

Forward Planning Unit.  
Development Plan Review.  
Louth County Council,  
Town Hall,  
Crowe Street,  
Dundalk A91W20C  
Co. Louth.

21<sup>st</sup>. December 2020

Dear Sir/Madam,

**DRAFT LOUTH COUNTY DEVELOPMENT PLAN 2021-2027**

**RE: SUBMISSION TO DRAFT LOUTH COUNTY DEVELOPMENT PLAN 2021 – 2027 ON  
BEHALF OF TOTAL SIGMA MEASUREMENTS LIMITED,**

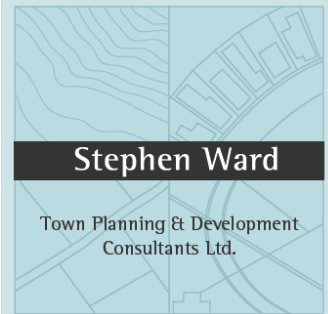
Total Sigma Measurements Limited has retained Stephen Ward Town Planning and Development Consultants Limited of Jocelyn House, Jocelyn Street, Dundalk, County Louth to make this submission relating to its lands at the above location.

Please address all correspondence to Stephen Ward Town Planning and Development Consultants Limited.

To assist Louth County Council in complying with the provisions of the Data Protection Act full details of our submission on behalf of Total Sigma Measurements Limited are attached.

Yours Faithfully

**Stephen Ward**



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## 1.0 INTRODUCTION

1.1 This is a submission on behalf of Total Sigma Measurements (TSM) Limited

. The lands extend to approximately 1.175 hectares in total and are identified edged red on the site location map below.

1.2 This submission seeks the following –

The area of the submission lands covered by the TSM facility building (0.575ha) to be retained as E1 'General Employment' zoning as proposed in the Draft Plan. The area to the south of the building (0.6ha) to have its residential zoning retained as per the zoning provisions of the existing Development Plan. The areas are identified on the site location map below.

