

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

21/12/2020

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

Dear Sir / Madam

We act for Mr Martin Mc Caughey of _____ who are the registered owners, under Folio LH 5874 and Folio LH 34214 F, of lands located to the south side of The Old Golf Links Road, Blackrock, Co Louth.

Details of the land ownership are attached as Appendix 1

1.0 Current Zoning of the Lands under the under the Dundalk and Environs Development Plan 2009-2015 (as extended)

- 1.1 An extract from the Map 1 (Zoning Map) of the Dundalk and Environs Development Plan 2009-2015 (as extended) is attached as Drg. No. MM-01
- 1.2 This map shows that the subject land is zoned as 'Residential 1' and 'Recreational, Amenity and Open Space' under this Plan
- 1.3 The 'Residential 1' lands are coloured yellow and denoted as Plot B, while the 'Recreational, Amenity and Open Space' lands are coloured in green and denoted as Plot C2

2.0 Proposed Zoning of the Lands under the Draft Louth County Development Plan 2021 -2027

- 2.1 An extract from the Map 1.2 (Draft Zoning and Flood Zones Map) of the Draft Louth County Development Plan 2021 -2027 is attached as Drg. No. MM-02
- 2.2 This Map shows it is proposed to zone the lands as a mix of 'New Residential' and 'Open Space'

2.3 The proposed zoning broadly remains as per the current zoning. However, it is noted that the extent of lands zoned as 'Open Space' has increased and now includes an additional 0.334 Ha of lands in the north west corner of the site as marked C3 on Drg. No. MM-02.

2.4 In effect it is proposed to change the zoning of this area from 'residential' to 'open space'

3.0 Basis of the Submission

3.1 The area within the subject site zoned as 'Recreational, Amenity and Open Space' under the Dundalk and Environs Development Plan 2009-2015 Plan formed part of a larger area (2.20 Ha) zoned in this manner (marked C1 and C2 on Drg. No. MM-001)

3.2 It is now proposed under the Draft Louth County Development Plan 2021 -2027 to amend the zoning of a significant portion (1.54Ha) of these lands from an 'Recreational, Amenity and Open Space' to 'Residential' (lands marked C1)

3.3 In turn, it is proposed to amend the zoning of circa 0.846Ha of lands previously zoned as 'Residential' to 'Open Space' (lands marked C3 and C4)

3.4 Part of the lands being re-zoned from Residential to Open Space within our client's landholding (Plot C3 as marked on Drg. No.MM-02)

3.5 In summary, it is proposed to interchange the zoning of circa 0.846Ha of lands between Open Space and Residential in this general area

3.6 The current Open Space zoning applies to a single homogenous area. In contrast the areas proposed to be designated as Open Space are now fractured and split across three different landholdings.
It shall be difficult to provide any meaningful open space land-use in such circumstances

3.7 We are not aware of any development or physical works carried out on these lands since the drafting of the 2009-2015 Plan.
It is therefore not clear why it is now proposed to make fundamental changes to the zoning of lands in this area particularly the proposal to split up and re-locate into scattered areas an homogenous portion of lands previously zoned as 'Recreational, Amenity and Open Space'

3.8 Mr Mc Caughey therefore wishes to make a submission that seeks to retain the current zoning of lands in this general area as set out in the current Development Plan

APPENDIX 1 – LAND OWNERSHIP DETAILS

Property Data

> Back

Folio Number	LH5874
Title Level	Freehold
Plan Number	134
Property Number	1
Area of selected plans	2.04 hectares
Number of Plans on this folio:	2
Address	Not Available

[View Folio PDF](#)
[Request Certified Copy](#)

TPRA Boundaries and Plan Area are not conclusive See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#)

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Folio	Owner Details
LH5874	MCCAUGHEY HOMES LIMITED (Carrick Road Dundalk County Louth)

Property Data

> Back

Folio Number	LH34214F
Title Level	Freehold
Plan Number	272
Property Number	1
Area of selected plans	4.75 hectares
Number of Plans on this folio:	3
Address	Not Available

