

**Forward Planning Unit
Development Plan Review
Louth County Council
Town Hall
Crowe Street
Dundalk
Co. Louth
A91 W20C**

Louth County Council

22 DEC 2020

Customer Services
Dundalk

21st December 2020

**RE: ‘Draft Louth County Development Plan 2021-2027 ‘ Submission
Redevelopment of Ravensdale Inn, Flurrybridge, Carrickarnon, Co. Louth – Owner
Anvil Taverns Ltd**

Dear Sirs

Please find attached our submission on the proposed Draft County Development Plan 2021-2017.

On behalf of Anvil Taverns

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**RE: ‘Draft Louth County Development Plan 2021-2027 ‘ Submission
Redevelopment of Ravensdale Inn, Flurrybridge, Carrickarnon, Co. Louth**

We wish you to review the development plan regarding the above proposal for redevelopment of the Ravensdale Inn Site at Flurrybridge, Carrickarnon, Co. Louth. There have been a number of applications on this site in the past which have been refused however the site is a prime location for redevelopment and requires renovation as a matter of urgency given its current derelict state and the approach of Brexit.

Site Address: Ravensdale Inn, Flurrybridge, Carrickarnon, Co. Louth

Site History: 69/154	Alterations and additions to Ye Olde Border Inn - granted
89/276	Retention of extension to lounge - granted
92/363	Reconstruction of licensed permises - granted
07/590	Change of use to service station - refused
07/1006	Change of use to service station – refused
09/748	Change of use to service station – refused
10/122	Change of use to service station – refused

Site Description:

Site size is 0.43 hectares. The site is located on a triangular piece of land between the former N1 and a country road. The road is a local class road. The site is in close proximity to the A1 dual carriageway. The site is currently not in use and the building (former bar/restaurant/nightclub) has been derelict for a number of years and requires urgent redevelopment.

Planning Policy

The current 2015-2021 plan is very restrictive in the redevelopment of this site and had had not varied from the previous development plan period 2009-2015 and therefore the policies had failed to consider sites like this and their potential for re-development. The proposed plan 2021-2027 does not differ in terms of planning policy and the acceptable uses within the zoned area however there is some movement in the infrastructure policy to accommodate infill development which also does not cater for the change of use of existing buildings. This

is a matter that appears to have been overlooked and not in keeping with sustainable planning development and regeneration of existing buildings and authorised site uses.

Proposal for Site:

It would be proposed to redevelop the site of the existing Ravensdale Inn site which is a greenfield site in need of regeneration and has been left in a state of dereliction for a number of years and is an eyesore on the community and could attract anti-social behaviour in years to come should the site be subject to squatters or rat infestation.

The proposed site is adjacent to the N1/A1 and junction 20. The N1/A1 has the potential to act as a major stimulant of economic development and activity by providing high quality road infrastructure and connectivity to air and sea ports and thereby to domestic and international markets which are vital aids to development with the on-set of Brexit. Motorway interchanges are strategic locations much sought after by developers due to the desirability and benefits of having immediate access to the primary road network.

The proposed redevelopment should be mixed use and could include a mixture of the following as the current single use of bar/restaurant/nightclub is unsustainable at this location. The inclusion of a mixed use development ensures commercial sustainability.

- Provision of a service station for e-services and First floor Office Accommodation – To ensure sustainable commercial viability and maximise site potential.
- A Agricultural Shop – a farm and agri supply store.
- A Commercial Shop – Not specifically linked to farm but of rural nature. Providing sale facilities to small scale cottage industries.
- A Craft Shop – Small garden centre in the style of Avoca to enhance tourism.
- A Restaurant/Cafe – The existing (previous) use of the site is Bar/ restaurant and nightclub. A restaurant would therefore fall under the category of extensions to existing authorised commercial development. To act as an ancillary to proposed facilities as well as serving the wider area.

With the on-set of Brexit there is a high demand for facilities along the border to facilitate the growing requirement for cross border companies to have a base in the Republic of Ireland and Northern Ireland. Office accommodation at this location would be considered resource based and location specific development of significant regional or national importance and could accommodate critical infrastructure project. The site at Flurrybridge is accessible via public transport as well as being ideally located along a major thoroughfare namely the M1 for easy accessibility. It is conveniently located adjacent to a large hotel which may be a necessary convenience for anyone travelling longer distances for meetings as it is envisaged that there will be a high demand for office accommodation in this location.