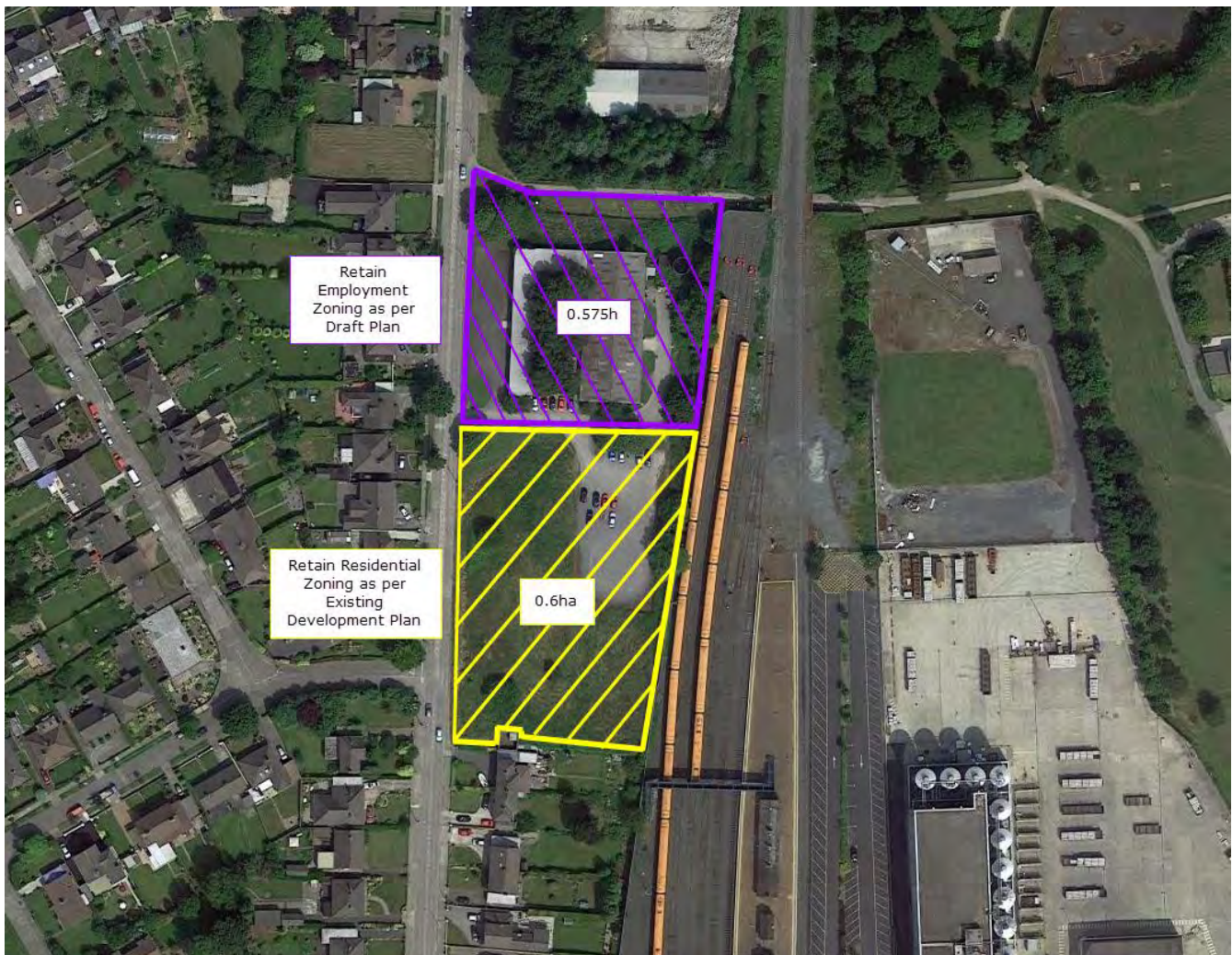


Figure 1 - Zoning Sought

1.3 The site is located at Ard Easmuinn with residential areas to the west and south and with Dundalk Railway station immediately east. It is within 600m of the Town Centre and within 400m of Long Walk Centre and is directly adjacent to Icehouse Hill Public Park. There is excellent pedestrian connections to the Town Centre and the Railway Station either via Ard Easmuinn and the Carrickmacross Road or via the existing pedestrian underpass immediately north of the TSM facility. There are a variety of schools, sporting and community activities in the immediate vicinity to serve residential development.

