



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

**RE: Submission to Louth County Council in relation to the Draft Development Plan 2021-2027 on behalf of the Halpenny Family, Lands at Knockbridge, Co. Louth.**

Dear Sirs,

We wish to confirm that we are making a submission on behalf of the Halpenny Family in relation to the Zoning on their lands at Knockbridge and enclose the following:

- 2no. Submission Report
- 2no. Site Location Map which outlines lands owned by the Halpenny Family.
- 2no. Site Location Map which outlines Current Zoning over the Halpenny Family Lands under the current development Plan, Louth County Council Development Plan 2015-2021.
- 2no. Proposed Site Maps presented to Louth County for consideration for alterations to the zoning over the Halpenny Family Lands under submission to the draft development plan which is currently open for Submission and Considerations.

Can we request that all correspondence in relation to the request be dealt with through this office.

Hoping this is to your satisfaction,

Louth County Council

22 DEC 2020

Customer Services  
Dundalk

\_\_\_\_\_  
Bernard Dowdall - MRIAI – B.Arch.Sc.; Dip.Arch.

Carrickedmond, Kilcurry Dundalk, Co. Louth.  
PH. 042 – 9429588 MOB. 087 – 6657148 EMAIL [bernard@dowdallarchitects.ie](mailto:bernard@dowdallarchitects.ie)



---

# SUBMISSION REPORT

---

---

**Submission to Louth County Council in relation to the Draft Development Plan 2021-2027 on behalf of the Halpenny Family, Lands at Knockbridge, Co. Louth.**

---

**Louth County Council**

**22 DEC 2020**

Customer Services  
Dundalk

Carrickedmond,

Kilcurry,

Dundalk,

Co. Louth.

PH. – (042) 9429558

**SUBMISSION REPORT  
IN RELATION TO THE LOUTH COUNTY COUNCIL DRAFT  
DEVELOPMENT PLAN 2021-2027**

Project	<b>Submission letter to Louth County Council in relation to the Draft Development Plan 2021-2027 on behalf of the Halpenny Family, Lands at Knockbridge, Co. Louth.</b>
Client	<b>HALPENNY FAMILY</b>

## **CONTENTS**

### **SECTION A – INTRODUCTION**

- |                            | <b>Page</b> |
|----------------------------|-------------|
| 1. Scope of Report         | Page 4      |
| 2. Philosophy and Approach | Page 4      |
| 3. Format of Report        | Page 4      |
| 4. Key Project Details     | Page 4      |

### **SECTION B – SUDS DESIGN AND PROPOSED WORKS**

- |  | <b>Page</b> |
|--|-------------|
| 5. Site Location and Description                   | Page 5      |
| 6. Current Development Plan Description            | Page 6      |
| 7. Draft Development Plan Description              | Page 6      |
| 8. Proposed Alterations to Development Plan Layout | Page 7      |

### **SECTION C – CONCLUSIONS**

- |                 | <b>Page</b> |
|-----------------|-------------|
| 9. Conclusion   | Page 0      |
| 10. Declaration | Page 9      |

### **APPENDIX A**

Architects Site Location and Layout Maps

	<b>Page</b>
	Page 10

## **SECTION A**

### **Introduction**

#### **1 Scope of Report**

This report is submitted with drawings and other documentation in support of providing a Submission for the Halpenny Family in relation to **“Louth County Council Draft Development Plan 2021-2027”**

In this report, it is demonstrated that the proposed alterations to the development plan zoning if implemented would facilitate the Halpenny family to develop their lands in a more suitable and efficient manner. This submission does not propose to change the area provided for Open / Amenity Space and New Residential space, it just seeks for the layout of the spaces to be altered to facilitate a better development layout for the lands and the village as a whole.

#### **2 Philosophy and Approach**

The underlying philosophy and approach adopted by the designers is that the important site can be development in an effective and efficient manner which provides for sustainable development within Knockbridge village for the future. To support this commitment, Dowdall Architects, procedures require preparation of the client submissions throughout all stages of the pre-planning and outline development process:

- Prior to sign-off of Definitive Project Brief;
- At the sketch stage;
- At the pre-planning / draft development plan submission stage.

4

---

#### **3 Format of Report**

The report will be subdivided using the following subheadings:

- *Current Development Plan Description and Zoning.*
- *Draft Development Plan Description and Zoning.*
- *General Proposal and Proposed Alterations to Zoning for Consideration.*

#### **4 Key Project Details**

The Halpenny Family, has appointed Dowdall Architects to prepare and submit a revised spatial proposal for a section of their lands at Knockbridge. The Halpenny family wish that the revised proposal be included by Louth County Council in their new development plan - **‘Louth County Council Development Plan 2021-2027’**.

