



ESTATE AGENTS & PROPERTY ADVISORS



Forward Planning Unit
Development Plan Review
Louth County Council
Town Hall
Crowe Street
Dundalk
Co Louth
A91 W20C

**Re: Proposed Rezoning of Land at School Lane & Drogheda Road, Collon,
Co Louth**

16th December 2020

Dear Sir

We wish to make a submission to the Louth County Council Draft Development Plan 2021- 2027 on behalf of our clients, the Bannon family, in respect of their site at Collon, Co Louth in order to have it rezoned for residential use. I attach a copy of the town map with the site highlighted.

DESCRIPTION

The subject lands extend to an area of 1.85 hectares (4.6 acres) to the south of Drogheda Road and East of School Lane. The site is mainly rectangular in shape and is currently accessible through School Lane and Drogheda Road. The boundaries of the field are clear and in our opinion the field offers a natural extension of the town.

PROPOSED REZONING

Collon is listed in the Small Towns and Villages section in the Draft Development Plan. There are limited opportunities for the town to grow and the subject site is an obvious natural extension to the town, adjacent to shops, schools and sporting facilities.

The land is ideally suitable for residential zoning and would complement existing residential property whilst also counteracting the developments to the northern side of the Drogheda Road. The site is accessible to town services including sewerage and water and with adequate access and site lines to both roads it is ideal for zoning to residential purposes.

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DEVELOPMENT POTENTIAL

In our opinion the land would be capable of supporting a development of approx 40 houses with front and rear gardens together with road infrastructure and public spaces whilst also protecting natural boundaries.

CONCLUSION

We believe that there is a strong demand for family houses in Collon. Following up on recent reports of native people returning from city living and from abroad as a result of the pandemic together with local people working in major employment centres including Drogheda, Navan and Dublin, it is now appropriate to have the subject lands rezoned for residential development to give these people an opportunity to return to their native town together with the opportunity to attract new residents thereby helping to ensure Collon is a sustainable small town capable of supporting its unique range of shops and hospitality offering together with school and sports clubs.

The site is the most ideal land in the town for rezoning given its close proximity to services and the fact that it would not unduly over reach the extension of the town.

The proposed rezoning would provide a seamless extension and consolidation of the town, allowing for much needed local new housing and open space.

We would ask you to look favourably on our proposal.

Yours sincerely

Shane O'Hanlon MSCSI MRICS

Quarry
(Disused)
1-724

333

Methuist
Church

428

202

9-540

MARKET
SQUARE

2-368

2-071

COLLON

1-947

Mary Immaculate
Catholic Church

Teahouses

Tank

SHED

Perceptual H.

6-537

703

1-668

620

1-139

2-028

420

628

Wall

678

699

1-734

Corn Mill
(Disused)

407

2-002

Blasph. houses

1-011

1-265

2-337

680

812

663

Well

620

663

6-575

2-794

2-4