

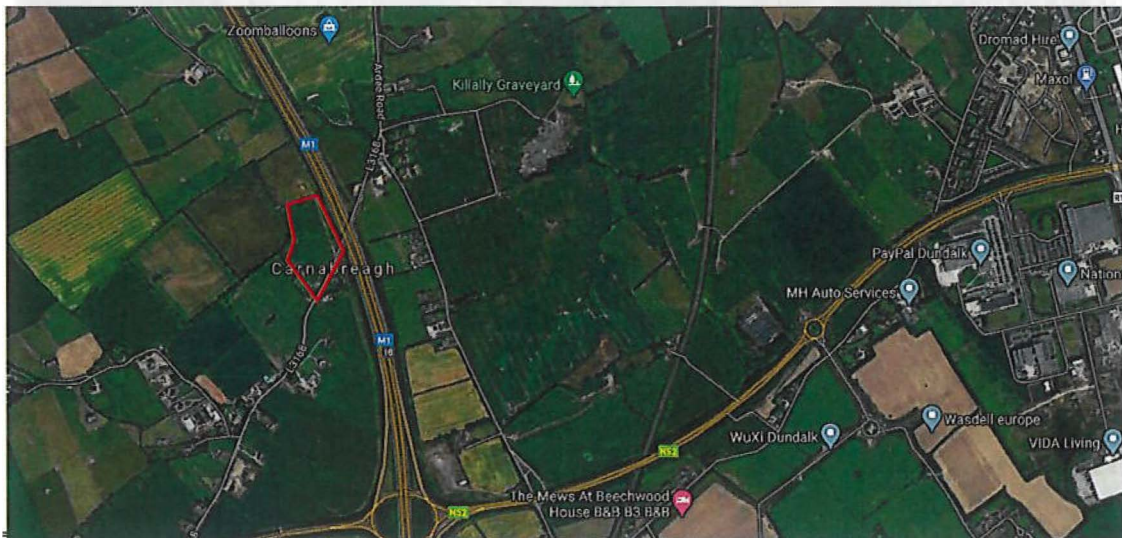
23 DEC 2020

Customer Services  
Dundalk

## Submission on Draft Plan

### Introduction

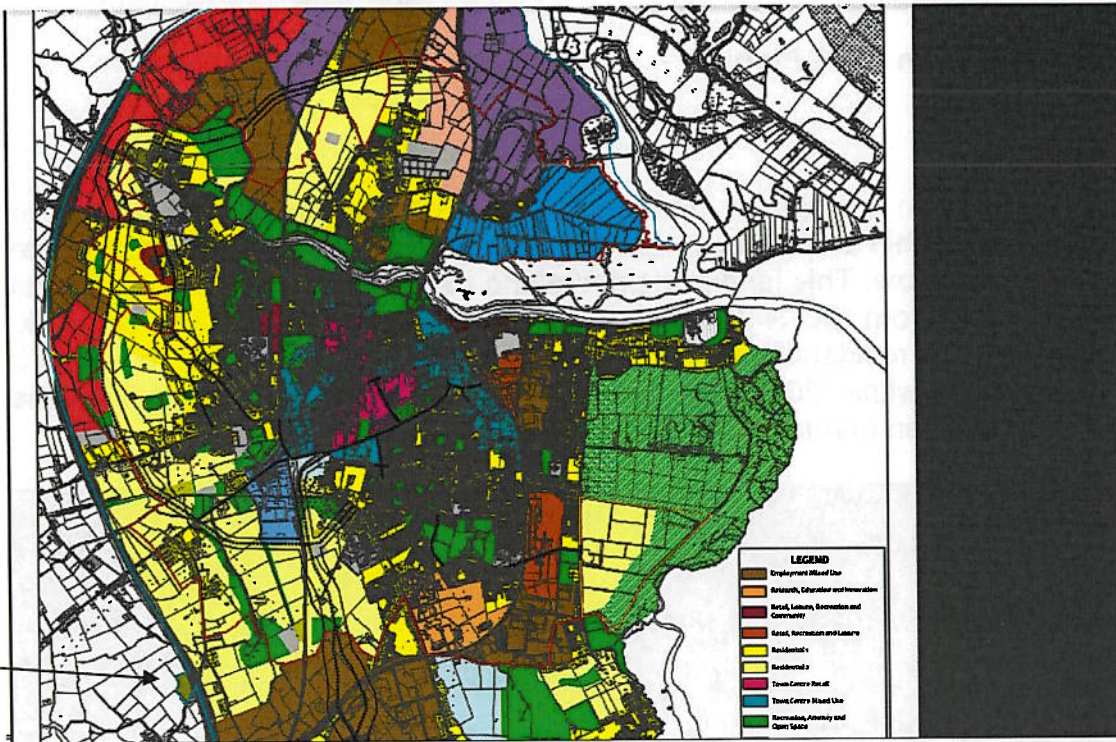
This submission is prepared in relation to lands [REDACTED] which are proposed to be situated within Rural Policy Zone 2 and which are outlined on a Google screengrab below. This land is located along the L3168 which is Class 1 local road leading from the R-215 Dundalk – Ardee regional road into Dundalk. There are c.60 residential dwellings within a 1km radius of this site, of which 3 dwellings are within 50metres. This figure is not including any applications which have been granted but which have not yet been constructed.



### History of this site and current zoning

The site is currently zoned under the Dundalk and Environs Development Plan 2009-2015 as 'Commercial Agricultural Store' and is the only piece of land to the west of the M1 which is zoned under the urban area of Dundalk, with the remainder of lands to the west of the M1 being seen as the 'rural' area. It is clear from the Dundalk and Environs Development Plan zoning map that this piece of land is entirely at odds with the remainder of the Dundalk area.