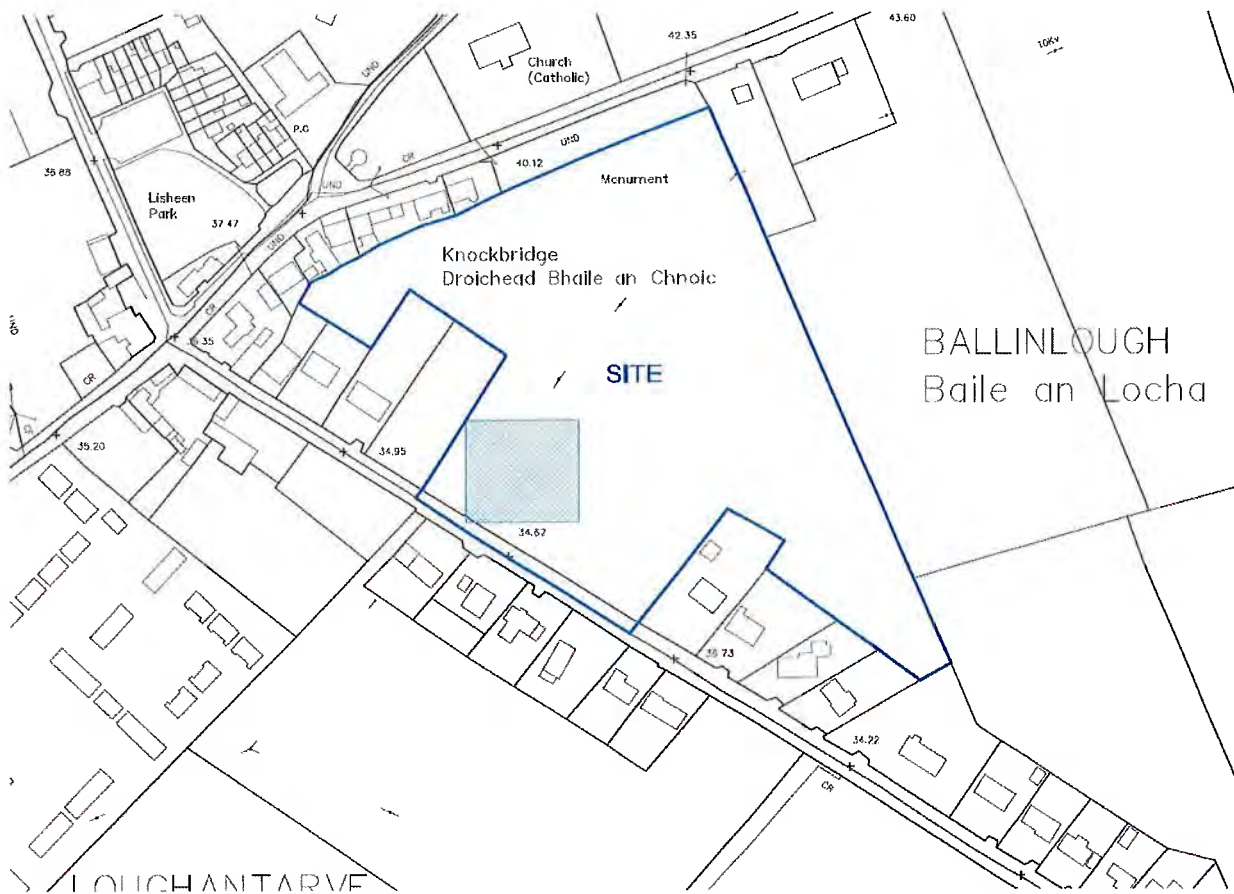
As part of this Submission, Dowdall Architects have carried out a review of the current development plan, the proposed draft development plan and an overview of how best to design the proposed lands for future development.

**SECTION B - SUBMISSION**

**5 Site Location & Description**

The Halpenny Family Land Holding is located in the centre of Knockbridge, Co. Louth, with direct access on to Knockbridge / Stephenstown Pond road.

The site measures 36,500sqm (9.02Acres)



