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Louth County Council
Crowe Street,
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A91 W20C

RE: Draft County Development Plan 2021 – 2027 Submission on behalf of Mr Michael McEvoy regarding lands at Termonfeckin, Co. Louth

Dear Sir

With reference to the above, and further to your invitation to the public to make submissions in respect of the Draft County Development Plan 2021 – 2027 for County Louth, please note that we have been appointed by Mr Michael McEvoy to make this submission on his behalf.

The following submission relates to lands located to the Northern outskirts of the village of Termonfeckin and its suggested proposal to rezone the site for development. Situated within a 5 min walk of the Village centre and straddled on the existing boundary development line the site has excellent road frontage on 2 sides and enormous potential to provide vital land zoning provisions to improve and enhance the Village and surrounding environments. With a Site size of 12.2 hectares and strategically placed to within access of existing infrastructure and services a mixed or part zoning is proposed is recommended to facilitate development such as

- Light industry
- Residential Housing – High Density and Low Density
- Playground
- Pre-School/Creche

Light industry

As identified in the future draft plan

“ECONOMY AND EMPLOYMENT

Termonfeckin is identified as a Level 4 retail centre in the County Retail Hierarchy. The Job:Workforce ratio in Termonfeckin is 0.32, which is an indication of a weak employment base and that the settlement is dependent on outbound commuting. Employment opportunities are provided primarily in the service and education sectors including An Grianán (education centre), the nursing home, school, crèche, and retail services. Future employment in the town will be concentrated in these sectors. Whilst the opportunities for employment in the town may be limited, it is recognised that there are employment sectors where people are able to work remotely. This Draft Plan will support the provision of co-working facilities and digital hubs within Termonfeckin thereby meeting the needs of businesses and enabling employees to have a local base, thus reducing the need to commute.”

The proposed rezoning of this site integrate well with the context of the draft plan in that the proximity is within walking distance of the village centre, public transport and these other employment generators.

Residential Housing – High Density and Low Density

There is a definite concern for the residential aspect in Termonfeckin in that the Variety is singular to the Southern end of the village. At present there is one housing development selling houses in Termonfeckin which leads to non variety and no competition. As well as lands zoned A2 residential that Have been zoned in previous local area plans but will never be developed. This is poor planning and development in that it does not provide a proper balance of housing stock to meet the current criteria, such as

- First time buyers wanting to live in the village.
- Elderly locals wanting to downsize.
- One and two bed options for Single parent.
- Low density sites for people to build/develop their own house

Again we feel that the rezoning of this land to residential could help generate a much needed injection and option for first timers and people looking to downsize with walking distance to the village Centre.

Playground

There is a no playground facility within Termonfeckin and there is at present local community groups looking to identify a location centrally within walking distance. The proposed site is situated perfectly beside existing residential communities and the village centre allowing a function like this to be easily developed.

Pre-School/Creche

With the existing Pre-School building in the old community Hall not fit for purpose there is a direct need for a suitable central location with good transport corridors and sufficient enough to supply adequate parking. Again this highlights the sites close proximity and short distance to the Village centre.

