

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 relating to the zoning of lands at Dawson's Demesne, Ardee, Co Louth, on behalf of our client, Seamus Rogers. The location of the lands is shown shaded yellow on the attached image included as Appendix A.

Description

The lands currently in agricultural use have frontage along the R170 and the link Rd to the N33. The land's remaining boundaries adjoin the newly constructed Castleguard Manor residential estate to the North and the Dawson Demesne residential development to the west. The access to the lands is from the R170 and is within the 50Km/h

Zoning

It is noted that the proposed zoning of the lands within the Draft Louth Co Development Plan 2021-2027 is New Residential (A2). Our client supports this zoning and agrees that the lands provide an excellent opportunity to deliver an attractive, sustainable residential development. It is noted that there is no phasing attached to the development of the lands where this is also acknowledged and supported. A feasibility study of the lands has found that it can accommodate the minimum density of 25 units/ha with a unit type that is sensitive with the existing form. The study also found that the lands can be fully serviced with foul and storm drainage services where the recent upgrade of the local wastewater treatment plant ensures that the required treatment capacity is available to serve the lands.

Appendix A