**Figure 1: Halpenny Family Land Holding.**

## 6 Current 2015-2021 Development Plan Zoning

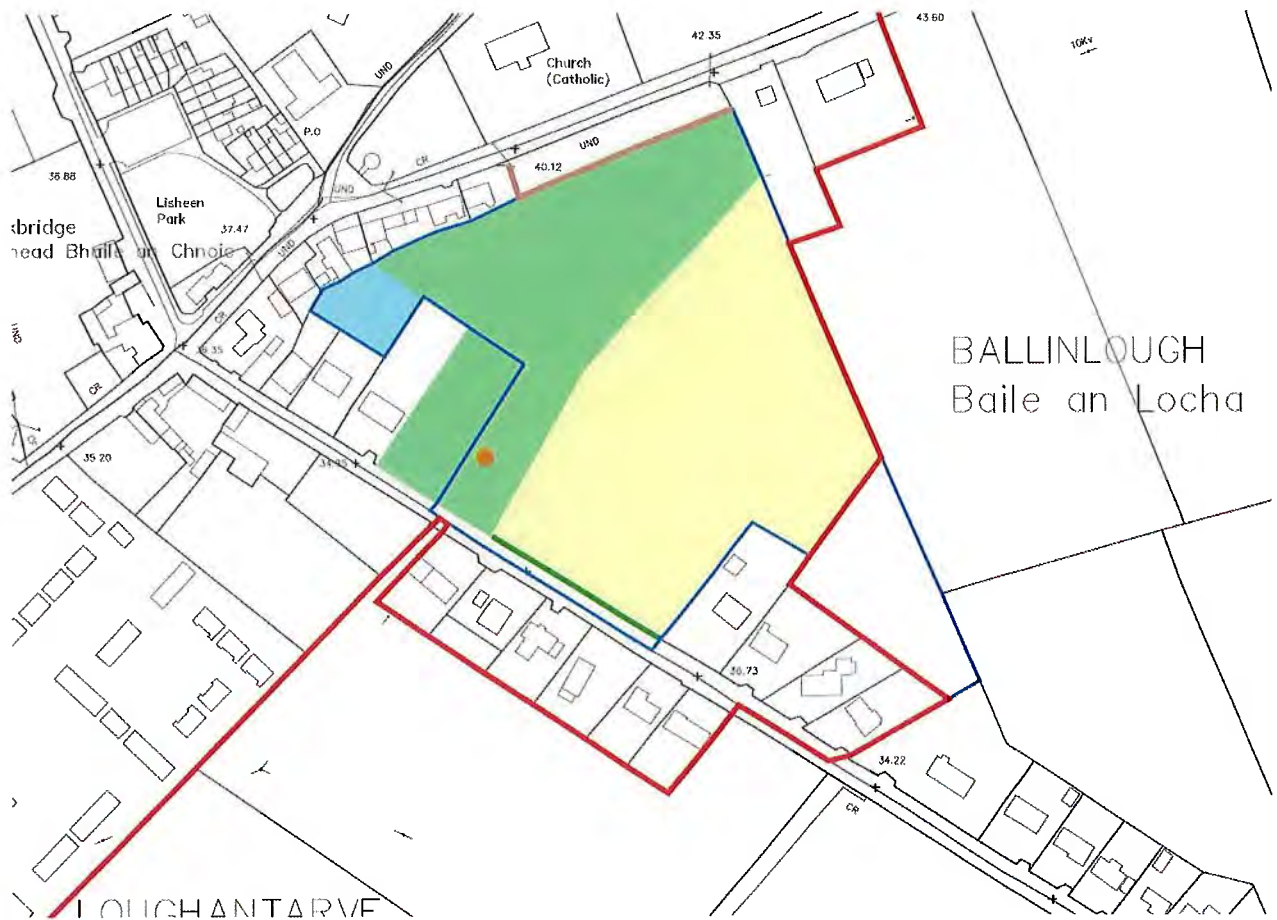
The current development Shows the Halpenny Family Lands is divided in to part green space and part residential, with