

Submission on Development Plan

John Sheridan []

Sent: 22 December 2020 21:00

To: LouthCDP

Cc: Erin McGreehan []; James Byrne; Sean Kelly; Andrea McKeivitt; John Sheridan

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Please find below submission on behalf of five public representatives in Louth:

Proposals:

1. That current draft proposals in 3.17.4 "Rural Generated Housing Need" including Tables 3.4 and Table 3.5 be removed and the existing criteria on local needs county wide be retained as per the current Louth County Development plan 2015-2021. Additionally, current level 6 permissions area be amended to the same restrictions as level 5.

If the above is not acceptable to members of the Council:

2. That rural zone 1 and rural zone 2 be united into one zone with the zone 2 criteria applicable to the whole county.

We believe the primary preference of people in rural areas is primarily to build in the townland they grew up in and/or on family land they have a connection to. This plan as it stands categorically removes that ability and needs to be amended. The below items 3 and 4 recognise the opportunities for housing in development area in theory. However, the experience of the previous development plan shows that locals in the below areas are at the mercy of private landowners developing land and also landholdings of Louth County Council which may not have funding for homes to be built. This is a form of segregation which in many villages will mean many young people forced to move to the larger towns instead of furthering their community into the next generation.

3. The principle that residents of a level 3, 4 or 5 development do not qualify for rural local needs presumes development on the zoned housing land in their native village will occur. In the lifetime of the previous development plan we have seen this has not happened in many villages to any great extent. To leave this to the private market is unfair to those residents native to a village who are forced elsewhere. Proposal: That residents of a Level 3, Level 4, or Level 5 development area can qualify for local needs in rural zone 1 or rural zone 2 within 5km of their family home in circumstances where they have lived in the same Level 3, level 4 or level 5 for 18 years of their life and that the opportunities of purchasing a home within that development area is limited due to the fact that there has been limited planning applications for housing developments within that development area in the previous five years. Louth County Council could create an exact formula to define a threshold for this criteria to be met.

4. The plan is vague as to residents of the 24 small villages and their qualification for local needs in rural zone 1 and rural zone 2. In these cases, given the lack of development space within the boundary in most cases of the 24 small villages, we propose that a son or daughter of home owner in one of the 24 villages be entitled to apply for rural zone 1 or rural zone 2 criteria within 5km of their family home if the family can show a long term connection to the area of 20 years and that the applicant themselves lived within that development area for 18 years of their life.

5. Policy HOU39 specifically mentions provision for serviced sites. We believe the plan needs to expand on the capacity of rural zone 1 and rural zone 2 to absorb serviced sites in close proximity

to current Level 3, Level 4 and Level 5 areas. The provision of serviced sites explicitly involves the Planning authority and utility companies to optimise shared services while also creating a "mini community" and not individual sites. We believe applications of serviced sites for provision of six homes or greater be permitted in zone 1 and zone 2. That such applications are permissible in a rural zone 1 and rural zone 2 where the entrance to the serviced site off a public road is within 1km of the boundary of a settlement area.

6. That in table 3.5 items 3, 4 and 5 be amended to clarify that "18 years" is defined as a "cumulative of any 18 years of their life"

7. Lanes that already have houses should be considered reasonable for housing in Rural zone 1 and zone 2 particularly where it would be infill housing for other members of the same family.

8. That an applicant in rural zone 1 or rural zone 2 must demonstrate a rural housing need and show that they do not already own a house or have not owned a house within the rural area of the county for a minimum of five years prior to making of an application.

Submitted on behalf of the undersigned:

Cllr James Byrne
Cllr Seán Kelly
Senator Erin McGreehan
Cllr. Andrea McKeivitt
Cllr. John Sheridan