

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



18th December 2020.

RE: Draft Louth County Development Plan 2021-2027.

Possible adjustment of Development Boundary at Ballapusta Rural Village to include lands at Drakestown, Ardee, Co. Louth along Drakestown Lane Lower.

Dear Sir/Madam,

Please find included the following:

- 1 copy of Ordnance Survey Map (Digital Map 2068).
- 1 copy of Folio Maps for lands owned by Eamon McKenna. Note from these that he owns the land along the lane to allow for widening of roadway and realignment of junction as required.
- 1 copy of Louth County Council Rural Village Level 5 in settlement hierarchy Map for Ballapusta (Draft Development Plan 2021-2027).

The landowner Mr Eamon McKenna lives on Drakestown Lane Lower for many years, as indicated on the attached maps. He was granted permission to extend this dwelling and construct a garage under Ref. No. 95/669.

Eamon owns the lands around his own dwelling of approximately 9.037 hectares (22.332 acres) in Drakestown Townland. He also owns the area of land to the south west of Drakestown Lane Lower at its junction with the Smarmore - Ardee road adjacent at Cotter's house.

Eamon now wishes to request that part of his landholding be considered for rezoning as part of the review process of the Draft Louth County Development Plan 2021-2027, currently seeking submissions.

As Eamon owns the land adjacent to the lane at its junction with the public road he is in the unique position of being able to widen the carriageway of Drakestown Lane and also if necessary realign the junction with the public road if required if the lands were to be rezoned.

At present virtually all land that is contained within the Development Boundary as outlined on the Louth County Draft Council Rural Village Map of Ballapusta has been built on. At present there is 1 plot which has not been built on.

The only plot undeveloped extends to approx 0.8 hectares between a farmyard (granted permission to extend under Ref. No.07/665) and the Ballapusta graveyard west of the junction of the Smarmore-Ardee road and the Newtown Road. This would be difficult to develop given its proximity to the graveyard and farm and the road junction, with a good proportion of the land also identified as Flood Zone B from the OPW PFRAM Study on the Rural Village Map.

The remaining lands are occupied in general by one-off developments, with an estate type development granted permission Ref. No. 02/1135 consisting 14 Dwellings now complete.

Consequently as there is little or no land remaining unutilised within the Development Boundary, land currently outside but proximate to the Development Boundary may be considered for inclusion within a revised Development Boundary.

The Ballapusta/Smarmore area is an ideal location for further development as there are various amenities available within walking distance, these are as follows;

- Village Settlement within speed restricted Zone and serviced with Public Water Mains.
- National School
- Catholic Church
- Pre School in old National School recently granted permission under Ref. No. 08/66 for conversion to Coffee Shop.
- Shop Unit granted permission under Ref. No. 05/838, currently vacant having been operated for many years.
- Creche/Pre-School granted under Ref. No. 08/225 and in operation for over 10 years.

Under Policy 2.18 Rural Villages the Draft Plan – *‘As part of the strategy of strengthening the fabric of villages and creating sustainable rural communities this Draft Plan has identified lands within villages that are suitable to meet rural generated housing needs. This Draft Plan supports the development of a ‘New Homes in Small Towns and Villages’ initiative advocated in the Regional Policy Objective 4.78 of the RSES. This initiative will involve a co-ordinated approach between Local Authorities, Irish water and local communities in the provision of serviced sites in rural villages to meet local housing demand. This policy initiative will assist in strengthening and rejuvenating rural towns and villages throughout the County’.*

Within the context of the above the Ballapousta Rural Village does not have any capacity to cater for any new homes within its current Development Boundary.

Therefore in order to comply with this policy some land must be available for development in each of the various settlements in the County to allow for future expansion, this is not the case for Ballapousta currently in this Draft Plan Map.

We feel that the land owned by Eamon is ideal for consideration for rezoning for the following reasons;

- 1) The land to the west of the Development Boundary along the Newtown road is already extensively developed for a long distance with ribbon development.
- 2) The land to the North of the Development Boundary along the Ardee road has been largely developed with individual one-off housing; this road is also undulating and would prove difficult to provide for safe means of access onto the public road.
- 3) The land to the east of the Development Boundary along the road to Anaglog has been largely developed with individual one-off housing
- 4) The land to the south of the Development Boundary is served by the Ardee-Smarmore public road which undulates up and down localised hills which would make it difficult to form a safe access onto the public road.
- 5) Developing along Drakestown Lane does not extend the settlement along the arterial routes through/around Ballapusta and so does not visually impair the countryside leading to the settlement.
- 6) The land is within walking distance of all of the above mentioned amenities.
- 7) As Drakestown Lane is dead end there is little two way traffic on the laneway so it does not lead to major traffic lower down the lane and Eamon can widen/realign the lane as he owns the road frontage along the lane from its junction to the south west of the lane. Provision of footpaths etc as required could also easily be accommodated.
- 8) Development here would lead to consolidation of the village core and prevent further sprawl such as that displayed with extensive ribbon development on the Newtown Road to the West of the village.
- 9) The Water Mains already runs along the Smarmore-Ardee road and is readily available to be extended down the lane.

