



15th December 2020

Forward Planning Unit
Development Plan Review
Louth County Council
Town Hall
Crowe Street
Dundalk
Co. Louth

Louth County Council

23 DEC 2020

Customer Services
Dundalk

Dear Sir or Madam

DEVELOPMENT PLAN REVIEW.

EHP Services has been appointed by Donal Carroll to make the following submission in respect of the zoning map for Dundalk issued with the draft Louth County Development Plan 2021-2027.

Please find enclosed a separate sheet of contact information in compliance with data protection legislation.

Our Client requests that the narrow strip of land belonging to him identified in Map 1 overleaf is rezoned from G2 – Institutional Lands to A2 – New Residential (see Maps 1 & 2 overleaf).

The 7m wide x 70m (approx.) long strip of ground comprises the north-eastern (right) half an existing agricultural lane off the Rock Road, Blackrock serving lands in agricultural use to the rear in the Clients ownership which also has a residential zoning. The south-western (left hand) side of the current agricultural access and lane as well as the lands to the rear are currently zoned in the Dundalk & Environs Development 2009-2015 as Residential 1 (RES1). The north western half of the access track is zoned Community, Education and Recreation (CER). This is clearly anomalous i.e. two sides of the same access way which are under single ownership serving the same property but which have different zonings.

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The subject site was acquired under a separate folio number - (see Map 3 overleaf), which is a different folio from the left hand side of the agricultural entrance and rear field which is covered by folio number - Pertinent to this submission is the folio map for the St. Francis National School grounds - which clearly illustrates the set back or indentation adjoining the agricultural lane and the exact separation and boundary line between the Client's and School's respective properties (see Map 4 overleaf).

We believe the subject site's G2 - Institutional Lands zoning is easily explained as it arose based on reliance on the Ordnance Survey (OS) maps upon which the previous zoning maps are based which are inaccurate from a property ownership viewpoint. The OS maps omitted correct folio and ownership boundaries. The school set back and boundary line was not correctly aligned in tandem with the zoning map and was represented instead with a straight line running from the rear playground of the school, to the Rock Road resulting in capturing and merging part of the Client's property with the school property for zoning purposes. It must have been assumed that the Client's folio was within the curtilage of the school property, which it was not, and never has been. It makes imminent practical sense to regularise these two halves of the same access lane under the same zoning. The existing entrance onto the Rock Road is also currently undergoing upgrading works with new gates, piers and wing walls that were granted permission under planning ref. no. 19921, however under current and proposed zonings, the two sides of the same entrance and access way are/will be zoned differently.

It is submitted that rezoning the subject land will not only bring it in line with the south-western (left) side of the existing entrance and lane but will also avoid any potential zoning issue/complication should any future application on lands to the rear (north) ever be submitted for consideration. The strip of land in question never formed part of the adjoining school grounds nor would they ever likely be amalgamated into the school's property. The continued zoning of the subject strip of land as part of the adjoining but separate National School is redundant.

The proposed rezoning will have no material impact upon the draft County Development Plan's policies, objectives or strategic vision of development for Dundalk. We note draft Policy Objective CS 10 seeks to prioritise the preparation of an Urban Area Plan (UAP) for Dundalk to supersede existing development and local area plans and it will be that plan which deals in more detail with the strategic vision of growth for the town, update the Core Strategy and provide all necessary zoning objectives and planning policies. It would be however be important to ensure the zoning maps issued with the draft County Plan are aligned with the future UAP for the town.

In this regard we hope the County Council is favourably disposed to our submission and will make the necessary alterations to Map 1.1 and 1.2 as requested.

If the Forward Plans Team has any queries regarding the above submission please do not hesitate to contact us.

