



19<sup>th</sup> December 2020

Forward Planning Unit  
Development Plan Review  
Louth County Council  
Town Hall  
Crowe Street  
Dundalk  
Co. Louth

Louth County Council

21 DEC 2020

Customer Services  
Dundalk

Dear Sir or Madam

**DEVELOPMENT PLAN REVIEW.**

EHP Services and P. Herr & Associates have been appointed by the Dundalk Golf Club Development Committee to make the following submission in respect of the zoning for Dundalk issued in respect of the draft Louth County Development Plan 2021-2027.

Please find enclosed a separate sheet of contact information in compliance with data protection legislation.

Our Client's submission relates to lands located to the rear (west and north-west) of the Dundalk Golf Club and their request to rezone these sites from H1 Open Space to C1 Mixed Use in the draft Dundalk zoning Maps 1.1 and 1.2.

The subject sites are located within a large parcel of agricultural land between the Dublin Road (R132), the Inner Relief Road and the Old Golf Links Road (see Map 1 overleaf) comprising of Folio No.                    located along the Golf Club's western boundary and Folio No.                    located in the north-western corner next to Bóthar Maol (see Map 2a & b overleaf). Both sites were acquired by the Golf Club with a view to developing/expanding the playing course. For various reasons these expansion plans never progressed and the two parcels of land became superfluous to requirements.

The zoning map for Dundalk proposes to continue zoning these agricultural lands as H1 Open Space (see Map 3 overleaf). The County Plan review provides the Clients with an opportunity to readdress this long standing zoning issue.

The subject sites have never formed part of the golf course and remain physically separated by the mature trees and hedgerow which define the Club's western property boundary.

The subject sites and adjoining fields currently zoned Employment & Business in the Dundalk & Environs Development Plan 2009-2015 are subject to the Mullagharlin Framework Plan. The subject sites are located in the Finnabair South Character Area. Drawing No. 5 of the Framework Plan

Environmental Heritage Planning

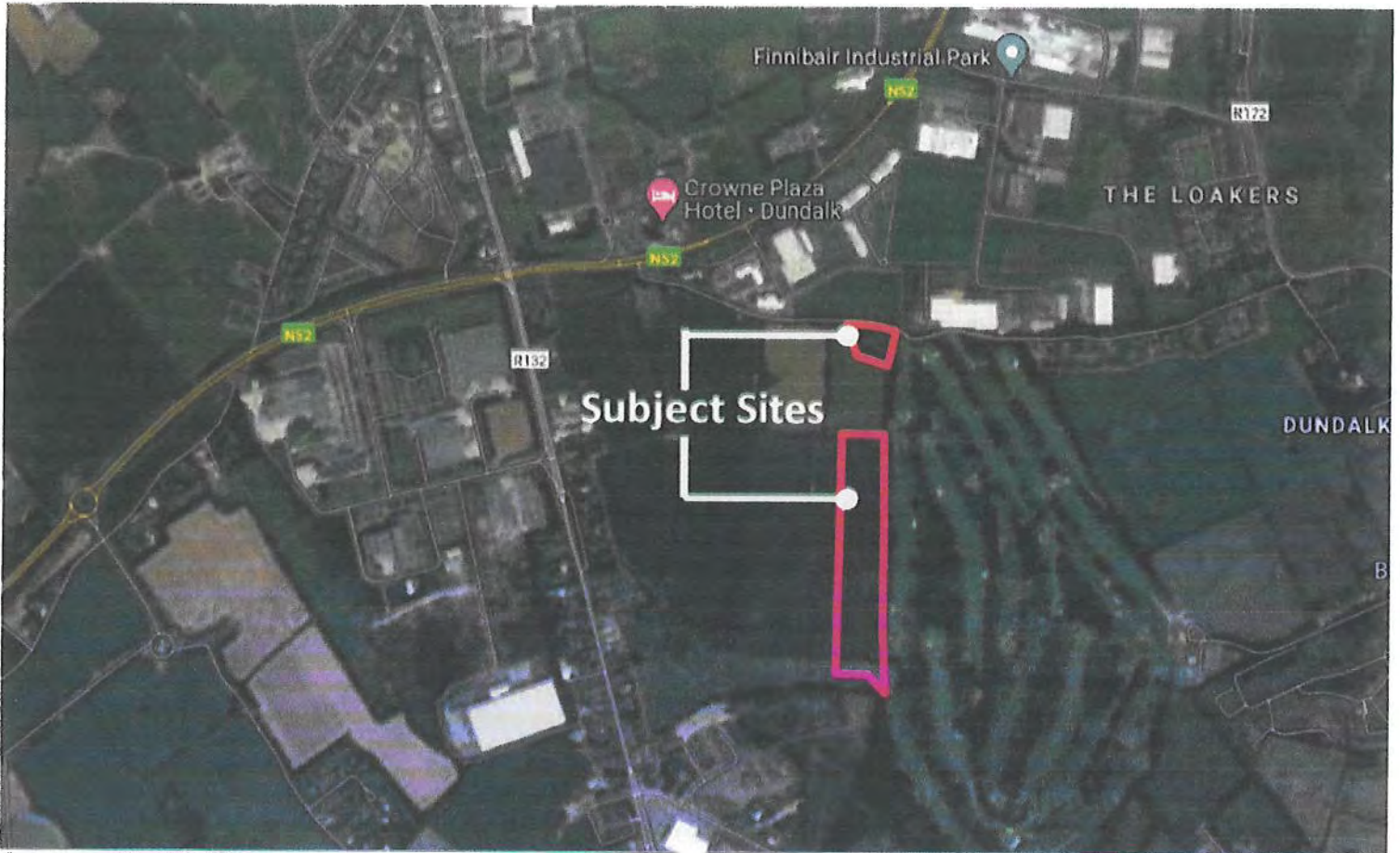
provides an indicative layout illustrating an envisaged mixed-use commercial and residential area within the Finnabair South Character Area comprising of higher order business uses supported by cafes/restaurants, community facilities, offices and student and residential housing with potential links to the adjacent golf course.