a small portion at risk of flooding.

*The site measure 36,500sq.m. (9.02 Acres)*

*Existing Village Centre Site Area 1250sqm (0.308 Acres)*

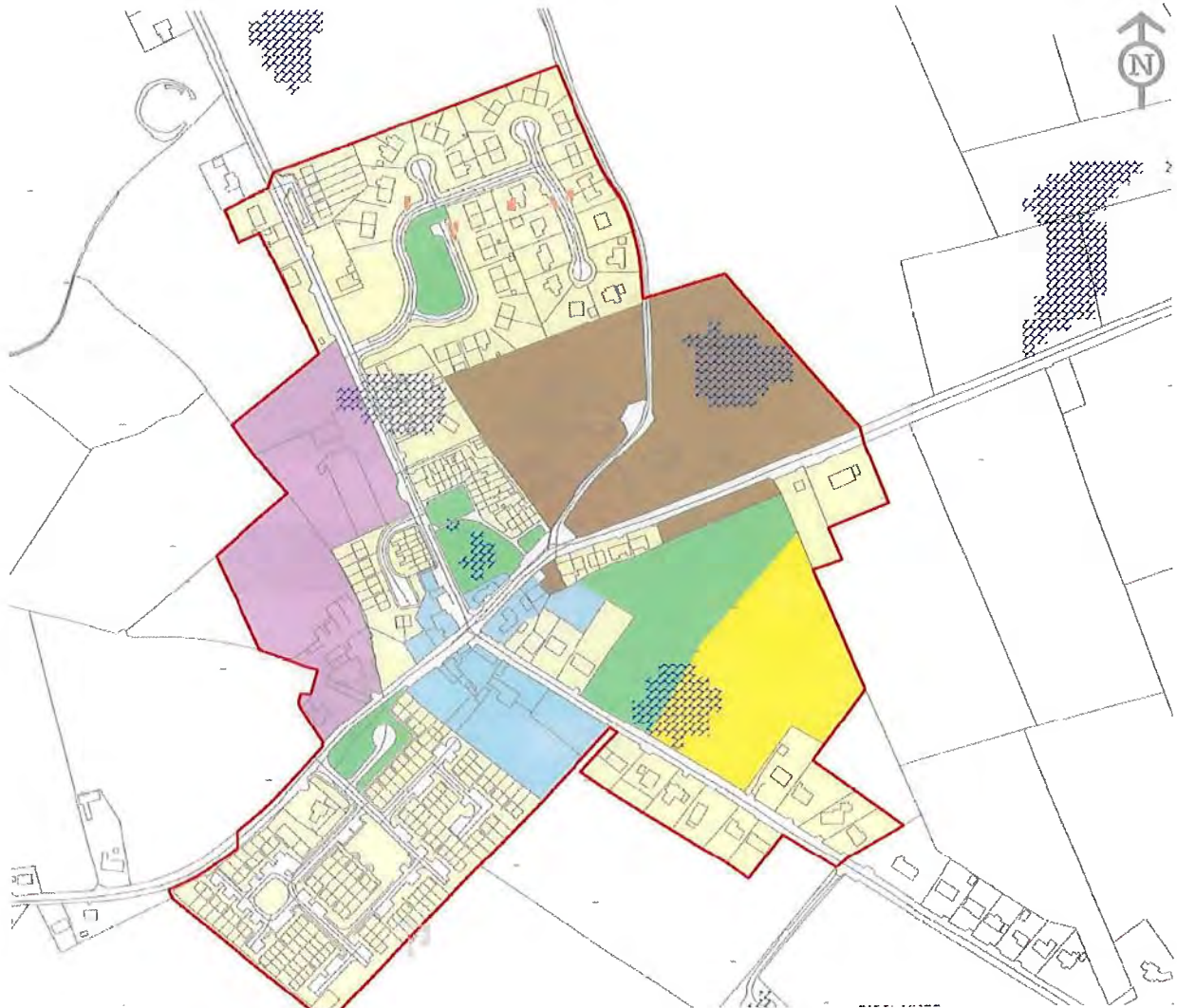
*Existing Green / Amenity Area 12,280s.qm. (3.035Acres)*

