

Frank Pentony,  
Development Plan Review,  
Forward Planning Unit,  
Town Hall,  
Crowe Street,  
Dundalk,  
Co Louth

Monday, 7<sup>th</sup> December 2020

## **DEVELOPMENT PLAN REVIEW DRAFT LOUTH COUNTY DEVELOPMENT PLAN 2021-2027**

Dear Sir/Madam,

**RE: LANDS AT OLD SCHOOL LANE –  
VARIATION OF TULLYALLEN AREA DEVELOPMENT PLAN 2015-2021 & DRAFT LOUTH  
COUNTY DEVELOPMENT PLAN 2021-2027**

### **1.0 INTRODUCTION**

The opportunity arises to present a re-zoning opportunity from the previous and currently adopted *Agricultural* Zoning to a more preferable zoning to take account of community infrastructure needs with wider benefits to the socio-economic make up of Tullyallen Village and to ensure plan-led development for the next and future plan periods.

We wish to present a detailed submission incorporating a masterplan vision that, the subject lands would present a more effective zoning if attributed with a residential zoning, specifically Housing for the elderly and where adjacent lands would allow for a potential tourism product.

Such a community infrastructure zoning which would allow for the development of a range of the aforementioned facilities such as older persons housing be it active retired, independent living accommodation, assisted living accommodation and maybe even full residential care in a blended and integrated environment with existing and proximate complementary facilities. The publication of the joint Department of Housing and Department of Health Policy Statement, *Housing Options for Our Ageing Population* in February 2019 supports providing and facilitating a range of community infrastructure.

### 1.1 Site Location and Description

The site is located on the west side of Tullyallen Village, off the Old School Lane. There are a number of residential houses to the South of the site, with residential and ecclesiastical to the East side. To the North and North West there are two housing developments, Burton Hall (16 no. houses) and The Glen (11 no. houses). The opposite side of the Main Road contains Parochial House, The Morning Star Public house, The Graft restaurant and Tullyallen National School. Its village shopping centre comprises of a supermarket, pharmacy, butcher, medical centre, gym, hairdressers, take-away. The church and adjoining graveyard is also at the centre of the village. There is a stream running along the North side of the subject lands which flows West and joins up with the River Boyne at the bottom of King Williams Glen. The lands to the west and south are in agricultural use and are undeveloped. There are a number of potential access points to the Main Road.

