

# McArdle Doyle

Chartered Engineers  
Architectural Services  
& Project Managers

## Development Plan Submission

**P2054**  
**St. Mochtas GFC**  
**Submission to Louth County Council**  
**Development Plan 2021-2027**

McArdle Doyle Ltd  
Second Floor, Exchange Building  
The Long Walk, Dundalk, Co Louth

[mail@mcardedoyle.ie](mailto:mail@mcardedoyle.ie)  
+353(0) 42 942 9052

**Contents**

**1.0 Introduction..... 2**

**2.0 Proposed amendments to Louth Village Draft Zoning & Flood Zones Map ..... 2**

2.1 Background to submission.....2

2.2 Rationale for request .....3

**3.0 Conclusion .....5**

**List of Figures**

Figure 1: Draft Louth CDP 2021 - Louth Village Draft Zoning and Flood Zones Map 4.6 ..... 4

Figure 2: Draft Louth CDP 2021 - Proposed revision to Louth Village Draft Map 4.6 ..... 4

## 1.0 Introduction

We, McArdle Doyle, are instructed by **St. Mochtas GFC** to make this submission in response to the publication of the Draft Louth County Development Plan 2021-2027 (hereafter, Draft Louth CDP 2021-2027).

that will provide a basis for the sustainable development of Louth over the next 6 years in line with the objectives of the National Planning Framework.

## 2.0 Proposed amendments to Louth Village Draft Zoning & Flood Zones Map

St. Mochtas GFC ask that the Louth Village Draft Zoning and Flood Zones Map be amended to include the unzoned lands identified on the attached map and at Figures 2 and 3 below as follows:

- **Louth Village Settlement Boundary be revised to include the subject lands,**
- **Subject lands to be zoned ‘Community Facilities G1’.**

## 2.1 Background to submission

St. Mochtas GFC, who have been at the heart of the Louth village community since its foundation in 1934, welcomes the opportunity to make a submission on the preparation of a new Development Plan for the County.

In 2020, the club became a “One Club” catering for both girls and boys of all ages with 13 juvenile and 3 adult teams. The “One Club” model allows the GAA and the LGFA to work in a co-operative fashion to promote the playing of Gaelic games and to cater for the whole family in an integrated fashion.

The club currently play in the senior divisions of both ladies and men. With this status comes more responsibility on how the club moves forward. The players require facilities that match their senior status and professionalism towards their training.

Over the past five years, St. Mochtas GFC have added a walking track and a new 350-seater stand in their existing grounds. They have also expanded the existing club house, complete with a fitted gym. Due to their increasing membership and usage of the pitch and facilities, the club has begun plans to acquire another pitch.

Therefore, St. Mochtas GFC are asking Louth County Council to rezone the lands referred to so that they are included in the upcoming village development plan.

The requested land is situated between the school and the football grounds and would be an ideal fit for a future development. Access to the ground would ensure safe passage from the local national school directly to the playing facilities, for all the pupils who enjoy the usage of the current grounds. There are historically strong links between the local national school, St Mochtas National School, and St Mochtas GFC.

**St. Mochtas hopes that, with the availability of additional land for further facilities, the whole community can benefit from the club’s future.**

## 2.2 Rationale for request

### 2.2.1 Will contribute to aims of Louth County Council

The proposed revisions will contribute to the following aims of Louth County Council as stated in the Draft Louth CDP 2021:

**“11.2. Opportunities** - Increase pedestrian safety and connectivity in the Village centre, Enrich the streetscape through public realm improvements.”<sup>1</sup>

**“11.2. Movement** - A comprehensive network of footpaths throughout the village including a footpath connecting residential areas with Ardpatrick and community facilities such as Mochta’s GFC grounds, the Credit Union and doctor’s surgery would improve overall connectivity and reduce reliance on the private car.”<sup>2</sup> (emphasis added)

### 2.2.2 Are aligned with stated policies of Draft Louth CDP 2021-2027

The proposed revisions will contribute to the following Louth County Council policies stated in the Draft Louth CDP 2021-2027:

**Policy Objective LOU 11** - “To support existing public, community and sporting facilities and the provision of any additional facilities.”<sup>3</sup>

**Policy Objective LOU 12** - “To support the progression and delivery of social and community projects.”<sup>4</sup>

**Policy Objective LOU 14** - “To promote and facilitate the development and enhancement of footpaths, pedestrian crossings and traffic calming measures which increase pedestrian priority and improve road safety”<sup>5</sup>

**Policy Objective RES 39** - “To identify and zone land within local area plans and settlements for the purposes of providing or extending community facilities where a demonstrated need exists.”<sup>6</sup>

**Policy Objective SC 29** - “To promote and support schemes that facilitate shared use of school facilities, particularly at planning stage, such as sports halls, all weather pitches etc. for community use outside of school hours and support the co-location of pre and after school facilities on new primary school developments.”<sup>7</sup>

### 2.2.3 Will facilitate the future growth of St. Mochtas GFC

The proposed revisions will facilitate the future expansion of St. Mochtas GFC for the benefit of entire Louth Village community. G1; Community Facilities zoning permits the development of park/playground, recreational/amenity space and recreational/sports facility and cycleway/walkway trails are open for consideration.

