

1.0 INTRODUCTION

This submission supports the proposed material alteration to change the zoning of the lands from L1 Strategic Reserve to A3 Residential Phase 2 under proposed material alteration DLK6. **However, it is submitted that the lands would be more appropriately zoned Residential A2 – Phase 1 and I seek that change.**

It is noted that the change will not add more residentially zoned land to the overall amount of residentially zoned land. Rather, the proposal seeks only a change to the order of priority for the release of residentially zoned lands. 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 principle of the residential zoning having been established through the various Strategic Environmental Assessment (SEA) of the Plan-making process.

The maps below illustrates how close the site is to the Railway Station and Dundalk town centre. It is 1km from the railway station (10 minute walk/ 5 minute cycle) and 1.5km from the town centre (15 minute walk /8 minute cycle). The site which extends to c3.2ha is edged red on the maps below. A detailed submission was made during the public consultation stage of the Draft Plan

The Office of the Planning Regulator (OPR) made a detailed submission to the draft Louth County Development Plan 2021 - 2027. OPR Recommendation 5 states – *“It is recommended that the residential land use zoning in the draft plan be amended, to more demonstrably comply with the sequential approach and with the national objective for compact growth (i) The provisions for land use zoning to accommodate new residential development in Dundalk should be refocused onto lands which are most proximate to Dundalk town centre and its railway station”*. (Emphasis added).



Figure 1 - Site Location Map

It is submitted to change the order of priority zoning of the site to **A2 Residential Phase 1** would fully comply with the directions of the OPR in its submissions to the draft development Plan and as such would fully comply with national planning policy as expressed through the National Planning Framework. This is the case for the following summarised reasons –

- The development of the submission lands would, without doubt represent sequential and compact growth and contribute to consolidation of the urban area.
- The lands are 1km from the railway station (10 minute walk/ 5 minute cycle) and 1.5km from the town centre (15 minute walk /8 minute cycle).
- There are footpaths and public lighting the whole way from the site to the railway station and the town centre.
- There are dedicated cycle paths on the Main Estate Road in Lis Na Dara.
- There are partial on-road cycle lanes on the Carrick Road towards the town centre.
- The lands are not environmentally constrained.
- Planning permission for c92 dwellings was previously granted on the lands under P.A. Ref. 08/60.
- The lands have very well defined physical boundaries and would in reality represent a sensible, self-contained and limited development rounding off the Lis Ma Dara housing development.
- The lands can be serviced and safe access can be provided. This has been confirmed by an engineering assessment by Waterman Moylan Consulting Engineers.

- The lands are only a few minutes walk from the Crèche / neighbourhood Centre at Lis Na Dara and development of the lands would be a sensible and defined “rounding-off” of the Lis Na Dara development and represent compact growth.
- The lands are in my sole ownership and as an experienced developer with a track record of delivery of developments I am keen to move these lands forward for development at the earliest opportunity. I have a full planning and development team in place to progress the development which will help to deliver much needed housing and alleviate the current shortage of suitable homes.



Figure 2 - Connectivity

I wish to thank you for the careful consideration of the previous submission on these lands during the earlier consideration process and would respectfully ask that you consider my proposal favourably, based on the points I have made.