



15th 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

COUNTY DEVELOPMENT PLAN REVIEW.

EHP Services has been appointed by Msrs Eamonn and Hugh Crilly to make the following submission in respect of draft County Development Plan 2021-2027.

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

The Submitters own a 9.98 acre (4.03Ha) parcel of land at Millgrange, Greenore located between the Greenore Road (R175) and Carlingford Road (R176) (see Map 1 overleaf).

The Submitters wish to have the draft Rural Policy Zone Map (Map 3.2) and the Greenore draft Zoning & Flood Zones Map (Map 5.10) amended with an annotation identifying the site as a future location for tourism and related leisure and recreational activities. We would consequently be reassured that appropriate changes to the language of relevant policies and text throughout the draft County Plan chapters would also be amended to align with the proposed amendments to Maps 3.2 and 5.10.

The tourism offer in Carlingford and by extension the north-east of the County has been adversely and demonstrably impacted with the recent reduction in available holiday accommodation. Short term holiday accommodation in the town and hinterland has either been converted to long term rent or sold off. The ongoing

pandemic has also had a demonstrable impact on the local economy. However as circumstance improve the special recognition and designation of the subject site presents a unique opportunity which could help in restoring, reinvigorating and diversifying the County's tourism offer.

We note the policy provisions set out in Chapter 6 as they pertain to new tourism development outside existing settlement boundaries. However the subject site is uniquely located to capitalise upon its proximity and accessibility to major tourism features and facilities including Carlingford Lough and Shore, Greenore Golf Club, Greenore-Greencastle Ferry and Carlingford various leisure and recreational facilities. Cognisant of the site's proximity to neighbouring dwellings and the sensitive the sensitive conservation areas of Carlingford Shore Special Area of Conservation and Carlingford Lough Special Protection Areas we envisage low impact development and uses linked to the emerging bio/eco- tourism (bird and dolphin watching, nature trails etc.), walking and cycling, Arts & Craft and Food festivals and walking and cycling. We note several cycle tour businesses capitalise upon the Cooley Mountains and the Carlingford to Omeath greenway. We also note its proposed extension to the Victoria Lock and beyond as well as a proposed Carlingford to Greenore greenway that would be located in close proximity to the subject site.

Identifying the subject site and amending relevant language with the County Plan as requested will allow for the subject site to provide an appropriate form of tourism related development/use that would complement these niche and emerging tourism facilities and positively contribute to the County's overall tourism offer.

In this regard we hope the County Council is favourably disposed to our submission. 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

Data Protection

Contact Information Sheet

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