Therefore, the rezoning of the subject lands to Community Facilities (G1) will ensure that that St, Mochtas GFC grounds can provide the additional needed facilities and desired linkages from their grounds to the heart of Louth Village.

<sup>1</sup> Section 11.2; Opportunities, Louth Village, Draft Louth County Council Development Plan 2021 - 2027, pg. 83

<sup>2</sup> Section 11.6; Movement, Louth Village, Draft Louth County Council Development Plan 2021 - 2027, pg. 84

<sup>3</sup> Section 11.10.1; Settlement and Housing, Louth Village, Draft Louth County Council Development Plan 2021 - 2027, pg. 86

<sup>4</sup> Section 11.10.3; Infrastructure, Louth Village, Draft Louth County Council Development Plan 2021 - 2027, pg. 87

<sup>5</sup> Section 11.10.4; Movement, Louth Village, Draft Louth County Council Development Plan 2021 - 2027, pg. 86

<sup>6</sup> Louth County Council Development Plan 2021 - 2027, pg. 115

<sup>7</sup> Louth County Council Development Plan 2021 - 2027, Section 4, pg.12

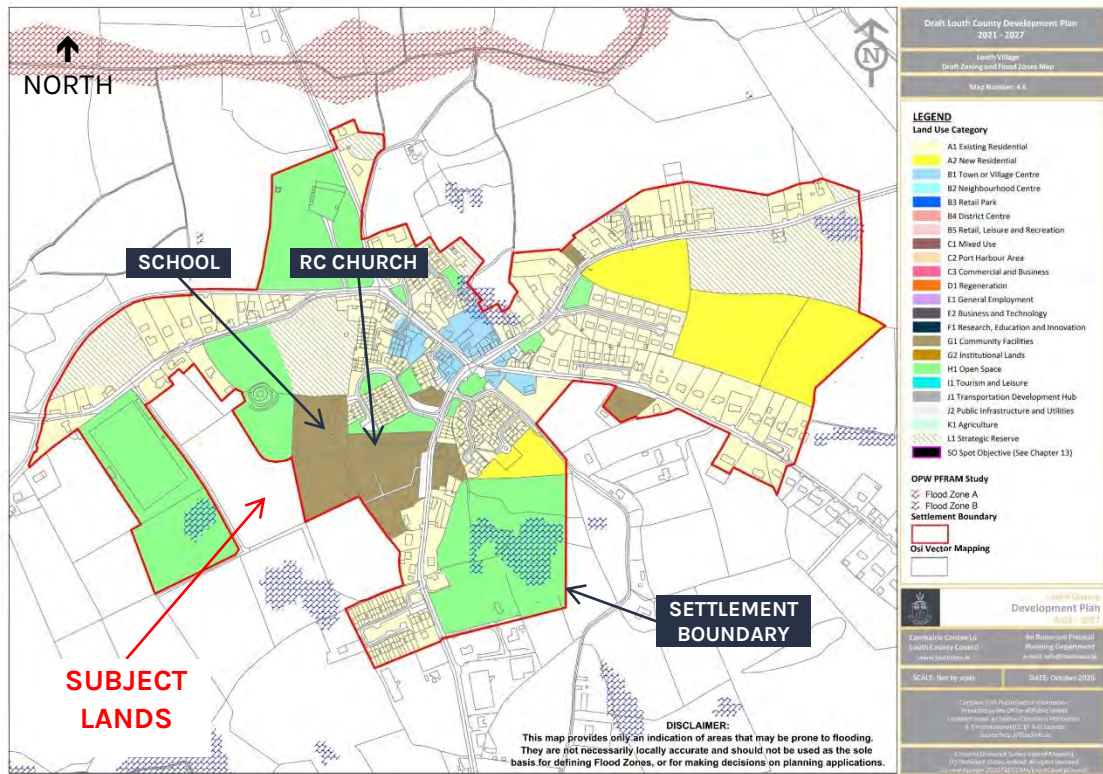


Figure 1: Draft Louth CDP 2021 - Louth Village Draft Zoning and Flood Zones Map 4.6<sup>8</sup>