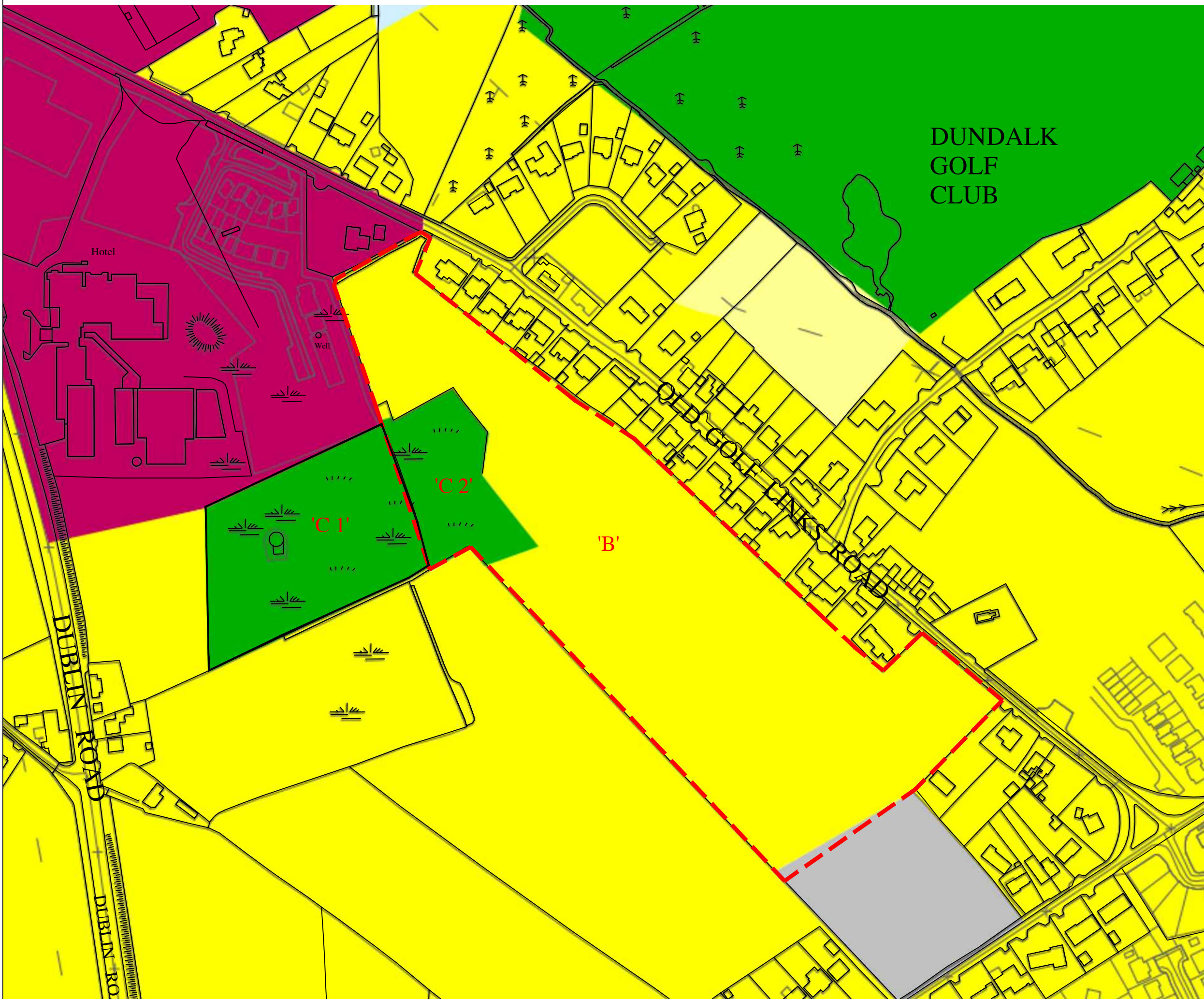
[View Folio PDF](#)
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TPRA Boundaries and Plan Area are not conclusive See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#)

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Folio	Owner Details
LH34214F	MCCAUGHEY HOMES LIMITED (Carrick Road



- Notes:
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 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 RED