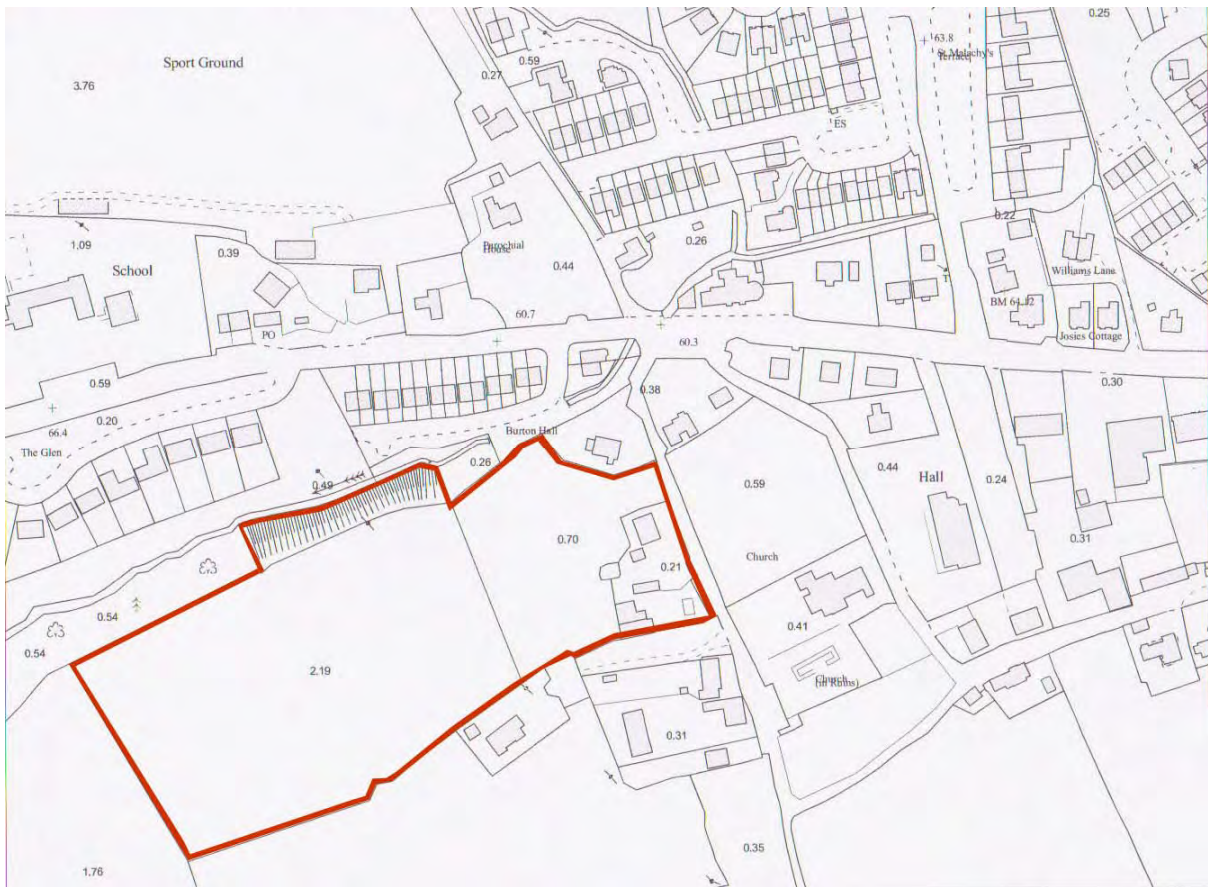


Figure 1.0 Site Location showing subject site 'A'  
Source: OS Ireland



Figure 1.1 Site, including subject site 'A' & 'B' as viewed from the above. It is bounded to the North by 'Burton Hall' & 'The Glen' housing developments. The aerial view shows the very heavily planted boundary of mature trees, providing screening and privacy. View shows proximity to Main Street, Church & amenities.

Source: Google



Figure 1.2 Site as viewed from the Main Street, at entrance to 'Burton Hall' housing development, showing heavily planted boundary of mature trees, providing screening and privacy. View shows proximity to Main Street.

Source: Google Streetview



Figure 1.3 Site as viewed from the Main Street, at entrance to 'The Glen' housing development, showing heavily planted boundary of mature trees, providing screening and privacy. View shows proximity to Main Street.

Source: Google Streetview



Figure 1.4 Site as viewed from the King Williams Glen, looking at two storey dwellings in 'The Glen' housing development. The subject site is behind heavily planted boundary of mature trees, providing screening and privacy.

Source: Google Streetview

## 1.2 Summary Submission

The subject site is currently zoned **'Agricultural'** (Tullyallen Area Plan 2015-2021). The landowner has identified and aligned himself with the Louth County Councils approach to driving the economy (under Policy Objective TUL 1 *"To consolidate and strengthen the commercial and residential town centre of Tullyallen 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."*) with community provision and providing for a well-connected community in respect of much needed facilities in association with previous residential and population expansion.

Population statistics and elderly care accommodation statistics demonstrate that Tullyallen is underprovided for. The socio-economic impact of community facility provision should not be under emphasised as the provision of health and other community infrastructure projects will present long

term employment opportunities within Tullyallen and present an opportunity to provide for a self-sustaining local economy with community connectivity.

