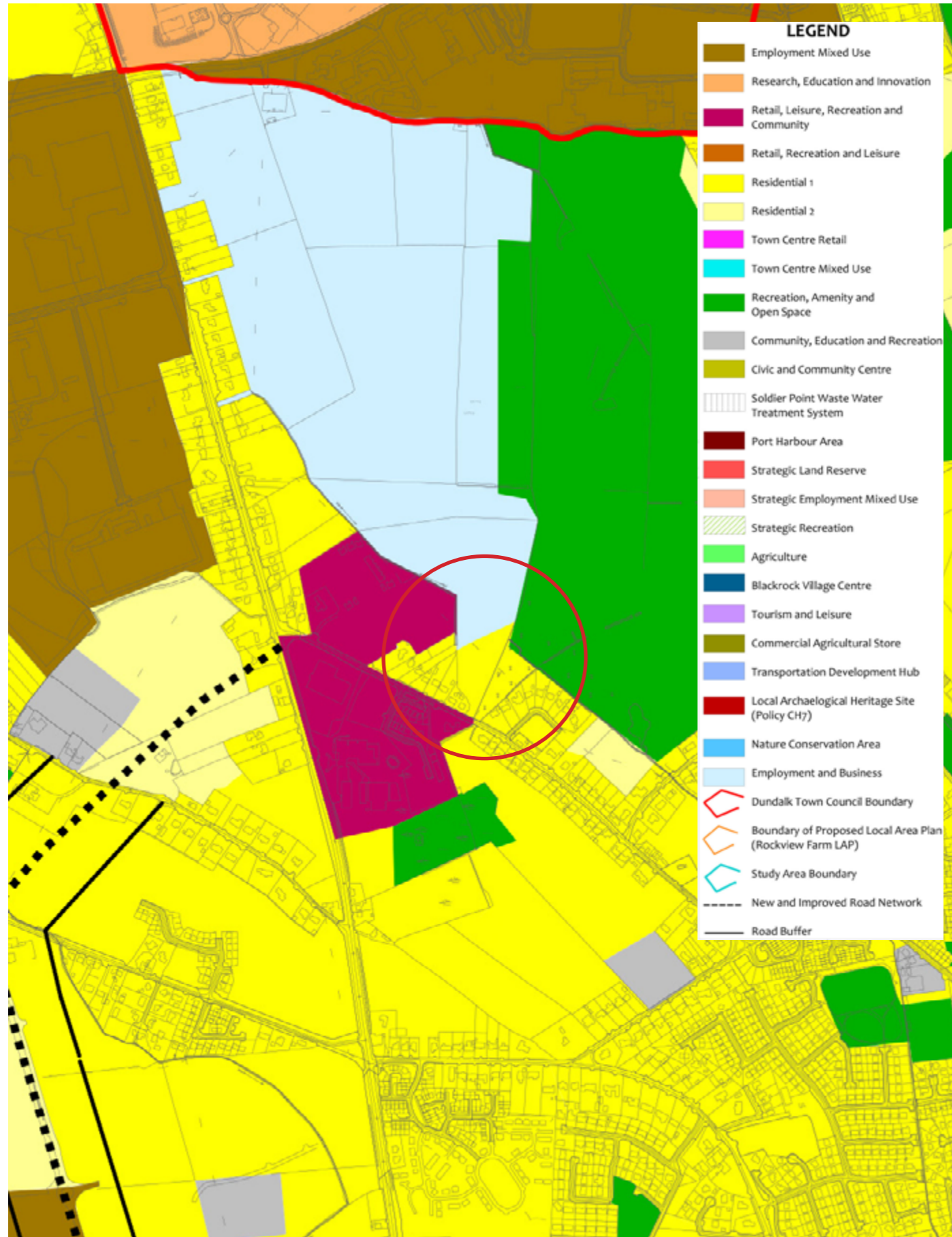
Bing Map



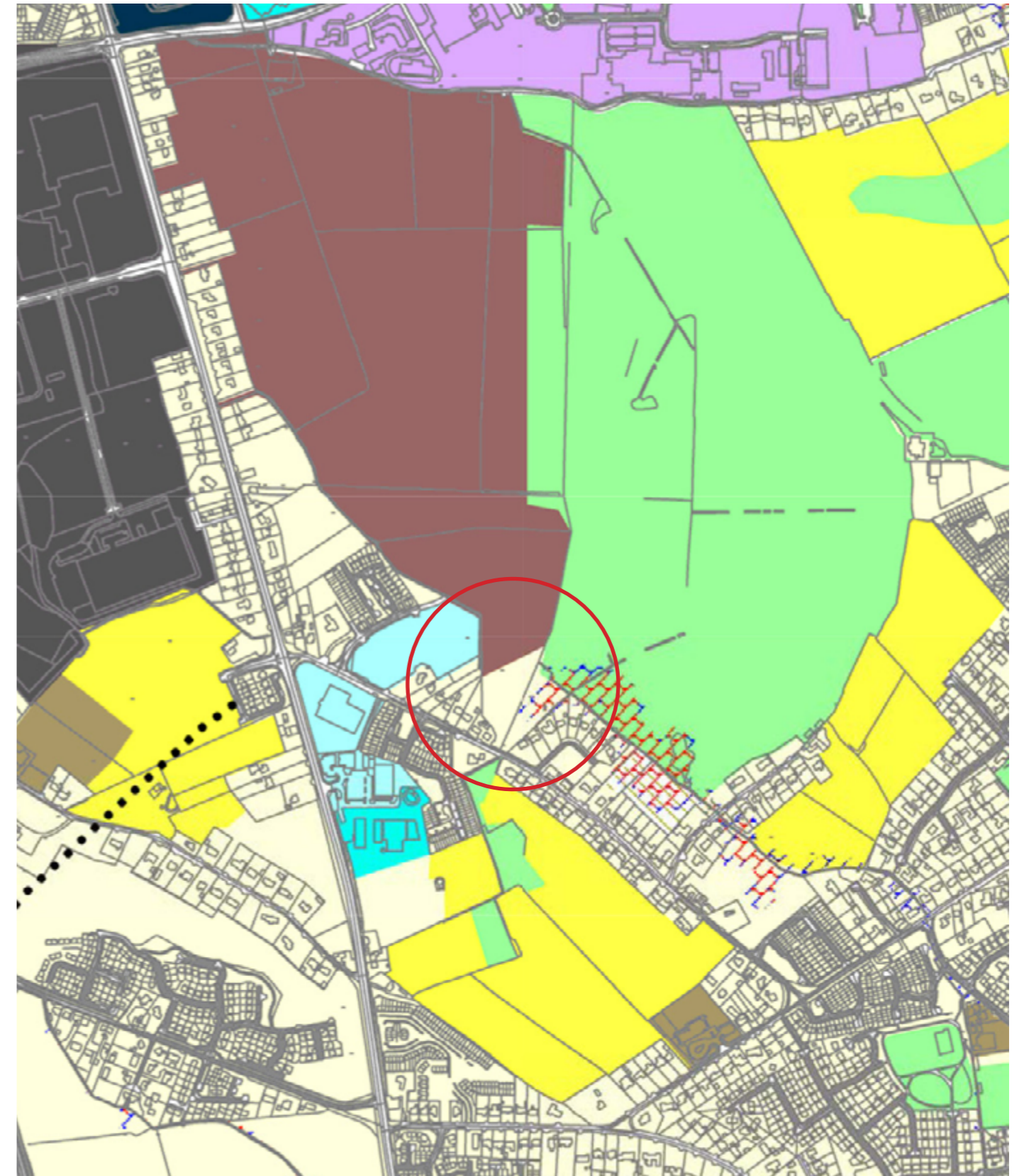
## SITE PHOTOGRAPH



# PLANNING & DEVELOPMENT



Extract from  
**Dundalk & Environs Development Plan 2009-2015**



Extract from **Draft Louth County Development Plan 2021-2027**  
**Dundalk Draft Zoning and Flood Zones Map**

# PLANNING & DEVELOPMENT



Planning Ref 12/493 & 18/784  
Proposed Nursing Home to the North of Subject Site