PLOT 'B' EXISTING ZONING RESIDENTIAL AREA = 6.145 HECTARES

PLOT 'C2' EXISTING ZONING RECREATIONAL, AMENITY & OPEN SPACE AREA = 0.687 HECTARES

Rev.	Modifications	By	Date

Client MARTIN McCAUGHEY C/O McCAUGHEY HOMES LIMITED

Project LANDS AT OLD GOLF LINKS ROAD SUBMISSION FOR DRAFT DEVELOPMENT PLAN 2021-2027

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

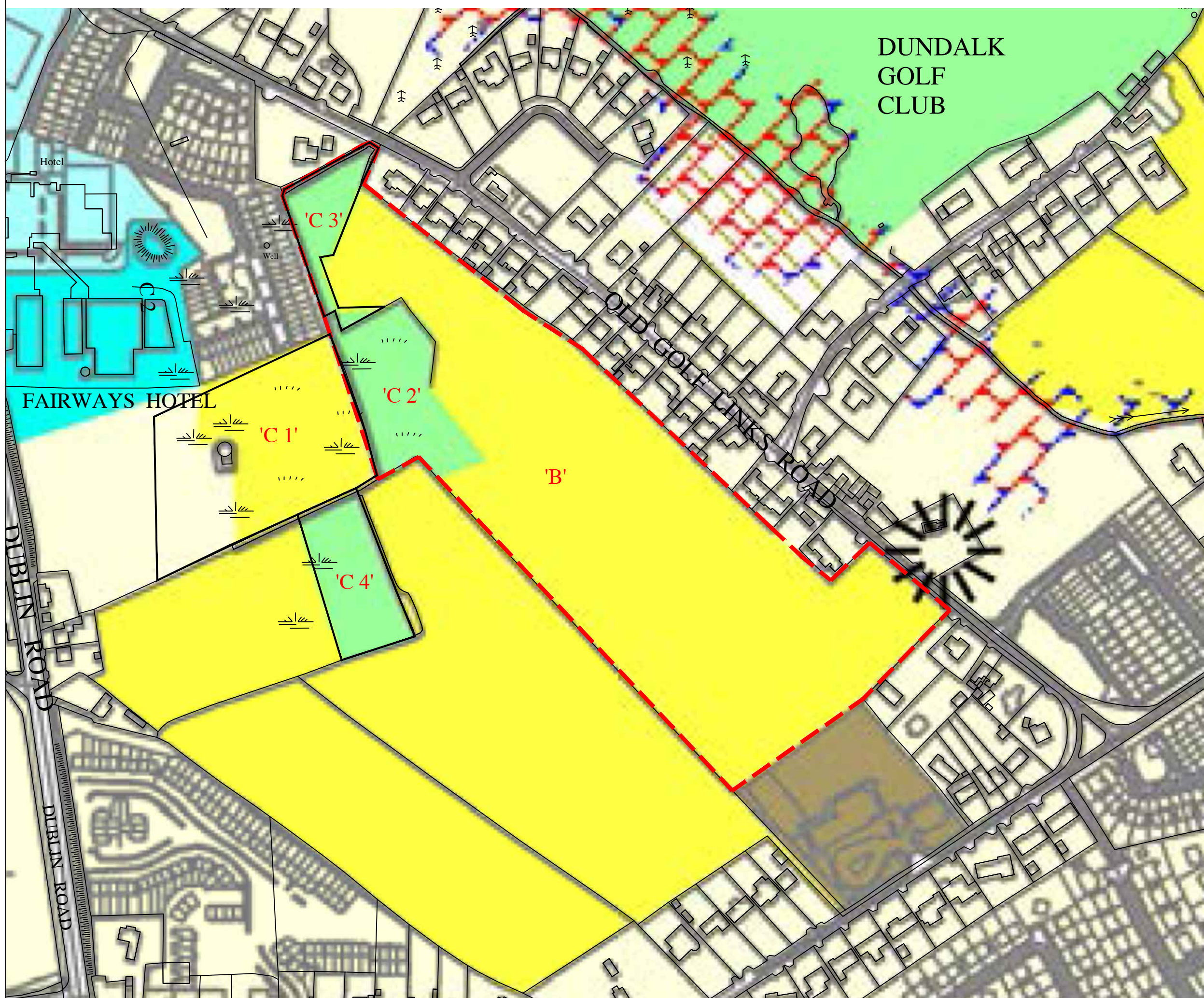
Drawn By	Checked By	Date	Scale
S McCOY	P. HERR	07-12-20	1:2500

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 WEB - www.pherr.ie

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

FILE REF	DRAWING No	REVISION
Cedranz/McCaughey Martin/ Zoning Submission 2021	MM-001	



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APPLICANTS LAND HOLDING SHOWN OUTLINED IN RED

PLOT 'B' PROPOSED RESIDENTIAL ZONING AREA = 5.811 HECTARES

PLOT 'C1' PROPOSED RESIDENTIAL ZONED AREA = 1.543 HECTARES

PLOT 'C2' PROPOSED H1 OPEN SPACE AREA = 0.687 HECTARES

PLOT 'C3' PROPOSED H1 OPEN SPACE AREA = 0.334 HECTARES

PLOT 'C4' PROPOSED H1 OPEN SPACE AREA = 0.512 HECTARES

Rev.	Modifications	By	Date

Client MARTIN McCAUGHEY C/O McCAUGHEY HOMES LIMITED

Project LANDS AT OLD GOLF LINKS ROAD 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 1:2500
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 CO. LOUTH

FILE REF Cadranz/McCaughey Martin/ Zoning Submission 2021	DRAWING No MM-002	REVISION
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