

**INTRODUCTION**

OHMG (ROI) Limited own the land edged with a solid pink line on the map below extending to 3.9 hectares. At least 50 per cent of the lands are already developed on foot of planning permission P.A. Ref 05/354 comprising a phased development of 143 no. dwellings and subsequent permission P.A. Ref. No. 14/234 extended under TE 19/1048. Phase 1 and 2 consisting of 55 no. dwellings are complete and occupied. The 23 no. dwellings comprising the second phase were recently completed and were transferred to Approved Housing Body, Tuath Housing, for social housing. The development is known as Lismullen Grove.

O’Hare & Mc Govern are keen to finish out the Lismullen Grove development and following a pre-planning meeting on 15<sup>th</sup> March 2021, planning applications for the final phases i.e. Phases 3 and 4 are due to be lodged with Louth County Council imminently.

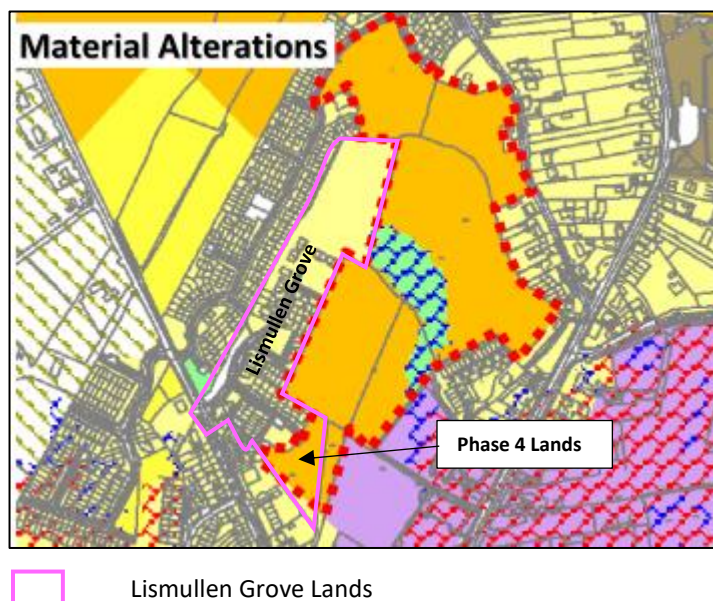
Under Material Alteration No. DLK 22, however, it is proposed to change the zoning of the Phase 4 lands from A2 Residential New to A3 New Residential Phase 2.

There is also a discrepancy between the published text and maps in that the text describing the material alteration proposes a change “from A2 New Residential to A3 Residential Phase 2 and H1 Open Space”. (Extract below).

<b>DLK22</b>	Lands south of the Doylesfort Road and east of the Newry Road	A2 New Residential to A3 Residential Phase 2 and H1 Open Space	817
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**The submission seeks that the proposed material alteration to place the Phase 4 portion of the Lismullen Grove site in the order of priority residential zoning A2 to A3 is not adopted and that this part of the site remains A2 as per the Draft Plan.**

Figure 1 – Extract from Maps Material Alterations to Maps (DLK22) with Submission Lands Identified



**JUSTIFICATION**

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 amendment sought relates to a small portion of the established Lismullen Grove development. The submission lands extend to approximately c. 0.5ha. They are to all intents and purposes an infill site and as such would not have any material impact on overall order of priority A2 lands or housing numbers over the period of the proposed new Development Plan.

Furthermore, the lands are part of the partially constructed Lismullen Grove development and are in the same ownership. The reinstatement of the A2 order of priority residential zoning as per the Draft Plan will ensure the development is finished out in an orderly and integrated manner, whilst also allowing for a better quality design and layout.

The lands are not environmentally constrained and are not affected by any views or prospects, protected structures or other such designations within the Draft Development Plan.

The lands are well within the established built-up area of the town of Dundalk are essentially enveloped by existing residential development. They have very well defined physical boundaries and would in reality represent a sensible, self-contained and limited development rounding off.

The lands are less than 1km from Dundalk's Main Street, with direct and continuous footpath connections available.

The development of the submission lands would without doubt represent sequential and compact growth and contribute to consolidation of the urban area, consistent with policies in the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES) as well as all relevant Section 28 Ministerial Guidelines.

The lands can be serviced and safe access can be provided via the existing access to Lismullen Grove off the Armagh Road.

Submission for OHMG – Lands South of Doylesfort Road and East of the Newry Road.

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The lands are in the sole ownership of OHMG (ROI) Limited an experienced housebuilder with a track record of delivery of developments particularly in the County of Louth. OHMG has recently completed the transfer of ownership of 23 dwellings the second phase of the development to Approved Housing Body, Tuath.

A planning application for the submission lands is at an advanced stage and will be lodged imminently with Louth County Council.