

Submission

John McGahon [

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Sent: 23 December 2020 10:50

To: LouthCDP

To Whom It May Concern,

I am writing in relation to the proposed County Development Plan and how it will have a detrimental effect on North Louth in particular.

I understand that as a result of Project 2040 and the National Spatial Strategy there is an onus to develop and expand Urban Centers, like Dundalk and Drogheda, but this should not be at the expense of rural areas like North Louth.

Rather, we could consider establishing smaller urban settlements and villages by providing serviced sites in rural areas like North Louth which would be bought as sites by local people and they could still continue to live in North Louth and small rural urban centres would be established.

It should not be a case of limiting one off housing to such an extent that it will force people in North Louth to have to move to Dundalk in order to build or own a home.

In relation to the Rural Housing Policy Zone 1 and Zone 2 which stipulates, that only those who are engaged in full time agriculture will be able to apply for planning permission and a person whose business requires them to reside in the rural area.

I believe that this should be expanded to anyone who is employed in the area, whether that is as a primary school teacher or working for a local business.

I also believe that by increasing the threshold from 10 to 18 years for someone who has resided in a rural area will put planning out of reach for many young people.

A lot of people in their twenties will have worked abroad or elsewhere in Ireland and move back to North Louth to start the rest of their life, by increasing the threshold by 8 years we are essentially removing a large percentage of young people who may not have had the ability, for educational or employment reasons, to have stayed in the locality for 18 years continuously.

Finally, while I fully respect that Louth County Council adapted to the Covid situation, held many online public consultations, advertised them in local newspapers, radio and social media and made it widely known that they were available, a large number of people were still unaware of the drastic changes to the current planning regulations as a result of the pandemic.

With that in mind, I would ask that Members of Louth County Council postpone the Rural Housing Policy for eighteen months in order for more detailed meetings and community engagement to take place. I do accept that there has to be a move towards increasing the populations of urban areas and as I stated above, perhaps serviced sites in rural townlands and villages are the compromise that is required rather than banning home off rural housing in such a drastic manner.

Best wishes,

Senator John McGahon
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Kildare Street
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