Any application for planning permission within the Finnabair South area requires masterplanning to demonstrate how the proposed development complies with the Framework Plan's strategic vision and how it may integrate with other lands/development sites. We note masterplans were submitted with the office/R&D/science & technology park and Strategic Housing Development schemes approved in the north-western corner of the character area.

It is submitted that rezoning the subject sites to C1 Mixed Use will not only bring them in line with the rest of the adjoining land block but will also allow for a freer hand in masterplanning it and surrounding lands at the time of application. It will facilitate greater flexibility in any potential future site layout, the most efficient/effective use of available development land and the provision of open amenity space/parkland in a more appropriate and centrally located rather than peripheral area.

The proposed rezoning will have no material impact upon the draft County Development Plan's planning policies, objectives or strategic vision of development for Dundalk. We note draft Policy Objective CS 10 seeks to prioritise the preparation of an Urban Area Plan (UAP) for Dundalk to supersede existing development and local area plans and it will be that plan which deals in more detail with the strategic vision of growth for the town and the necessary zoning objectives and planning policies. It would therefore be important to ensure the zoning maps for Dundalk issued with the draft County Plan are aligned with the future UAP for the town.

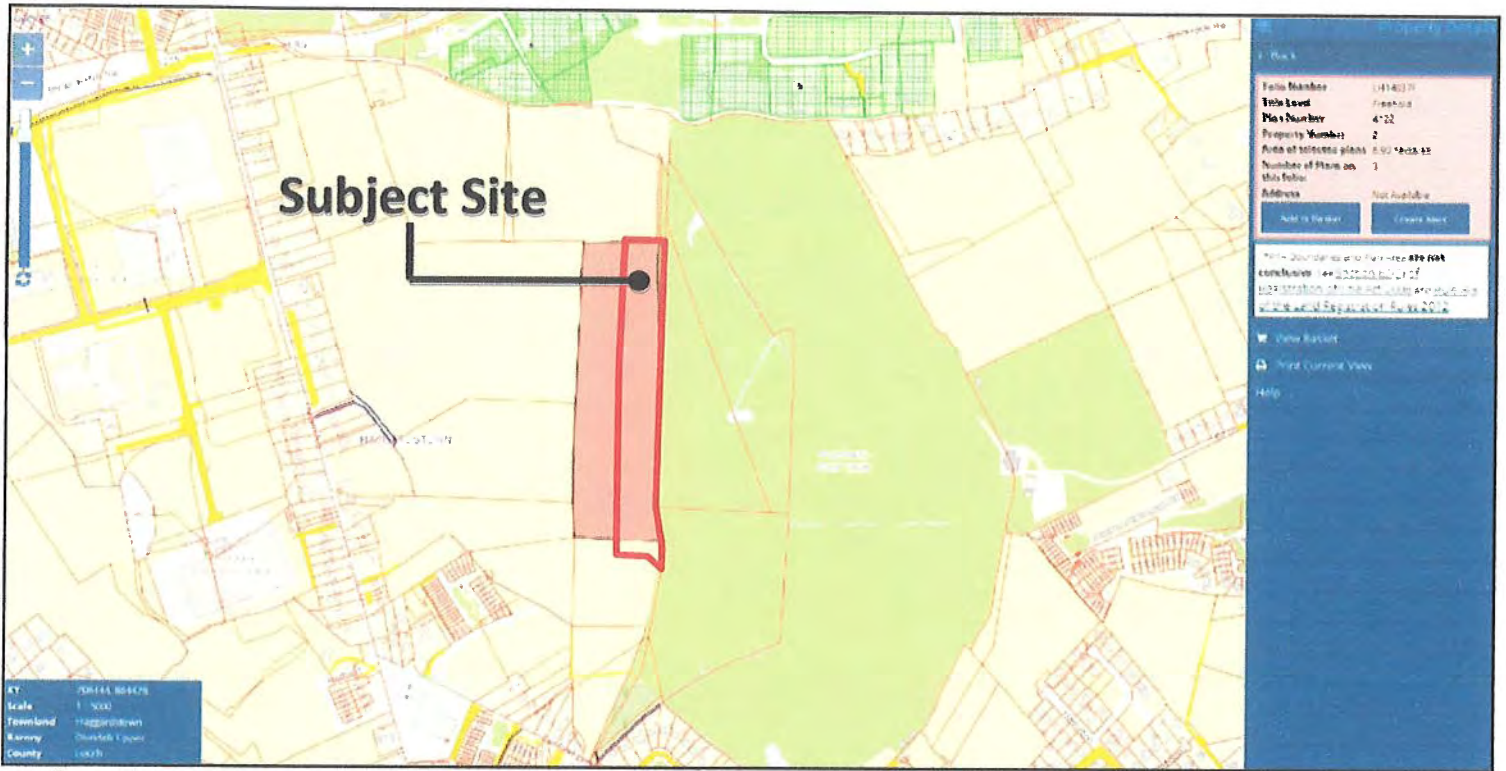
If the Forward Plans Team has any queries regarding the above submission please do not hesitate to contact us.