10) The land is not identified within any Flood Zoning Mapping.

11) Part of these lands were previously Zoned in the 2009-2015 Development Plan.

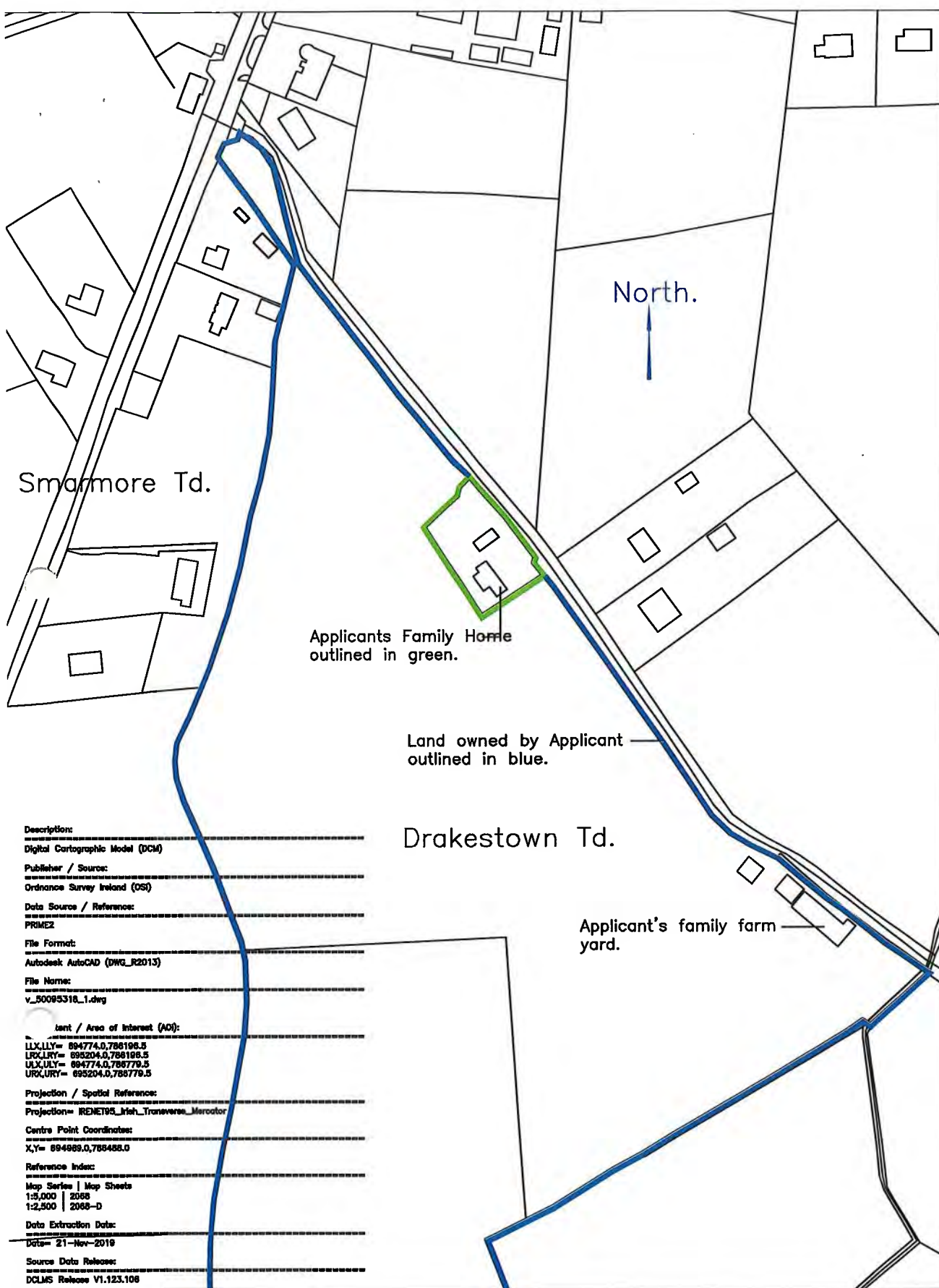
On examination of the Draft Louth County Development Plan 2021-2027, it is noted that no alterations to the Development Boundary for the Balapousta area is proposed at present. In light of the above we would request that you reconsider the position in relation to possible expansion of the development boundary as there is no longer any development land available within this designated Development Area.

