

## Draft Louth County Development Plan 2021-2027

22nd December 2020

To Whom It May Concern,

I welcome the publication of the Draft Louth County Development Plan 2021 – 2027. I am particularly enlightened and positive to see the Draft Plan formulated based on the UN's Sustainable Development Goals. It is hoped that this will translate into genuine and positive visible outcomes for the county of Louth in general and in particular to Greenore in harmony and compliance with the true meaning of *Sustainable Development*.

*“Sustainable development has been defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.*

I am currently living in Greenore village since 1987 and I wish make the following observations/submissions in regard to the following that is contained in the county Draft plan. Over the years I have looked on in dismay as my village was commercially developed with little regard for the local community and its environment.

I have witnessed unsympathetic developments that have been completed without taking into consideration the impact said developments have on the wellbeing, health and quality of life on the residents and also to the architectural uniqueness that is Greenore village.

I welcome the acknowledgement in the Draft Louth County Development Plan of the unique character of Greenore village as a Victorian railway village in Chapter 9-Built Heritage and Culture as an *Architectural Conservation Area* and as a *Rural Village* in volume 2 with policy to *“promote high quality, energy efficient design which protects the unique character of the settlement, contributes place making and result in a built environment which is attractive to live, work and visit”.*

In particular, and specifically in Appendix 11 in relation to 15 - Greenore ACA.

- I request that a commitment be made to engage a Grade I Conservation Architect to carry out an Architectural Character Appraisal of Greenore ACA within the lifetime of the plan is added to the policies of Chapter 9 Built Heritage and Culture.
- I request that a policy acknowledging the historic origins of Greenore, the Victorian engineering, architectural design and require that all new industrial / port developments have regard to the design and quality of this unique setting and architectural style and must not take away from the existing character of the ACA.
- I request that the policy objectives are strengthened in 15.4 to protect the architectural quality of Greenore for the benefit of residents and visitors.
- I request that a policy requiring that all works to the public realm, infrastructure or drainage, green areas, street lighting or sub-stations whether carried out by residents, private developers, utility companies, statutory undertakers, the Local Authority, or for it by subcontractors are carried out in a manner and that materials appropriate to the architectural and historic public realm. All works shall be designed and supervised by a Conservation Architect or Landscape Architect specialising in historic public realm.

I request that the scenic natural setting of Greenore is given greater prominence in the Draft County Development Plan.

- It is requested that the R175 to Greenore, The Shore Road, Anglesey Terrace and Euston Street are added to the list of Scenic Routes in Table 8.19 in Chapter 8 Natural Heritage, Biodiversity and Green Infrastructure.
- I welcome the recent erection of the speed visual display sign at the top of Euston street. I request in the further interests of road safety that the possibility of introducing other suitable traffic calming measures are investigated and implemented before entry to the village, so as to reduce the high speed of some road users driving through the village

I note that there are numerous references to Greenore and policy objectives in a number of chapters which will impact on the residential amenity, scenic setting and architectural heritage of Greenore. In the best interests of sustainable development for the whole County in general and in particular to Greenore, I recommended that there is more inter-connectivity between the policy objectives in different chapters to ensure that development does not occur in separate policies or in separate chapters.

This has particular relevance in relation to the following chapters: Chapter 5 - Economy & Employment; Chapter 6 - Tourism; Chapter 8 Natural Heritage, Biodiversity and Green Infrastructure; Chapter 9 - Built Heritage and Culture; Chapter 10 – Utilities; Chapter 11 - Environment, Natural Resources and The Coast; Chapter 12 Climate Action; Chapter 13 Development Management Guidelines; Chapter 14 Implementation and Monitoring.

I envisage and am hopeful that the environment, both natural and built, that the needs of the residents of the county and in particular to Greenore will not be compromised or sacrificed for the demands of insensitive economic development or jobs at any cost.

I note that Greenore Port is promoted in Chapter 5 in “MARINE OPPORTUNITIES INCLUDING PORTS” in Policy Objectives EE 25 & 26

***Policy Objective EE 25***

*“To support development and growth of the maritime economy and balance the competing demands for available space along the coast by different users and encourage co-location and co-existence of activities and infrastructure while having regard to appropriate environmental considerations”*

***Policy Objective EE 26***

*“To recognise that the Port facilities at Drogheda, Greenore, Dundalk, and Clogherhead are an important economic resource and to support any improvements or expansion to these Port facilities at Drogheda, Greenore and Clogherhead and the consolidation of Dundalk Port, subject to the preparation of a Master Plan and appropriate environmental considerations”*

- I request that **Policies EE 25 & EE 26** are amended to fully incorporate the objectives of sustainable development, to ensure that the air quality, marine environment and the health and wellbeing to the residents of Greenore are afforded equal due regard in any development management decisions, as is required when implementing sustainable development. Also to include the setting of current neighbouring architectural heritage and residential amenities into account.

Greenore is unique in its history, architectural heritage and location, with unique challenges. I request that as a resident of Greenore, that my residential amenity, environment, quality of life and health is given equal regard with the economic demands of Greenore port.

- I request that Greenore Port are required to fully comply with all relevant statutory environmental requirements and also duty of care to the residents of Greenore. I request that Louth County Council ensure compliance and will take all necessary enforcement action when aforementioned port do not comply and require Greenore Port to carry out all necessary remediation action as required.

### **Submission with regard to “One off Rural housing”**

We have been in a position that I and my wife were able to raise our family in an area of outstanding natural beauty that Cooley peninsula. We have been lucky enough to be born, raised and lived in this area all our lives. We envisage and hope that our children would also have the opportunity to build their own homes if they so wish, raise their families, be able to live in their local area, close to family and friends just like us and their grandparents. We are very much saddened and concerned that our children would effectively be precluded from building their future family homes. Having lived in The Cooley peninsula all their lives to have this opportunity potentially taken away from them is extremely disappointing.

We fully support any initiative that helps to maintain, improve and sustain a long-term environmentally friendly future for our community. Over the past 20 years, we have looked on in dismay as local lands were commercially developed with little regard for the local community or their needs. Many new properties have either been built or purchased by property developers and individuals from outside our community, thus impacting the local environment and inflating house prices for younger, local families. This has resulted in many young people being priced out of the local market and unable to realise their dreams of living and raising their families in the beautiful Cooley Peninsula. Denying young local people from building on land, which very often owned by families for generations and held for their benefit, is we believe incorrect, particularly when these people have already been negatively impacted by prior, short-sighted Louth County Development Plans. This has resulted in an ongoing inflation of house prices in the North Louth area. We would urge and encourage you and our local councillors to come together to help and support the young people in the community to realise their future potential dreams, their ambitions and promote a community where people who are born and raised in the area are given a fair and equal opportunity to own their own homes beside their families, friends and neighbours. We also believe that this proposal lacks foresight as it has the potential to force young people from the area to live elsewhere.

Cooley peninsula prides itself on its many sporting achievements, this proposal will decimate the future but not limited to, local soccer, GAA, athletic, golf and rugby clubs as there will be no future young generation to register with and play for these clubs just like their parents, extended families and friends have done for generations before them.

This proposal will also negatively impact on the future of our primary schools and secondary school in the north Louth area with having fewer local children to enrol in them.

Trusting you will take my considerations, submissions and observations into account when implementing the Louth County Development Plan 2021-2027.