*Existing Residential (New) 19,080sq.m. (4.715 Acres)*



**Figure 2: Current Zoning over the Halpenny Family Land Holding.**

**7 Draft 2021-2027 Development Plan Zoning**



**Figure 3: Exert from Draft Development Plan.**

## 8 Proposal for Alterations to Draft 2021-2027 Development Plan Zoning

Proposed Village Centre Site Area 1250sqm (0.308 Acres)  
Proposed Green / Amenity Area 12,280sq.m. (3.035Acres)  
Proposed Residential (New) 19,080sq.m. (4.715 Acres)

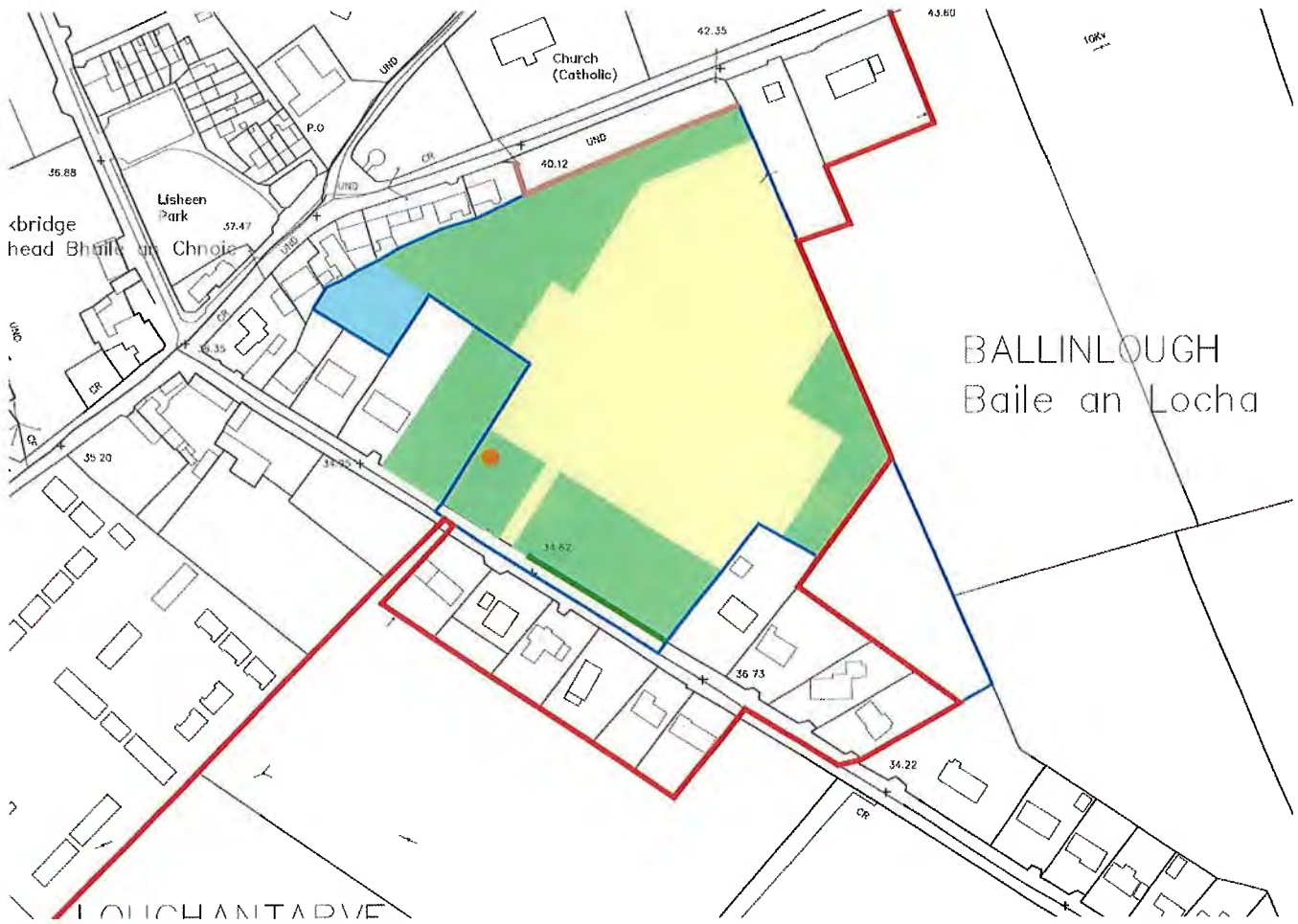


Figure 4: Proposed zoning map.

## **SECTION C**

### **9 Conclusion**

Based on the examination of the current and draft development plans, the site, and of its location and the development lands potential we make this submission on behalf of the Halpenny family taking into account on how best to develop the lands and provide the best New Residential and Green / Amenity Space to benefit the village of Knockbrige and provide for a sustainable development in the future.

In our professional opinion the proposed development zoning layout will allow for development of the lands for housing along with a number of green opens spaces that benefit both the residential amenities of the housing development and the wider community as a whole.

### **10 Declaration**

I have endeavoured in my report and in my opinion to have covered all relevant issues concerning the matters stated, which I have been asked to address, and the opinions expressed represent my true and complete professional opinion.

I have endeavoured to include in my report those matters of which I have knowledge and of which I have been made aware which might adversely affect the validity of my opinion.

I have indicated the sources of all the information that I have used.

I have where possible formed an independent view on matters. Where I have relied upon information from others I have so disclosed in my report.

I will notify those instructing me immediately and confirm in writing if, for any reason, my existing report or opinion requires any correction or qualification.

Signed:

**Bernard Dowdall – MRIAI, B.Arch.Sc.; Dip. Arch.**  
For and on behalf of Dowdall Architects

Dated: 21<sup>th</sup> Dec 2020

## **APPENDIX**

*Halpenny Family Land Holding.*

*Current Zoning over the Halpenny Family Land Holding.*

*Proposed zoning map.*



TOTAL AREA IN HALPENNY FAMILY OWNERSHIP = 36,500 Sq.m. (9.02 ACRES)

