

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**

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Dear Sir / Ms

We act for Mr. Freddie & Patricia Johnston, who are the registered owners of 8.613Ha lands described in Folios LH 5553, LH 38958F, LH 7675L, LH 11786, LH 12608, LH 543F, and LH 11296.

These lands are located to the north of the R177 (Armagh Road) and to the west of the R132 (Old Newry Roads) as shown on Fig.1

The full quantum of the lands are zoned as a mix of A1 Existing Residential (A1), New Residential (A2) and General Employment (E1) on the Draft Dundalk Zoning and Flood Zones Map (Map 1.2) as shown on Fig.2

The south east portion Part of the lands are currently used as a small retail, petrol filling station, car and lorry wash facility and a home heating oil distribution centre (as shown as Plot 'A' & Plot 'B' on Fig 2).

It is considered that the proposed zoning of these lands as Existing Residential and New Residential does not accurately reflect the current land-use on these lands

Our client fully intends to develop the remaining lands zoned as New Residential within the lifespan of the proposed Development Plan.

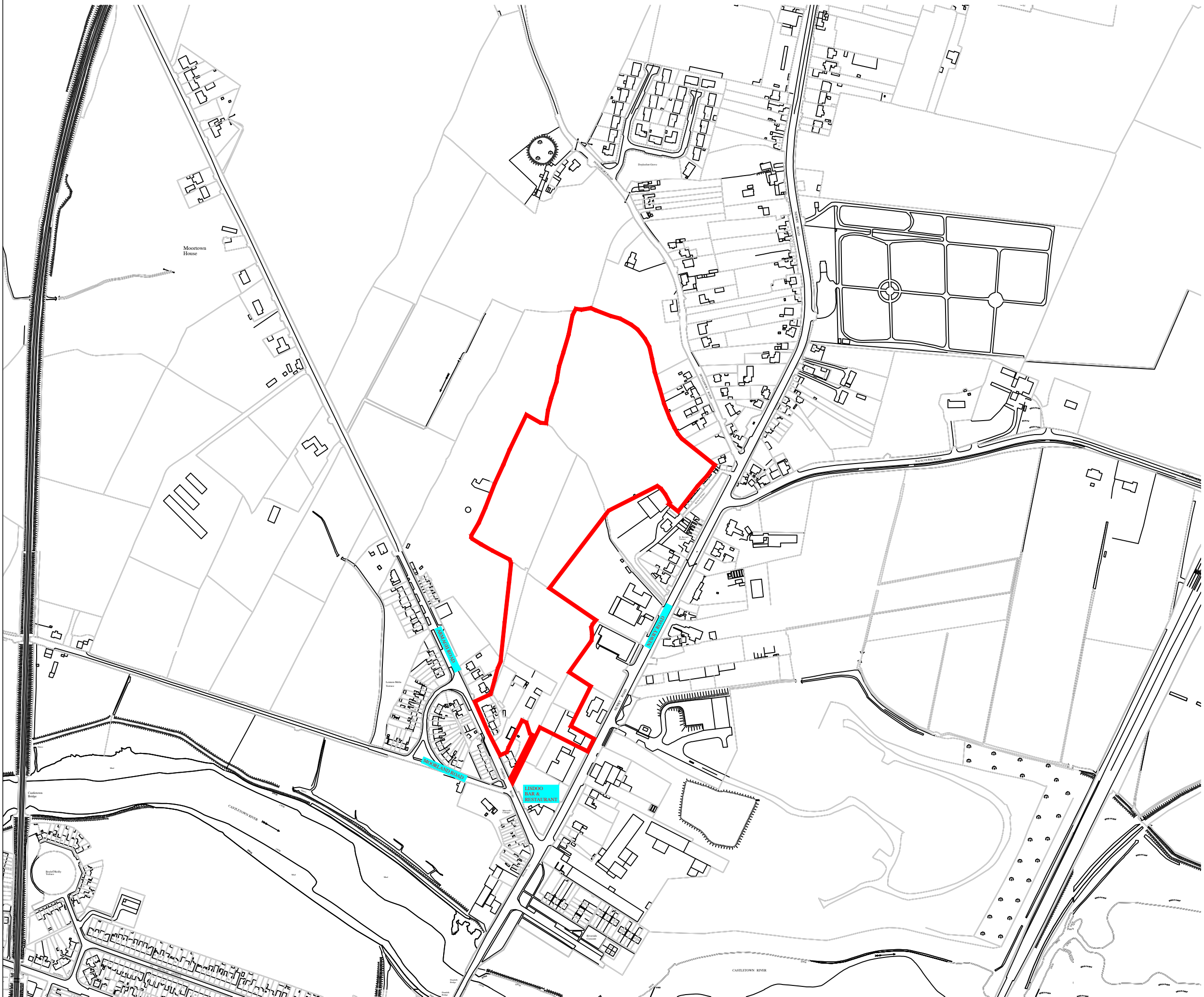
However, they are concerned that the proposed zoning shall prohibit and hinder further upgrading and sustainable development of the existing facility.

We therefore request that the proposed zoning is partly amended from Existing/New Residential to General Employment so as better conform to the current established land use on part of the lands as tabulated on Fig.No.2 and as follows:

<b>Plot No. As per Fig.2</b>	<b>Area</b>	<b>Proposed Planning (under Draft Plan)</b>	<b>Requested Amendment to Draft Zoning</b>
A	0.885 Ha	Residential	General Employment
B	0.880 Ha	Residential	General Employment
C	6.519 Ha	Residential	Residential
D	0.374 Ha	General Employment	General Employment

It is considered that the 1.765Ha of lands proposed to be switched from a Residential to Employment Use can be more productively used for residential development at an alternative location.

