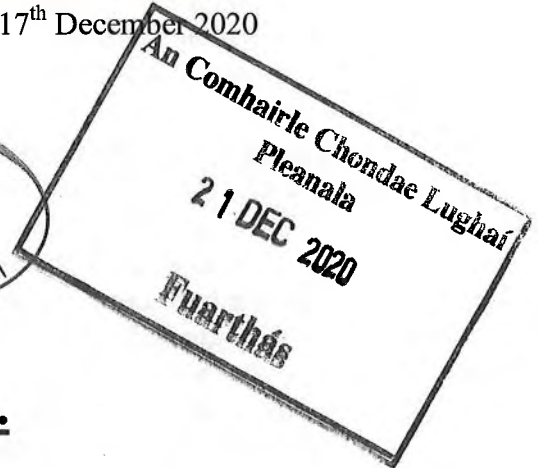
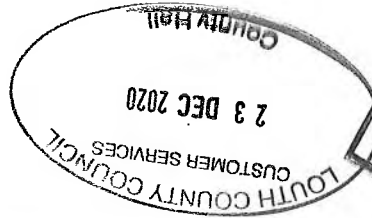


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17th December 2020



Zoning Submission.

Regarding: Boyne Ventures Ltd – Proposed zoning of lands at Oriel Road, Collon, County Louth.

General proposal.

My clients are seeking to have their lands at the above address zoned for residential use. Enclosed is a copy of the Land Registry Folio & Filed Plan document. The field in question measures approximately 5.95 hectares and is contained on the attached two maps. A small area of the land on the southern side of the field is contained with the flood risk areas for the Mattock River, with the result that the lower part of the field will not be developed for housing.

Location.

The field is located on the Oriel Road, Collon beside the existing Council housing scheme, Doire Beag. The entrance to the field is located within the 80 kph speed limit signs for the village. There is very good visibility available at the existing entrance and given the large road frontage that my clients own they will be able to create the required road visibility required by the County Development Plan for a new entrance.

Zoning.

The lands are not zoned in the current development plan.

Foul Sewerage System.

The foul sewerage system in the village has limited capacity due to the pressures on the effluent treatment plant in the village which in turn is restricted by the capacity of the Mattock River to receive waters. For this reason the proposal is to install large sites of 3000 sq metres in area on this development complete with their own waste water treatment systems and soil filtration areas in accordance with EPA 2009 requirements. Similar developments have been allowed at Kilpatrick, Ballapousta, ref.

no. 021135, and in Tinure village on the Mullary Manor site, ref. no. 051039, and on the Yew Abbey housing estate also in Tinure, ref. no. 0963, 17316 & 17696.

A separate similar but smaller development was also allowed for a one off house in Tinure village with its own waste water treatment system and it had an overflow connection to the public foul sewer on the street, granted under ref. no. 14188.

Development Proposal.

It is intended to develop the lands by creating large $\frac{3}{4}$ acre sites (3000 sq metres) with their own waste water treatment systems and soakage areas located on each site. The plots will be designed in cluster arrangements so as to keep the development on an intimate and informal arrangement.

Context, Connectivity & Inclusivity.

The site is located close to the centre of the village. It offers an opportunity for the village to grow in a sustainable manner due to its location and orientation. It is location adjacent to the Doire Beag housing scheme.

The site is bounded on two sides by existing residentially zoned lands, these being, Doire Beag and the lands located to the north of the Oriel Road.

The land is currently served by a good quality road and footpath from the main street of the village. Street lights are located along the Oriel road.

The location of the proposed houses in such a central part of the village makes them very accessible to all services within the village such as shops, churches, bus stops, post office, pubs and restaurants and all other services the village has to offer.

The proposed development will integrate with the existing residential community and will make a logical extension of the village, and in so doing will create a sense of place for the residents without any need for linear development along the roads of the village.

Orientation of the site.

The site faces south and it falls from the Oriel road down to the Mattock River. This orientation and elevations will afford all houses on the site the benefit of solar gain, views of the valley and a terraced arrangement for the sites.

