

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

16/12/2020

Re: **Draft Louth County Development Plan 2021-2027**

Dear Sir / Ms

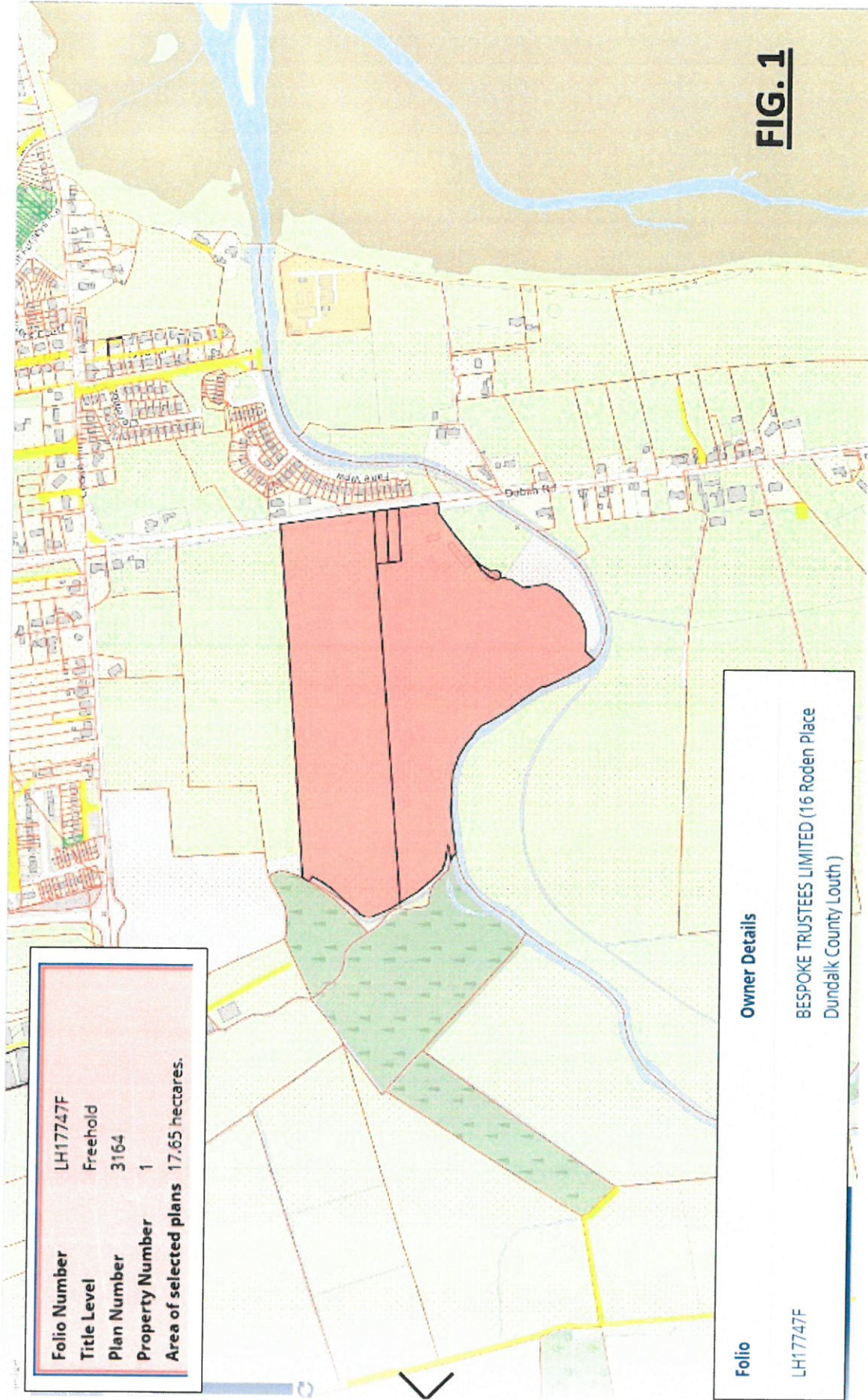
- 1.0 We act for Mr. Uve Albrecht,
, the registered owner of lands described in Folio LH 17747F and which lands are
located at I . Details of the ownership records
are shown on Fig.1
- 2.0 The location and extent of the lands are shown as Fig.2
- 3.0 The lands comprise an area of 17.65 hectares which equates to 43.6 acres.
- 4.0 The lands are currently located with the Dundalk & Environs Settlement area as defined in the
Dundalk & Environs Development Plan 2009 2015 (as extended) as shown on Fig.2
- 4.0 It is proposed under the Draft Plan to amend the southern boundary of the Dundalk and
Environs Settlement so that it shall run along the Clermont Road rather than the Fane River.
This shall result in the subject lands being located outside of the defined Dundalk & Environs
settlement and the lands are now located within Rural Policy Zone 2 as shown on Fig.3.
- 5.0 No clear rationale has been given for this decision to reduce the settlement area
- 6.0 The subject lands offer the following advantages from a planning perspective:
 - has extensive road frontage onto the Dublin Road R132
 - is located close to the Western Infrastructural Road via the Clermont Road Roundabout.
 - can be serviced by the public water mains along the R132 and recently upgraded foul
sewer infrastructure to the north of the site

