



17th 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 has been appointed by Mr Paul Ronan to make the following submission in respect of the draft Louth County Development Plan 2021-2027 and lands under his ownership at Mountbagnall, Dundalk, Co. Louth.

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

The Submitter owns two plots of land in Mountbagnall. Site A is a corner plot located between the Dundalk-Carlingford Road (R173) and the Gyles Quay Road (L7079). Site B is vacant Plot No. 3 located within the unfinished Loughanmhór residential scheme (see Map 1 overleaf). Each site has a history of planning permissions being granted for residential development as summarised in the following table.

	Planning Ref. No.	Description	Decision
SITE A	07923	3no. dwellings, septic tanks and site development works.	Approved 26.10.07
	14377	Outline permission for new dwelling, effluent treatment system & percolation area and associated site works.	Approved 14.01.15
SITE B	07206	6no. dwellings, septic tanks and site development works. †	Approved 04.06.07

† See Map 2 – Approved Site Layout Plan

The Submitter requests that Map 5.15 - Mountbagnall draft Zoning and Flood Zones Map be amended by extending the proposed settlement boundary around both sites.

The settlement boundary surrounding Mountbagnall has altered throughout past County Development Plans. The 2009-2015 County Plan provided a much larger settlement boundary and subsequent development area as illustrated in Map 3 overleaf. The 'village boundary' was radically reduced in the 2015-2021 County Plan with houses along the road to Gyles Quay, Nos. 2 and 4 Loughanmhór and Sites A and B curiously omitted (see Map 4). Map 5.15 of the draft County Plan proposes duplicating the existing settlement boundary (see Map 5).

As a consequence of the proposed changes to the zoning throughout the County both sites are to be located with Rural Policy Zone 2 which the County Plan recognises as lands under strong urban influence. Residential development within Rural Policy Zone 2 is limited to considering rural one-off or 'local needs' applicants. Speculative development would be fundamentally contrary to this new zoning approach and would be directed towards existing urban settlements i.e. towns and villages.

We are cognisant that Mountbagnall is identified in the draft County Plan's as a Level 5 Rural Village and the function it should play in the County's Settlement Hierarchy and in strengthening the village fabric and creating sustainable rural communities. It is submitted however, that within context of this objective and draft Policy Objectives CS14, CS 15, CS 16 and SS 55 the request to extend the settlement boundary in order for Sites A and B to be developed is not unreasonable or contrary to the principles of proper planning and sustainable development.

The proposed realignment of the village boundary (see Map 6 overleaf) would facilitate the Submitter's plan to see each plot appropriately developed and to complete out two very obvious physical and visual gaps in the village's urban form. Both sites meet the definitions of brownfield and infill sites as set out in the Sections 5.7 and 5.9(i) of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009). Development of such sites, even within rural settlements, in preference to rural one off housing or development of greenfield sites is consistently encouraged throughout all levels of planning policy frameworks and guidance such as Section 4.5 of the National Planning Framework (NPF) encouraging 40% of new housing to be built within u infill and brownfield lands within existing built up areas.

The proposed boundary alteration would also facilitate the completion of an unfinished estate which is also a high priority for national, regional and local planning policy objectives.

A revised settlement boundary would facilitate development that would promote consolidated growth in keeping with the principles of the draft County Plans Core Strategy which '*... facilitates and promotes a more consolidated compact urban form and*

ensures that future growth is based on the principles of sustainable development ...' and draft Policy Objectives CS 14, CS 15, CS 16 and SS 55 which state:

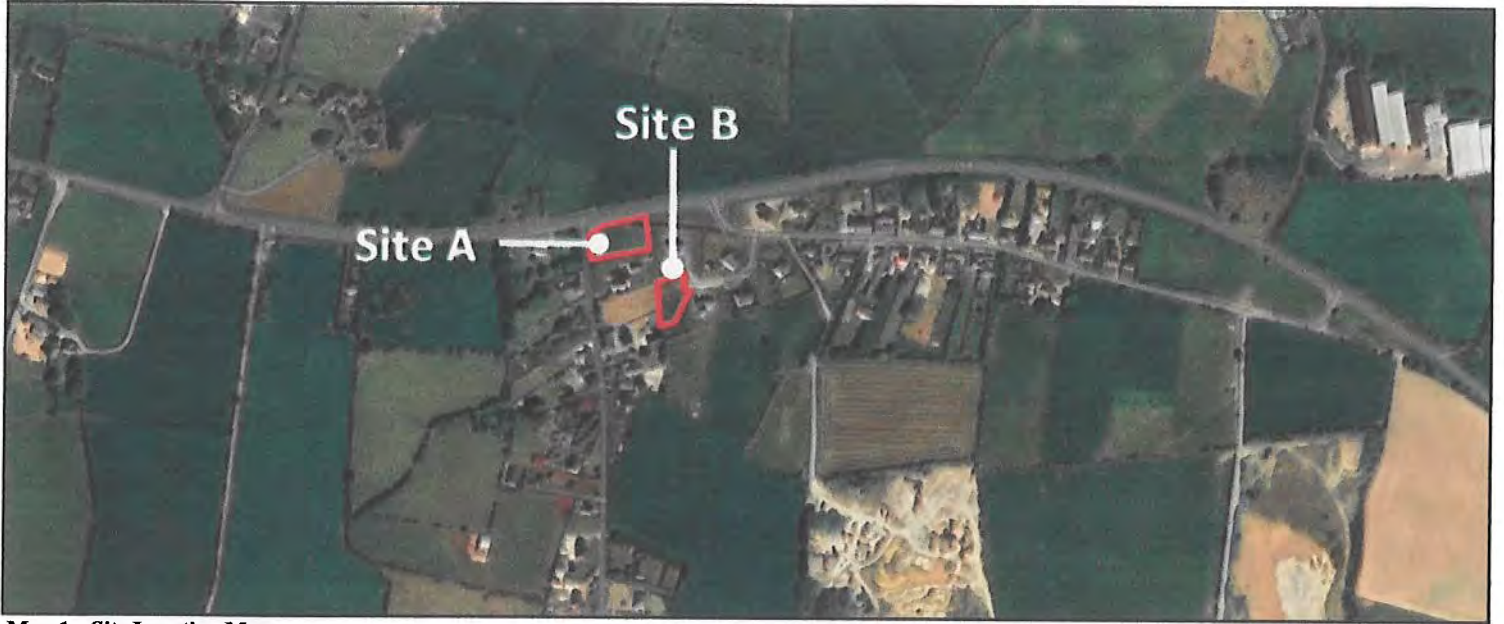
- CS 14 *To ensure localised sustainable growth within the small towns and villages identified in the Settlement Strategy, is proportionate to the size of the settlement, prioritised on infill/brownfield sites and that economic related development is supported.*
- CS 15 *To strengthen and rejuvenate the fabric of rural villages and create sustainable rural communities to meet rural generated housing needs and alleviate the need for one off rural housing in the open countryside.*
- CS 16 *To direct rural generated housing demand to rural villages in the first instance and ensure that one off housing in the open countryside is only permitted where there is demonstrable compliance with the criteria for rural housing as provided for in the Development Plan.*
- SS 55 *To support the creation of vibrant rural communities by promoting and targeting sustainable growth in rural towns and managing the growth of rural areas under pressure for development.*

The identified sites are ideally suited for single residential units of a type and layout that is in keeping with the prevailing pattern and grain of surrounding development. Each site either alone or in combination is proportionate to Mountbagnall's existing pattern of development and village form. The development of either infill/brownfield site will strengthen and rejuvenate the fabric of this rural village and contribute towards a more vibrant and sustainable rural community. The inclusion of these sites will not have any demonstrable or detrimental effect upon the draft County Plan's Housing Strategy or on the overall quantum of land zoned in higher settlements for residential development.