Privacy, Amenity & Parking.

All gardens will be afforded privacy by the provision of 2 metre high fencing or walls and by the planting of hedgerows along all site boundaries and tree planting. All planting will be of native variety.

Each site will be more than big enough to provide their own amenity space on each site. In addition to that a large open space or spaces will be provided as is the norm for play and recreational use. It is also intended to provide a walkway and a cycling track on site.

The proposed development of large individual sites will be able to cater for ample car parking on each site. There will be no need for on-street parking.

House Design.

The proposed houses will be of traditional design to enhance and reflect on the character and heritage of the village.

The houses will be a mixture of 1 $\frac{1}{2}$ storey and 2 storey in height which is in keeping with the housing type already on the main street.

The ridge heights will be at or below 8 metres.

The finishes to the house will most likely be a combination of render and natural stone, again in keeping with the village setting.

Building Line.

There is no established building line. The layout of the sites will be in accordance with current principles of design for housing estates in terms of looking out over open space areas.

Roads.

The land is located along the Oriel Road in Collon. The speed limit at the site location is 80 kph. The road width is standard from the main street of the village up to the entrance to Doire Beag, after which it reduces down to 5 metres in width. Given the width of the field it will be possible to widen the road and to construct a new footpath along the boundary of the site.

In addition to creating an entrance from the Oriel road into the site there is also the option of creating an entrance to the site through the Doire Beag housing estate from its service road, subject to LCC approval.

Surface Water Drainage System.

The rainwater from the proposed houses on the site will be discharged to soakage areas on each site in accordance with BRE 365 requirements. The site areas at 3000 sq metres will be more than adequate to deal with the required soakage areas without the need for discharging any water to the Mattock River.

Water Supply.

There is a public mains water supply available along the Oriel Road. A new watermain would be laid throughout the proposed development to provide a mains water supply to all of the houses and fire hydrants.

Bored wells will not be required on the development.

Sustainability.

The proposed townhouses will be constructed to a high "A" rating for energy performance in accordance with the current building regulations. It will incorporate design items such as designing the house to fit the sloping site, making use of solar gains as a result of correct orientation of the dwelling and the habitable rooms within it, the use of solar panels, a highly efficient heat exchanger and heating system, a mechanical ventilation and heat recovery system, high levels of insulation and draught proofing and the use of locally sourced materials.

Open Space.

The development will provide open space in accordance with the County Development Plan requirements. The land falls considerably from north to south and the proposal is to create a relatively level open space area so that it can be used by the residents of all ages from the village. A walking path and cycling path could be incorporated around the open space area. It may also be possible to allow for a future walking path along the banks of the river.

Flooding.

The lower part of the site is located within the flood zone plain for the village. A small section of the land along the Mattock River on the southern side of the site is liable to flooding. Obviously no development work will take place within this area and a flood risk assessment would be carried out to ensure no flooding issues would arise as a consequence of the proposed development.

Landscaping & Screening of the Site.

The site is a greenfield site located on the edge of the village and bounded by 2 areas of residentially zoned lands which have been fully developed.

The intention would be to provide hedgerows to all site boundaries with a generous amount of trees included too.

Plot Ratio.

The plot ratio will be very low as the proposal is for large individual sites.

Site coverage.

The site coverage will be very low as the proposal is for large individual sites.

Archaeological Zone.

The site is not located within an Archaeological zone.

Conservation Area.

The site is not located within a Conservation area.