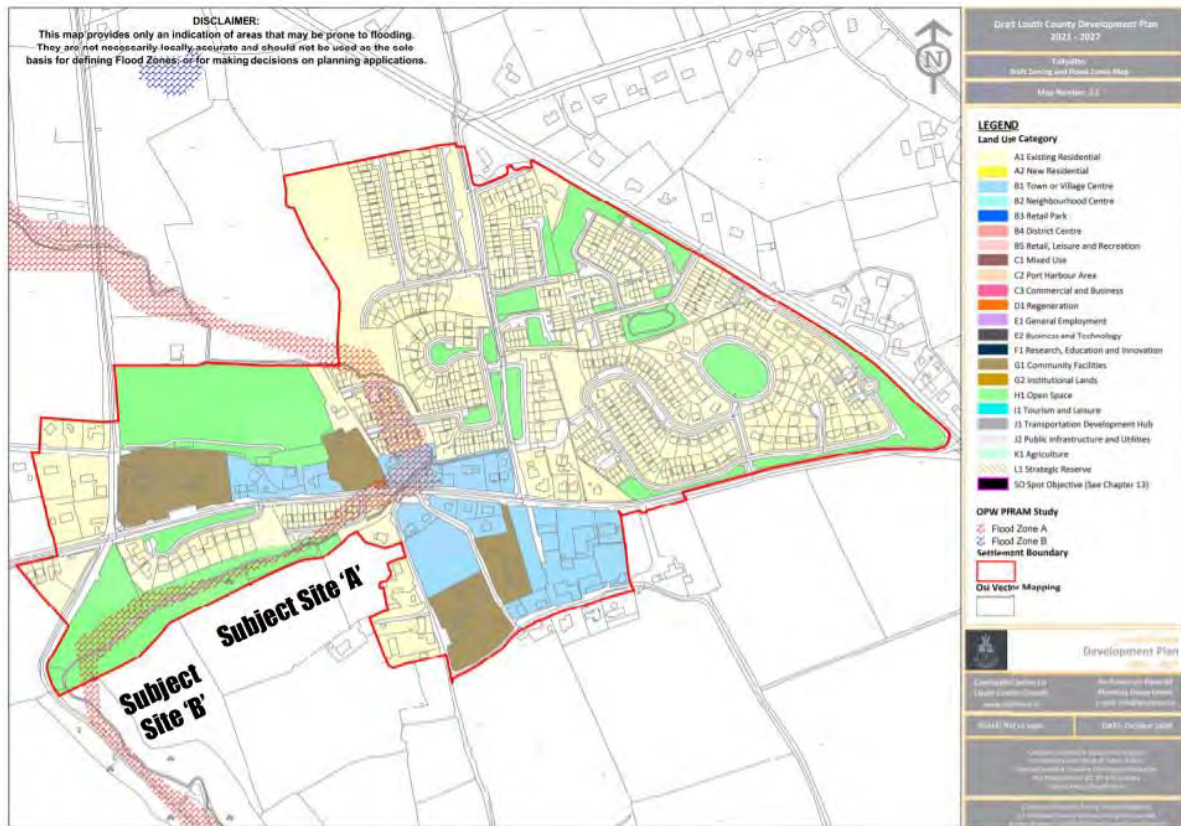


Figure 1.5: Tullyallen draft zoning showing subject sites within the 'natural' boundaries of the village

Source: Draft Development plan

When Figure 1.1 & 1.2 are examined, the village has grown to the North, with the 'centre' of the village of Tullyallen to the South of the village. On examining the historic maps, the subject site is in the centre of the village.

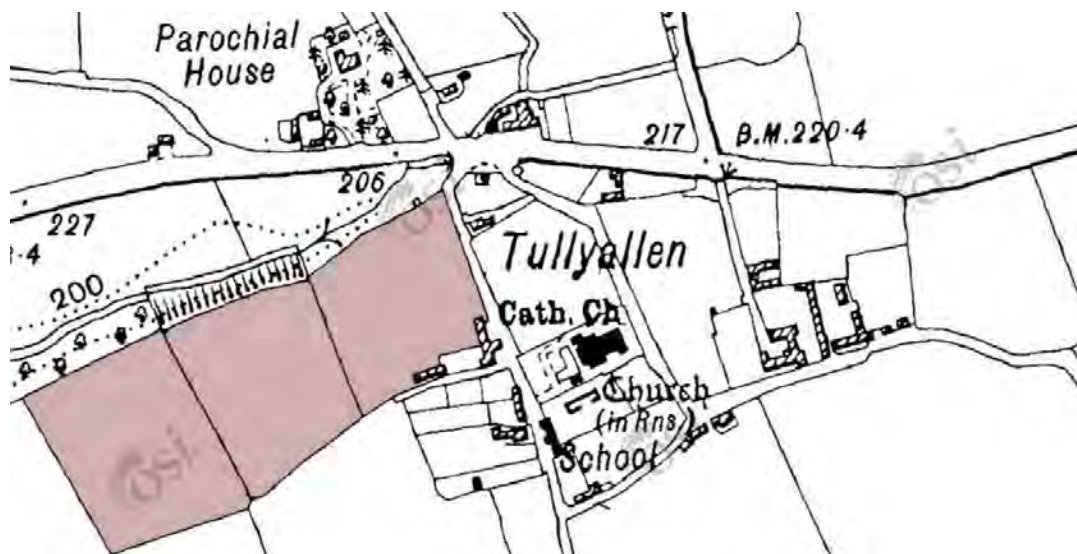


Figure 1.6 Historic 6 inch map showing subject site with 'A' & Old School & Church adjacent

Source: OS Ireland



We propose that zonings be implemented into the new Development Plan, which will align with the County Council's objectives for the much needed housing options for our aging population.

