

**RE: PP24 178**

**Proposal**

**4no. dwellings, Cois Farrage, Old Golf Links Road, Blackrock, Co. Louth.**

**Meeting was held in the Town Hall on the 22<sup>nd</sup> August 2022.**

**Attendees:**

Rueben Kirrane - Denis Williams Design Services  
Yegor Korolovych - Denis Williams Design Services

Patricia Hughes, Senior Executive Planner, LCC

The purpose of the meeting was to discuss a proposal for the provision of 4 dwellings proposal on an area that was designated public open space in the permitted SHD development (ABP 3030253-18) as delineated below in the red line.

This meeting was requested by the applicant.

**The applicant advised:**

- Background is - 4 units have been omitted from this overall housing scheme to facilitate the preservation in situ of archaeological features uncovered during the development phase. Consequently, this area to the rear of the graveyard and church, now provides for a wildflower meadow with provision for pedestrian access and seating.
- Proposal was to provide 4 dwellings an area designated public space in the permitted scheme.



## **Planning advised.**

- Appreciate the background however somewhat concerned that that the proposed site for additional housing units was permitted as public open space and that it would be reasonable for persons who purchased property in this scheme to expect it to remain so.
- Should an application be progressed, it should be advertised as an amendment to the SHD (as per requirements set out in Planning Legislation) and important that justification is provided. This should look at the areas of public open space permitted in the overall scheme, the quantum and functionality of same and the requirements of the current Louth County Development Plan. .
- Discussed that area pertaining to wayleave in the north west corner would be best included in curtilage of that house and that the southernmost unit, should (be truly double fronted) providing an attractive elevation to the public space adjoining it and to maximise surveillance of same should application be progressed.

**The above advice is given on the clear understanding that it does not prejudice the statutory planning process or predetermine the decision of the planning authority in respect of any planning application received.**

End