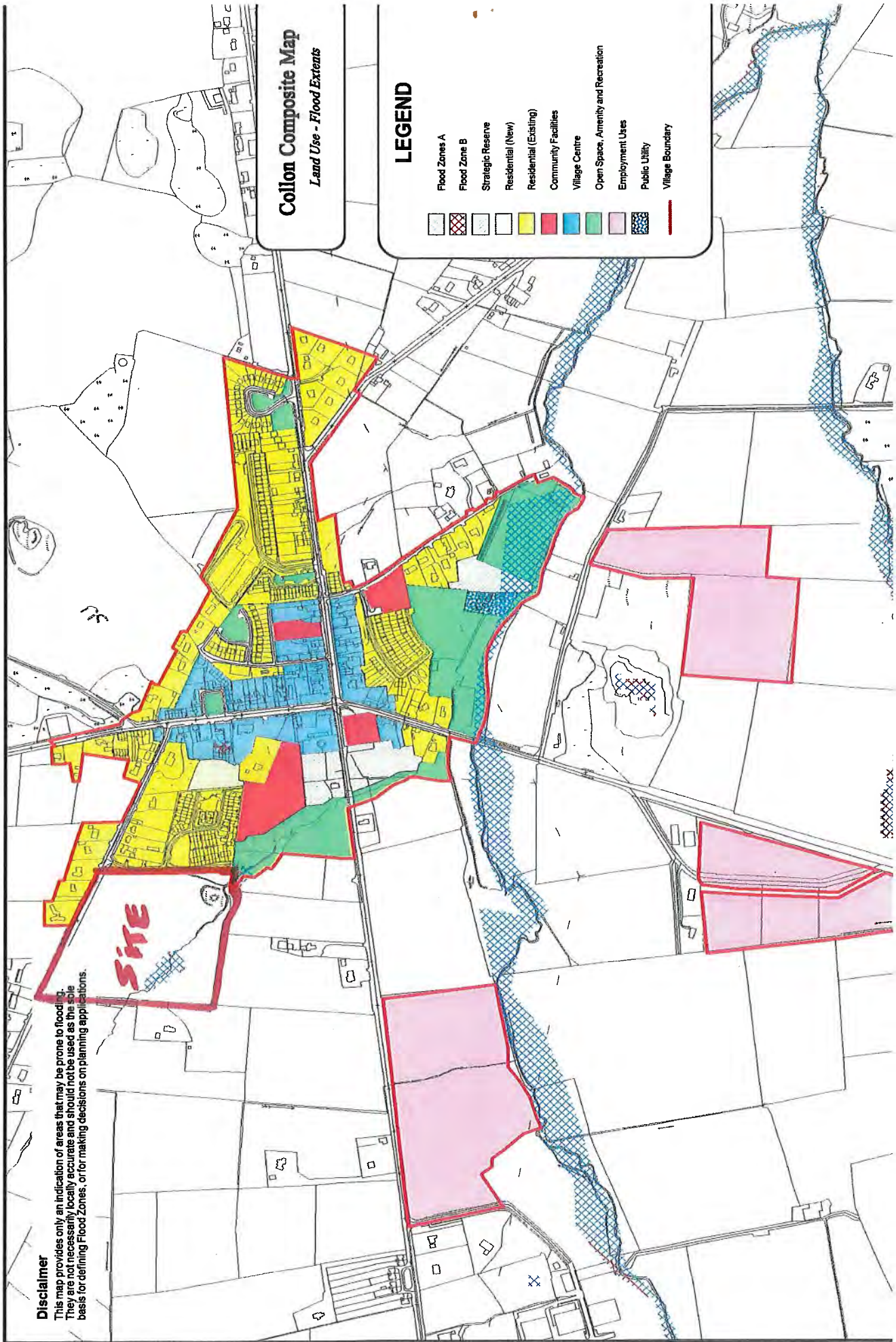
I look forward to hearing from you on this proposal.

Yours sincerely,

Sean V. Kerr. BSc. (Hons) Building Surveying.

Disclaimer

This map provides only an indication of areas that may be prone to flooding. They are not necessarily locally accurate and should not be used as the sole basis for defining Flood Zones, or for making decisions on planning applications.