In this regard we hope the County Council is favourably disposed to our submission and will make the necessary alterations to Map 5.15 as requested. If the Forward Plans Team has any queries regarding the above submission please do not hesitate to contact us.

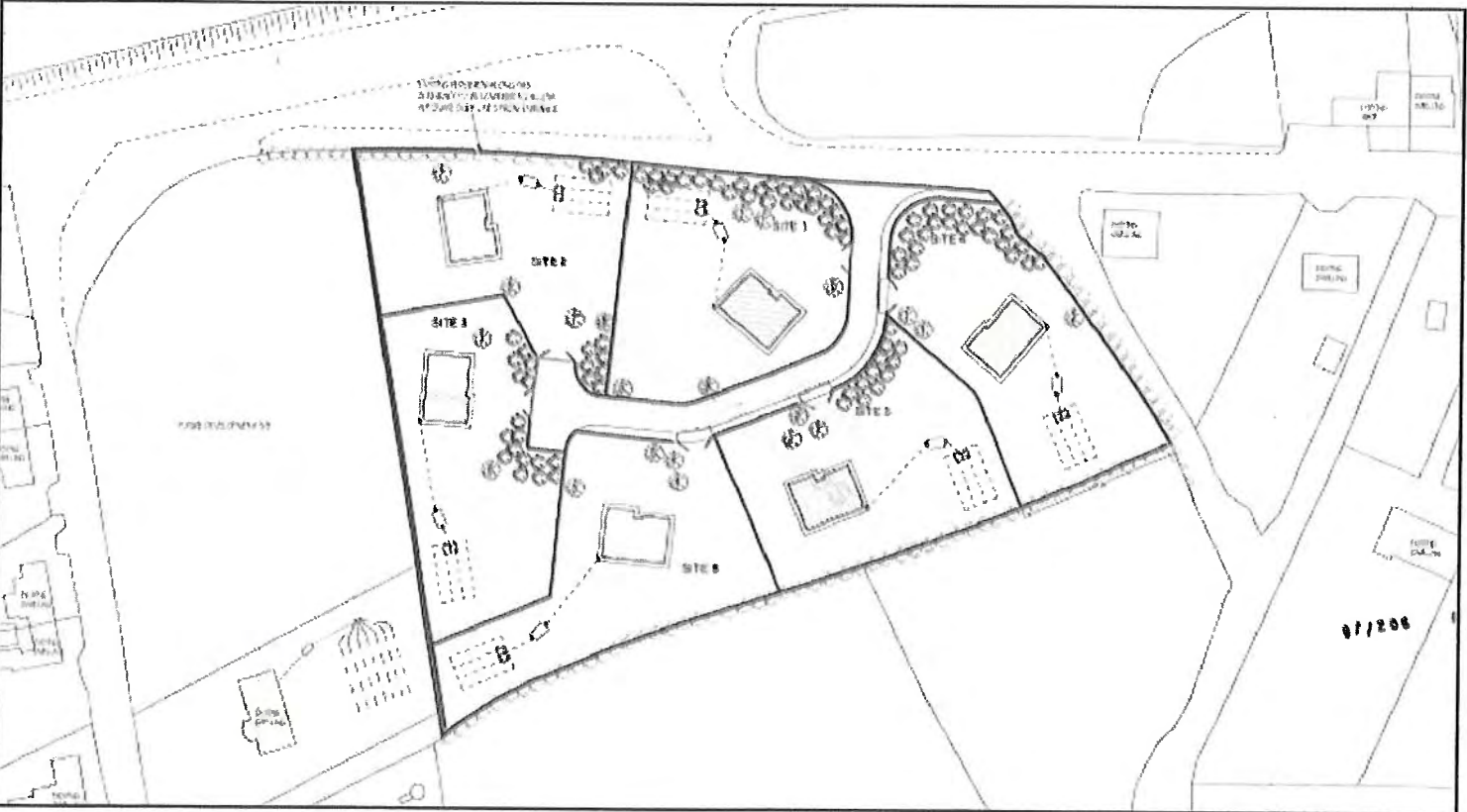
Regards

EHP Services



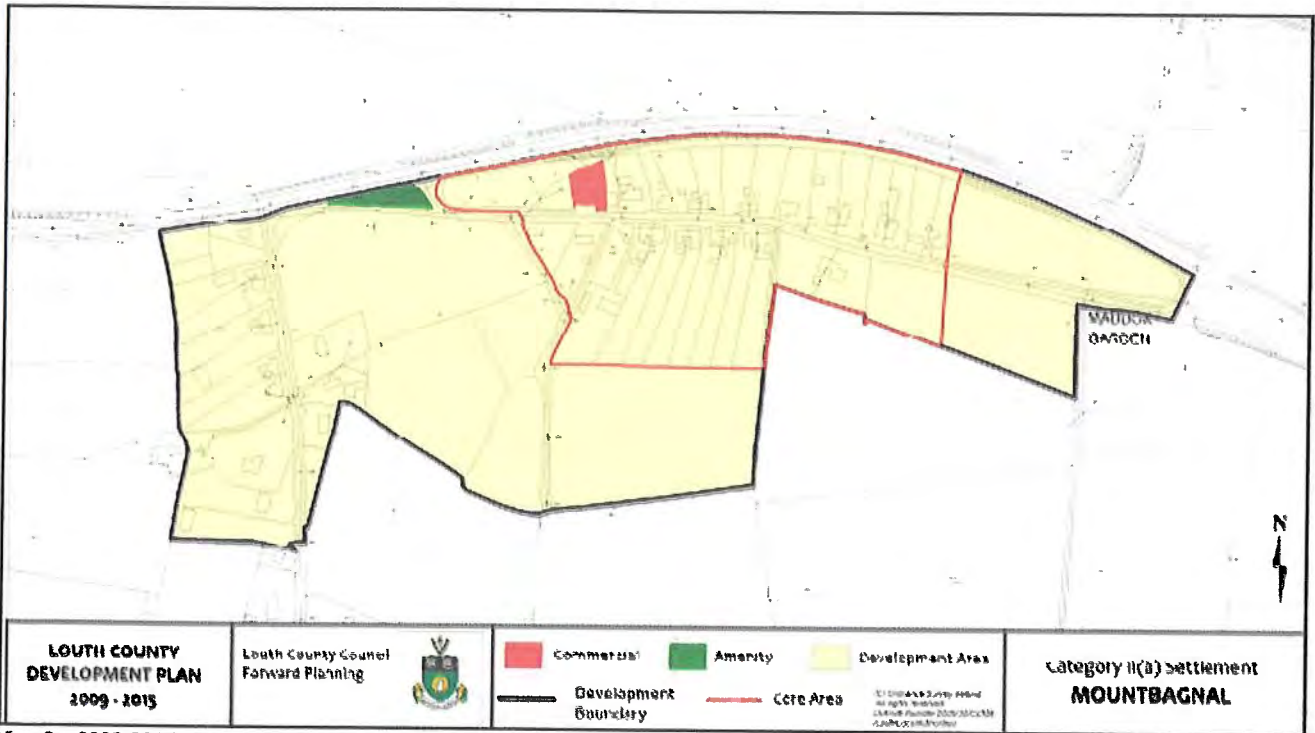
