

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**

Dear Sir / Madam,

- 1.0 We act for Heather and Kenneth Brown of _____ who are the registered owners of 2.70Ha of lands at Carlingford, Co. Louth as described in Folio and as shown on Fig.1
- 2.0 A small (0.136Ha) portion of the lands (Marked R1) are separate from the remainder of the lands and could be considered as a separate landholding. This site has direct access onto River Lane and would be an ideal infill single residential development
- 3.0 The remainder of the lands (R2 and R3) are surrounded by existing residential development and could be considered to be an infill site within the existing established built-up area of Carlingford.
- 4.0 The landholding also has the following features which promote its development for residential purposes
 - Substantial frontage onto River Lane – ability to provide access in accordance with appropriate standards
 - Can be served by existing foul sewer and water infrastructure
 - Majority of lands lie outside of a flood zone
 - Located within 300m of the village centre
 - Lands were zoned for residential purposes in previous Development Plans

5.0 We therefore request that the Planning Authority extend the current boundaries of the Carlingford Village settlement to include the subject lands and to re-zone the landholding as shown on Fig.1 and as follows:

<i>Plot No.</i>	<i>Area (Ha)</i>	<i>Proposed Zoning</i>
R1	0.136	New Residential
R2	1.27	Strategic Reserve
R3	1.29	New Residential

CARLINGFORD
 LOUGH



1. APPLICANT'S INTENTION ONLY TO BE TAKEN FROM THIS DRAWING.
2. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
3. THIS DRAWING IS TO BE USED IN CONNECTION WITH ALL OTHER RELEVANT DRAWINGS AND DOCUMENTATION.
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APPLICANT'S LAND HOLDING SHOWN OUTLINED IN BLUE
 PROPOSED RESIDENTIAL ZONED AREA (R1) = 0.136 HECTARES
 PROPOSED RESIDENTIAL ZONED AREA (R2) = 1.27 HECTARES
 PROPOSED STRATEGIC LAND RESERVE ZONED AREA (R3) = 1.29 HECTARES

No.	Description	By	Date

Client: KEN BROWN
 Project: LANDS AT NORTH COMMONS, CARLINGFORD SUBMISSION FOR DRAFT DEVELOPMENT PLAN 2021-2027
 Title: PROPOSED ZONING OF LANDS UNDER DRAFT LOUTH COUNTY DEVELOPMENT PLAN 2021-2027
 Drawn By: S. MCCOY
 Checked By: P. HERR
 Date: 07-12-20
 Scale: 1:25000

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FIG 1