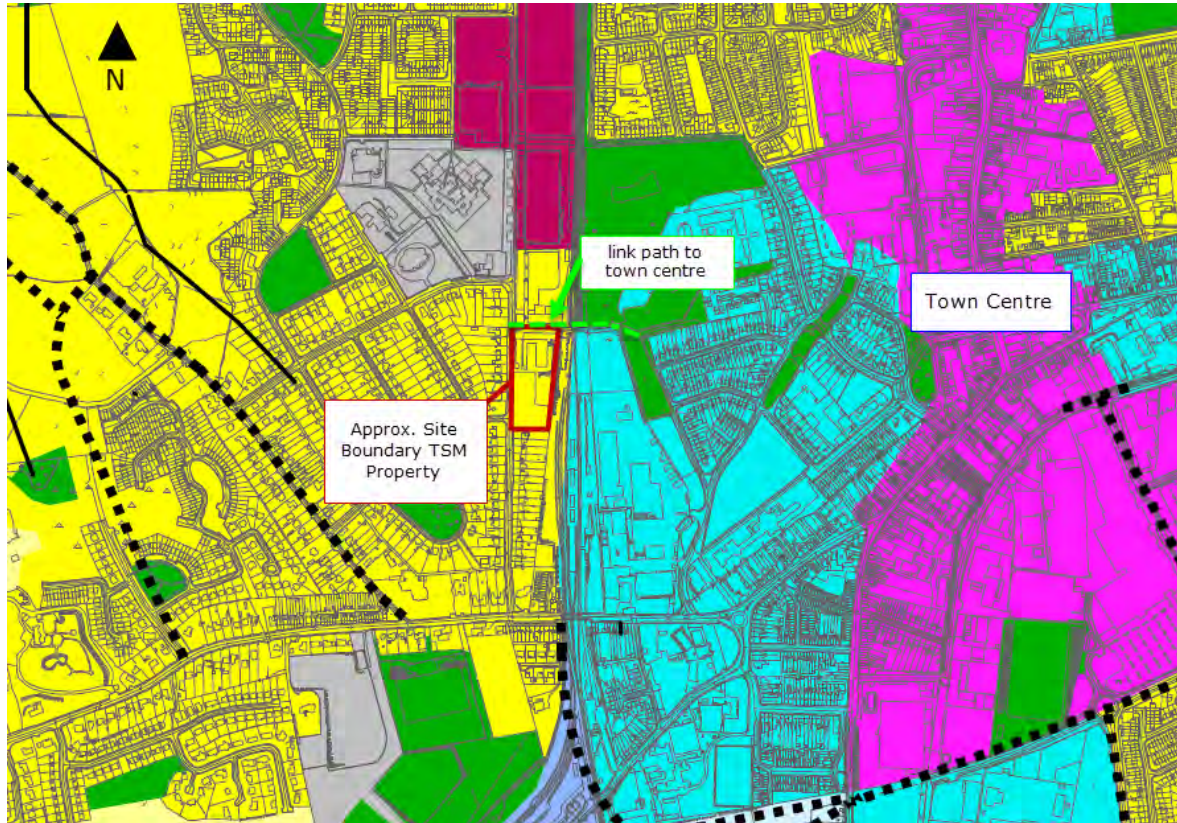


Figure 2 - Site Location Map

## **2.0 THE ROLE OF BROWNFIELD LAND IN AN URBAN AREA**

2.1 In line with national and regional policy the Draft Development Plan strongly promotes efficient use of land within urban areas and in particular promotes development on Brownfield lands. The submission lands present an opportunity to see residential uses juxtaposed with compatible employment uses. The southern area where residential zoning is sought to be retained represents an ideal opportunity to ensure efficient use of lands within the existing built up area of Dundalk and in close proximity to Dundalk Town Centre, Dundalk Railway station and surrounding amenities and at the same time retain employment uses. The southern part of the submission lands is surplus to the operational requirements of the facility and as such are underutilised and present an ideal opportunity for higher density and more varied uses on them. A selection of the policy objectives of the Plan that promote good and efficient use of land within built up areas are set out below in order to emphasise the importance of that policy provision and to also emphasise how more varied and intense uses on the submission lands are fully in keeping with the policies of the emerging Plan for the County and for Dundalk.

Policy Objective CS2 – *“CS2 To achieve compact growth through the delivery of at least 30% of all new homes in urban areas within the existing built footprint of settlements, by developing infill, brownfield and regeneration sites and redeveloping underutilised land in preference to greenfield sites”.*

Policy Objective CS3 – *“To support and manage the self-sufficient sustainable development of all settlements in a planned manner, with population growth occurring in tandem with the provision of economic, physical and social infrastructure”.*

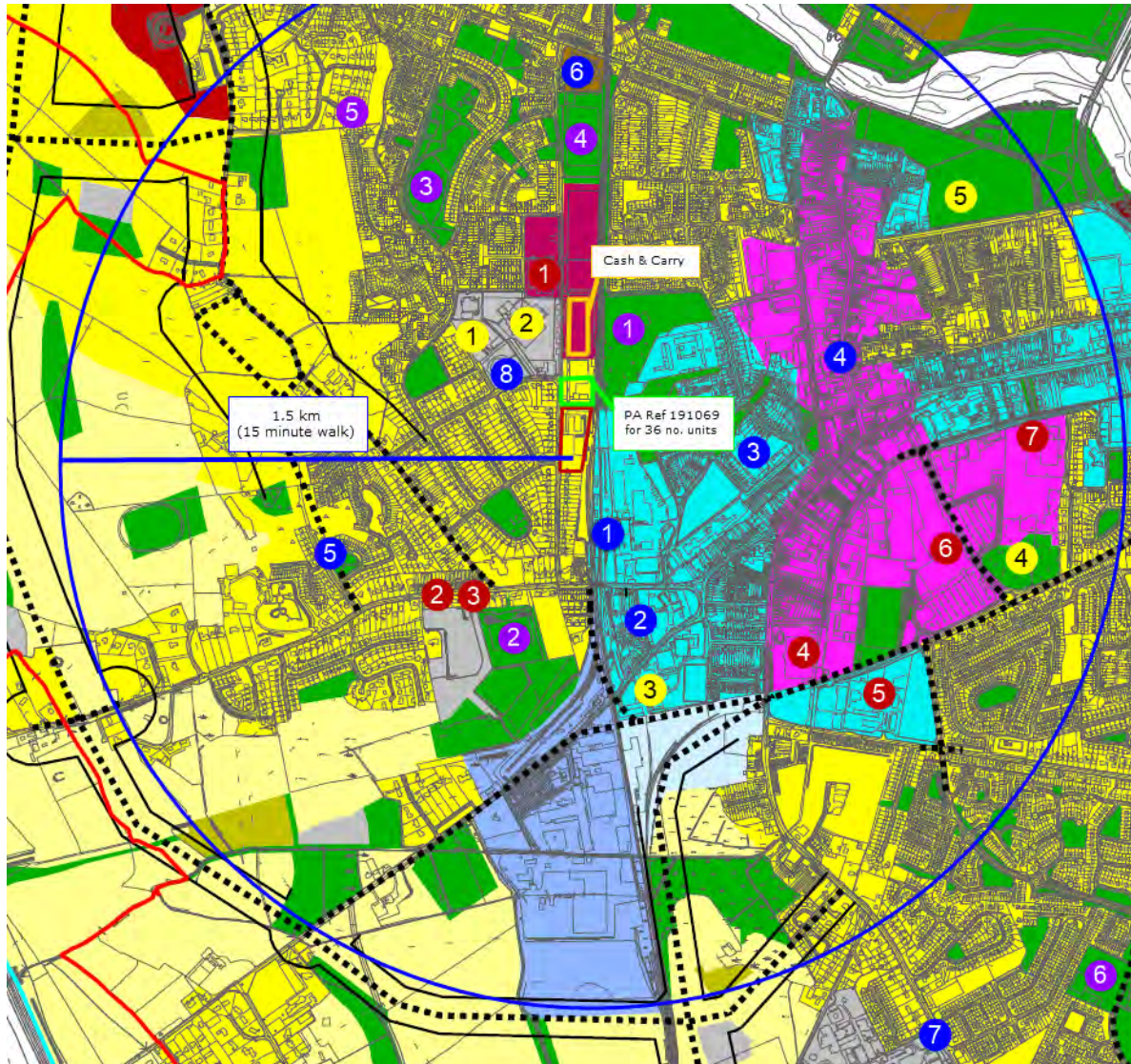
Policy Objective CS6 – *“Direct and consolidate the majority of the County’s future population growth into the strong and dynamic Regional Growth Centres of Drogheda and Dundalk in line with the objectives of the Regional Spatial and Economic Strategy and in accordance with the Core and Settlement Strategies of the Development Plan”.*