Regards

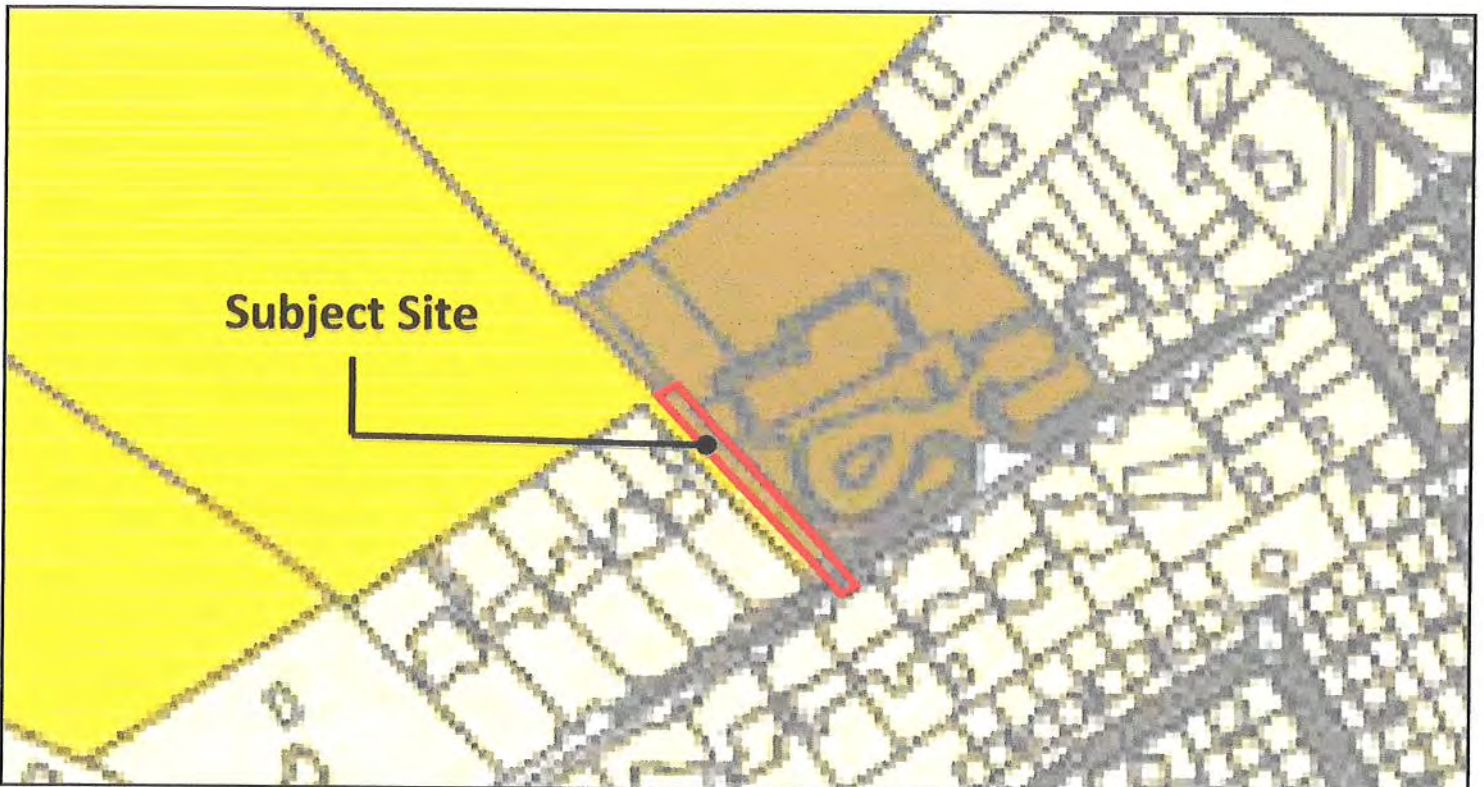
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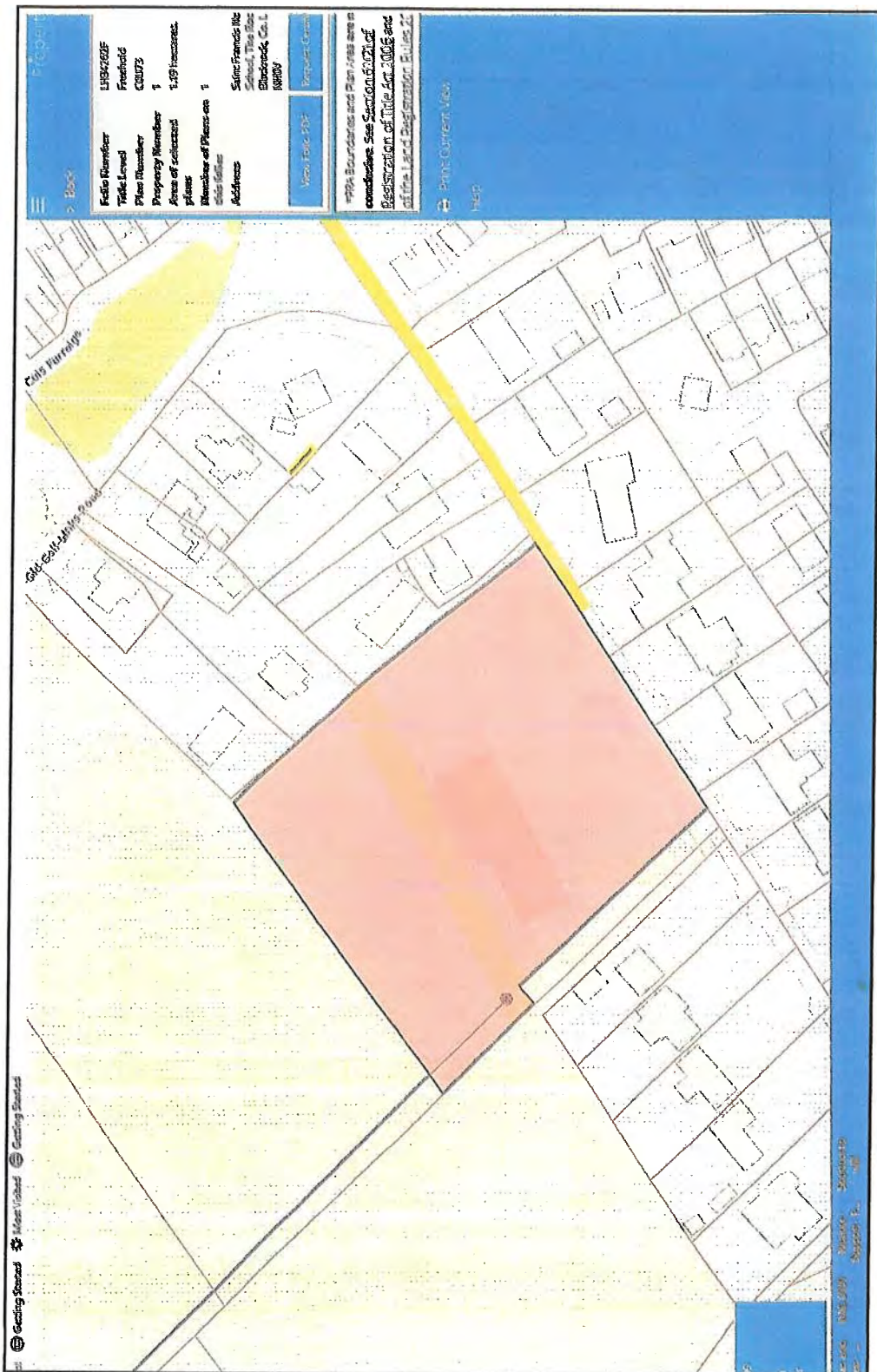
Map 1 - Site Location Map

Source: Goole Maps 2020



Map 2-Draft Dundalk Zoning Map

Source: Draft Louth County Development Plan 2021-2027



Map 4-Folio Map LH34262F

Source: www.landdirect.ie