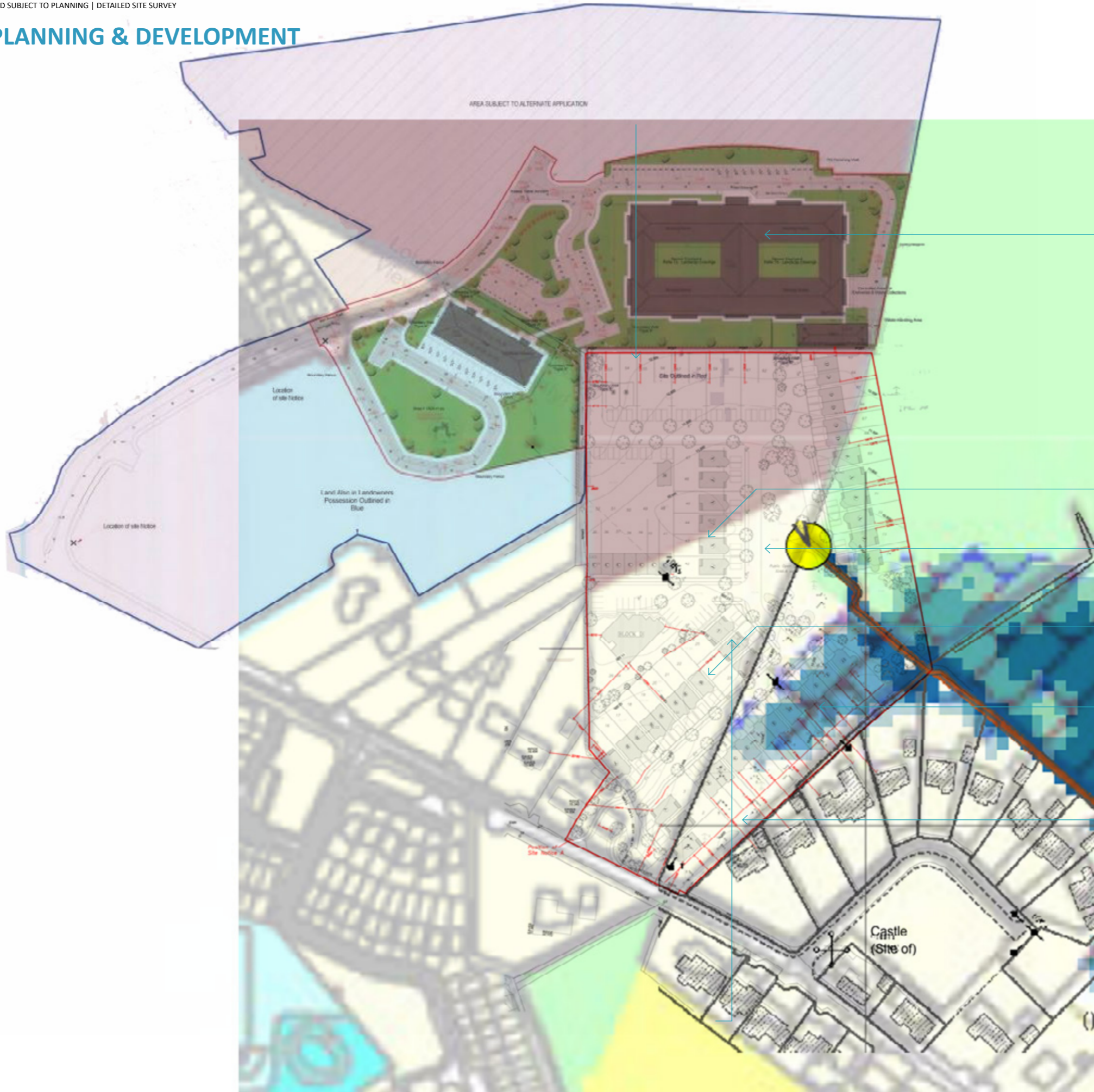


Planning Ref 05/1517 & 11/440 (Expired)  
75 Dwelling Units Residential Scheme





# PLANNING & DEVELOPMENT



Planning Ref 12/493 & 18/784  
Proposed Nursing Home to the North of Subject Site