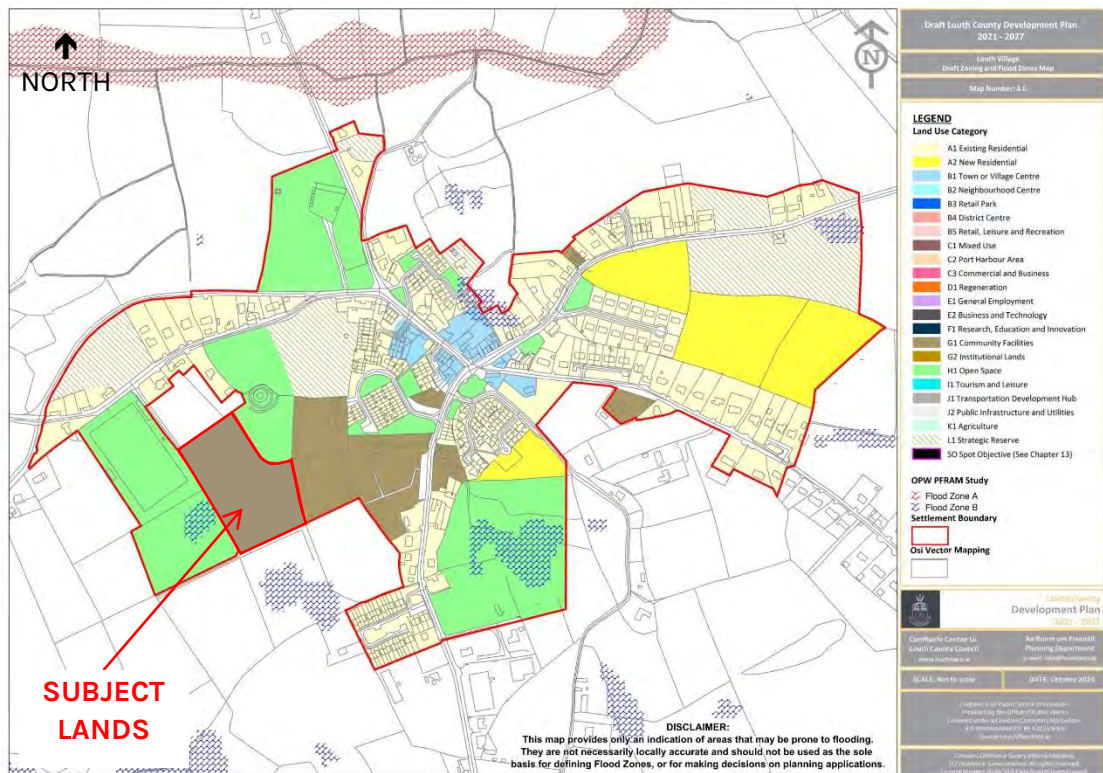


Figure 2: Draft Louth CDP 2021 - Proposed revision to Louth Village Draft Map 4.6

<sup>8</sup> Draft Louth County Council Development Plan 2021 - 2027, Louth Village Draft Zoning and Flood Zones Map; Map 4.6

### 3.0 Conclusion

We trust the above and attached is in order and that Louth County Council will look favourably on this request to made by **St. Mochtas GFC** to:

**amend the Louth Village Draft Zoning and Flood Zones Map to include the unzoned lands identified on the attached map as follows:**

- **Louth Village Settlement Boundary be revised to include the subject lands,**
- **Subject lands to be zoned 'Community Facilities G1'.**

If, however, you require any clarification of any of the items contained in our submission please do not hesitate to contact us.

---

Yvonne McMahon, B.Des., M.Sc., MIPI.  
McArdle Doyle

NOTES:  
 THIS DRAWING IN WHOLE OR IN PART SHALL NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF McARDLE DOYLE LTD.  
 ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS.  
 DO NOT SCALE.  
 ORDNANCE SURVEY IRELAND LICENCE No. AR 0105719  
 © ORDNANCE SURVEY IRELAND / GOVERNMENT OF IRELAND

**LEGEND**

Land Use Category	
	A1 Existing Residential
	A2 New Residential
	B1 Town or Village Centre
	B2 Neighbourhood Centre
	B3 Retail Park
	B4 District Centre
	B5 Retail, Leisure and Recreation
	C1 Mixed Use
	C2 Port Harbour Area
	C3 Commercial and Business
	D1 Regeneration
	E1 General Employment
	E2 Business and Technology
	F1 Research, Education and Innovation
	G1 Community Facilities
	G2 Institutional Lands
	H1 Open Space
	I1 Tourism and Leisure
	J1 Transportation Development Hub
	J2 Public Infrastructure and Utilities
	K1 Agriculture
	L1 Strategic Reserve
	SO Spot Objective (See Chapter 13)

