

Louth County Council,
Town Hall,
Crowe Street,
Dundalk,
Co. Louth A91 W20C

Date: 22nd December 2020

Re: Draft Louth County Development Plan 2021-2027

Dear Sirs,

We wish to make a submission on the Draft Louth Co Development Plan 2021-2027 for the change of zoning of lands at Tierney St, Ardee, Co Louth, on behalf of our client, Seamus Rogers. We refer to the attached drawing no. 20-01-ARC-002 which provides relevant information on the particular lands.

Description

The lands are located along the northern side and at the end Patrick Tierney St, Ardee before the entrance to Greenvale House and the entrance to the service roadway that provides access to Ardee wastewater treatment plant. The lands which are currently vacant, are overgrown and not maintained. The lands are being used as a pedestrian link from Patrick Tierney St to the public walkway that extends along the old Ardee to Dromin railway line

Zoning

The lands are currently zoned open space under the current Louth County Development Plan where it is noted that it is proposed to retain this zoning under the Draft Louth County Development Plan 2021-2027. It is believed that this zoning is not appropriate for the entirety of these lands where there is no form or structure, and the space is unusable as zoned.

The lands are situated within walking distances of all the local amenities within Ardee including schools, shops, public transport routes and other local amenities. It is therefore argued that the lands are of a size and situated within an area where an additional residential unit can be accommodated. It is proposed that an additional dwelling can be accommodated on a portion of the lands where the remaining area can be used to provide a designated walkway from the extended public footpaths along Patrick Tierney St to the old railway line and to provide a defined and established public landscape area.

It is, therefore, requested that the zoning of the lands as proposed in the Draft Louth County Development Plan 2021-2027 is changed from Open Space (H1) to Existing Residential (A1). This will provide the opportunity to improve the quality of the local area by removing an unmaintained area and improve the pedestrian linkages within the town of Ardee.



Image #1



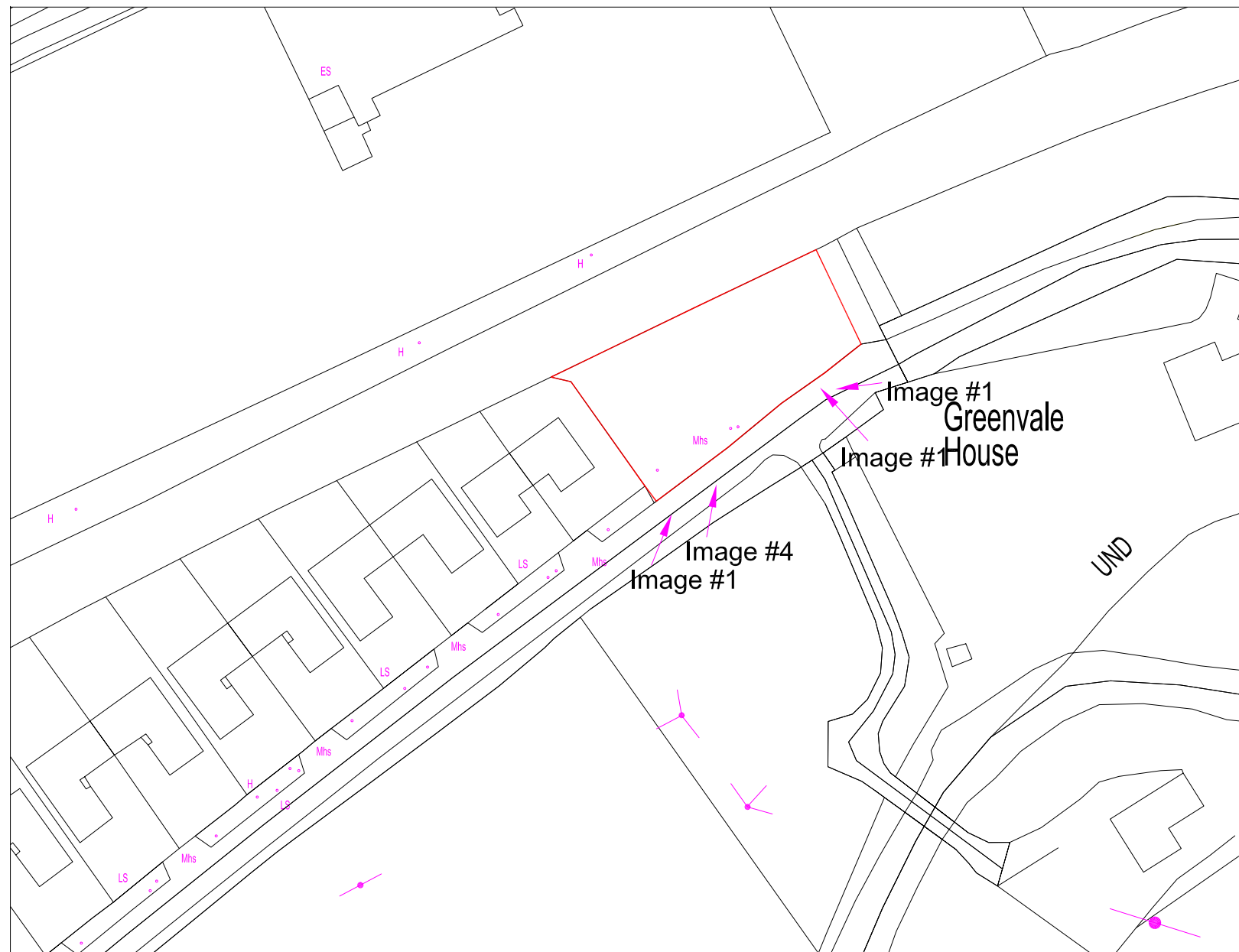
Image #2



Image #3



Image #4



SCALE 1:1000

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 SCALE 1:1000
 O.S. SHEET No. 2010-6 & 2010-A
 COPIED UNDER ORDNANCE
 SURVEY LICENSE No. AR0049710
 OUTLINE OF SITE COLOURED —

REV. NO.	DESCRIPTION	DATE	INITIALS
-	-	-	-

finn
DESIGN PARTNERSHIP
CREATIVE • INNOVATIVE

Blakestown, Ardee, Co. Louth, Ireland
t 041 6857200 f 041 6857201 e info@finn.ie w www.finn.ie

DRAWING NO: 002	REV. NO: -
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TITLE: Site Photographs
PROJECT: Proposed Residential Unit Tierney St, Ardee, Co Louth
CLIENT: Seamus Rogers
SCALE: As Shown DRAWN: T.Finn
DATE: June 2020 CHECKED: -
STATUS: For Review
JOB NO: 20-01

NOTES
 1. Copyright Reserved 2020 ©
 2. Work to figure dimensions only. Do not scale drawing.
 3. The contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Architect.
 4. Where appropriate, for details of c/c, structure, or mechanical and electrical details, see Engineers drawings.
 5. Proprietary items shall be fixed in accordance with manufacturer's instructions.
 6. Status of proprietary items shall be checked with manufacturer.
 7. The contractor shall be responsible for the coordination of structure, fixtures and services.

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