Line of Proposed Mixed Use (C1) Zoning

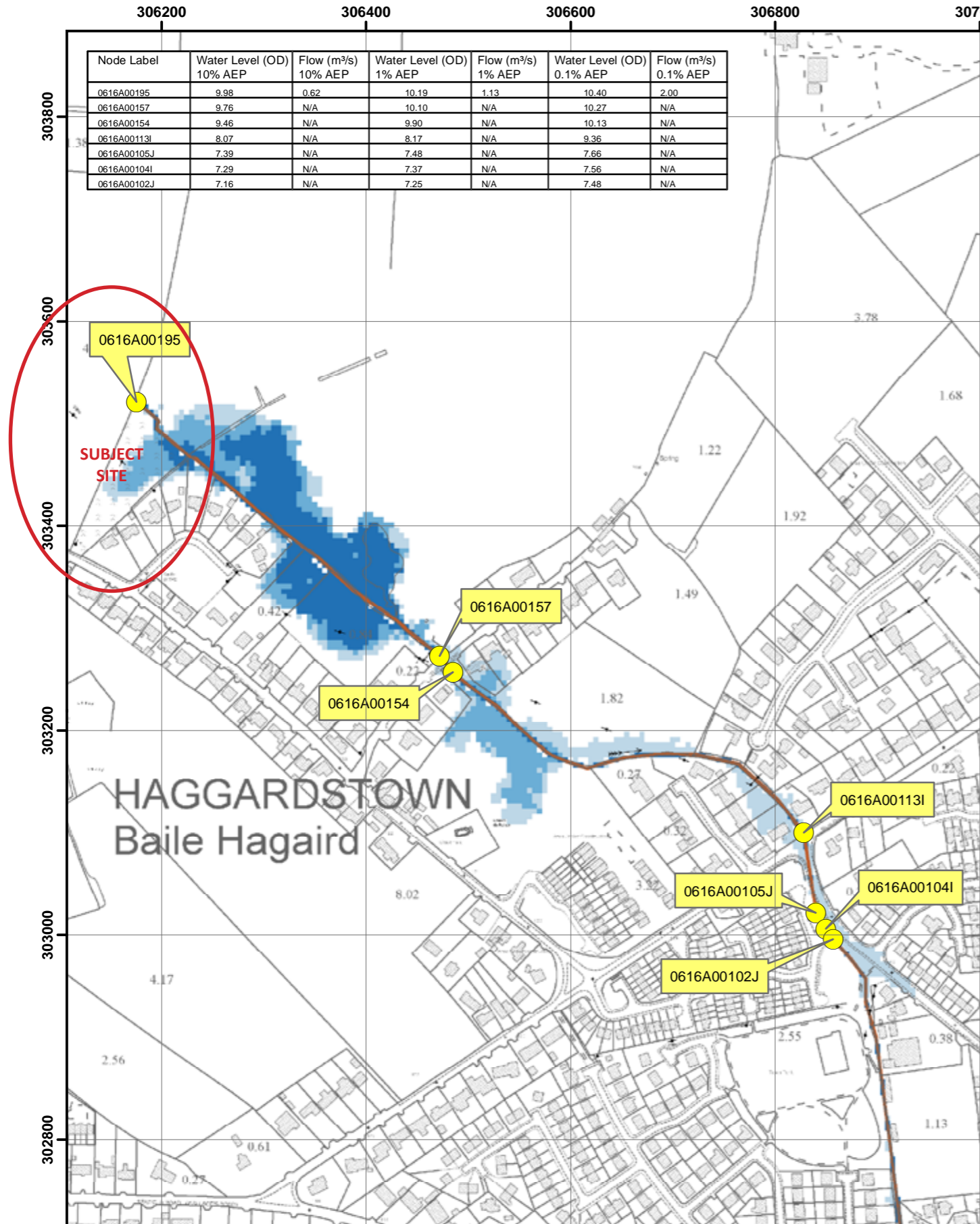
Planning Ref 05/1517 & 11/440 (Expired)  
75 Dwelling Units Residential Scheme

Existing Residential Zoning (A1)

