

Forward Planning Unit  
Development Plan Review  
Louth Co Council  
Town Hall  
Crowe St  
Dundalk  
Co Louth  
A91 W20C

23/12/2020

Re: **Draft Louth County Development Plan 2021-2027**

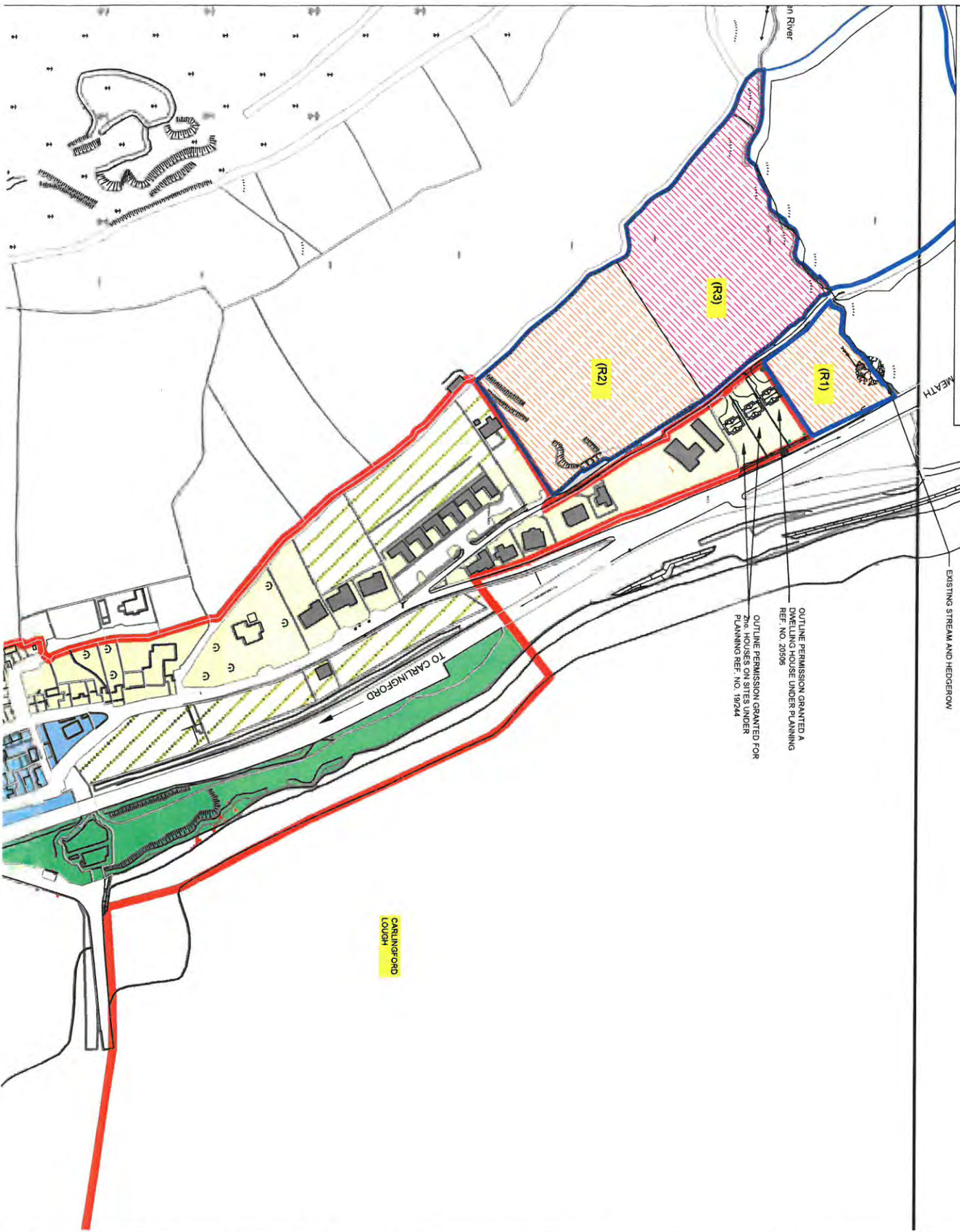
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Dear Sir / Madam,