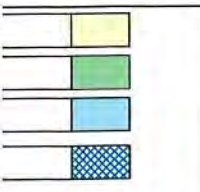
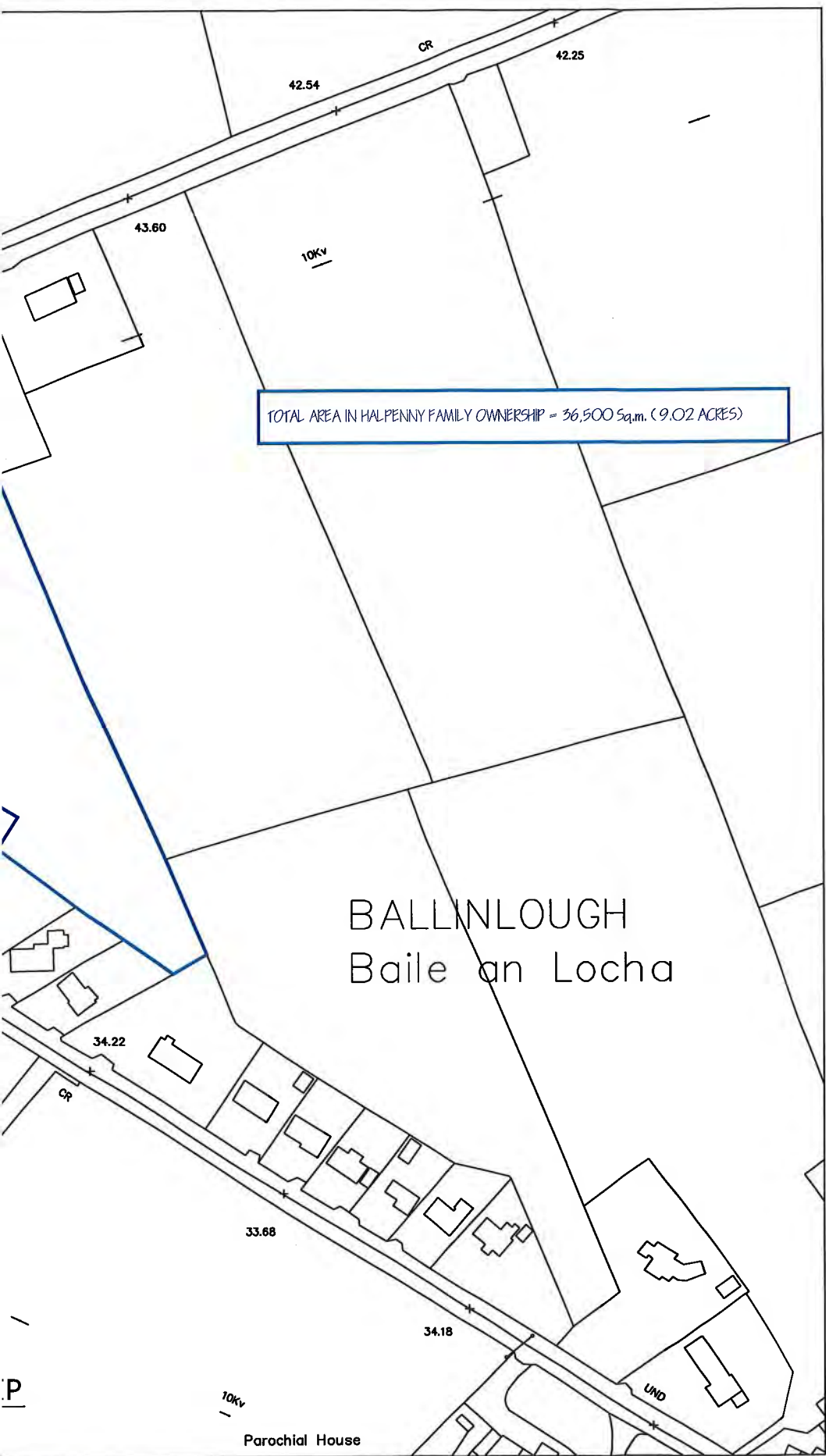
# BALLINLOUGH

Baile an Locha

FOR PRE- PLANNING / ZONING  
SUBMISSION PURPOSES ONLY.

**A3. at 1:2500**

OSI LICENSE NO. - AR- 1741314  
LOUTH OS. - 1769-B



<b>RIAI</b>	Registered Architect	PSDP Accreditation
	2020	P



**BERNARD DOWDALL ARCHITECTS**  
 Castleknock, Kildare, Dundalk, Co. Louth.  
 TELEPHONE: 042 9426255 MOB: 097 9957148 EMAIL: bernard@dowdallarchitects.ie

---

CLIENTS: THE HALPENNY FAMILY

---

PROJECT: PROPOSED REVISION TO ZONING DETAILS FOR LANDS  
 AT BALLINLOUGH, KNOCKBRIDGE, CO. LOUTH.