Our client therefore has no objection to the Planning Authority re-allocating these 1.765Ha of residential zoned lands should our request to switch zoning on Plot A and Plot B is considered appropriate



- 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 RED  
 AREA = 8.613 HECTARES

Rev.	Modifications	By	Date

Client	FREDDIE JOHNSTON		
Project	LANDS AT ARMAGH ROAD, DUNDALK SUBMISSION FOR DRAFT DEVELOPMENT PLAN 2021-2027		
Title	PROPOSED ZONING OF LANDS UNDER DRAFT LOUTH COUNTY DEVELOPMENT PLAN 2021-2027		
Drawn By	Checked By	Date	Scale
S McCOY	P. HERR	07-12-20	1:5000

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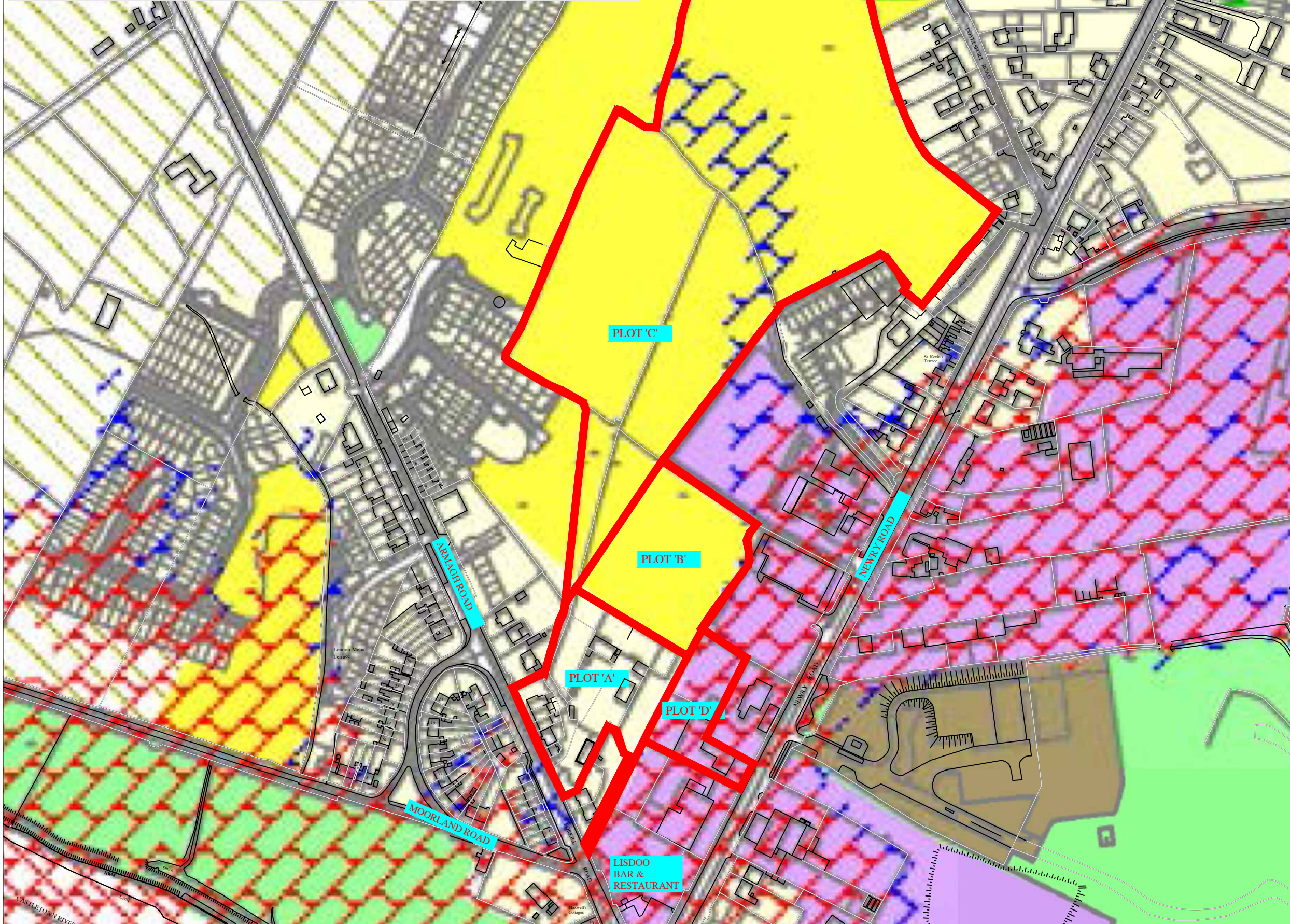
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BLOCK 4 LEVEL 3  
 QUAYSIDE BUSINESS PARK,  
 MILL STREET,  
 DUNDALK,  
 CO. LOUTH

**FIG 1**

PLOT:	AREA:	PROPOSED ZONING	PROPOSED AMENDMENT:
'A'	0.885 Ha	Residential	General Employment
'B'	0.880 Ha	Residential	General Employment
'C'	6.519 Ha	Residential	Residential
'D'	0.374 Ha	General Employment	General Employment



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S McCOY	P. HERR	07-12-20	1:2000

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**FIG 2**