The site is strategically located in the centre of Tullyallen to allow residents to engage with local services while still availing of good residential amenity and a pleasant environment.

*Policy Objective HOU 12 "To support the implementation of the Policy Statement 'Housing Options for Our Ageing Population' and the provision of independent and/or assisted living for older people such as purpose built accommodation, the adaptation of existing properties, and opportunities for older people to avail of 'rightsizing' within their community at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport.'*

The Development plan policy has identified 6 principles for Housing for our Ageing population as follows:

**Ageing in Place:** "Housing should be located close to amenities and services to enhance independence; Supporting Urban Renewal: The provision of quality urban centres with a choice of housing tenures will support ageing in place and will allow older people to choose housing options appropriate to their needs"

Tullyallen is identified as Level 4 retail centre in the County Retail Hierarchy. The subject site is in close proximity, walking distance, to the Church, the Parish Hall (where weekly Bingo takes place), the Supermarket, the butcher, the Medical Centre, the Pharmacy, the Hairdressers and the pub. This enables residents to walk to local amenities, rather than relying on using the car. There is a walking track at the local GAA club (Glen Emmets) which is open for use by the entire community. It is flat and accessible if mobility is an issue. For those who are more able bodied, the Belnumber Walk is within minutes of the site.



Figure 1.10: Tullyallen land use, red line encloses subject sites 'A' & 'B'

### Promoting Sustainable Lifetime Housing:

*"Accommodation should be adaptable and accessible to meet the changing housing and health requirements of people as they get older"*

The subject site would be proposed to have houses form a cluster surrounding a landscaped green space. The design promotes pedestrian priority and generates an environment of communal involvement. Seating areas are interspersed along with planters to facilitate forming relationships between neighbours. Each house would be fully accessible and would meet the relevant standards and requirements for disabled access. Dwellings would be sensitively designed, with the vernacular in mind, to ensure they nestle into the existing heavily planted site boundaries. Landscape design within the development would also ensure