We would request that the Development Boundary for the Ballapusta Rural Village be reviewed & that that my land be considered for inclusion within any possible revised Development Boundary.

I trust you will find the above to be in order, if this is not the case please contact me at your earliest convenience at any of the above contacts.

Yours Sincerely,

Eamon McKenna



Description:
 Digital Cartographic Model (DCM)
Publisher / Source:
 Ordnance Survey Ireland (OSI)
Data Source / Reference:
 PRIME2
File Format:
 Autodesk AutoCAD (DWG_R2015)
File Name:
 v_50095318_1.dwg
Interest / Area of Interest (AOI):
 LLX,LLY= 694774.0,786196.5
 LRX,LRY= 695204.0,786196.5
 ULX,ULY= 694774.0,786779.5
 URX,URY= 695204.0,786779.5
Projection / Spatial Reference:
 Projection= IRENET95 Irish Transverse Mercator
Centre Point Coordinates:
 X,Y= 694989.0,786488.0
Reference Index:
 Map Series | Map Sheets
 1:5,000 | 2068
 1:2,500 | 2068-D
Data Extraction Date:
 Date= 21-Nov-2019
Source Data Release:
 DCLMS Release V1.123.108
Product Version:
 Version= 1.3
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 The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.
 Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

Site Location Map
 Scale 1:2500.
 O.S. Sheet: 2068-D.

Date: March 2020.	Drawing No.: SMcK/20/01.
Scale: 1:2500.	O.S. Sheet: 2068-D.

Client: Eamonn McKenna.	
Home Address: Drakestown, Ardee, County Louth.	Site Address: Drakestown, Ardee, County Louth.
Title: Site Location Map of Landholding & Family Home at Drakestown, Ardee, Co. Louth.	

Land Registry

County Louth

Folio 31347F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	The property shown coloured Red as plan(s) 7 on the Registry Map; situate in the Townland of DRAKESTOWN , known as DRAKESTOWN, ARDEE, DROGHEDA , in the Barony of ARDEE , in the Electoral Division of ARDEE RURAL . The Registration does not extend to the mines and minerals	From Folio LH6845N
2	The property shown coloured Red as plan(s) 4 on the Registry Map, situate in the Townland of DRAKESTOWN , in the Barony of ARDEE , in the Electoral Division of ARDEE RURAL . The Registration does not extend to the mines and minerals	From Folio LH8408N

Land Registry

County Louth

Folio 31347F

1

There is appurtenant to the property a right to pass and repass on foot and with horses or other animals with or without carts and other conveyances and for every purpose over part of the Townland of Drakestown by the way coloured yellow and lettered A-B on the Registry Map thereof (O.S. 17/10, 17/14).

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

Land Registry

County Louth

Folio 31347F

Part 1(B) - Property
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares) :	Plan:	Folio No:

Land Registry

County Louth

Folio 31347F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	14-APR-2005 EAMONN MC KENNA of Drakestown, Ardee, County Louth and ANNE MC D2005CS004842E KENNA of Drakestown, Ardee, County Louth are full owners.

Land Registry

County Louth

Folio 31347F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p data-bbox="159 846 343 878">L.R.11/40503</p> <p data-bbox="406 810 1388 945">The property is subject to the right of the Land Commission it's successors, licencees and assigns to pass and repass thereover on foot and with horses, or other animals with or without carts and other conveyances and for every purpose by the way coloured yellow and lettered X-Y on the Plan thereof (O.S.17/10, 17/14).</p> <p data-bbox="502 981 1444 1214">The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.</p>

