

Doherty Design Services

Date: - 27th July 2021

**Re: - Draft Louth County Development Plan 2021-2027.
Submission on Material Alteration Ref. ARD1.**

A Chara,

On behalf of my client I wish to make a number of comments on the proposed Material Alteration ARD1 on the Draft County Development Plan 2021 – 2027.

1. The proposed material alteration of the ‘Castleguard Site with Motte’ from A2 New Residential to A3 New Residential Phase 2 appears to be based on submission 071. However submission 071 refers to another parcel of land in the north east part of Ardee town and not the Castleguard Site with Motte which is located to the east of the town. We contend that this proposed Material Alteration may be an error.
2. The Chief Executive commented in the response to submission reference DR00578 relating to the subject land that “the development of the subject lands which is surrounded by existing residential and employment generated activities would facilitate infill development at this location and would support the implementation of the principles of sequential, compact and sustainable growth”. The Chief Executive recommended that there be no change from A2 New Residential. This supports my earlier comment that Material Alteration ARD1 may be an error.
3. The subject land is directly adjacent to Castleguard Manor housing estate to the north and Dawson’s Demesne housing estate to the west and as such should be considered infill development.
4. The subject land is fully serviceable and there is currently direct access to the land from the R170 and potentially from the Castleguard Road which links the R170 to the N33. It is noted that the Castleguard Manor housing estate to the north is accessed from the Castleguard Road.
5. Landowners who have land which was zoned New Residential in the Ardee Local Area Plan 2010 – 2016 and retain the same zoning have failed to develop or indeed perhaps don’t intend to develop their land. It is noted that the Office of the Planning Regulator notes that there is too much land zoned for residential development in Ardee however we would contend that the issue of actual development and therefore supply to the market of good quality housing is not considered. This restricts others who wish to construct good quality and affordable housing for the towns people but cant. Simply, a mechanism needs to be put in place to force landowners to develop zoned lands.

Furthermore, the choice on where towns people want to live is very restrictive due to the lack of development within the town. It is noted that only 2 residential development sites currently exist and indeed I note that one of these sites has ceased construction for a number of months for whatever reason. The other site has just commenced development in recent months. My clients are developers who have constructed good quality and affordable dwellings in the past and feel that this site is ideal for the future development of the town. This land is ‘ready to go’ and so are they.