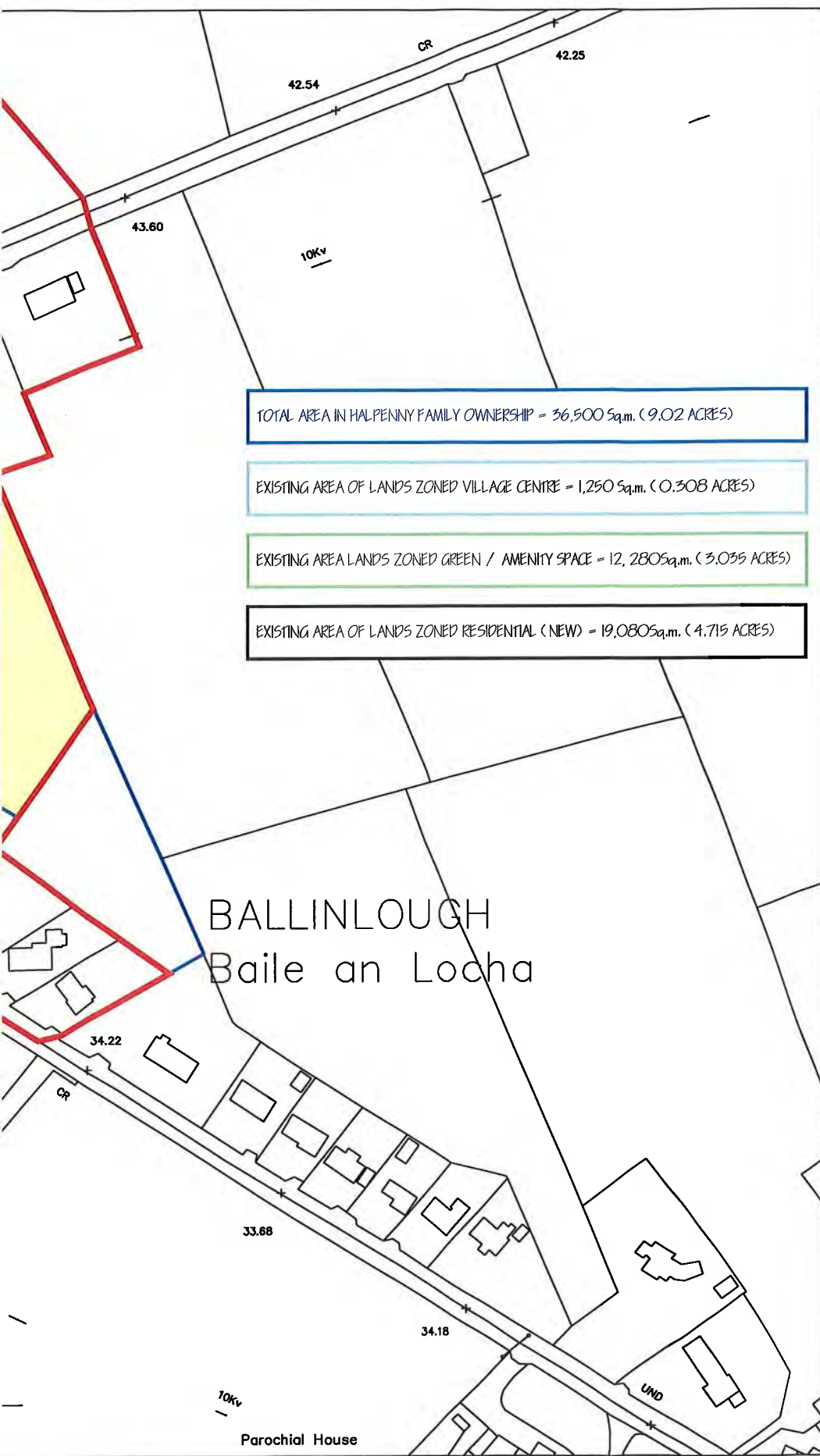
---

SCALE: 1:2500 DATE: 21 DECEMBER 2020

---

DRAWING TITLE: SITE LOCATION MAP FAMILY LANDS	DRAWING NUMBER: 2080 - PP - 100 - A
--	-------------------------------------

USE FIGURED DIMENSIONS ONLY DRAWING SUBJECT TO COPYRIGHT ©



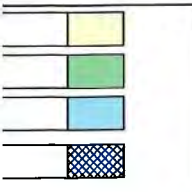
- TOTAL AREA IN HALPENNY FAMILY OWNERSHIP = 36,500 Sq.m. (9.02 ACRES)
- EXISTING AREA OF LANDS ZONED VILLAGE CENTRE = 1,250 Sq.m. (0.308 ACRES)
- EXISTING AREA LANDS ZONED GREEN / AMENITY SPACE = 12,280 Sq.m. (3.035 ACRES)
- EXISTING AREA OF LANDS ZONED RESIDENTIAL (NEW) = 19,080 Sq.m. (4.715 ACRES)

# BALLINLOUGH Baile an Locha

FOR PRE- PLANNING / ZONING  
SUBMISSION PURPOSES ONLY.

**A3. at 1:2500**

OSI LICENSE NO. - AR- 1741314  
LOUTH OS. - 1769-B



<b>RIAI</b>	Registered Architect	PSDP Accreditation
	2020	P



**BERNARD DOWDALL ARCHITECTS**  
 Carrigrohmond, Killybeg, Dundalk, Co. Louth.  
 TELEPHONE: 042 9429558 MOB: 087 8957148 EMAIL: bernard@dowdallarchitects.ie