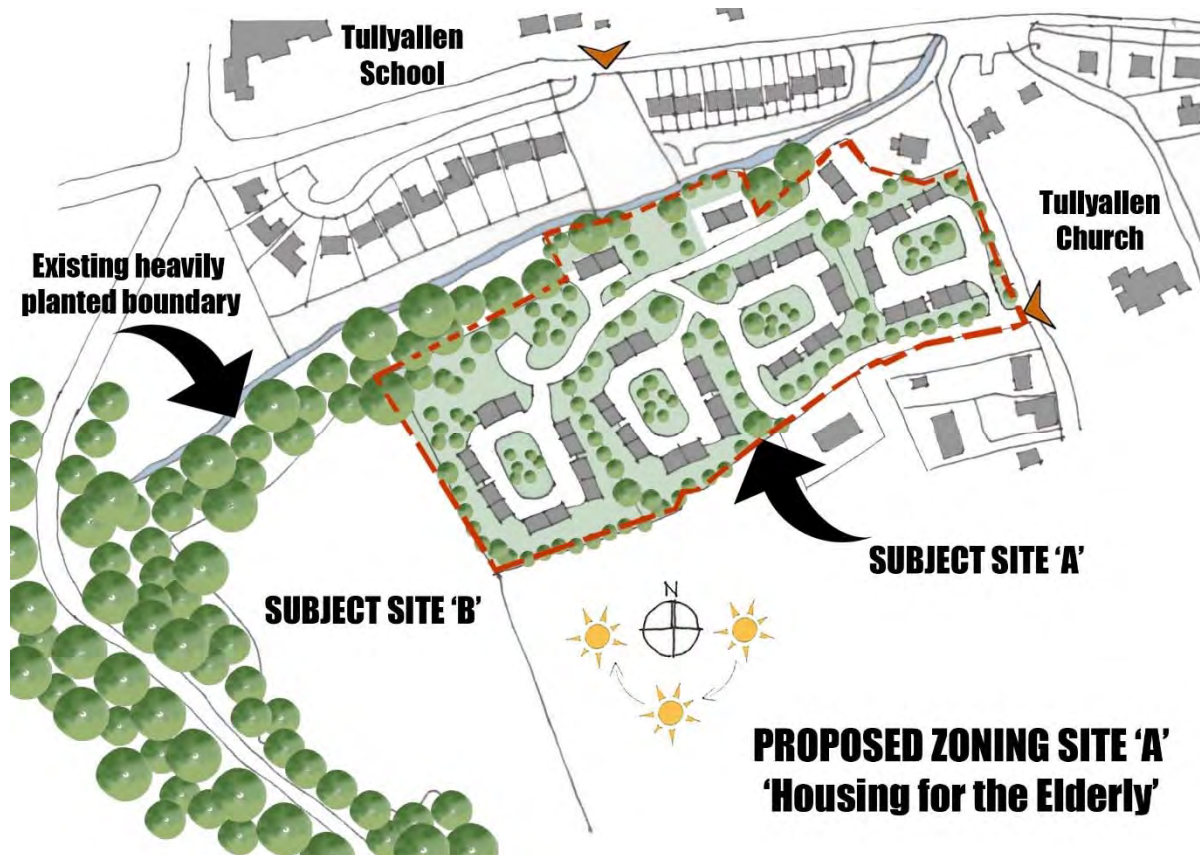


Figure 1.11: Architect's sketch of possible layout of housing clusters within landscaped courtyards, which promote communal involvement. Heavily screened boundary with mature trees would screen the site, along with additional planting. Proximity to village centre amenities within a 5 min walk would promote a 'car free' lifestyle.

Policy Objective HOU 17 *"To promote and facilitate the sustainable development of a high quality built environment where there is a distinctive sense of place in attractive streets, spaces, and neighbourhoods that are accessible and safe places for all members of the community to meet and socialise"*

We believe that with sensitive design approach meets the criteria set out in this policy.



**Figure 1.12: Example of Housing for the Elderly, in clusters, low rise, with low maintenance gardens.**

**Using Assistive Technology:**

*"Accommodation should be designed to facilitate the installation of smart technology to facilitate assistive technologies such as TeleCare, TeleHealth, and Remote Monitoring, in order to provide a sense of security and connectivity for older people living alone"*

*The subject site is in the centre of the village of Tullyallen and therefore is on high speed broadband to facilitate the use of smart technology.*

**Staying Socially Connected:**

*"Accommodation should be located in areas where social supports are available, and where there are opportunities to integrate and connect with the local community"*

Tullyallen village has a great community. The Church of the Assumption is across the road from the subject site, with the Parish Hall adjacent to it. There are social activities held here. The local GAA club is the social heart of every Irish village. The Glen Emmets GAA club is a 5 min walk from the site. There is also a voluntary group "Tullyallen Carers" who provide an invaluable service, including social outings for the older members of the community. The local public house 'The Morning Star' is within walking distance from the site. The local restaurant 'The Graft' is also a few minutes walk from the site.

**Working Together:**

*"It is essential that all stakeholders work together to develop appropriate housing options and choice for people as they age"*

This proposed site for Housing for the elderly, would support the implementation of these principles in order to ensure housing for older people is appropriately located to allow people to retain their independence and remain part of the community as they get older.

*"As part of the strategy of consolidation and compact growth, there will be opportunities for the redevelopment of **infill** and brownfield land in **central areas of towns and villages**. Such lands may be suitable for accommodation for older people"*

Policy Objection TUL 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"

We believe that this site meets the criteria set out in this policy.

## 2.0 Tourism Objective

The submission of Subject Site A is not presented in isolation and the landowner also realises and wishes to align himself with another potential economic driver locally and as recognised as a tourism project and particularly in connection with the lands in his ownership (Subject Site 'B' as highlighted in Fig: 1.6) which bound King Williams Glen, Tullyallen's Belnumber walk, a route which connects the residents of the village with the River Boyne, its amenities in Oldbridge House, Mellifont Abbey, Townley Hall, The Boyne Greenway, World Heritage Site in Newgrange. All in close proximity to the village.

The lack of tourism hospitality facilities, particularly campervan parks, within the entire county, but particular in South Louth is very evident. We are surrounded by tourist attractions in the village of Tullyallen, and all that Drogheda's history offers, but yet, we do not encourage tourists to stay and spend in the local economy.

Throughout the country, and World, tourists travelling in campervans are catered for, but not in Louth. The landowner is willing to let the most Westerly section of his lands be used for Tourism, if the Council wish to plan objectives to increase facilities for the tourism economy, he is willing to work with the Council in this regard.



Policy Objective TOU 4 "To promote and facilitate tourism as one of the key economic pillars of the County's economy and major generator of employment and to support the provision of necessary significant increase in facilities, visitor attractions and improvement in public spaces to promote attractive and vibrant town centres as key places for tourists"

Policy Objective TUL22 "To provide for passive amenity space adjacent to King Williams Glen"

Throughout the country, these facilities are provided in historic areas, for example, Lough Crew Megalithic Centre, Killarney, Burren, and along the coastline.