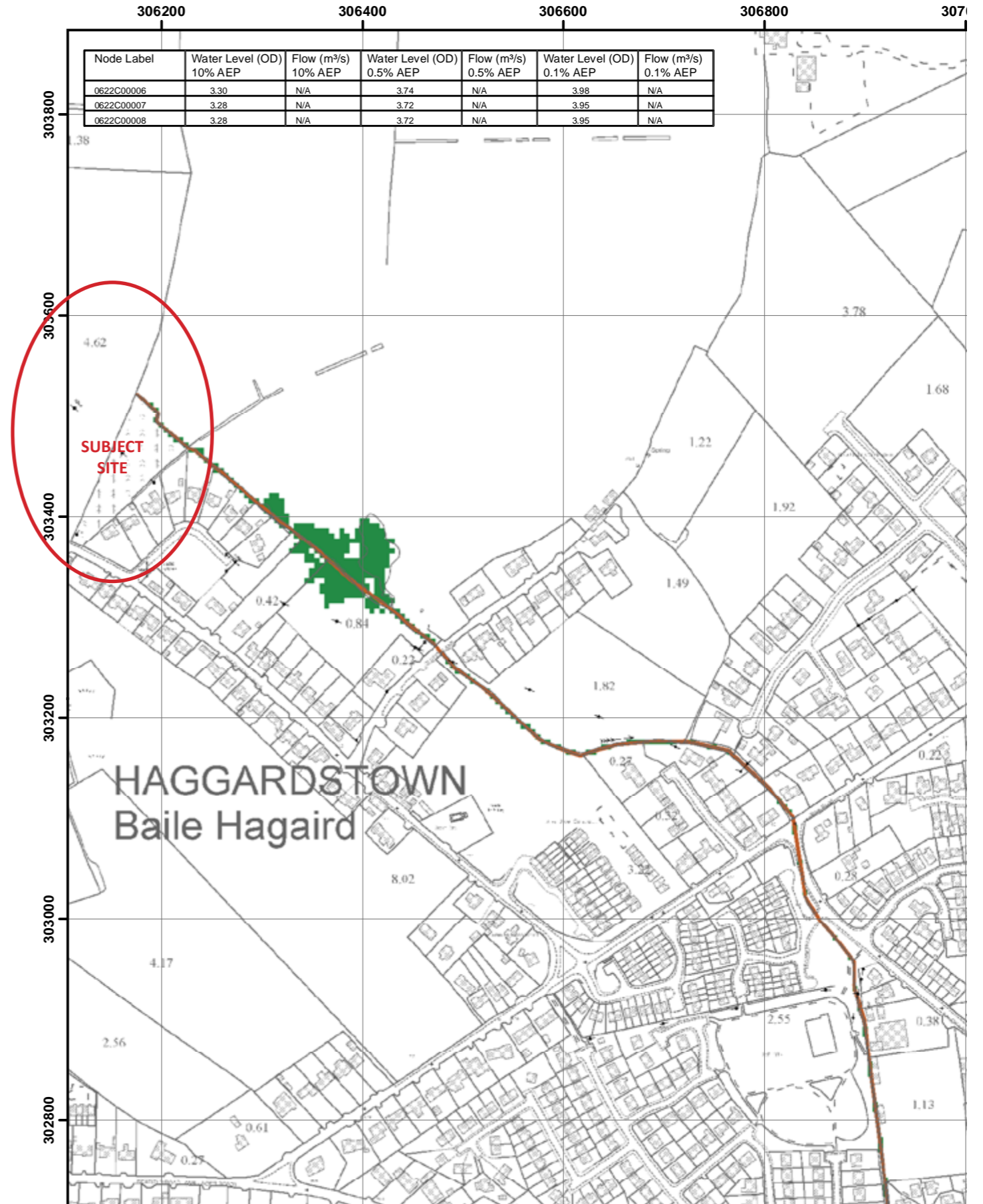
Fluvial Flood Risk Zone

10m Wayleave to watercourse on Southeastern boundary

# FLOOD MAPS

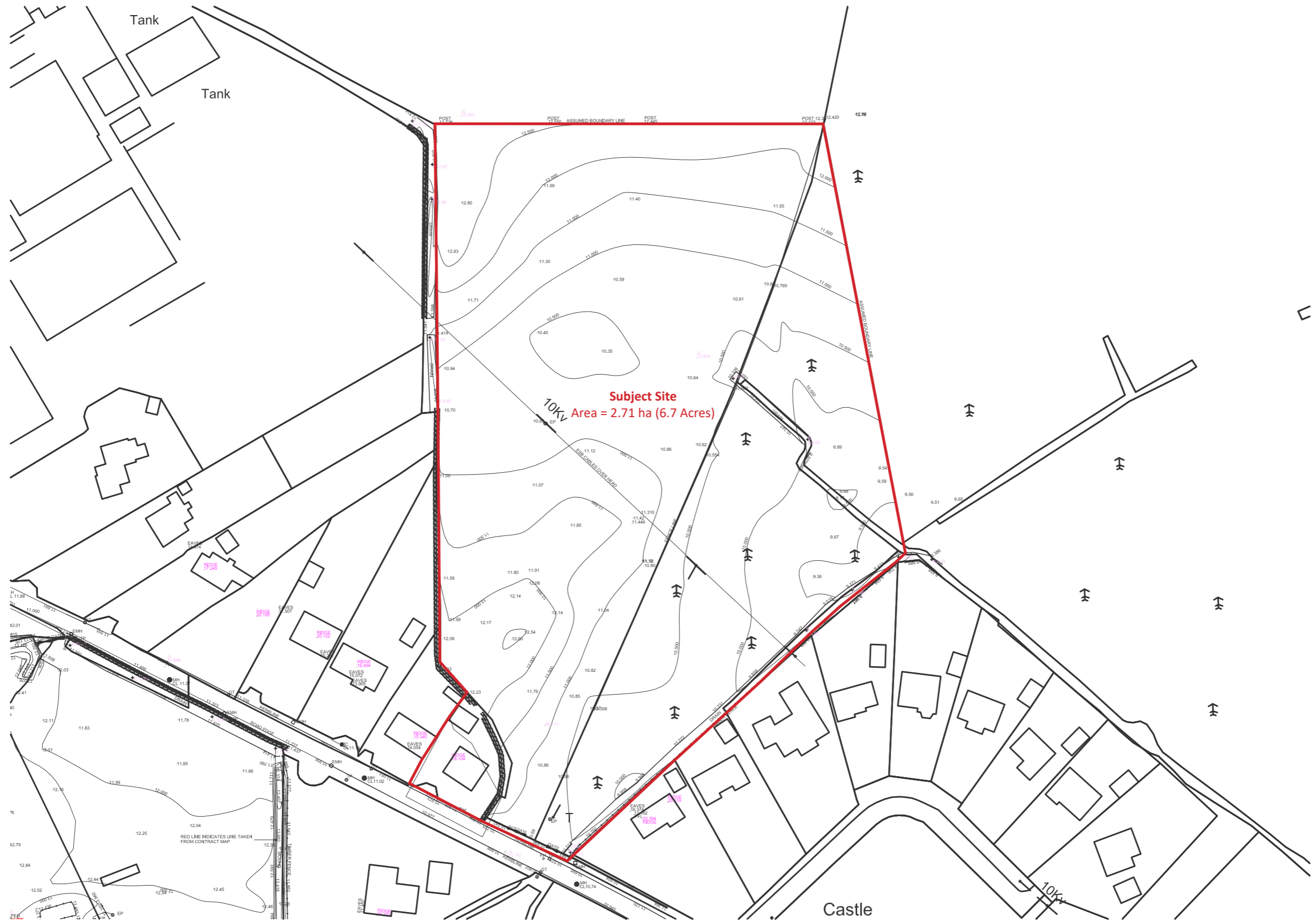


**Fluvial Tidal**  
**Blackrock South Fluvial Flood Extents**



**Coastal Tidal**  
**Blackrock South Tidal Flood Extents**

# SITE LOCATION PLAN



# SKETCH PROPOSAL



### Accommodation Schedule

Duplex	24 units
2-Bed Ground Floor	24 units
3-Bed First & Second Floor	24 units
3-Bed Terrace Houses	24 units
4-Bed Semi-Detached Houses	27 units
<b>Total</b>	<b>99 units</b>
Site Area	2.71 ha (6.7 Acres)
Density	36.53 units/ha