Policy Objective SS21 – *“To support sustainable high density development, particularly in centrally located areas and along public transport corridors and require a minimum density of 50 units/ha in these locations”*

Policy Objective SS25 – *“To manage the growth of Dundalk in a manner that will achieve the creation of a compact settlement with attractive and inclusive neighbourhoods where there is a choice of affordable homes for all”.*

## **3.0 COMMUNITY FACILITIES IN VICINITY OF THE SITE**

3.1 The Community Audit map below illustrates the range of facilities in the immediate area demonstrating the suitability of the southern part of the site for residential development whilst retaining the employment uses on the northern part of the site. As noted the Community Audit Map below illustrates the level of community, recreational, leisure and commercial services in direct proximity to the lands.



Community	
1	Train Station
2	Garda Station
3	An Post Sorting Office
4	Town Centre
5	Medical Centre
6	Veterinary Clinic
7	Hospital
8	Church

Retail	
1	Dunnes
2	Shop
3	Shop
4	Tesco
5	Lidl
6	Marshes Shopping Centre
7	Aldi

Schools	
1	St Brigid's Special Needs School
2	Redeemer Girls NS
3	Dundalk Grammar School
4	Coláiste Chú Chulainn
5	St Mary's College

Sports / Recreation	
1	Park
2	Stadium
3	Hiking
4	GAA Club
5	Boxing Club
6	Football Club

— Approx. Site Boundary

#### **4.0 PLANNING PERMISSION GRANTED FOR RESIDENTIAL DEVELOPMENT ON LANDS NORTH OF TSM**

4.1 As an example of how residential development can be successful abutting employment uses in a modern day scenario is planning permission Ref. no. 19/1069 for 36 residential dwellings (increased to 45 at further information stage) immediately north of the existing TSM facility and north of the pedestrian connection from Ard Easmuinn to the Pearse Park / Ice House Hill Park area.

4.2 PA. Ref 19/1069 was submitted as a planning application for two no. three storey apartment buildings comprising 36 dwellings (increased to 45 dwellings at FI stage) and was granted permission by the Planning Authority in October 2020 subject to 23 conditions.

4.3 In terms of the residential density proposed it is noteworthy that in the application as submitted the Planning Authority considered the density of the proposed development to be too low. The Assessment Section of the Final Report of the Planning Officer on the application makes the following comments that we submit are also relevant to the residential zoning sought for the southern part of the TSM site as part of this Development Plan submission.

