

Fwd: `Draft Louth County Council Development Plan 2021-2027

Buckley Michael Donal []

Sent: 23 December 2020 11:07

To: LouthCDP

Submission on the Draft Louth County Development Plan 2021-2027 Michael Buckley and Briega Buckley

While acknowledging the significant work that has gone into the Draft Louth County Development Plan 2021-2027 and the broad objectives of the plan, I wish to make a submission and object strongly to the plan. It is my firm belief that it is discriminatory, divisive in terms of supporting local community and the family and will have a detrimental effect on the future of the Cooley peninsula.

In respect of Rural Zone 1 (green colour on the map) the focus is clearly on visitors and tourists in an area of outstanding natural beauty with some limited allowances for those engaged in full time agriculture, but at a significant social and economic costs to native residents and the community.

Our two children will effectively be barred from building or residing on the Cooley peninsula, a place where they grew up and went to school, in circumstances where they are currently residing and working in Dublin. They will have a distinct difficulty in demonstrating a rural housing need in circumstances where one of them has purchased a house in Dublin but is intent on returning to Cooley where he can have a mix of working from home and commuting to Dublin along with a better quality of living. In addition he will also be barred from residing or building a house on our land in circumstances where the criteria bars a son or daughter from qualifying if they have 'previously owned a dwelling' elsewhere. there is no allowance in the plan for providing for grandchildren.

The fact that in one of the Zone 1 options there is a requirement that a person engages in full time agriculture, adversely effects 75% of the farming community in Cooley who invariably are not full time farmers, (with limited exceptions) and are dependent on a secondary form of income to supplement their farm income and sustain their families. In addition, such part time farmers will no longer be able to offer the deeds on a limited number of sites on the farm as collateral against a loan, which would have been used to stock or develop the farm. The plan clearly discriminates against part time farmers and land owners who are not in a position, due to age, disability or other commitments, to farm their land. The future of farming on the peninsula is also in jeopardy if children who were born on the peninsula and subsequently studied or worked abroad or elsewhere in Ireland cannot return and set up a home.

The plan also discriminates against the Family in circumstances where those who meet the onerous criteria are still limited to providing a site to only two children. Effectively the draft plan penalises families in excess of two children. This in turn will impact on schooling requirements and regeneration.

The boundaries of Zone 2 (gold colour) must be considerably extended and the qualifying conditions relaxed to support the community and the family, which is the fabric of the peninsula. The objectives of the plan can be met by way of stringent planning conditions and enforcement, which would insist on properties being built that would fit in with their rural surroundings and landscape.
