

# Draft Louth County Development Plan 2021-2027

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To: LouthCDP

Cc: John Bayly

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To whom it may concern,

I have reviewed the Draft Louth Development Plan 2021 – 2027

I have noted 2 specific areas that require considerable detail and review prior to finalising and putting in place long term policies for these areas.

## Promoting Higher Density in Drogheda and Dundalk.

As a resident of Galroostown, Termonfeckin and a commuter to North Dublin and with family connections in Laytown, Co Meath. The infrastructure in Drogheda is not sufficient for its current housing requirements and will be further strangled with the current approved housing on either side of the river.

A proper access route to Drogheda Port is required. The port is still very busy and with the Brexit uncertainty will hopefully remain busy for the medium to long-term.

The access to public transport and particularly Rail and major bus is not an option for people living in the Sandpit, Termonfeckin and Clogherhead areas.

The current planning in relation to “High Density” estates is a backward step and does not address the requirements for Children or Teenagers to grow up in a “healthy” environment. The reduction in green space requirements is a negative move and the installation of play areas while good in practice are already showing signs in many instances of poor maintenance and repair. This in turn leads all of these children to the indoors but also to gathering and anti social behaviour. A review of outdoor parks and facilities in places like Sydney Australia needs to be reviewed and implemented to allow children engage with each other and have proper outdoor activities.

## Rural Housing Policy.

The proposed guidelines for rural housing is not very well considered and needs to be remain in its current “Well Managed” regime.

People are not attached to their “house” but are primarily attached to their location. The proposed qualifying criteria while correctly ensuring the ongoing housing requirement of the “Farming” community it will in a short time lead to the death of what are currently vibrant, multi-national and welcoming rural areas. The “exclusion” essentially of 1 off housing to new members of the community who want to invest significantly in a rural area is wrong. The current investment required to build in a rural area to comply with current building regulations and planning requirements is on its own prohibitive. I also believe that a more structured policy to allow people remain in an area by “down-sizing” etc should be considered.

I encourage the inclusion of Greenways, I would also like to see the promotion of small business and children’s recreational areas along these by providing facilities that can be tenant operated providing a small coffee / snack location and the building of some children activities such as a small outdoor lay area.

It is not enough for Ireland to follow Europe we need to cast our net further and consider what real “outdoor focussed country’s” like Australia provide.

Regards,

John