

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

**On behalf of: Antoinette Matthews**

**In respect of an Infill Site at Trean, Dunleer, Co. Louth**

**Prepared by: Dwellings Developments Ltd.**



### Overview:

This submission is made to the Draft Louth County Development Plan 2021-2027 (DLCDP) in respect of a site (1.98ha) at Trean, Dunleer, Co. Louth. Dwellings Developments Ltd. have agreed terms with the landowner Ms. Antoinette Matthews to purchase the land for residential purposes subject to planning.

The lands are presently in agricultural use under the current Louth County Development Plan 2015 – 2021 and Dunleer LAP 2017 - 2023. Given that Dunleer has been identified as a Self-Sustaining Growth Town we put forth 2 no. proposals for consideration:

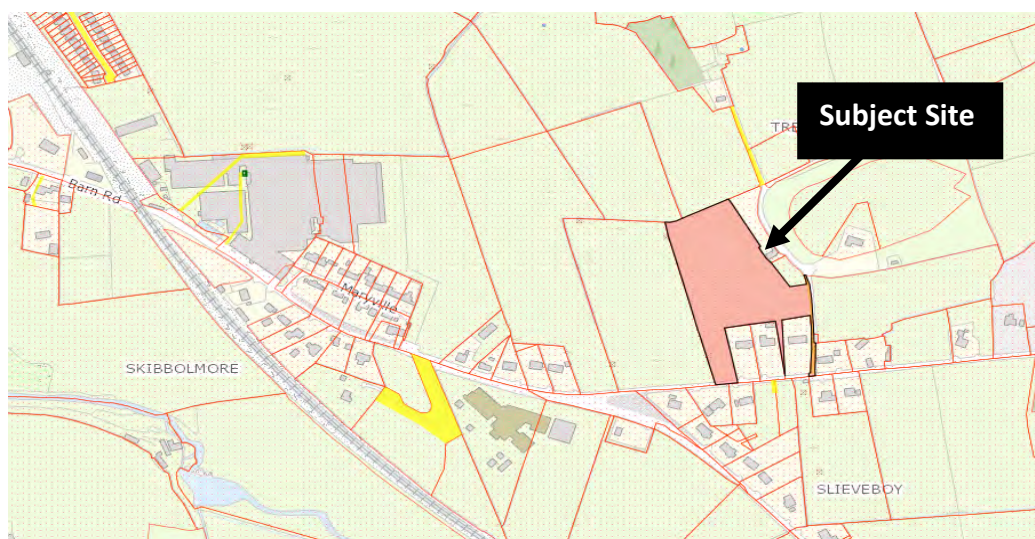
- (I) that the settlement boundary of the Town is extended eastwards to include the subject lands
- (II) the subject lands are zoned **New Residential** under the forthcoming CDP and LAP and that the Core Strategy is updated to reflect the zoning

### Site Location

Dunleer is deemed a Self-Sustaining Growth Town which is identified as regionally important local drivers serving their resident population and surrounding catchments and with a reasonable level of jobs and services.

The land is located to the south east of the Village, in close proximity to the recently expanded Scoil Ui Mhuri. The land is bounded by a mature hedgerow on the western and northern side. On the eastern side the site partially bounds a single dwelling and on the southern side the boundary is shared with three single dwellings.

**Fig 1: Location of Subject Lands**



### Social Infrastructure:

An extensive extension to the Scoil Ui Mhuiri campus at Barn Road (c.200m from the subject site) has recently been completed. This was a significant public investment and provides 26 new classrooms along with play areas.

### Scoil Ui Mhuiri



The site is also in close proximity (c.500m) to Dunleer's largest employer Glen Dimplex.

As such the subject site is one of the closest sites in Dunleer to the school and its largest employer, significantly reducing the demand for car based travel.

### View of Site



### Current and Proposed Zoning

The lands are currently zoned agriculture under the current CDP and are situated adjacent to the town settlement boundary. As detailed below there is limited supply of zoned undeveloped sites in Dunleer.

**Site 1** (2 ha) is owned by Louth County Council and sits in front of a site that was recently developed for social housing (80 units at Ravel Grange). While additional units may in time be provided on these lands, it is likely that it will be incremental and for social housing purposes only (dependent on demand).

