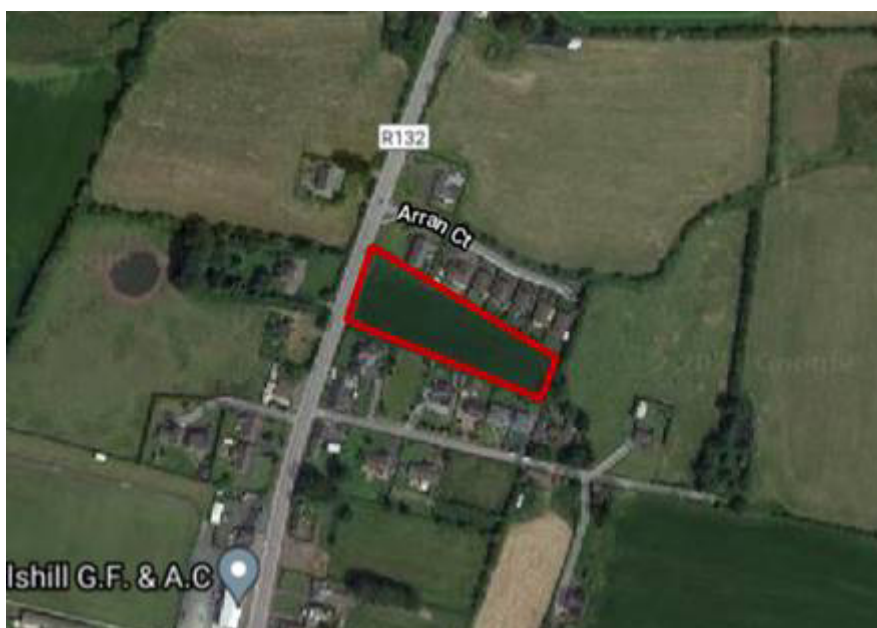


## **1.0 INTRODUCTION**

This is a submission on behalf of Mr. B. Hearty the owner of the lands edged red below and forming part of proposed Material Alteration DLK21 of the Draft Louth County Development Plan 2021 – 2027. The material alteration proposes a change to the order of priority zoning from A2 – New Residential Phase 1 to A3 New Residential – Phase 2. **The submission seeks the reinstatement of the order of priority zoning A2 to these lands.**

It is noted that the change will not add more residentially zoned land to the overall amount of residentially zoned land and as such the proposal sought in this submission is in keeping with Section 12(10(c)) of the Planning and Development Act 2000 as amended as given the modification proposes a change to the order of priority of a residential zoning the change sought in this submission would be minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site or result in an increase in the area of land zoned for any purpose.

The lands extend to 0.7ha (1.7 acres) and are identified edged red below. Mr. Hearty's site is relatively small and is an infill and self-contained site with existing houses to the north and south. I'm also informed that the site has drainage and other infrastructure available and it has direct frontage to the Old Newry Road. Given the pattern of surrounding development it would best suit lower density housing and would accommodate only a limited number of houses.



Submission for Mr. B. Hearty – Lands at Newry Road - Dundalk

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The lands were zoned Residential A2 – Phase 1 in the Dundalk Zoning Map as contained in the draft County Development Plan 2021 - 2027.

The development of the site for housing, being a small self-contained infill site would not impact in any material way on the amount of residentially zoned land in Dundalk or the number of residential dwellings to be provided over the Plan period. It would however add choice to the housing market in the area.

Mr. Hearty requests that the proposed material alteration to change the order of priority to ‘Residential A3 – Phase 2’ is not adopted and the ‘Residential A2 – Phase 1’ zoning order of priority as per the original draft Plan is adopted.