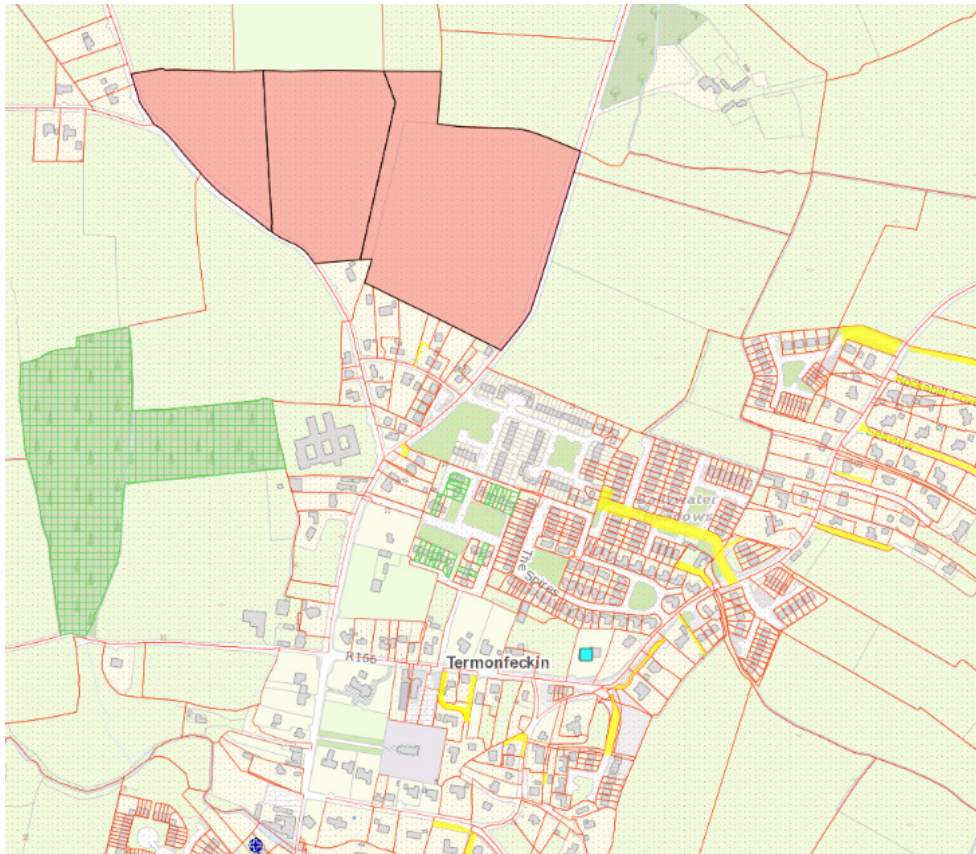


Fig 1 - Land holding owned by client

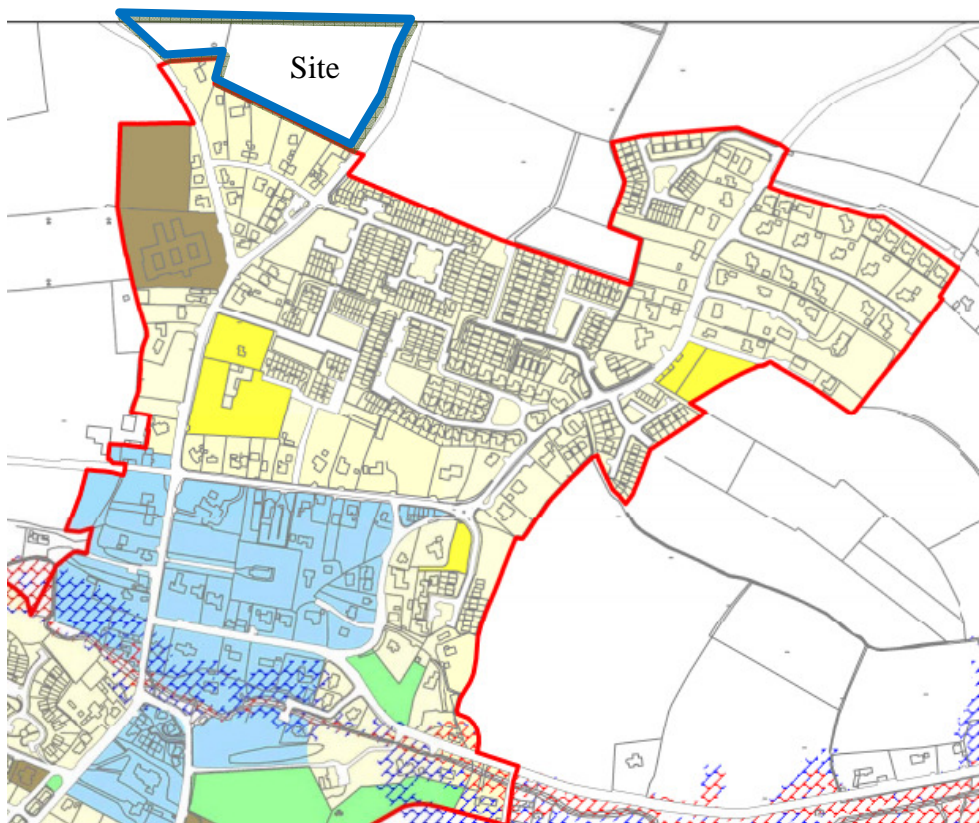


Fig 2 – Blue Section of land in relation development control zone

Draft Policy Objectives

As set out in the policy objectives below, our client feels that the site is sufficiently sized and positioned to cater for a wide variety of each, and that a mixed or part rezoning of the land would allow Termonfeckin to develop in line with these objectives and future ones.

Policy Objective	
TER 1	To consolidate and strengthen the commercial and residential town centre of Termonfeckin and encourage development, which will contribute to its character, reserve and enhance the quality of its attractive built and natural environment, while catering for the needs of all sections of the local community.

4.11.1 Settlement and Housing

Policy Objective	
TER 2	To support the role of Termonfeckin as a local service and employment destination by facilitating development which will contribute to the town's economy and complements and enhances the town's attractive natural and built heritage.

Policy Objective	
TER 3	To secure the implementation of the Core Strategy of the Draft Plan, in so far as is practicable, by ensuring the housing allocation for Termonfeckin is not exceeded.

Policy Objective	
TER 4	To support and encourage residential development on under-utilised and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.

4.11.2 Economy and Employment

Policy Objective	
TER 5	To ensure that the town centre is the priority location for new commercial and mixed used developments thereby creating opportunities to live, work, and shop within the town and reduce the need to travel by private car.

Fig 3 – Policy objective set out in the Draft plan

Core Strategy and Housing Allocations

The Draft County Plan has allocated only 41 new residential units for Termonfeckin over the plan period. It is considered that this allocation is too low. It is joint lowest of the five Level 3 settlements, despite having the second highest population. With Termonfeckin's close proximity to Drogheda and a large housing need throughout the locality there is a strong demand for housing for not just locals but also others wanting to relocate to a village setting. Extant permissions of 56 units not built on lands zoned A2 may not be built as these lands have been zoned on previous plans and have not been developed or built on.