Rev.	Description	By	Date
-	ISSUED FOR INFORMATION	YM	21.12.20

**McArdle Doyle**  
 Second Floor  
 Exchange Building  
 The Long Walk  
 Dundalk, Co. Louth

Chartered Engineers  
 Architectural Services  
 & Project Managers

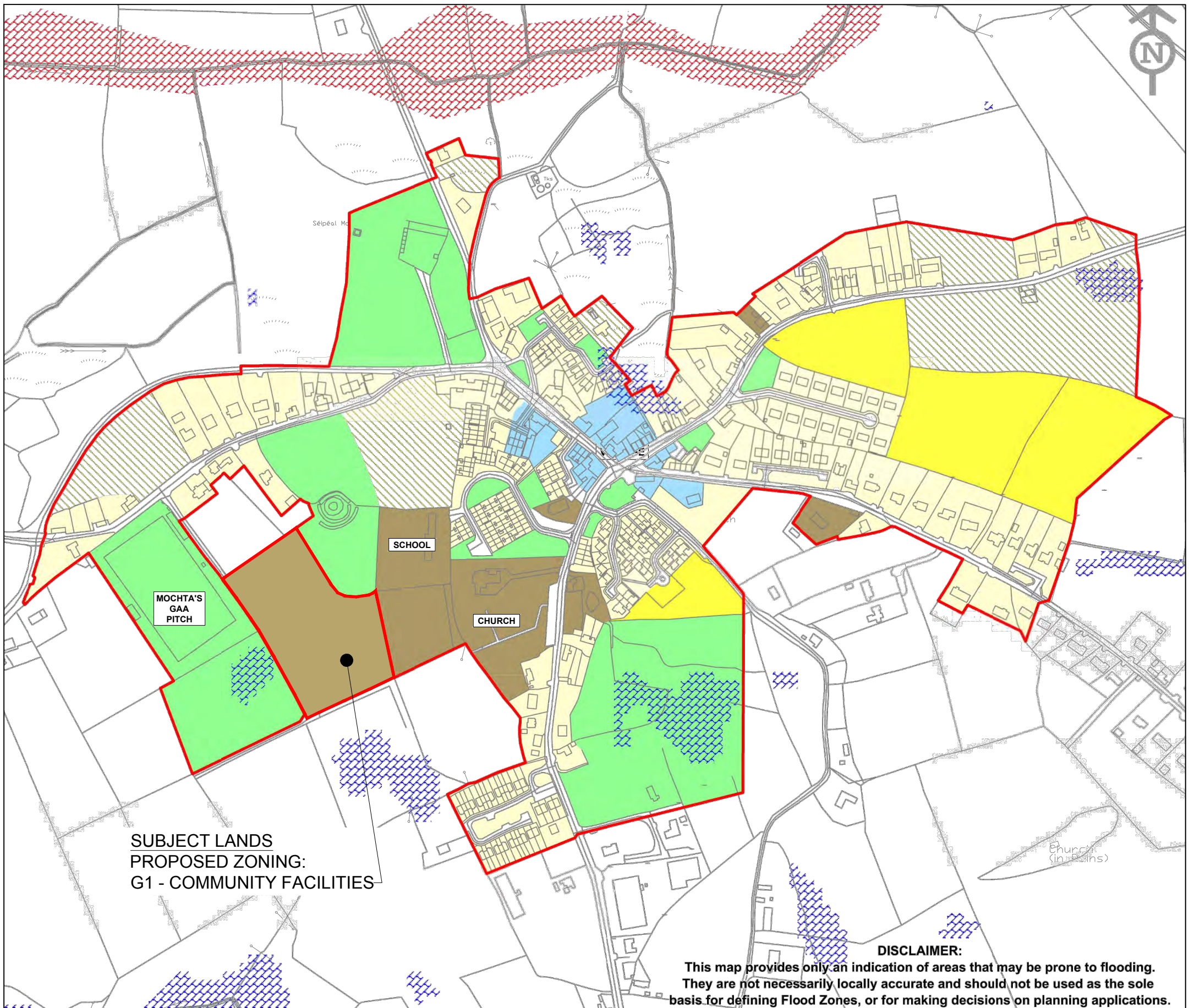
mail@mcardedoyle.ie  
 +353(0) 42 942 9052

PROJECT:  
 SUBMISSION TO LOUTH COUNTY  
 DEVELOPMENT PLAN 2021-2027

CLIENT:  
 ST. MOCTAS GAA

DRAWING TITLE:  
 SITE LOCATION MAP

Date	Drawn	Checked	Approved
21/12/20	YM	RMcA	RMcA
Scale at A1 1:1000	Drawing Number P2054.01	Status I	Rev. -



SUBJECT LANDS  
 PROPOSED ZONING:  
 G1 - COMMUNITY FACILITIES

**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.