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21<sup>st</sup> December 2020

Louth County Council  
Planning Section  
The Town Hall  
Crowe Street  
Dundalk  
Co Louth

**Draft Louth County Development Plan 2021-2027**  
**Lands at Haynestown, Dundalk, Co Louth**  
**Mr Dermot Breen**

22 DEC 2020

Customer Services  
Dundalk

Dear Sirs

On behalf of Mr Dermot Breen, we submit that the proposed zoning on the lands cross hatched in purple on the attached map at Haynestown, Dundalk, Co Louth should be changed from H1- Open Space to E1-Generate Employment in the proposed new county development plan.

Mr Breen owns approximately 13.5 hectares at this location. It is currently proposed to zone the lands for a variety of different used in the draft development plan. The northern section of the lands is zoned L1 –Strategic Reserve with another large section zoned G1- Community facilities. The southern section of the lands is zoned E1-Generate Employment. A large section of the lands in the centre of the site is zoned H1-Open Space.

The amount of land zoned H1-Open Space would appear excessive and the boundary between proposed open space and employment generation uses appears arbitrary and does not line up with the surrounding employment generation zonings. The boundary should be moved to reflect the surrounding zoning.

The amount of Mr Breen's land currently left for employment generation (~3.0 ha) is insufficient for the economic development of the site. The inclusion on the southern section of the open space would make the development of the site a viable option bringing the total area to approximately 5.0Ha. The dog leg on the bottom of the site and flooding in this area will reduce the development potential.

The proposed access to the site will be via a new road from a local distributor road and roundabout, which has already been constructed. The area zoned for employment generation needs direct access to the road. Mr Breen's lands do not border the road to the south and this area is also subject to flooding.

The current lands zoned for open space is approximately 4.2Ha. Changing the zoning on the southern section as proposed would reduce this down to approximately 2.0Ha. This is still 15% of Mr Breen's lands and provides sufficient space should the adjoining GFC wish to expand and/or open space associated with the proposed school.

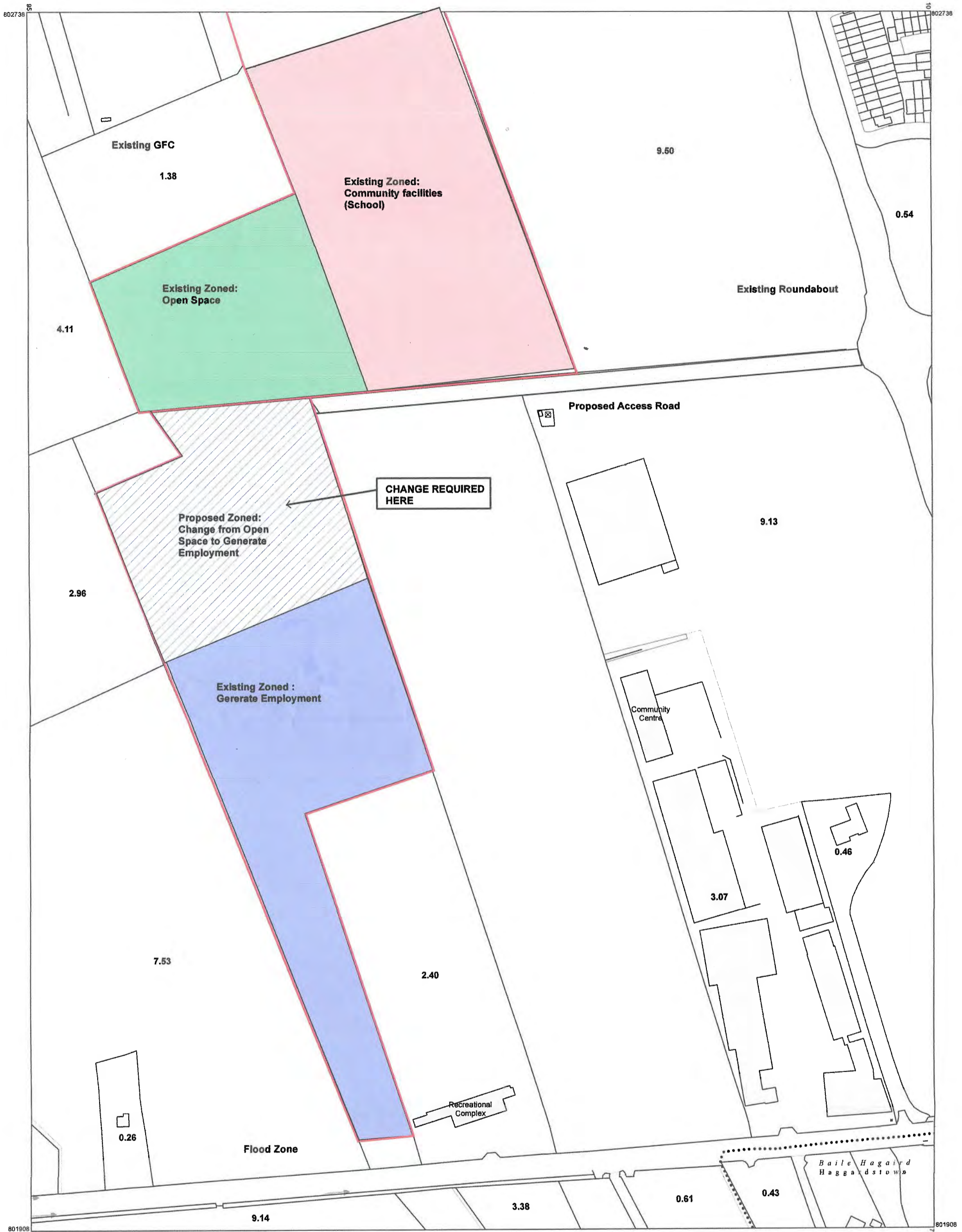
The southern section of the area zoned for open space should therefore be changed to E1-Employment Generation

We trust that our submission can be adopted in the final plan but please let us know if you have any queries in the meantime.

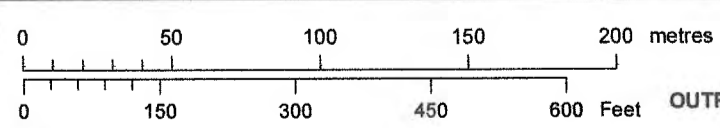
Yours faithfully



Robert Kenny



**CHANGE REQUIRED HERE**



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