Map 1 - Site Location Map

Source: Goole Maps 2020



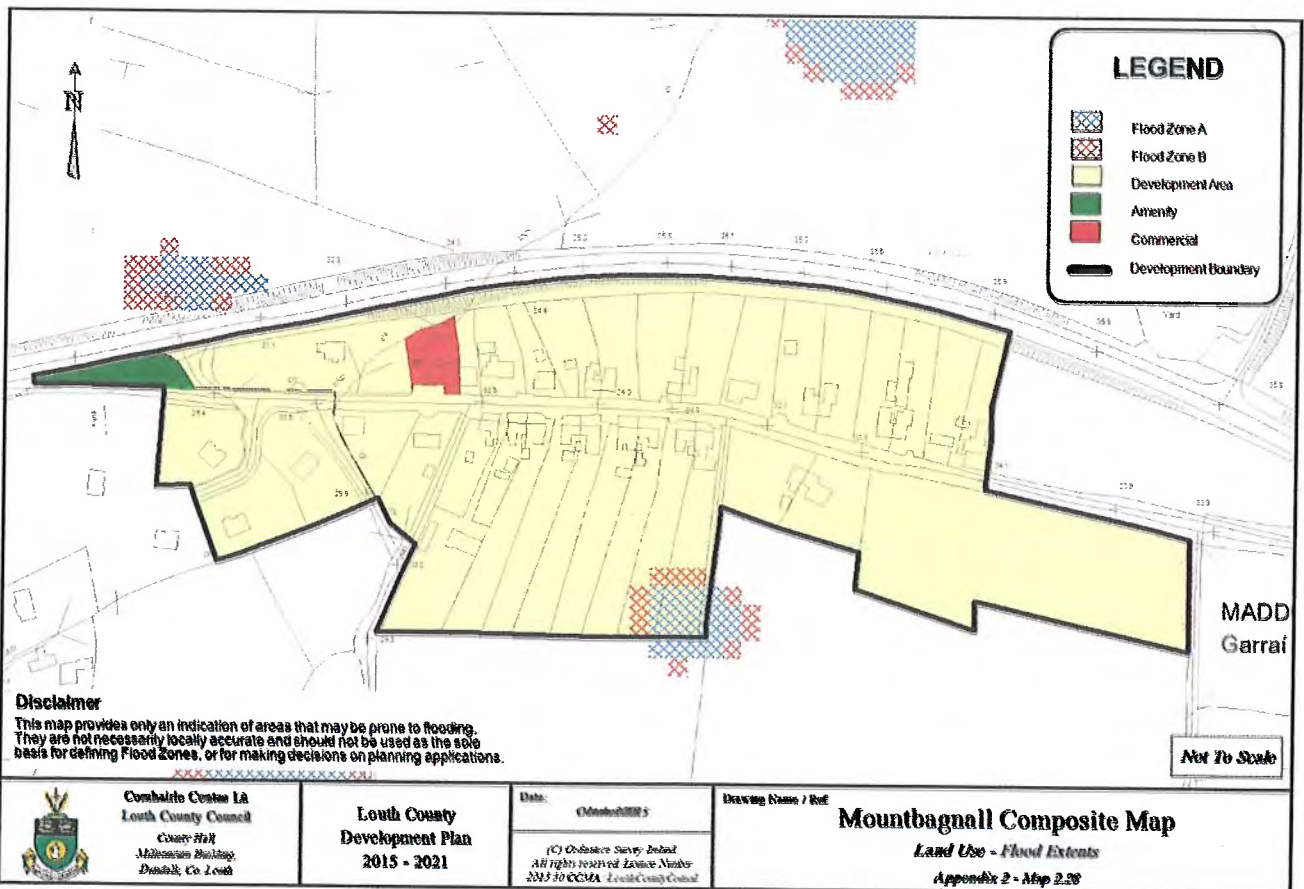
Map 2 – Approved Site Layout Plan – Ref. No. 07206

Source: www.louthcoco.ie (2020)