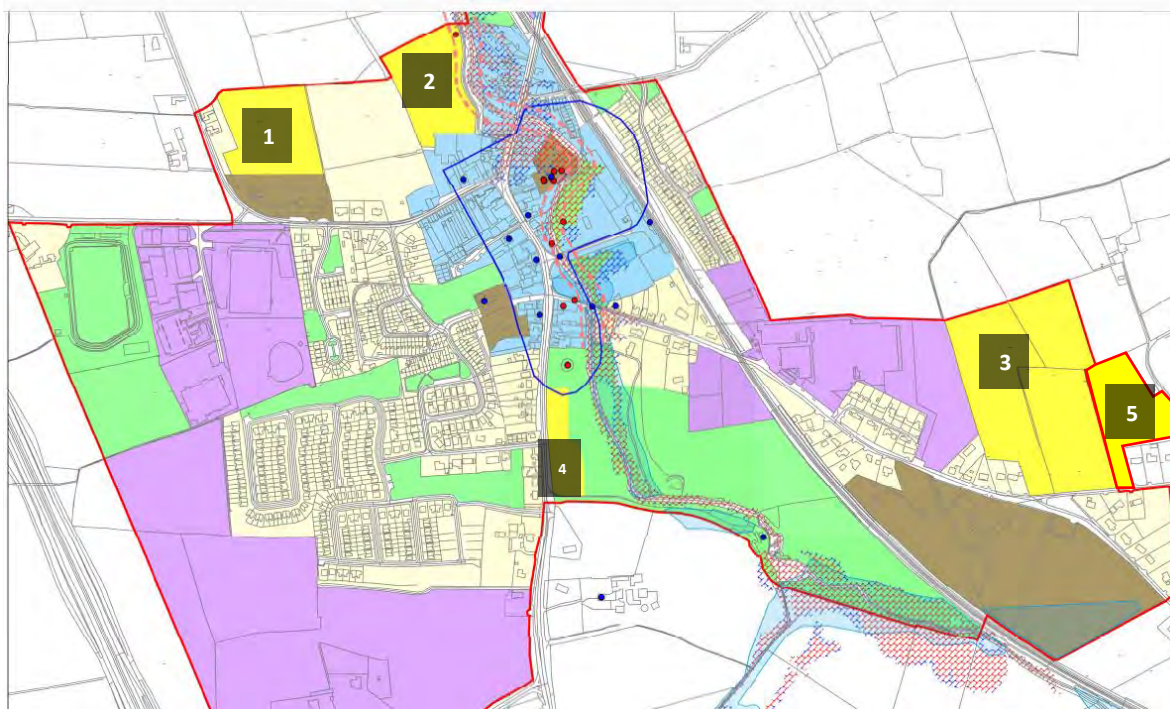
**Site 2** (2.4) is in private ownership and has large agricultural buildings situated on site. It is a working farm and not readily available for development.

**Site 3** (7.4 ha) is adjacent to the subject site and has recent planning history. The growth of the village, new school and improved connections to the village have addressed many of the issues raised previously.

**Site 4** (0.9 ha) is subject to a recent planning application (Reg. Ref. 20/707) and is currently at Further Information stage.

**Site 5 – Subject lands (1.9 ha) subject to this zoning proposal**

### Proposed Dunleer Zoning Map as per the Draft Louth County Development Plan 2021 -2027



**Chapter 2 “Core and Settlement Strategy” of the Draft County Development Plan sets out the housing projections at Table 2,14**

*Table 2.14: Core Strategy Table*

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L
<b>Settlement Category</b>	Settlement	Population 2016	Projected Population Increase to 2027	Projected Population 2027	Total Projected Housing Stock 2027	Total Additional Housing Units 2016-2027	Approx. Units Completed 2016-2020	Housing Allocation 2021-2027	Lands with potential to deliver Infill or Brownfield Development (ha)	Units delivered on Infill/Brownfield Lands	Total Lands Zoned for New Residential uses (ha)
<b>County</b>	Louth	128,884	21,082	149,966	61,717	10,318	2,040	8,278	110.4	4,302	589
<b>Regional Growth Centre</b>	Drogheda	34,199	6,914	41,113	17,184	3,443	400	3,043	34.8	1,725	213
	Dundalk	39,004	7,660	46,664	19,892	3,541	935	2,606	30	1,743	269
<b>Self-Sustaining Growth Towns</b>	Ardee	4,928	1,655	6,583	2,751	749	165	584	8.5	298	54.6
	Dunleer	1,822	935	2,757	1,144	425	80	345	3.1	109	13

It is projected that Dunleer requires **345** new residential units by 2027. While several sites have been identified to cater for this demand, it is unlikely that these sites can deliver the growth required for the following reasons:

- a. While the NPF correctly advocates the redevelopment of brownfield sites, the centre of Dunleer has issues relating to flooding. Historically these sites are difficult to deliver, with fractured ownership and inherent site constraints, which tend to render them unviable from a cost perspective. While small pockets/buildings will naturally lend themselves to infill development, it is likely that the target of 109 units can/will be met over the lifetime of this plan.
- b. Site 1 is unlikely to be developed for private housing
- c. Site 2 is unlikely to become available as it is a viable working farm and farmyard
- d. Sites 3 & 4 have a combined area of 8.3ha which are available for residential development, but fall well short of the required 13ha.

We respectfully suggest that Sites 3 & 4 (combined area of 8.3ha) are the only viable sites for private housing over the lifetime of this plan. Site 4 is currently at FI stage. If successful, this will result in Site 3 being the main housing development area proximate to the new school and upgraded public infrastructure.

Our site lies directly adjacent to Site 3 and represents a logical extension of the town boundary in line with Dunleer's designation as a Self-Sustaining Growth Town at regional and county level. The site is c.1.9 ha, a modest site capable of delivering just c.45 units.

**Conclusion:**

The zoning of the lands for residential purposes fully accords with the National Planning Framework policy in directing *New Homes in Self-Sustaining Growth Towns*. As set out above, this site:

- a. Delivers safe and convenient access to schools and local employment – it is within 200m of new extended secondary school.
- b. Will have limited requirement for car based travel for local trips to such social infrastructure
- c. Is easily serviced with footpaths, access and public lighting in the immediate vicinity given the new road upgrades completed
- d. Will significantly enhance the local community of Dunleer by providing a small new housing scheme with character that blends in with the existing housing typology in the area

Dwellings Developments Ltd., are a house building firm. If the subject lands are zoned to residential we will make a planning permission to construct a high quality energy efficient housing that is supportive of the local surrounds. Furthermore, we will be supplying housing into a market that is suffering from severe undersupply of new housing. As set out above, there will be limited supply available given the inherent restrictions on many of the sites identified as both brownfield and new residential under the proposed Plan, further exacerbating the shortage of housing in the area. Subject to planning, it is envisaged that houses will be ready for occupation in Q2 2022.

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