**The Property
Registration Authority
An tÚdarás
Clárúcháin Maoinne**



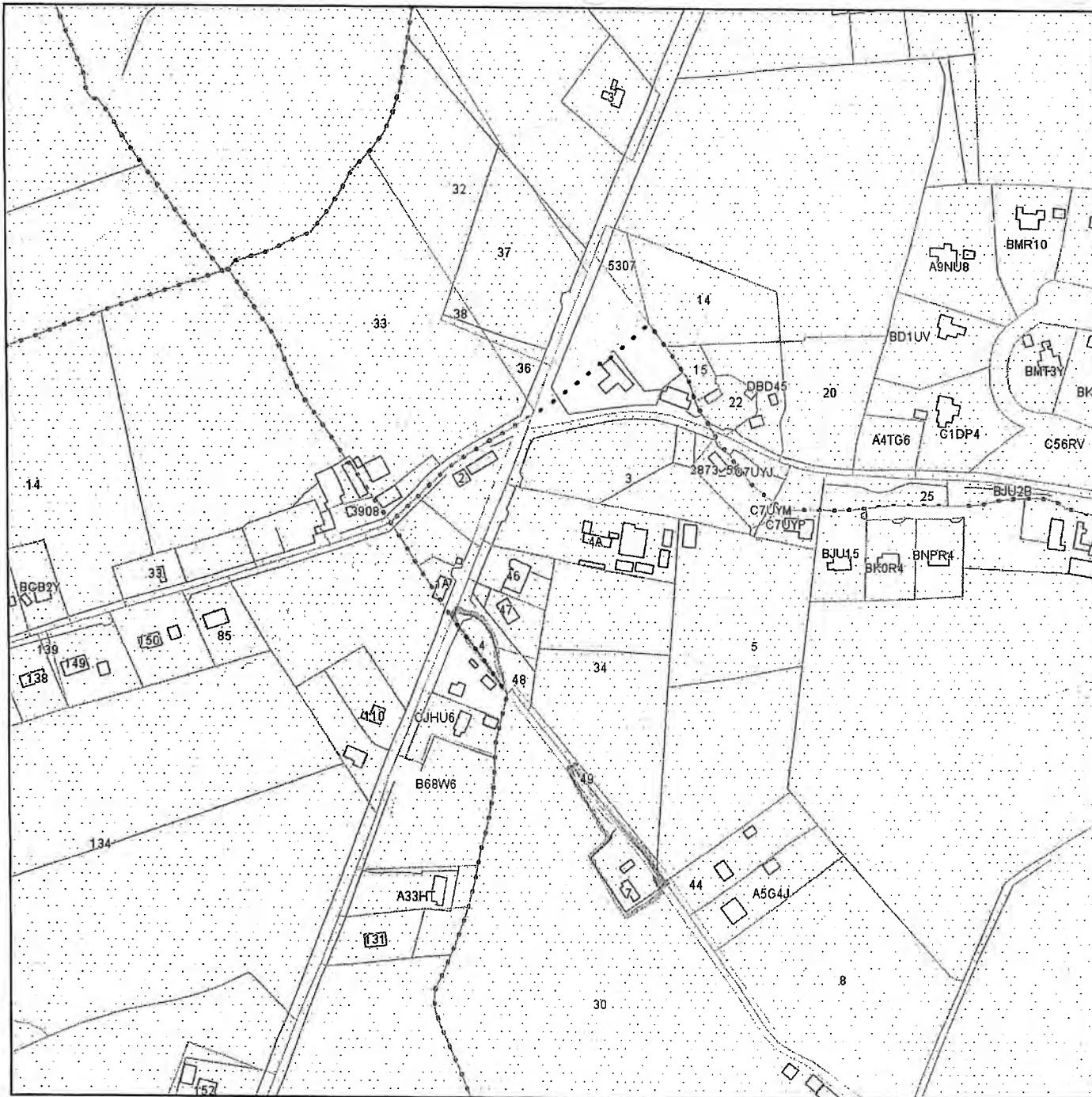
Official Property Registration Map

This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

Creation Date: 22 April 2020 12:06:12



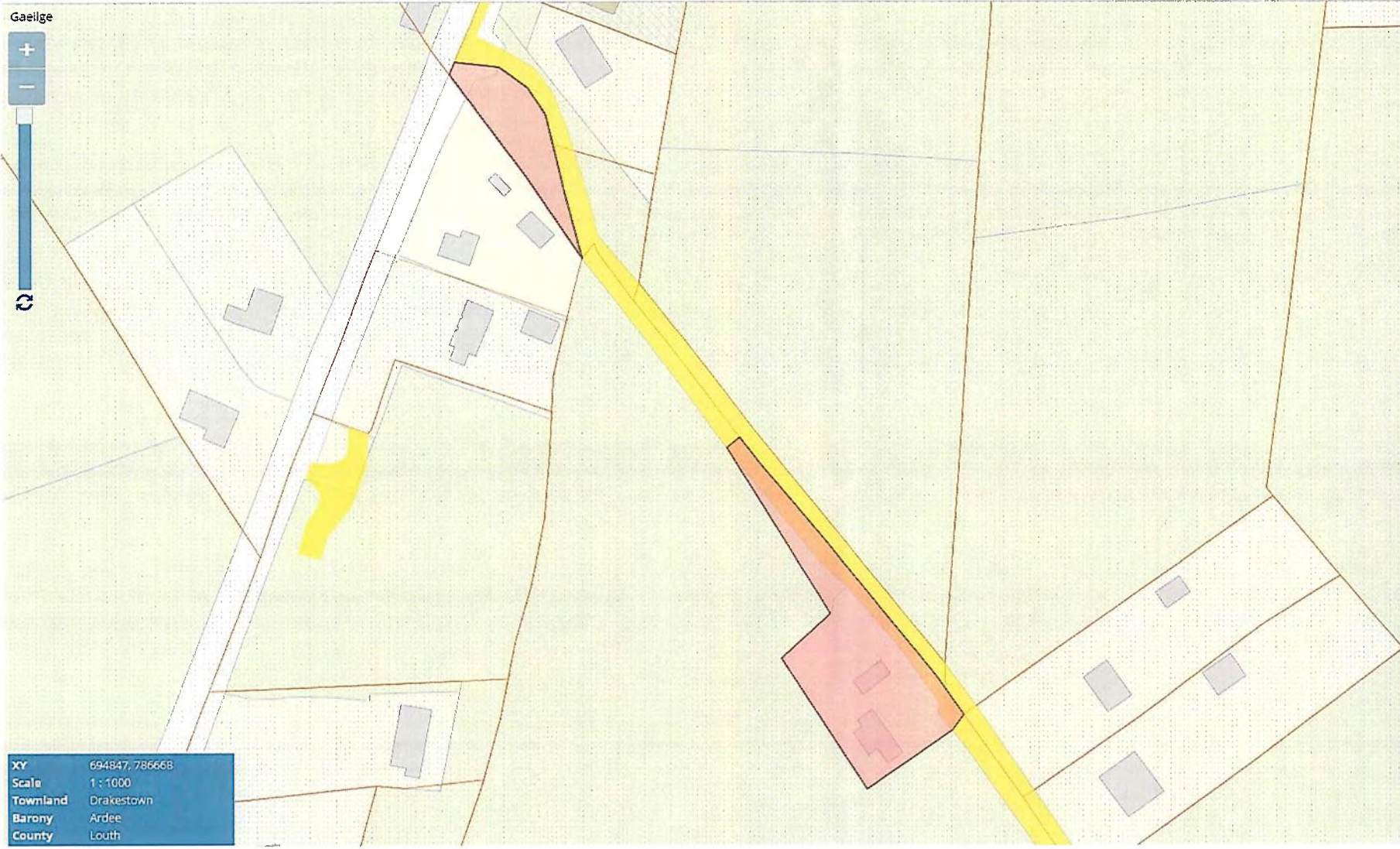
Gaeilge

+

-

↺

XY 694847, 786668
Scale 1 : 1000
Townland Drakestown
Barony Ardee
County Louth



Property Details

> Back

Folio Number	LH31347F
Title Level	Freehold
Plan Number	7
Property Number	1
Area of selected plans	0.30 hectares.
Number of Plans on this folio:	2
Address	Drakestown, Ardee, Co. Louth, A92 AY66
<input type="button" value="Add to Basket"/> <input type="button" value="Create Alert"/>	

***PRA Boundaries and Plan Area are not conclusive. See [Section 52\(2\)](#) of [Registration of Title Act 2006](#) and [Rule 8\(3\)](#) of the [Land Registration Rules 2012](#).**

View Basket

Print Current View

Help

Land Registry

County Louth

Folio 5723F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	Description	Official Notes
1	<p>For parts transferred see Part 1(B)</p> <p>The property shown coloured RED as Plan(s) 30 on the Registry Map, containing 9.0374 Hectares, situate in the Townland of DRAKESTOWN, in the Barony of ARDEE, in the Electoral Division of ARDEE RURAL.</p> <p>The registration does not extend to the mines and minerals.</p>	From Folio LH6845

Land Registry

County Louth

Folio 5723F

1

There is appurtenant to the property a right to pass and repass on foot and with horses or other animals with or without carts and other conveyances and for every purpose over part of the townland of Drakestown by the way coloured yellow and lettered A-B on the Registry Map thereof (O.S. 17/10, 17/14).