4.4 The following comments of the Planning Officer on 19/1069 are of note –

*“The principle of the development was considered acceptable in terms of the zoning objective and having regard to the core strategy as the subject site is within the consolidation of the urban core area as part of the initial assessment”.*

4.5 In terms of density the Planning Officer had the following comments –

*“Planning policy and guidance advocates that sites that are suitably located within the context of a settlement’s urban form which benefit from the availability of spare capacity of public mains water and drainage; close proximity to public transport; close proximity to services and other amenities beneficial to future residential development are deemed to be appropriate locations where higher density developments can be achieved. The proposal was initially 36 units to be built on a site extending to 0.686 hectares. The proposed development altered as a result of the significant information received, altering the numbers to 45 proposed residential units which results in an overall net density of 65 units to the hectare. This is considered an acceptable density taking account of the close proximity of the site to the railway station and to Dundalk town centre”.*

4.6 It is also noted that the Report of the Planning Officer did not note any concerns regarding proximity to the TSM employment facility to the south or to the railway station and marshalling areas associated with the railway station.

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**5.0 THE EXISTING EMPLOYMENT USE ON THE SITE**

5.1 TSM employs c45 people and exports to more than 75 countries. The existing facility on the northern part of the site is in need of modernisation and that requires significant capital investment. The southern part of the site is surplus to operational requirements and so the idea is that these southern lands should be retained for residential use and that would allow the capital investment to be undertaken at the existing facility.

5.2 The retention of employment zoning on the facility part of the site and the use of the surplus lands for residential development would represent efficient use of land within the built up area of Dundalk and that would be consistent with national, regional and local planning policy.



Plate 1 - North side of TSM building.  
Note dilapidated state of building



Plate 2 - West side of TSM building fronting onto Ard Easmuinn Road



Plate 3 - Undeveloped portion of lands

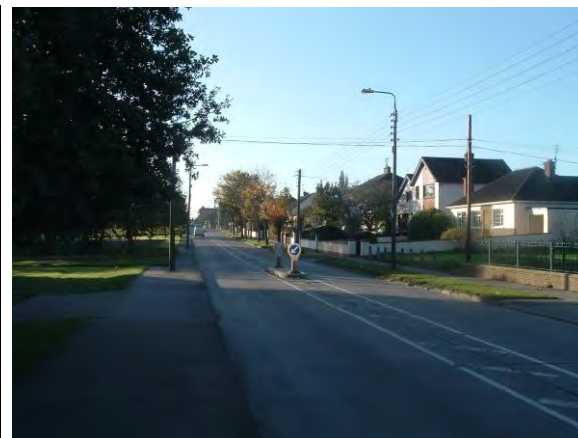


Plate 4 - Looking south on Ard Easmuinn Road.



Plate 5 - Redeemers Boys School  
to north west of lands



Plate 6 - Icehouse Hill Park beside lands  
(to north east)

## **6.0 CONCLUSION**

6.1 It is submitted the zoning of the lands in the manner proposed in this submission is fully in keeping with national and regional planning policy. It is also fully in accordance with the existing and newly proposed Core Strategy and Settlement Strategy for Louth and for Dundalk. The suitability of the area for residential development is confirmed by the decision to grant planning permission for 45 dwellings to the north of the TSM site under PA Ref 19/1069 in October 2020.

6.2 Zoning of the lands in the manner proposed in this submission (The existing TSM employment facility to have the proposed E1 General Employment zoning but the surplus lands to the south to have a residential zoning) would ensure a good mix of employment and residential uses in this part of Dundalk, in close proximity to the railway station and the town centre as well as surrounding amenities. Being within the built up area of the settlement the submission lands have access available as well as having all infrastructure, services and utilities available to the lands.

6.3 The TSM facility is a high tech business and can operate successfully adjacent to residential dwellings without causing harm to the residential amenities of the occupiers of those dwellings or surrounding dwellings. The proposals as outlined in this submission would help secure these high-tech jobs in the centre of Dundalk by releasing capital to invest in the building, retaining these high-tech jobs and with the important added benefit of supporting surrounding services and especially the hospitality sector in the vicinity such as, for example, cafes, restaurants and dry cleaners. At the same time, the zoning of the surplus lands to the south of the facility for residential development would also allow good and efficient use of these town centre brownfield lands.

Yours faithfully,

**Stephen Ward**