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Forward Planning Unit
Louth County Council
Crowe Street,
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A91 W20C

RE: Draft County Development Plan 2021 – 2027 Submission on behalf of Mr Peter Collier 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 Peter Collier to make this submission on his behalf.

The following submission relates to lands located to the Southern outskirts of the village of Termonfeckin and its suggested proposal to rezone the site for Residential development. Situated within a 15 min walk of the Village centre and straddled on the existing boundary development line the site has excellent road frontage along the R167 and enormous potential to provide vital land zoning provisions to improve and enhance the Village and surrounding environments. With the Site Ideally placed to direct access of existing infrastructure and services a part zoning is proposed is recommended to facilitate development such as one off housing or Cul de Sac development.

Residential Housing – Low Density

There is a definite concern for the residential aspect in Termonfeckin in that the Variety is singular to the Termonfeckin road 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 A2 could help generate a much needed injection and option for first timers and people looking to downsize within walking distance to the village Centre. Locals also looking to built their own house are restricted due to local needs and having to build within a development control zone, This area of the Village has no residentially zoned areas to allow people wanting to develop in close proximity to their family and friends within the locality. From the Map shown in Fig 1 below Rippon development and infill development are a common feature along this route to Baltray and the rezoning of these suggested sites would accomadate a demand for people looking to build on one off site or serviced sites instead of having to purchase in a housing development. This is an ideal situation to provide a different variety of residential zoning that can connect directly to existing infrastructure and services already located on the aligning road frontage. It is considered that this type of Infill rezoning would inhance and match what is currently within the area.