Collon Composite Map
Land Use - Flood Extents

LEGEND

- Flood Zones A
- Flood Zones B
- Strategic Reserve
- Residential (New)
- Residential (Existing)
- Community Facilities
- Village Centre
- Open Space, Amenity and Recreation
- Employment Uses
- Public Utility
- Village Boundary



Folio:

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

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(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

Burdens (may not all be represented on map)

Right of Way /Wayleave

Turbary

Pipeline

Well

Pump

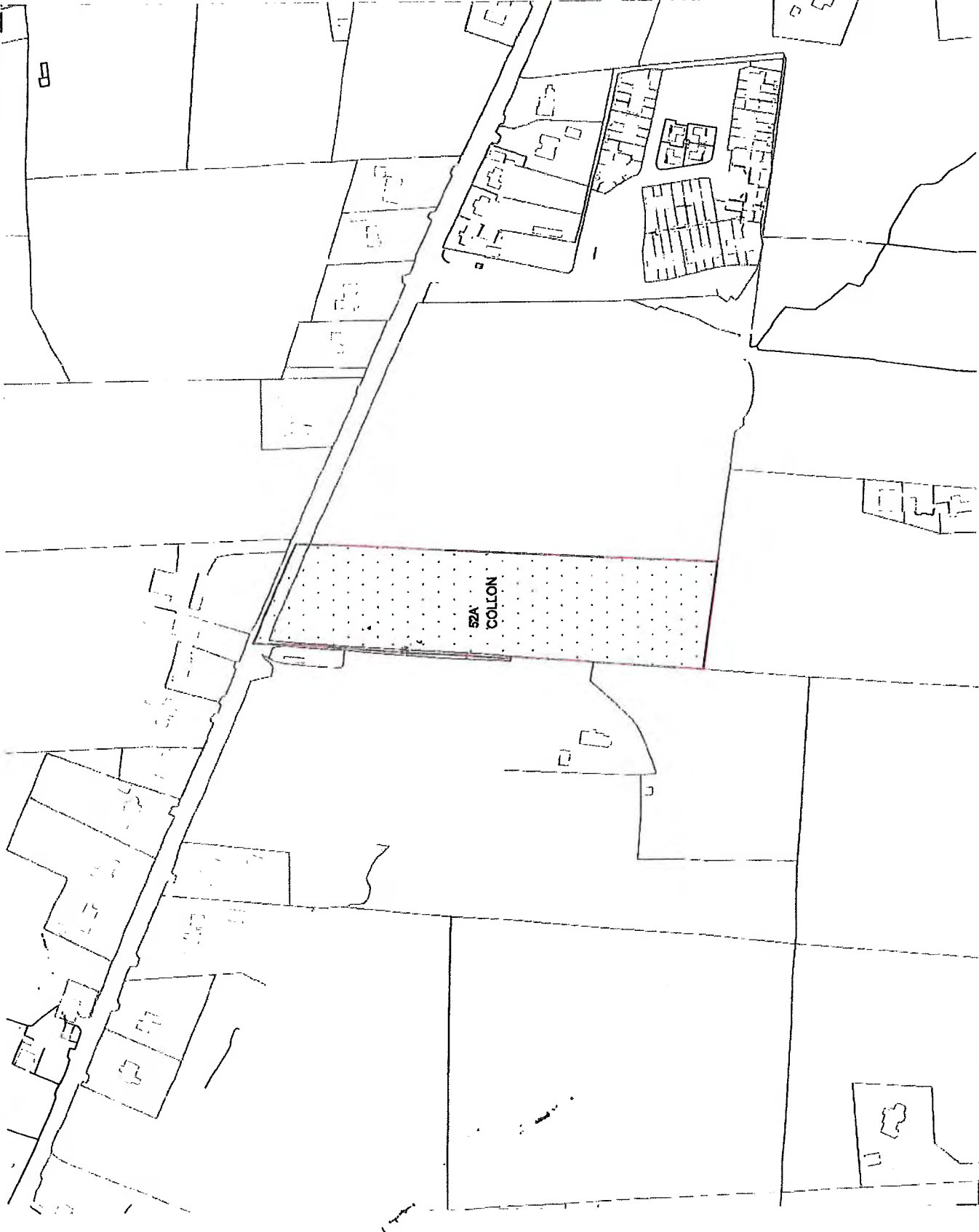
Septic Tank

Soak Pit



A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



1:2500 Scale



The Property
Registration Authority
An tÚdarás
Clárúcháin Maoiné

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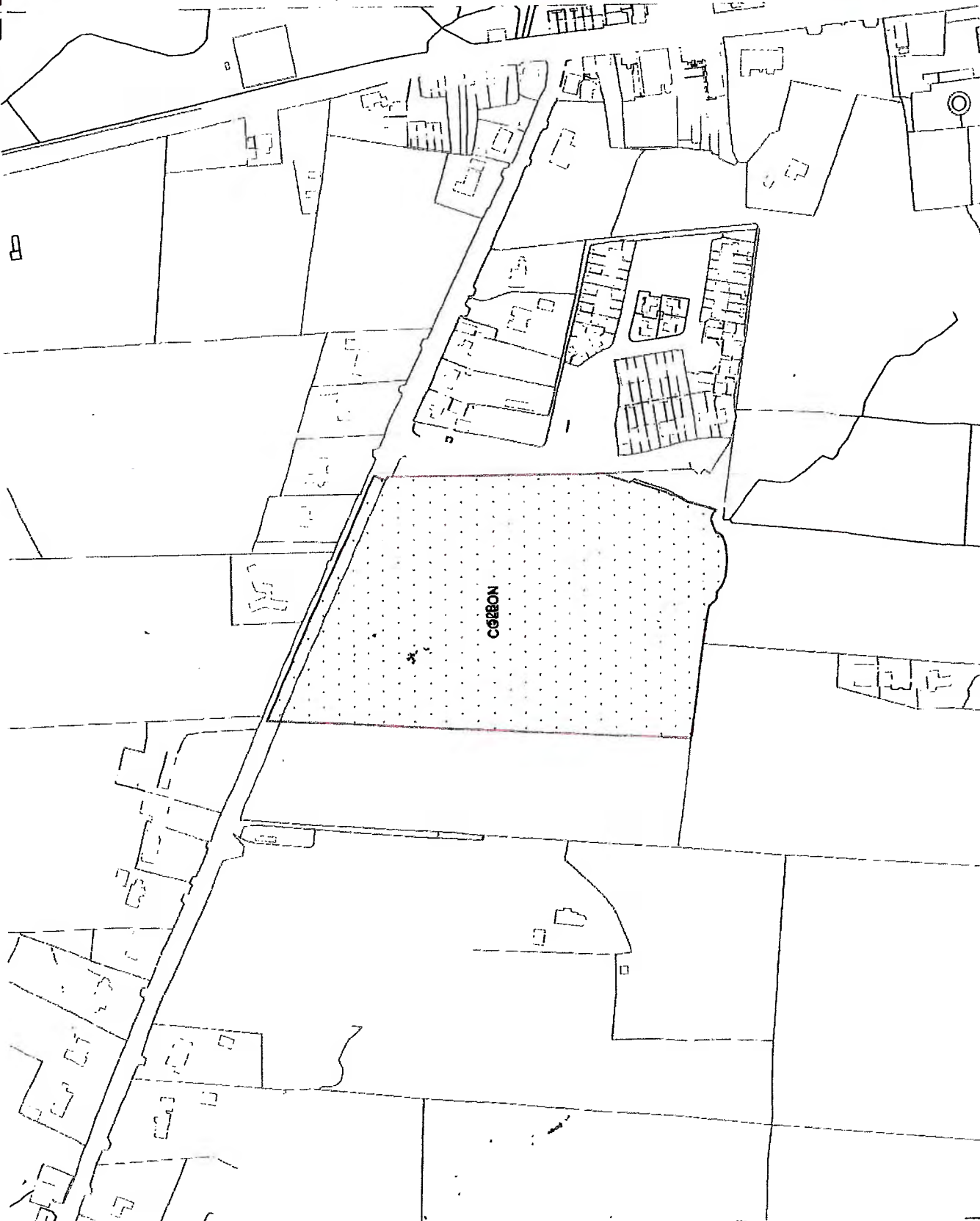
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