CLIENTS: THE HALPENNY FAMILY

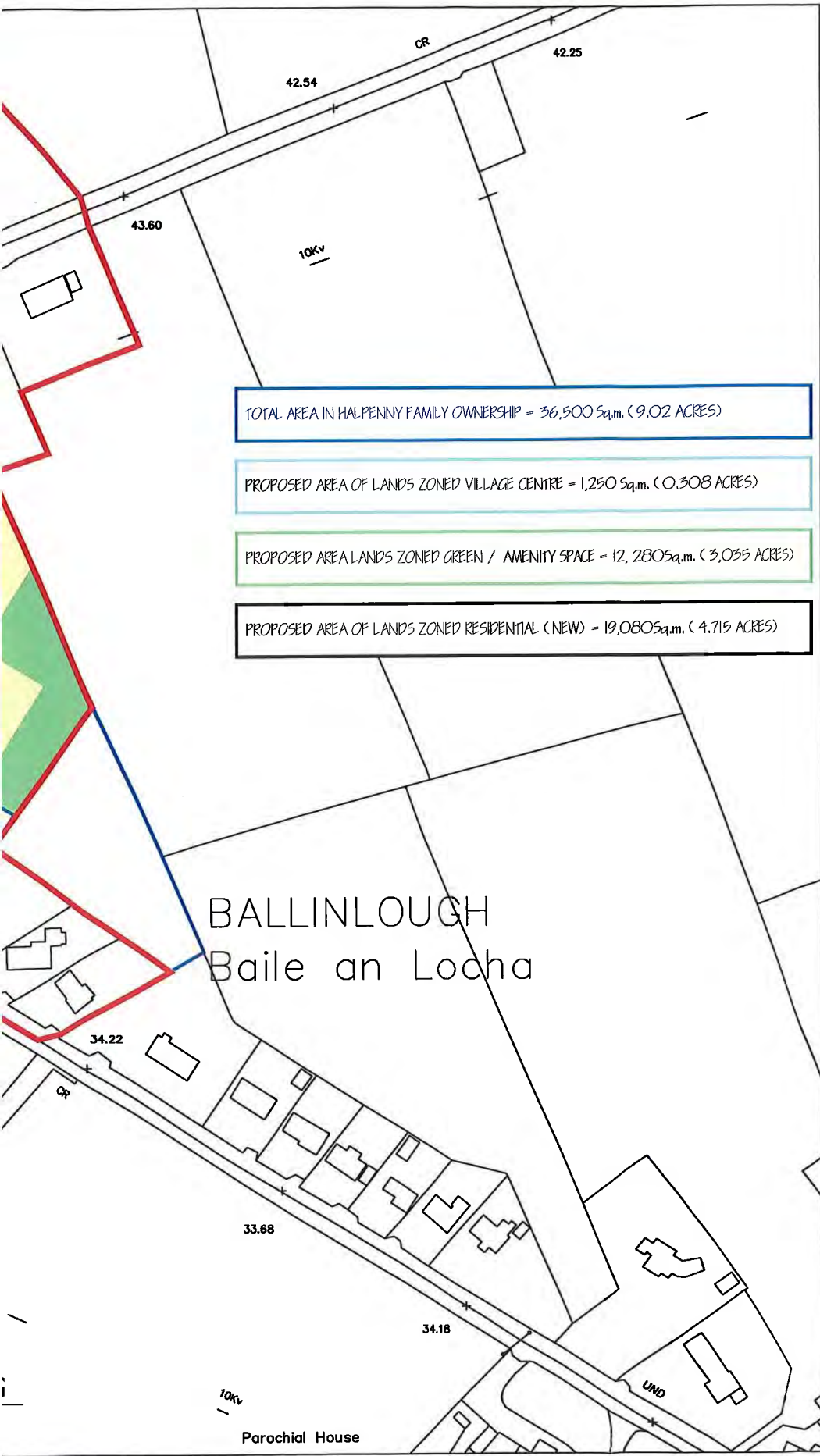
PROJECT: PROPOSED REVISION TO ZONING DETAILS FOR LANDS  
AT BALLINLOUGH, KNOCKBRIDGE, CO. LOUTH.

SCALE: 1:2500 DATE: 21 DECEMBER 2020

DRAWING TITLE: SITE LOCATION MAP  
EX. ZONING ANALYSIS

DRAWING NUMBER: 2020 - PP - 101 - A

USE FIGURED DIMENSIONS ONLY DRAWING SUBJECT TO COPYRIGHT ©



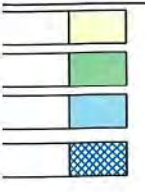
- TOTAL AREA IN HALPENNY FAMILY OWNERSHIP = 36,500 Sq.m. (9.02 ACRES)
- PROPOSED AREA OF LANDS ZONED VILLAGE CENTRE = 1,250 Sq.m. (0.308 ACRES)
- PROPOSED AREA LANDS ZONED GREEN / AMENITY SPACE = 12,280 Sq.m. (3.035 ACRES)
- PROPOSED AREA OF LANDS ZONED RESIDENTIAL (NEW) = 19,080 Sq.m. (4.715 ACRES)

# BALLINLOUGH Baile an Locha

FOR PRE- PLANNING / ZONING  
SUBMISSION PURPOSES ONLY.

**A3. at 1:2500**

OSI LICENSE NO. - AR- 1741314  
LOUTH OS. - 1769-B



<b>RIAI</b>	Registered Architect	PSDP Accreditation
	2020	P

**DOWDALL**  
ARCHITECTS

**BERNARD DOWDALL ARCHITECTS**  
Carrigrohmond, Killybegs, Dundalk, Co. Louth.  
TELEPHONE: 042 9429558 MOB: 087 9957148 EMAIL: bernard@dowdallarchitects.ie

CLIENTS: THE HALPENNY FAMILY

PROJECT: PROPOSED REVISION TO ZONING DETAILS FOR LANDS AT BALLINLOUGH, KNOCKBRIDGE, CO. LOUTH.

SCALE: 1:2500 DATE: 21 DECEMBER 2020

DRAWING TITLE: SITE LOCATION MAP PROPOSED ZONING PLAN

DRAWING NUMBER: 2080 - PP - 102 - A

USE FIGURED DIMENSIONS ONLY DRAWING SUBJECT TO COPYRIGHT ©