# OVERALL SITE LAYOUT PLAN



## 3D MASSING STUDY

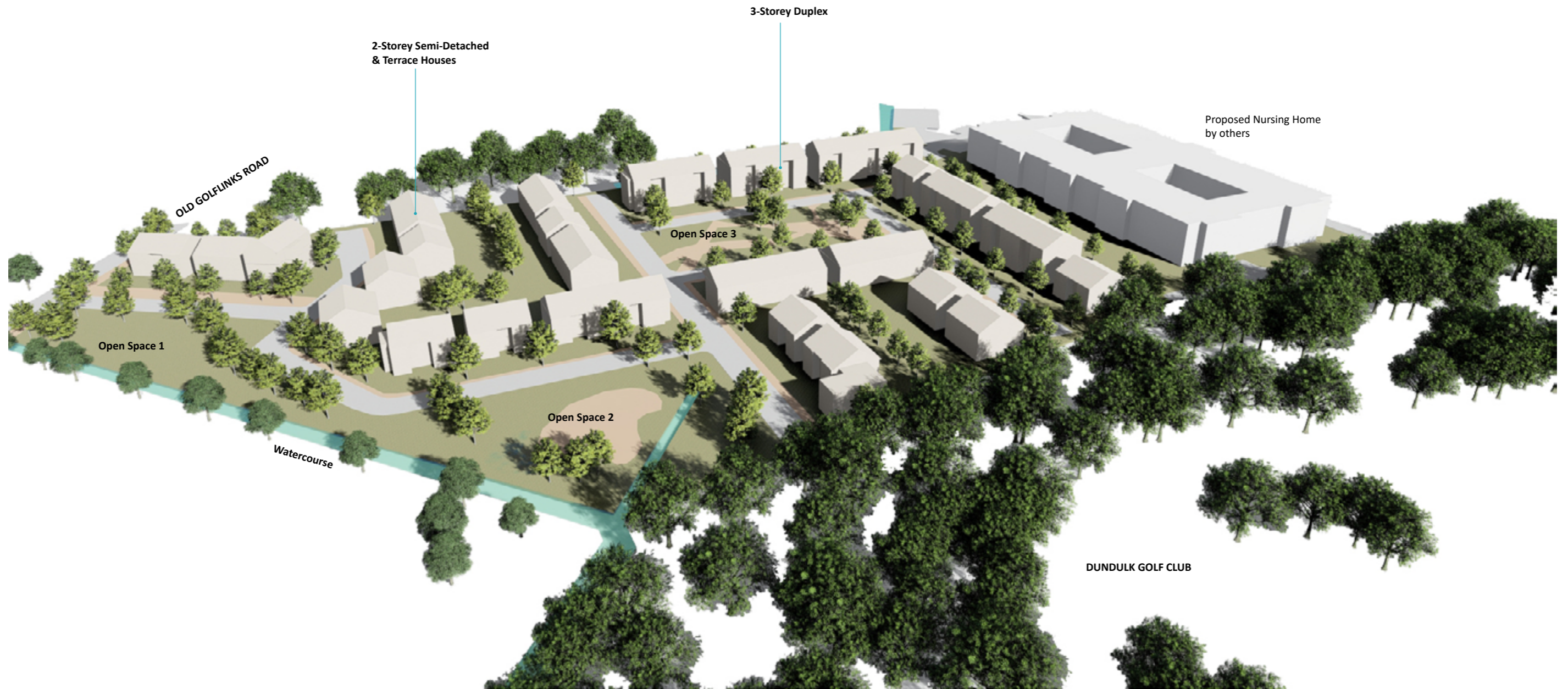
### View 1 - Aerial View



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## 3D MASSING STUDY

### View 2 - From Southwest



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## 3D MASSING STUDY

### View 3 - From Southeast



**LAFFERTY.**  
ARCHITECTS