- 1.0 We act for Heather and Kenneth Brown who are the registered owners of over 20 Ha of lands at North Commons, Carlingford, Co. Louth as described in Folios
- 2.0 3.84Ha of these lands lie to the south of the Golden River and directly abut onto the northern boundary of the Carlingford Village Settlement as defined on Carlingford Draft Zoning and Flood Zone Map (Map 3.1) as shown on Fig.1.
- 3.0 This 3.84Ha straddles a public road (L60633-0) with 0.82Ha located on the east sides and the remaining 3.02Ha being located on the west side of the road.
- 4.0 Permission has recently been granted for 3no. dwelling houses on part of the 0.82Ha located the east side of the L60633-0 (Planning Ref: 19244 and 20506)
- 5.0 It is proposed to extend the foul sewer network northwards from the current terminal manhole at Oyster Haven in order to serve these houses as approved by Irish Water (Ref: CDS19000591)
- 6.0 The proposed sewer is sufficiently sized to cater for additional loading. This means that the lands along both sides of the public road (L60633-0) can be linked to the public sewer network
- 7.0 The provision of a public sewer along the frontage of the lands represents an opportunity, that did not previously exist, to achieve the level of residential development density appropriate for a self-sustaining urban settlement. Indeed, failure to avail of this infrastructure could be viewed as representing poor planning.
- 8.0 A further positive characteristic of the lands is that they are located outside of all identified Flood Zones.

- 9.0 In contrast, significant portions of the only two land holdings zoned as New Residential on the Draft Plan lie within a Flood Zone as shown on Fig.2.
- 10.0 The application of Policy Object CAR 18, which prohibits 'highly vulnerable development' (including residential development) on lands at risk of flooding, shall effectively sterilise 50% of these zones lands. It shall not be possible to provide the desired quantum of new residential units on these lands
- 11.0 It is therefore considered that the current provision of New Residential zoned lands is inadequate to allow for the planned growth of residential development within the Carlingford settlement,
- 12.0 It is further noted that current and proposed future development with Carlingford is heavily skewed towards the south of the village. The subject lands are ideally located to the north of the village to offer a counterbalance to the current lop-sided development pattern.
- 13.0 We therefore request that the Planning Authority extend the current boundaries of the Carlingford Village settlement as far north as the Golden River, which shall act as a natural defined north boundary of the village, and to re-zone the Brown landholding to the south of the river as shown on Fig.1 and as follows:

| <i>Plot No.</i> | <i>Area (Ha)</i> | <i>Proposed Zoning</i> |
|-----------------|------------------|------------------------|
| R1              | 0.434            | New Residential        |
| R2              | 1.403            | New Residential        |
| R3              | 1.618            | Strategic Reserve      |



OUTLINE PERMISSION GRANTED A  
 DWELLING HOUSE UNDER PLANNING  
 REF. NO. 201906

OUTLINE PERMISSION GRANTED FOR  
 2 NO. HOUSES ON SITES UNDER  
 PLANNING REF. NO. 19244

EXISTING STREAM AND HEDGEROW

CARLINGFORD  
 LOUGH

1. PROPOSED RESERVATION NOT TO BE TAKEN FROM THIS MAP.
2. ALL MATERIAL TO BE EXCAVED BY THE CONTRACTOR OR ELSE  
 TO BE REMOVED FROM THE SITE OF THE PROPOSED WORKS  
 AND TAKEN TO ANOTHER SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL  
 EXISTING UTILITIES AND SERVICES.
4. ALL MATERIALS TO BE EXCAVED OR REMOVED SHALL BE  
 PROPERLY STORED AND COVERED TO PREVENT POLLUTION OF THE  
 SURROUNDING ENVIRONMENT.
5. ALL MATERIALS TO BE EXCAVED OR REMOVED SHALL BE  
 PROPERLY RECYCLED OR REUSED TO THE MAXIMUM EXTENT  
 POSSIBLE.