Map 1 - Site Location Map

Source: Goole Maps 2020

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Map 2a – Folio Map LH1403F

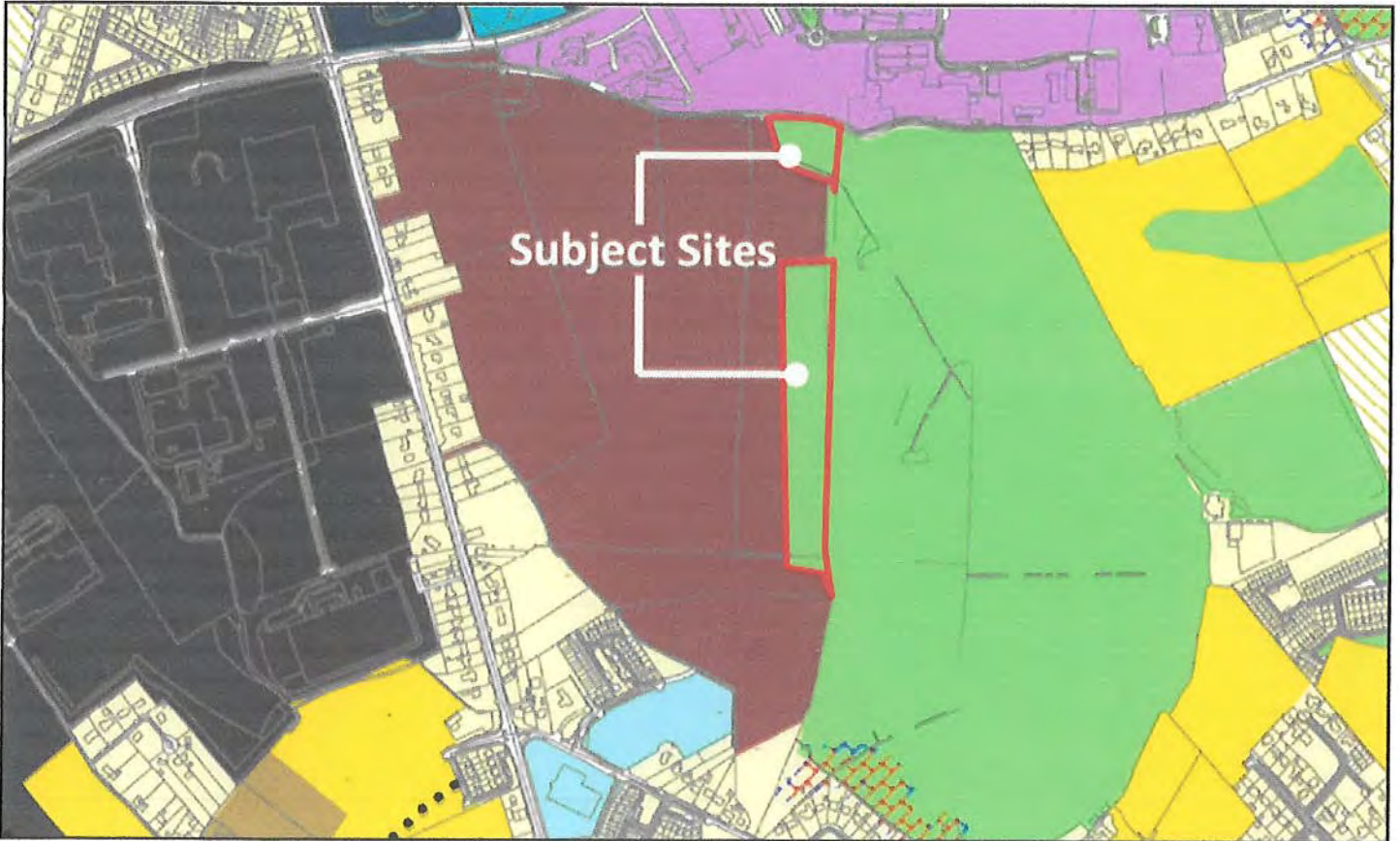
Source: Dundalk Golf Club 2020



Map 2b – Folio Map LH3952F

Source: Dundalk Golf Club 2020

**E**nvironmental **H**eritage **P**lanning



Map 3 – Draft Dundalk Zoning Map

Source: Draft Louth County Development Plan 2021-2027