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Date: 18/12/20

**Forward Planning Unit**  
Development Plan Review  
Louth County Council  
Town Hall,  
Crowe Street,  
Dundalk.  
A91 W20C

## **Draft Louth County Development Plan 2021-2027**

**Re: Submission on Draft Louth County Development Plan**  
**Client: Thomas Cumiskey, Piedmont, Jenkinstown.**  
**Land: Adjacent to The Hamilton, Dromiskin, Co. Louth**

Hello Sir or Madam

Following a recent meeting with our client & examination of the Draft Louth County Development Plan we wish to make the following submission for consideration in the new development plan. Our client owns a parcel of land in Dromiskin that he would like included in the development area of Dromiskin Level 3 Settlement.

In a general opinion it is very evident that there is a shortage of houses not only in Dundalk, but the rural areas of county Louth for first time buyers, sizing down & trading up, according to the estate agents and news media.

This is putting a huge pressure for more houses in the rural countryside, which is not good from a planning point of view.

Dromiskin level 3 settlement is a well established large village, it has some of the best facilities all within a short walking distances, primary school, children's playground, petrol station, shop with hot food, pharmacy, post office, credit union, Public house & church and at the other end of the village St. Josephs GAA grounds.

There is very little residential land available for development within the proposed development area.

This well established village is well capable of more houses and more land should be added into the development centre which would go some way to curbing the urban sprawl on the south end of Dundalk Town and the pressure in the rural areas to the south of Dundalk Town for rural one-off houses. Our client has a medium sized plot of land which was included in older settlement plans for development in Dromiskin. Unlike some land owners who do not wish to develop or sell their land for development within development centre catchment areas, Mr Cumiskey is willing to develop his land if it was included in the Dromiskin development centre.

## **Submission No. 1**

Plot 1 Outlined in red on attached Map from Louth County Council's current development plan, denoted Figure 1

This plot of land contains approx 2.9 hectares and is adjoining sites already built on which are inside the proposed development centre.

The land access to existing public road is through the existing estate and all services from the existing estate were terminated inside the gate of the lands to allow for future development.

The land had planning permission granted in 2008 for a total of 60 houses with a mix of 2, 3 & 4 bed homes.

The lands are suitable for development and are ideally located half way between the centre of the village and the local GAA grounds.

This is a level 3 development centre with not only all the facilities as in school, shop, post office, church, GAA pitches and other amenities, but also has the benefit of piped sewerage & water facilities. These type of villages need to be expanded and encouraged to grow to make them more viable and to entice people from the surrounding countryside to live in same. This would be a benefit to reduce the pressure on the surround rural countryside for one-off dwellings.

The land is currently used for farming, with tractors, jeeps & trailers driving through the estate road to access the lands on regular bases.

It would be more suitable & practical for the land to be zoned for residential and the land owner is willing to develop same to meet the housing demand that currently exists.

Most of the houses on the east side of the road are one-off houses facing onto the public and the land behind doesn't readily lend itself to development.

The land on the west side of the road has more in depth development, with housing estates, access roads etc. It would make sense to include the land on the west side which is enclosed by the Commons Road into the development centre, in particular this plot of land which would be an extension of an existing established estate known as The Hamlet.

**I hope you can give this submission a thorough examination and consideration in the drafting of the new development plan.**

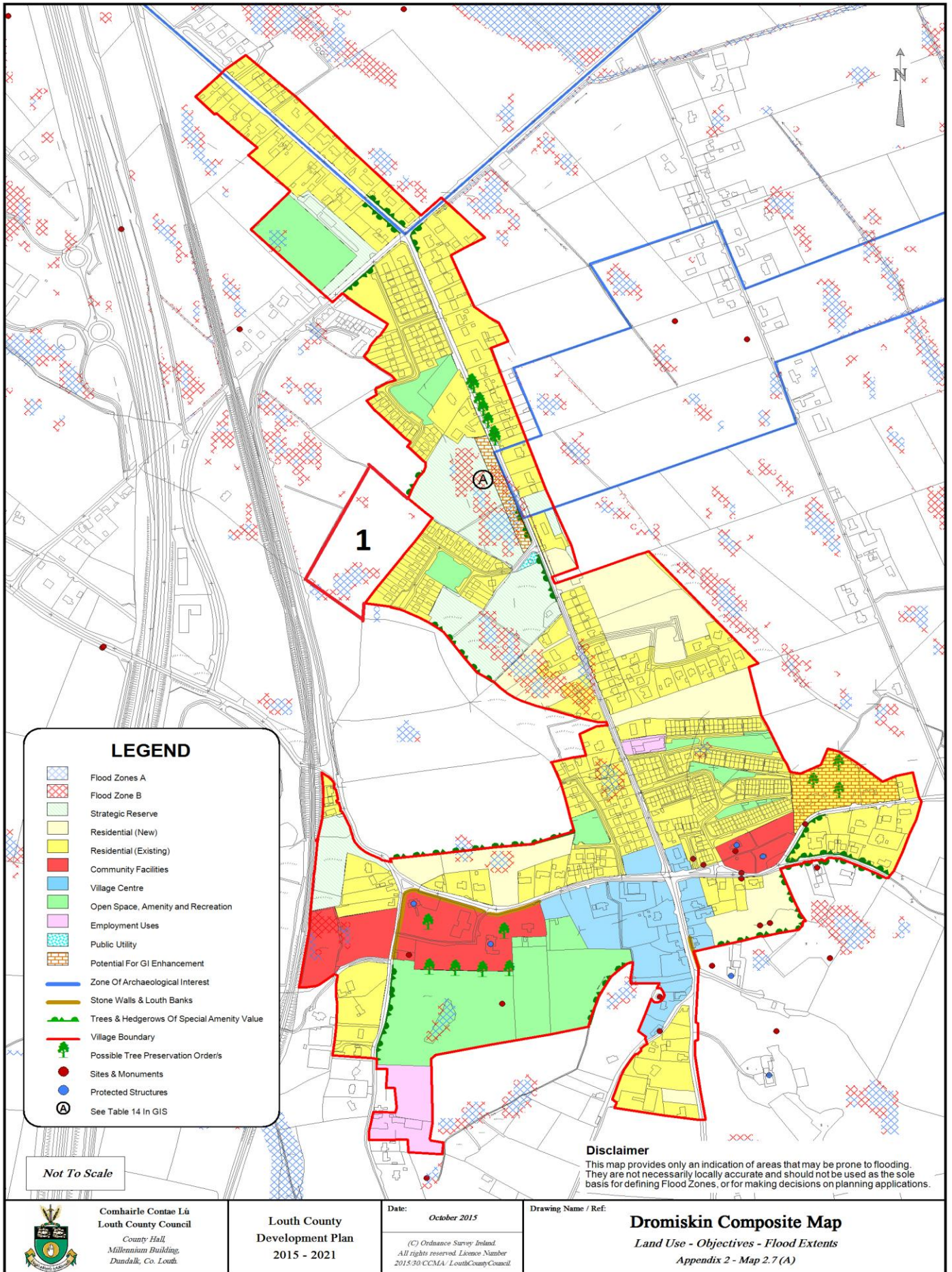


Figure 1 (land outlined in red denoted 1)