It is our view that this Low allocation of housing and prohibited zoning of A2 lands will not allow Termonfeckin to reach its potential as a new Sustainable Town.

Comparison of Level 3 Settlements					
	Termonfeckin	Carlingford	Castleb'ham	Clogherhead	Tullyallen
2016 Population	1579	1445	1126	2145	1547
2011 Population	1433	1045	1035	1993	1348
% Change 2011 - 2016	9.40%	38.50%	8.80%	7.60%	13.90%
Housing Stock 2016	584	840	510	896	500
R.U. granted since 2015	96 (40 comp)	4	59 (8 comp)	12 (0 comp)	21 (0 comp)
Housing Allocation 2021 - 2027	41	41	79	139	115
Population Projection 2027	1829	1645	1236	2445	1767
Occupancy at 2016	2.7	1.7	2.2	2.4	3.1
Population increase if target achieved.	250	200	110	300	220
Population increase target as a % over 2016 census figure	15.8%	13.8%	9.8%	14.0%	14.2%

Fig 4 – Policy objective set out in the Draft plan

Conclusion

Clogherhead, Termonfeckin and Tullyallen have experienced rapid commuter-focused residential expansion without equivalent increases in jobs and services. With regard to Self-Sustaining Towns, the focus will be on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. Population growth in these towns shall be at a rate that seeks to achieve a balancing effect and shall be focused on consolidation and inclusion of policies in relation to improvements in services and employment provision.

Now that Termonfeckin has been classed as a self sustaining town and Louth County Council Set out to prepare a Local Area plan that will facilitate, provide and develop out the essential proper planning and development required, our client now feels that their land is ideally positioned to accomadte and contribute to the policy abjectives set out in the draft document. We wish to invite a request to discuss and develop out more, the concepts and ideas mentioned in this submission in a type of preliminary master plan proposal of this site, that can define and elaborate more of what we feel this Site can contribute to the Village Centre and local Community as a whole.