- the majority of the lands are located outside of a Flood Zone and it is considered that a creative layout could be devised to ensure that buildings and sensitive infrastructure are located outside of the designated flood area
- 7.0 The proposed omission of the lands from the settlement therefore represents a poor usage of well positioned and serviced parcel within the southern outskirts of Blackrock/Haggardstown.
- 8.0 In particular, it is considered that the site would be of suitable size and ideally located for the provision of Educational/Community/Social Infrastructure with associated recreational resources (playing pitches, riverside walks etc.) to serve the extensive swathes of existing and proposed residential developments within the south Dundalk area.
- 9.0 It is noted that such a land-use would be acceptable under a number of land zoning options as follows
- Research, Education & Innovation – F1
 - Community Facilities – G1
 - Institutional Lands – G2
- 10.0 The location of the site shall ensure that generated traffic shall counterbalance the current heavy directional bias towards the north and shall prevent further pressure being placed on the already overloaded road infrastructure
- 11.0 Overall the proposal shall comply with a plethora of key Objective as set out in Chapter 4 'Social and Community' of the Draft Plan including:
- Social Infrastructure: SC7, SC8, SC9, SC11 and SC12
- Education: SC25, SC26, SC27, SC29 and SC30
- 12.0 Our client therefore wishes to request that the Planning Authority and members support his submission that the lands are retained within the boundaries of Dundalk and Environs Settlement Centre and are zoned, as deemed most appropriate, under Category F1, G1 or G2