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

Land Registry

County Louth

Folio 5723F

Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

Land Registry

County Louth

Folio 5723F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	<p>04-NOV-1986 C4862/86</p> <p>EAMON MCKENNA of DRAKESTOWN, SMARMORE, DROGHEDA, COUNTY LOUTH and ANNE MCKENNA of DRAKESTOWN, SMARMORE, DROGHEDA, COUNTY LOUTH are full owners.</p> <p>Land Cert Application No.: 633568552091 Date: 15-JAN-1987 Issued To: J. C. KIERAN & SON SOLICITORS Address: CASTLE STREET ARDEE CO LOUTH</p>

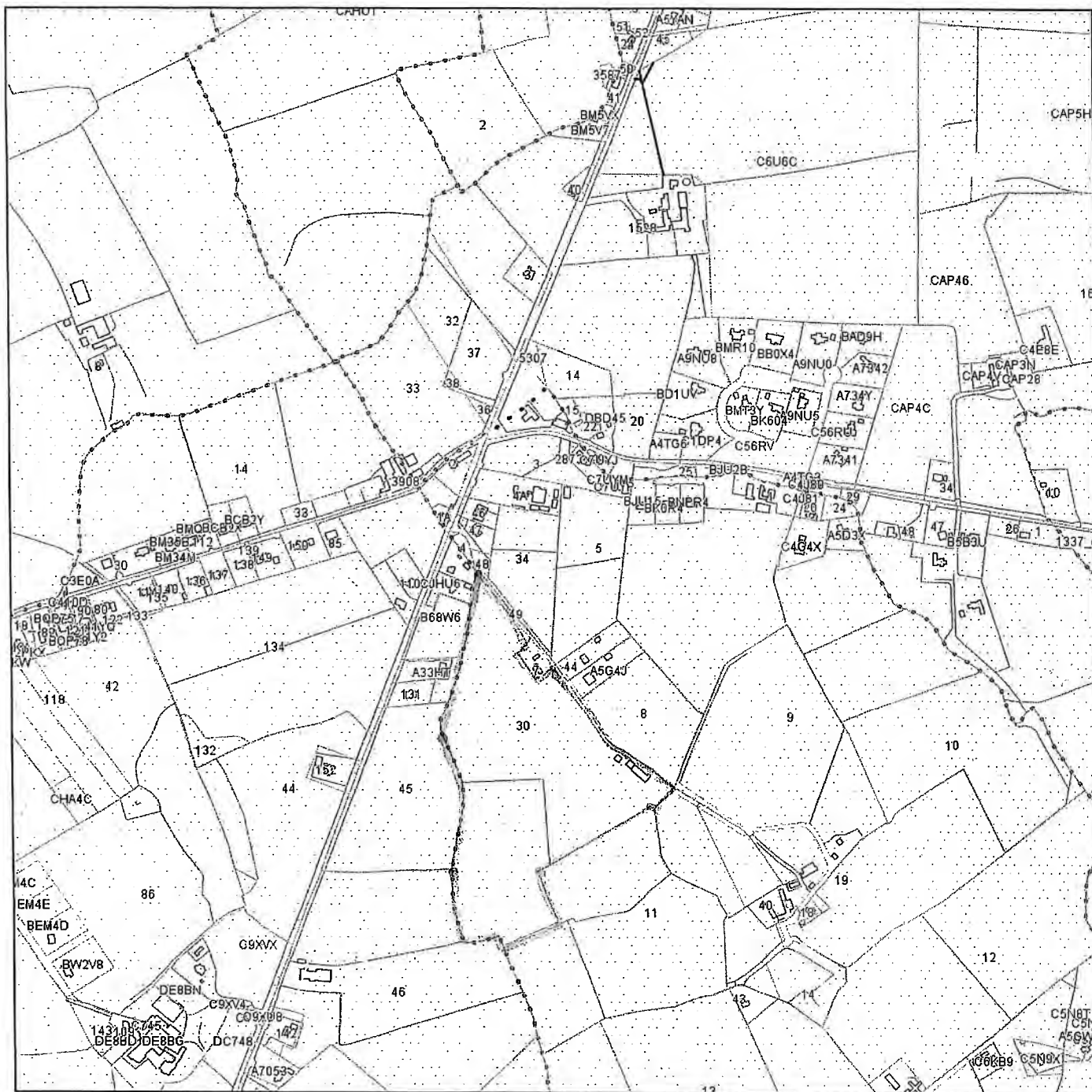
Land Registry

County Louth

Folio 5723F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p>
2	<p>The property is subject to a Land Purchase Annuity.</p>
3	<p>L.R.11/40503</p> <p>The property is subject to the right of the Land Commission its successors licensees and assigns to pass and repass thereover on foot and with horses or other animals with or without carts and other conveyances and for every purpose by the way shown coloured yellow and lettered W-X, Y-Z on the Plan thereof (O.S. 17/10, 17/14).</p> <p>The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.</p>



Creation Date: 22 April 2020 12:01:50

The Property Registration Authority An tÚdarás Clárúcháin Maoine



Official Property Registration Map

This map should be read in conjunction with the folio.