APPLICANTS LAND HOLDING  
 SHOWN OUTLINED IN BLUE

PROPOSED RESIDENTIAL ZONED  
 AREA (R1) = 0.434 HECTARES

PROPOSED RESIDENTIAL ZONED  
 AREA (R2) = 1.4032 HECTARES

PROPOSED STRATEGIC RESERVE  
 ZONED AREA (R3) = 1.6182  
 HECTARES

| NO. | DESCRIPTION | HA | HA |
|-----|-------------|----|----|
|     |             |    |    |
|     |             |    |    |
|     |             |    |    |
|     |             |    |    |

KEN BROWN

LANDS AT NORTH  
 COMMONS, CARLINGFORD  
 SUBMISSION FOR DRAFT  
 DEVELOPMENT PLAN  
 2021-2027

PROPOSED ZONING OF  
 LANDS UNDER DRAFT  
 LOUTH COUNTY  
 DEVELOPMENT PLAN  
 2021-2027

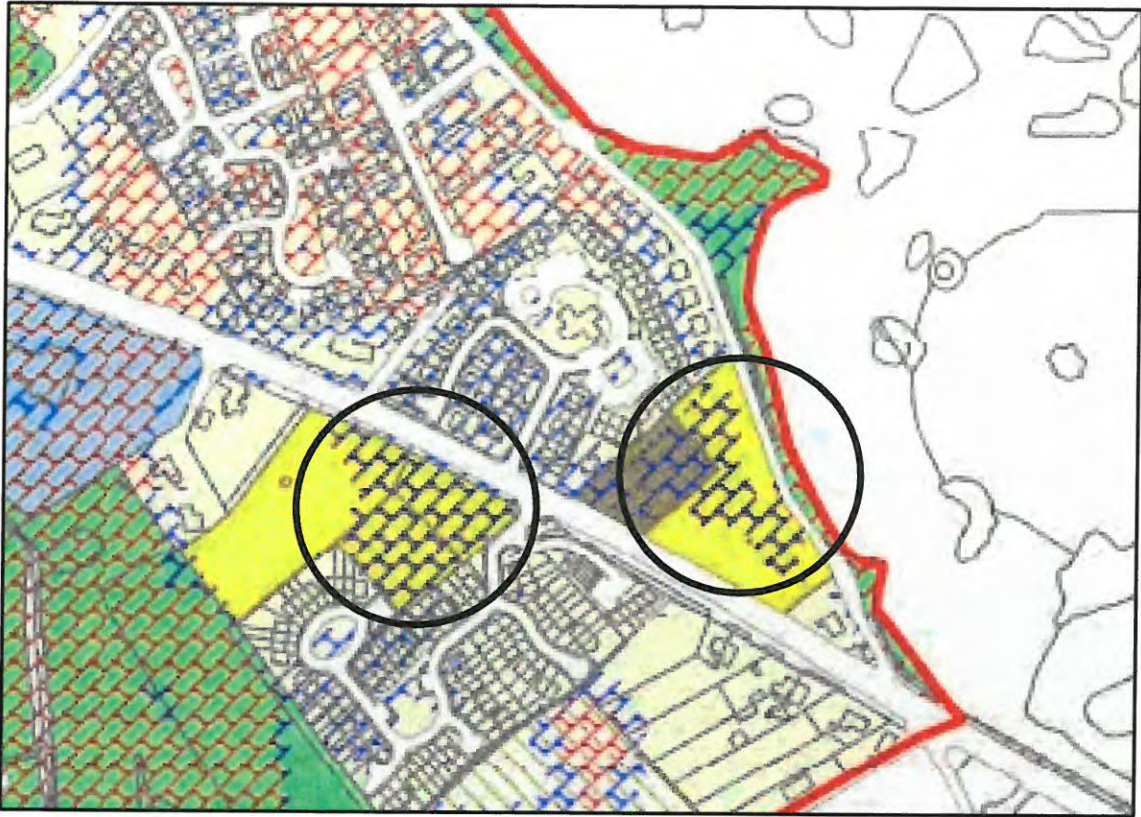
| Drawn by   | Date     | Scale  |
|------------|----------|--------|
| S. McCOY   | 07-12-20 | 1:2500 |
| Checked by | Date     | Scale  |
| P. HERR    | 07-12-20 | 1:2500 |

**P. HERR & ASSOCIATES**  
 CIVIL ENGINEERS & BUILDING SURVEYORS

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BLOCK 4 LEVEL 3  
 100, WINDYBANK ROAD  
 WINDYBANK, DUBLIN 15  
 CO. DUBLIN

FIG 1



*Fig.2 - Extract from the Draft Carling Zoning and Flood Zone Map showing overlap of Lands Zoned as New Development with Flood Zones*