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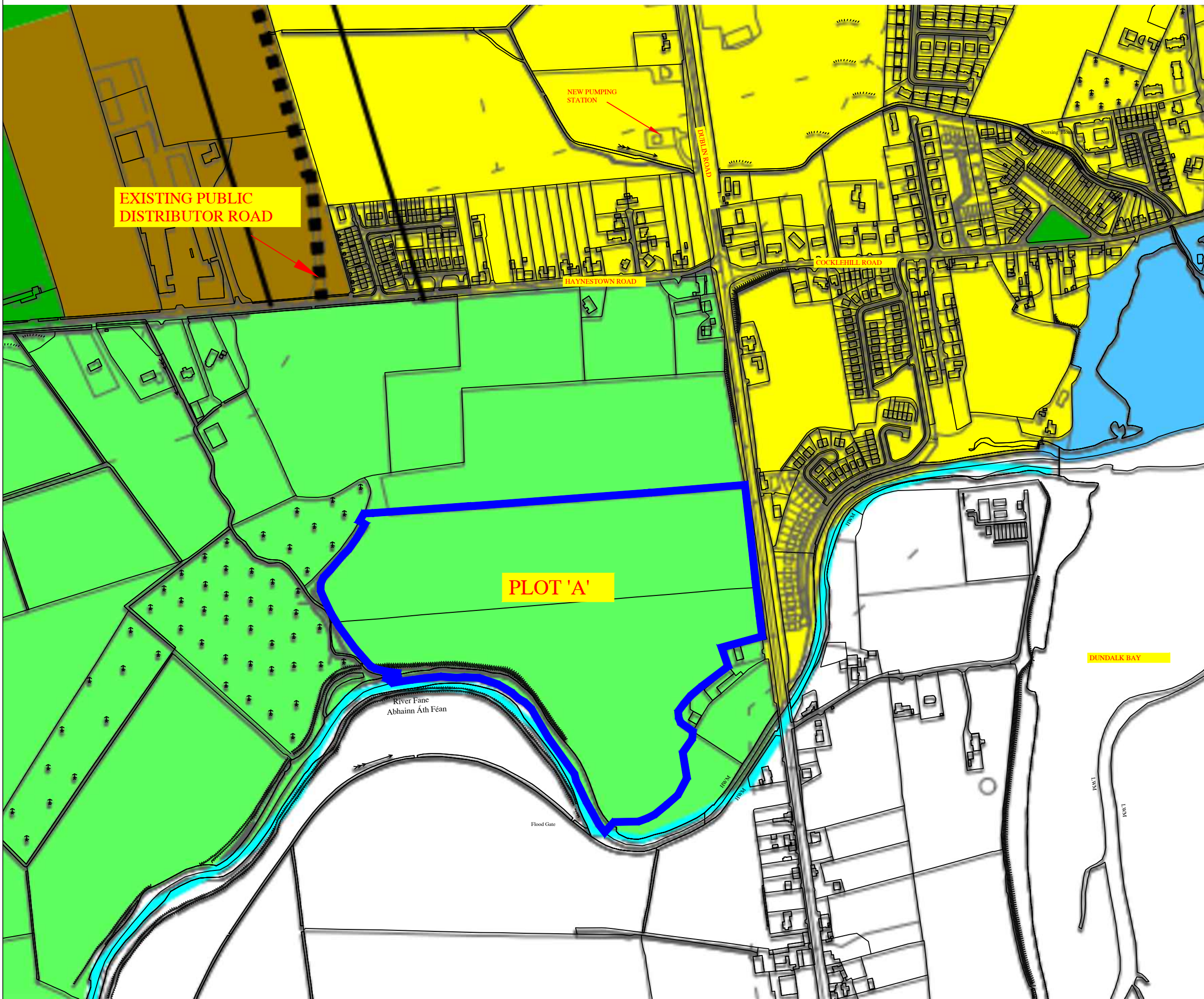


Folio Number LH17747F
Title Level Freehold
Plan Number 3164
Property Number 1
Area of selected plans 17.65 hectares.

Folio
 LH17747F
Owner Details
 BESPOKE TRUSTEES LIMITED (16 Roden Place
 Dundalk County Louth)

FIG. 1

LAND OWNERSHIP DETAILS



- Notes:
1. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING.
 2. ALL DRAWINGS TO BE CHECKED BY THE CONTRACTOR ON SITE.
 3. ENGINEER TO BE INFORMED OF ANY DISCREPANCIES BEFORE ANY WORK COMMENCES
 4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND DOCUMENTATIONS.
 5. ALL MATERIALS & METHODS OF CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE NEW 1997 BUILDING REGULATIONS AND LOCAL AUTHORITY'S REQUIREMENTS.
 6. ALL MATERIALS & METHODS OF CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE NEW 2001 BUILDING REGULATIONS FOR THE DIS-ABLED.