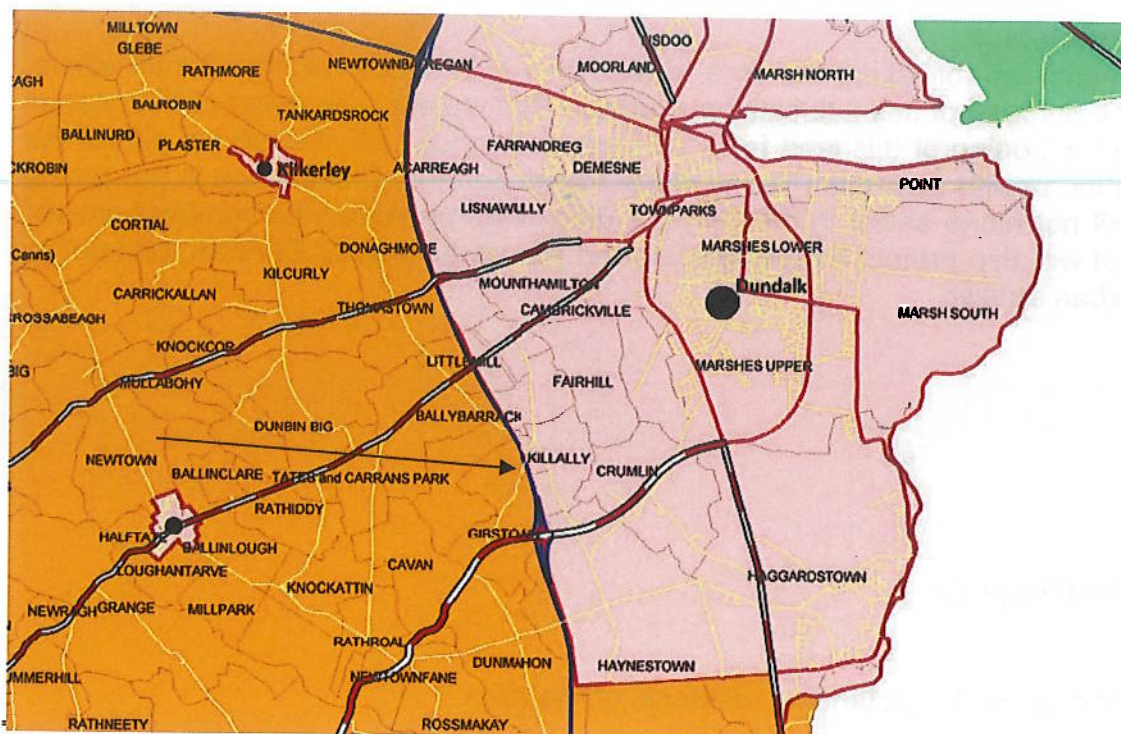
The land is currently zoned 'Commercial Agricultural Store' which has the objective 'to provide for a commercial agricultural store and other uses which preserve and enhance the surrounding rural environment.' It is noted from the zoning matrix of the Dundalk and Environs plan that 'Recycling facilities' are open for consideration within this zone.



### Zoning/Land Use Category under Draft Louth County Development Plan 2021-2027

We note from the Draft Louth County Development Plan 2021-2027 that the urban area of Dundalk is now defined by the M1 and that no lands outside of the M1 are included within the Dundalk Plan. This is welcomed, and indeed illustrates the common sense approach which is being taken by Louth County Council. We are fully in support of this piece of land forming part of the rural area and being removed from the Dundalk urban area.

As a result, the site in question is now proposed to be within '*Rural Policy Zone 2*' under the Louth County Development Plan 2021-2027 with the lands immediately to the east of the M1 being zoned as '*Strategic Reserve*'.



### Reason for submission

The reason for this submission is to note that we, the residents of the immediately surrounding area are fully in support of this land forming part of the rural area and being removed from the urban area of Dundalk. It is clear that the M1 provides an appropriate division between the urban area of Dundalk and the rural area and would not only assist in the maintenance of a 'green belt' between the urban and rural environments, but would also assist in achieving 'compact growth' and preventing 'urban sprawl' as is the objective of the plan and the NPF.

This land is characterised by an existing hedgerow and has rolling topography within the lands and it is considered that this should be maintained as rural/agricultural use and not for any storage/recycling etc as was the zoning under the Dundalk and Environs Plan.

It is noted that Chapter 5 of the Draft Development Plan states '*This draft plan will support rural diversification projections subject to the use and scale of the development being compatible with the surrounding area.*' It would be our opinion that any future development at this site should be rural by nature whether it be a dwelling or agricultural use only having regard to the character of the immediately surrounding area being one-off rural houses and agricultural lands.

Furthermore, we note that '*new employment related development are directed to settlements where services are available*' and accordingly it is strongly contended that any large scheme would be wholly inappropriate at this location and would result in an adverse encroachment into the rural landscape at this location rather than maintaining the green belt between urban and rural and should instead be directed to settlements in order to assist in the achievement of 'compact growth'.

### **Conclusion**

Thank you for taking the time to read this submission. As mentioned above, the purpose of this submission is advise that we are in **support** of the change in the zoning of this land from '*commercial agricultural storage*' as part of the Dundalk and Environs Plan to '*Rural Policy Zone 2*'. This change in the zoning will not alone assist in meeting the objectives pertaining to 'compact growth' but will also protect a greenbelt around the urban area of Dundalk, preventing urban sprawl.

Kind Regards

Concerned long-standing residents of the area.