

Forward Planning Unit
Development Plan Review
Louth Co Council
Town Hall
Crowe St
Dundalk
Co Louth
A91 W20C

22/12/2020

Re: Draft Louth County Development Plan 2021-2027

Dear Sir / Ms,

P. Herr & Associates are an independent consultancy practice who have engaged with Planning Authorities over the years.

We request that the Planning Authority consider the following requested amendments / additions to the Draft Plan in relation to existing older buildings within the County

Submission No. 1

- 1.1 Remove the locals needs/occupancy conditions for residential developments located within the rural area of County Louth in the case of the re-building/restoration of Listed & Protected Residential Structures
- 1.2 Restricting the residency in such buildings to persons with local needs significantly reduces the likelihood of such buildings being restored to the required standard as it narrows the pool of qualifying persons
- 1.3 It is considered counter-productive and against the ethos of proper and sustainable planning if persons with both the means and interest in upgrading such a building is prohibited from doing so because of the local need requirement

Submission No. 2

- 2.1 Remove the requirement for car parking to be provided in the case of developments relating to the upgrade or replacement of existing dilapidated houses, constructed prior to introduction of Planning Legislation in 1963, located within existing urban settlements.

- 2.2 Many of the older house stock within urban areas have no car park provision and/or are located on a site with inadequate room to provide on-site car parking or an entrance fully complying with visibility standards as set out in the Draft Plan.
- 2.3 The stringent requirement for off-street car parking within each and every residential house within an urban area is unwarranted particularly as this house type is suitable for less abled and age friendly families with no need for a car given the general proximity of all necessary and local amenities within urban areas.
- 2.4 It has been our experience that the strict accordance with car park requirements has prohibited the restoration/replacement of a number of such buildings to the obvious detriment of the streetscape. Such properties shall unfortunately remain in their current state, eventually be registered under the Derelict Sites Act to the detriment of proper and sustaining planning