APPLICANTS LAND HOLDING SHOWN OUTLINED IN BLUE

PLOT 'A' EXISTING AGRICULTURE ZONING AREA = 17.65 HECTARES

Rev.	Modifications	By	Date


Client UVE ALBRECHT C/O
BESPOKE TRUSTEES LIMITED

Project LANDS AT LURGANGREEN,
DUBLIN ROAD, DUNDALK,
SUBMISSION FOR DRAFT
DEVELOPMENT PLAN
2021-2027

Title CURRENT ZONING OF
LANDS UNDER DUNDALK &
ENVIRONS DEVELOPMENT
PLAN 2009-2015

Drawn By S McCOY	Checked By P. HERR	Date 07-12-20	Scale 1:5000
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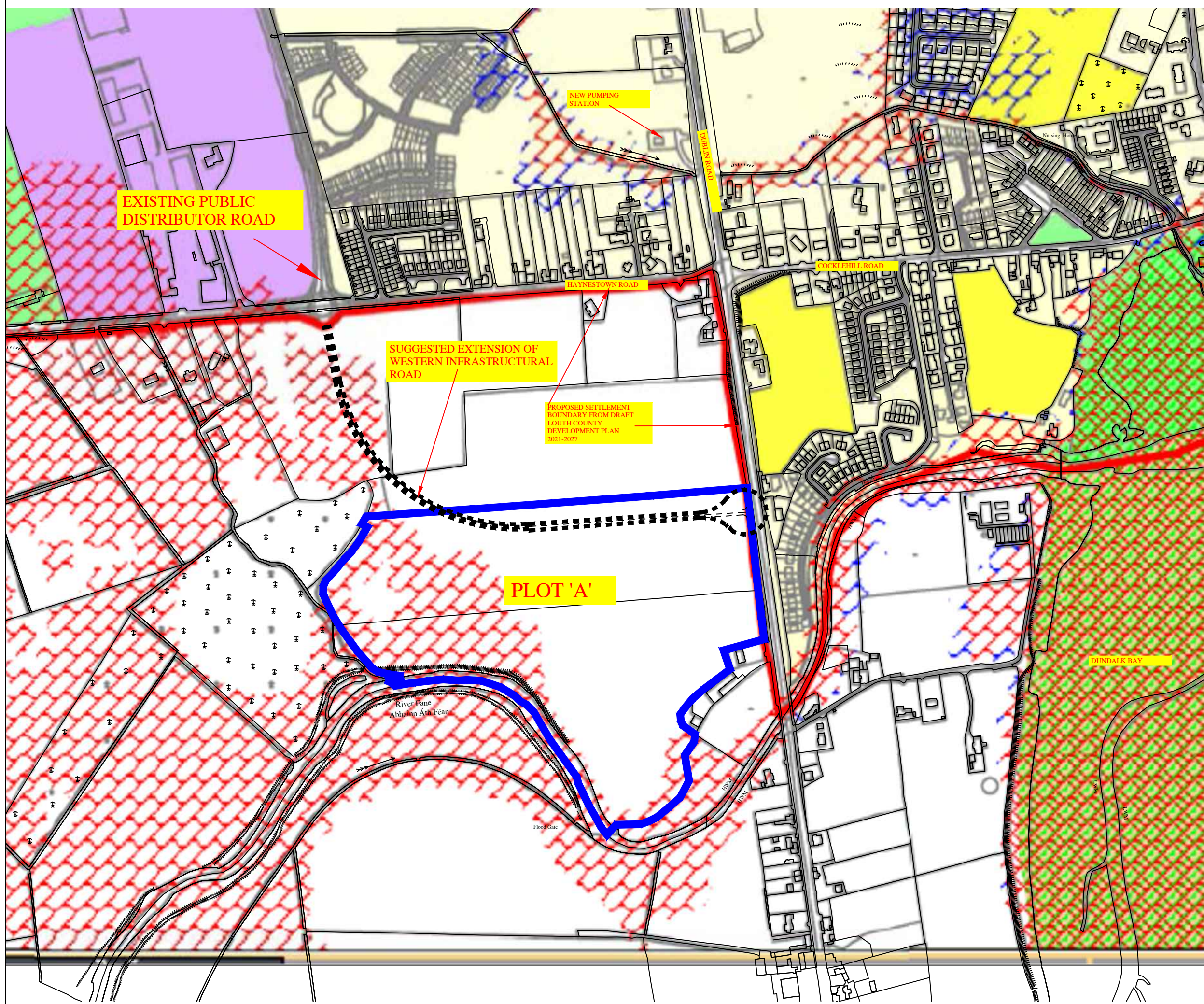


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BLOCK 4 LEVEL 3
QUAYSIDE BUSINESS PARK,
MILL STREET,
DUNDALK,
CO. LOUTH

FIG 2



- Notes:
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APPLICANTS LAND HOLDING SHOWN OUTLINED IN BLUE

PLOT 'A' TO BE CONSIDERED FOR A PROPOSED SECONDARY/SPECIAL NEEDS SCHOOL WITH ANCILLARY FACILITIES = 16.858 HECTARES

Rev.	Modifications	By	Date

Client UVE ALBRECHT C/O BESPOKE TRUSTEES LIMITED

Project LANDS AT LURGANGREEN, DUBLIN ROAD, DUNDALK, SUBMISSION FOR DRAFT DEVELOPMENT PLAN 2021-2027

Title PROPOSED ZONING OF LANDS UNDER DRAFT LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

Drawn By S McCOY	Checked By P. HERR	Date 07-12-20	Scale 1:5000
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BLOCK 4 LEVEL 3
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FIG 3