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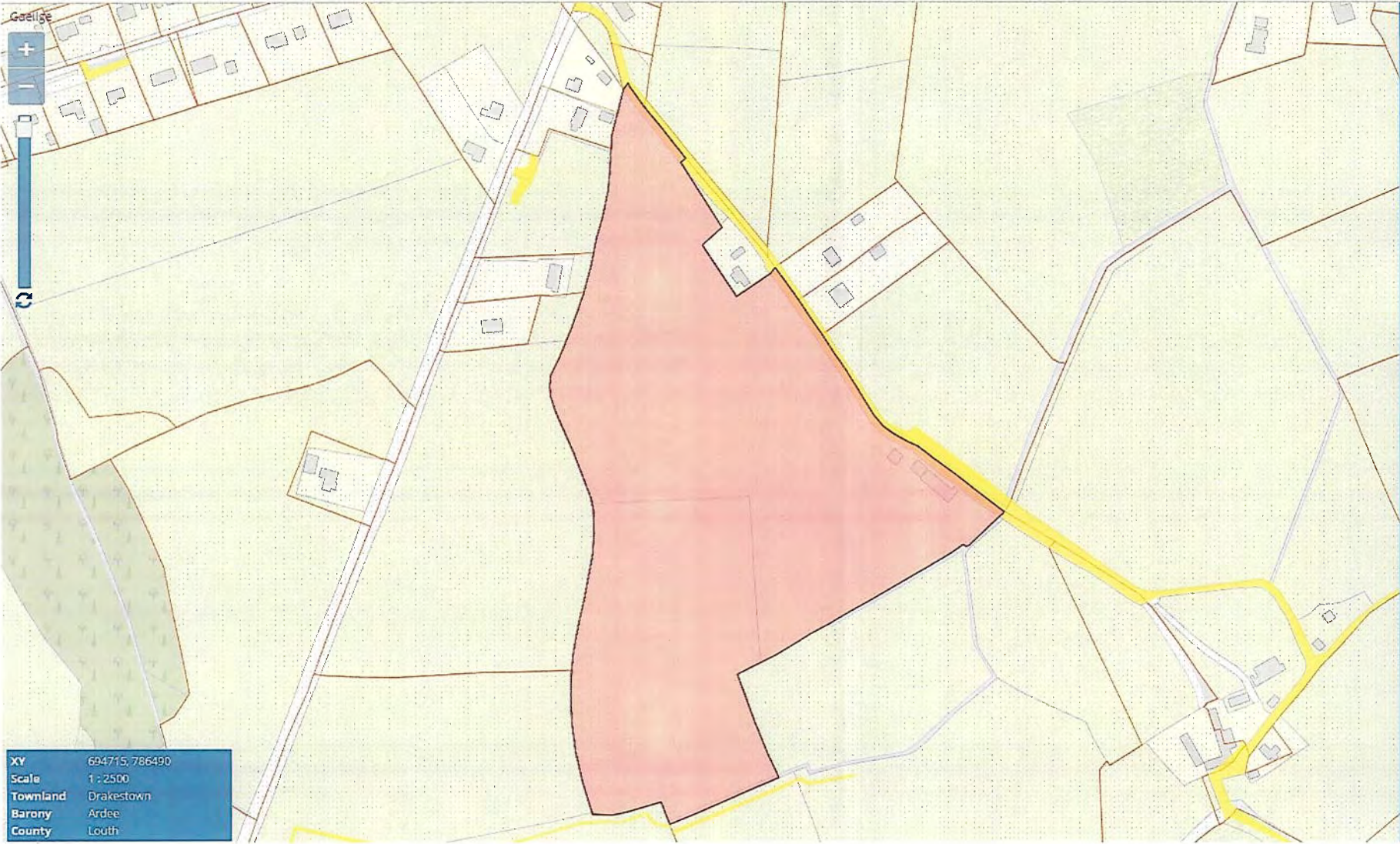
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- (centre-line of parcel(s) edged)
 - Freehold
 - Leasehold
 - SubLeasehold
 - 'S' Register
- (see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).
- Burdens** (may not all be represented on map)
- Right of Way / Wayleave
 - Turbary
 - Pipeline
 - Well
 - Pump
 - Septic Tank
 - Soak Pit
- A full list of burdens and their symbology can be found at: www.landdirect.ie

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(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.