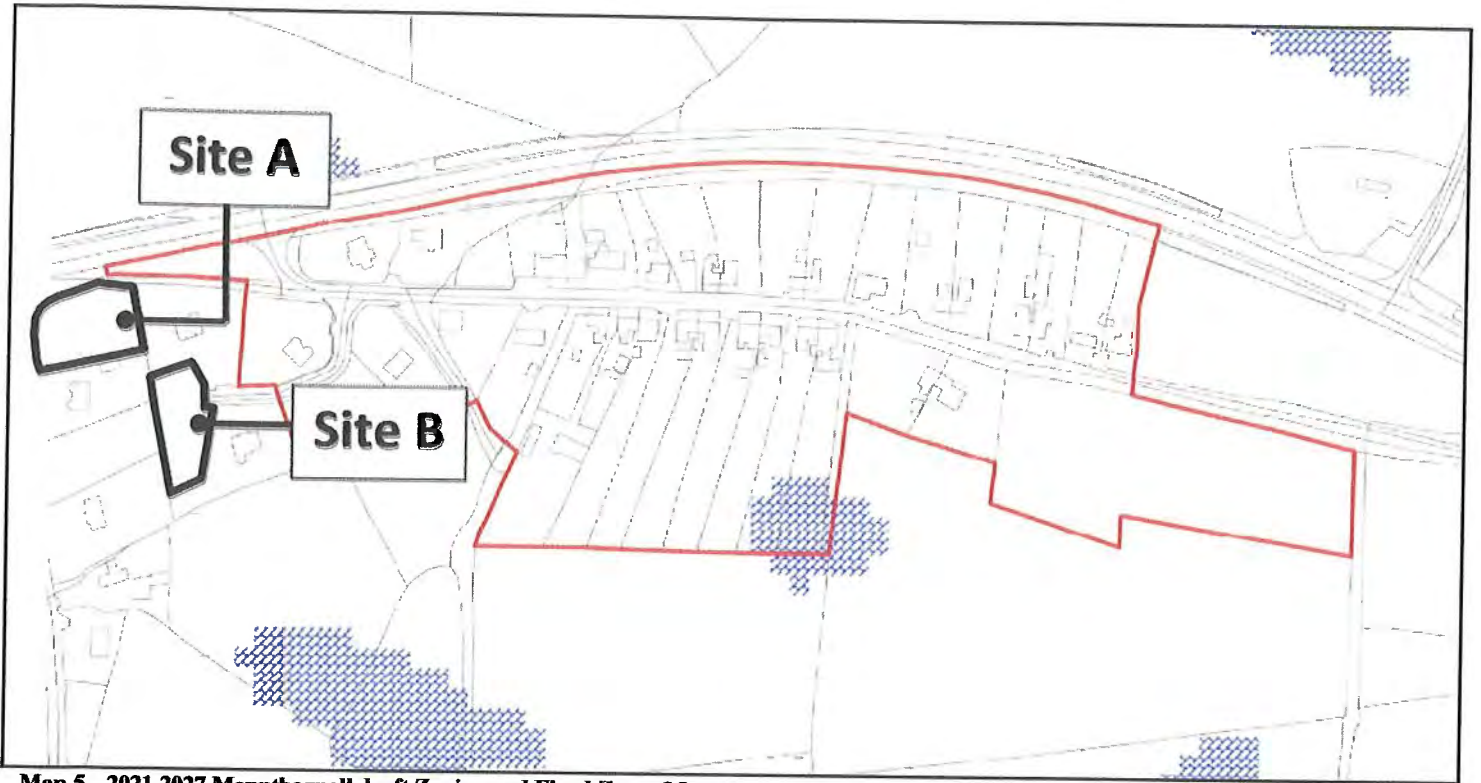
Map 3 – 2009-2015 Mounsbagnall Settlement/Zoning Map

Source: Louth County Development Plan 2009-2015



Map 4 – 2015-2021 Mounsbagnall Settlement/Zoning Map

Source: Louth County Development Plan 2015-2021



Map 5 – 2021-2027 Mounbagnall draft Zoning and Flood Zones Map

Source: draft Louth County Development Plan 2021-2027



Map 6 – Amended Settlement Boundary Map

Source: draft Louth County Development Plan 2021-2027