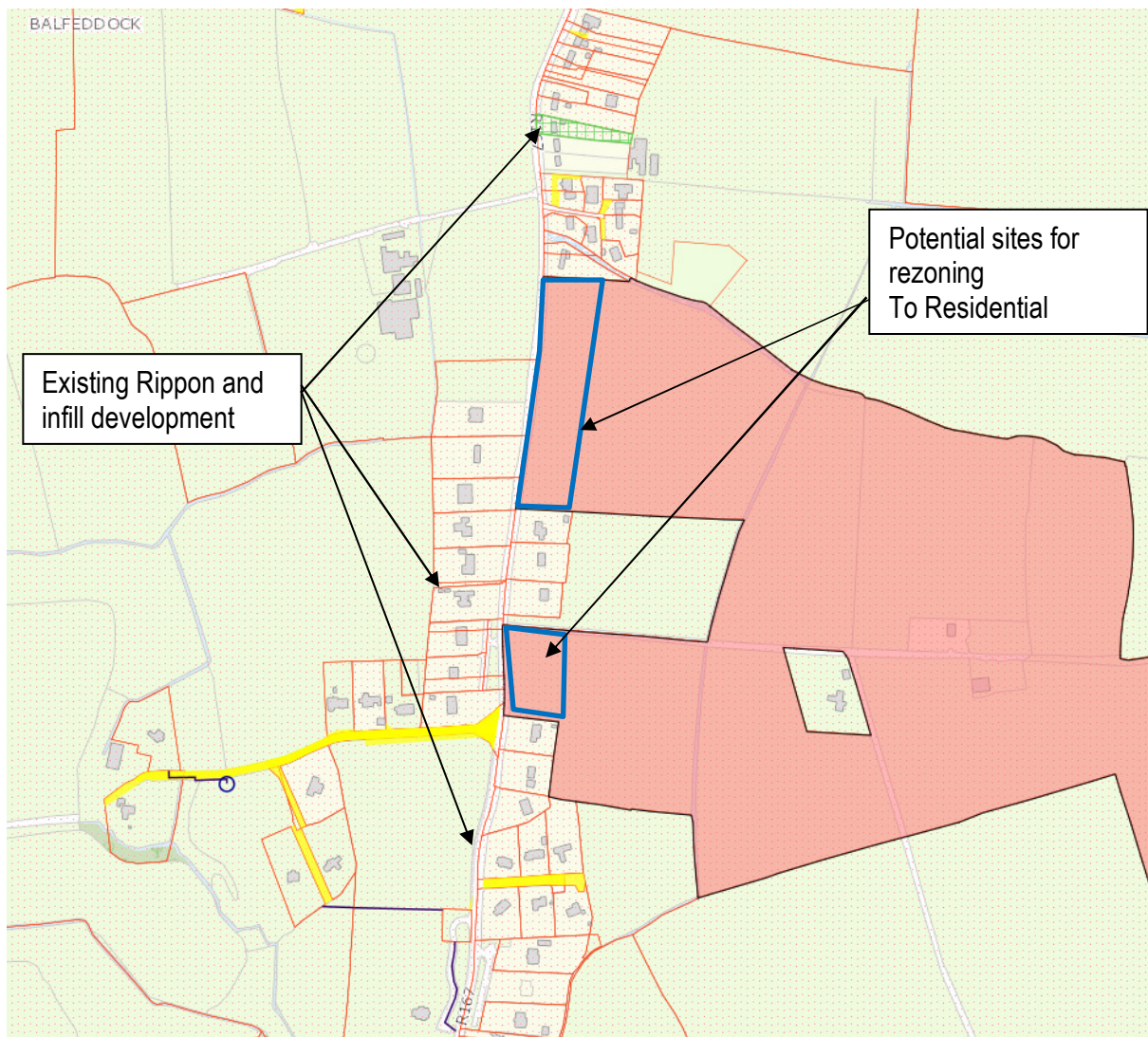


Fig 1 - Land holding owned by client

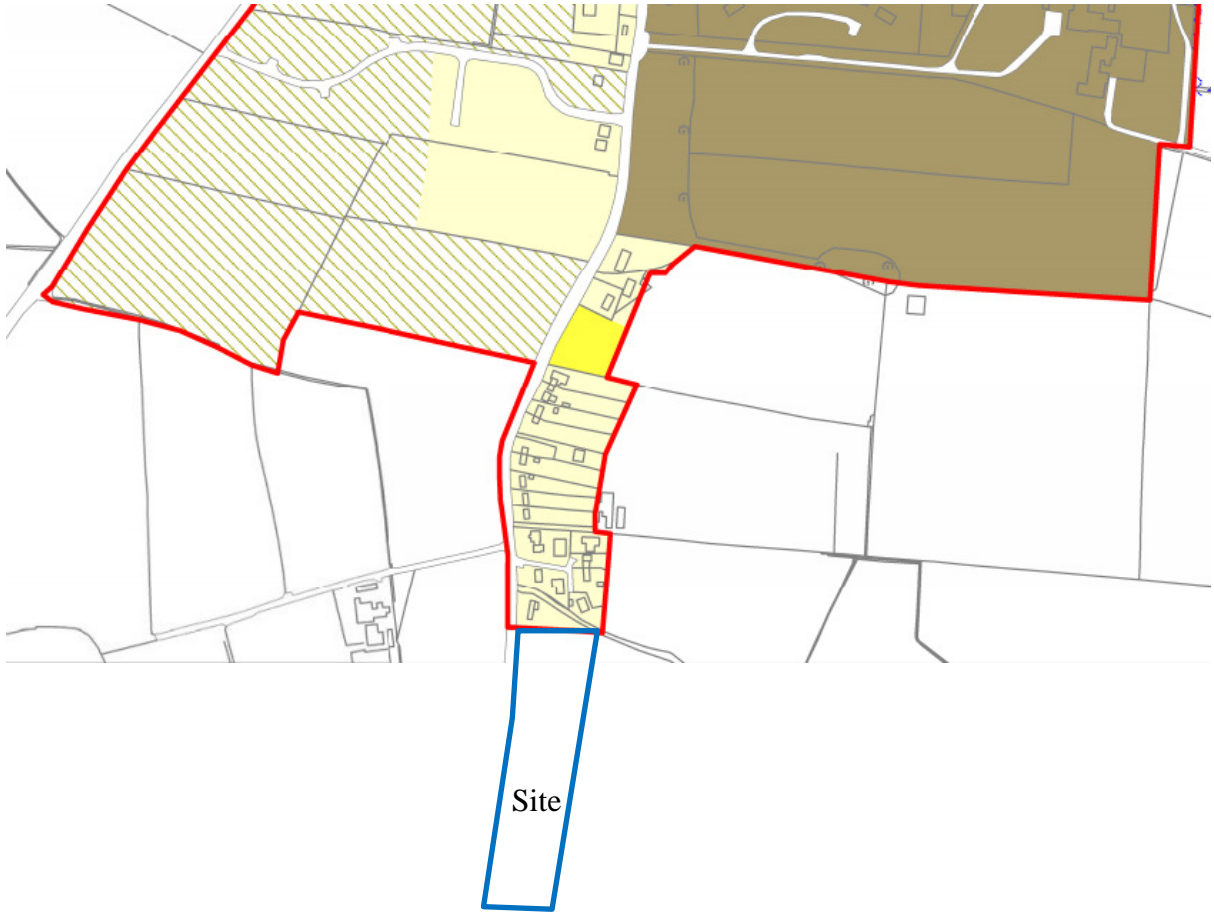


Fig 2 – Blue Section of land in relation development control zone

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
Occupany 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 suggest the rezoning of this highlighted land and would love the opportunity to discuss and develop out more, the concepts and ideas mentioned in this submission. Our client feels that this rezoning would only contribute to the area and would facilitate a demand for people wanting to build or downsize in close proimety to their family and friend within the locality.