> Back

Folio Number	LH5723F
Title Level	Freehold
Plan Number	30
Property Number	1
Area of selected plans this folio:	9.09 hectares.
Number of Plans on this folio:	1
Address	Not Available

[Add to Basket](#) [Create Alert](#)

*PRA Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

[View Basket](#)

[Print Current View](#)

Help

XY 694715, 786490
Scale 1 : 2500
Townland Drakestown
Barony Ardee
County Louth

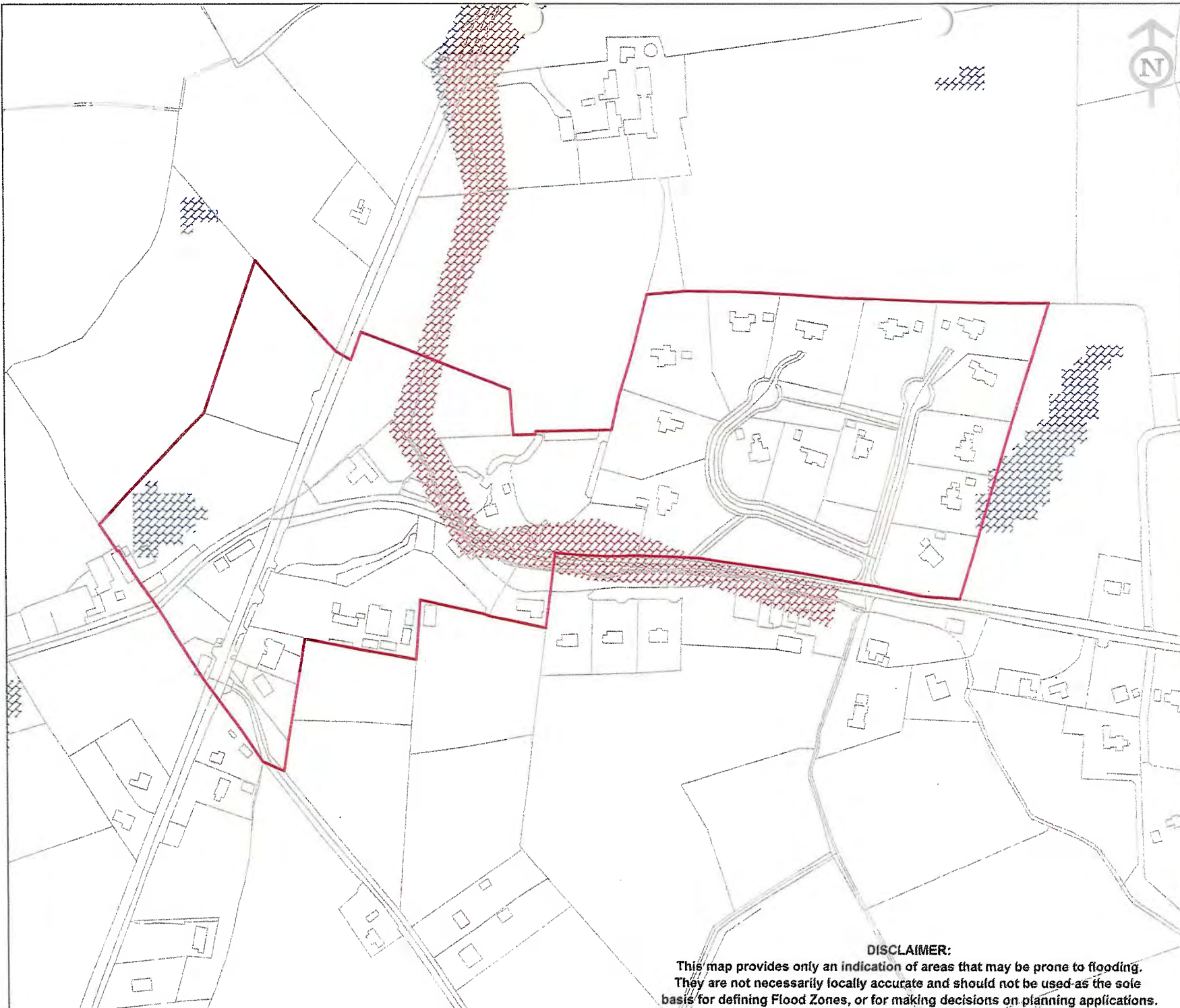
OPW PFRAM Study

- ▨ Flood Zone A
- ▨ Flood Zone B

Settlement Boundary



Osi Vector Mapping



DISCLAIMER:

This map provides only an indication of areas that may be prone to flooding. They are not necessarily locally accurate and should not be used as the sole basis for defining Flood Zones, or for making decisions on planning applications.