**Figure 2.0: Map of Ireland showing campervan sites throughout the country. Each yellow dot indicates a site for tourists to stay, and spend money in the local economy.**

**Look at Louth.**

We should be promoting Louth as a tourist destination. Not a pass through county. A county you come and stay in. This can be very sensitively achieved, nestled within an already existing planted area, with direct access to the woods.

Policy Objective TOU 5 *"To support the work of the Boyne Valley Strategy Working Group and its core objective of making the Boyne Valley a leading sustainable tourism destination"*.

Policy Objective TOU 29 *"To encourage new caravan parks and camping sites to locate within existing settlements which are appropriately screened and which are served by an adequate and acceptable road network and foul drainage. In exceptional circumstances caravan and camping sites may be permitted in previous worked sites, forest or woodland or demesne setting"*

Policy Objective TOU 30 *"To consider the provision of glamping/camping accommodation outside of settlements only where it can be demonstrated that there is a justifiable tourist product/demand or where it is proposed to re-use existing vernacular buildings. The need to develop in a particular area must be balanced against environmental, social and cultural impacts of the development and benefits to the local community. In such cases, documentary evidence shall be submitted to substantiate the proposed development and each individual application will be assessed on its merits"*.

We believe that with sensitive design approach meets the criteria set out in this policy.

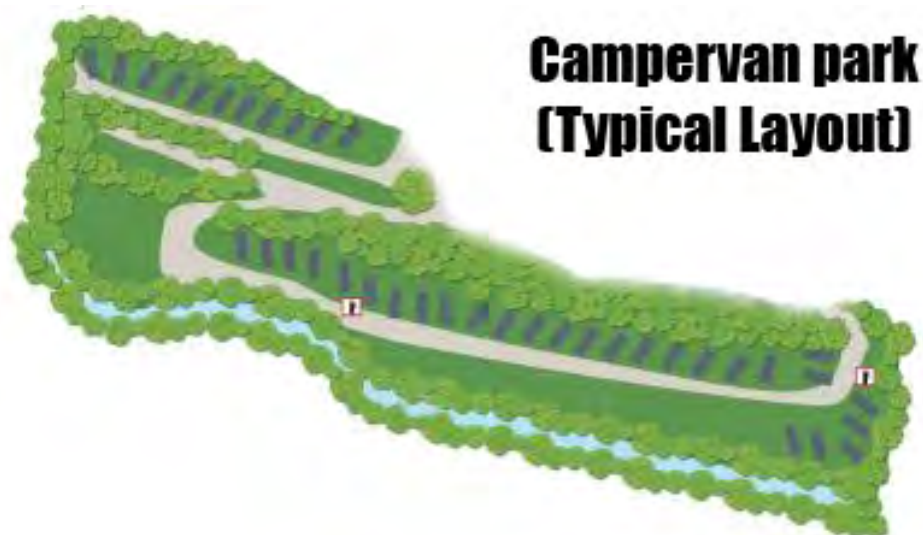


Figure 2.1: Example of Typical layout of campervan park, with staggered layout among the trees.



**Figure 2.2: Example of campervan parks, nestled beneath trees, providing a temporary destination for travellers.**

*Policy Objective TOU 5 "To enable, facilitate and encourage the growth and sustainability of the tourism sector through the provision of tourism enterprise developments in rural areas subject to the provision of adequate infrastructure and compliance with normal planning considerations"*

## 2.1 Conclusion

In summary, we present that the revised zonings associated with the subject lands will realise the potential for economic growth associated with Tullyallen's important position in the County, in order to *provide the employment needs of urban areas as well as rural hinterlands*.

It is respectfully presented that the proposed zoning subject of the review of the Louth County Development Plan and the respective book of Maps, including the Tullyallen Use Zoning Map, be accordingly amended to provide for much needed for **Residential zoning** specifically, Housing for the Elderly in Subject Site 'A'. In addition, the opportunity to deliver much needed Tourism facilities, to increase the length of time tourists remain in the area, could be delivered within and in accordance with specific Draft Plan policies and objectives, by facilitating a **Tourism** zoning to the lands in Subject Site 'B' in association with the existing watercourse, woodland setting and high volume of historic tourist attractions in the area.

Regards

Tony Coffey  
Landowner