

Dear Sir or Madam,

Please see the attached document.

I apologise for the late arrival.

Kind regards





Ó CUALANN<sup>®</sup> Cohousing Alliance CLG  
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Web: [www.ocualann.ie](http://www.ocualann.ie)  
Registered in Ireland; No: 548891  
AHB 03056.  
Registered Charity Number: 20201341  
Chy: 22281 Tax Reg. No. 3393836IH

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Ó CUALANN<sup>®</sup> Cohousing Alliance CLG is working to improve Work-Life balance in the organisation.  
As such, if you receive this email outside of your normal working hours, I do not expect a response until you return to work.

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1 October 2025

To whom it may concern.  
Local Area Development Team,  
Newry Mourne and Down District Council

Ó Cualann Cohousing Alliance CLG (Ó Cualann) welcomes the NMD Local Area Development Plan and specifically the Policy COU3 – Affordable Housing in the Countryside.

This is the first time we have seen such a policy being drafted by a local authority on the Island of Ireland and it is to be warmly welcomed, especially as the need for affordable housing is so great throughout all urban and rural communities.

I apologise for not making a representation during the consultation period and I hope that you can still consider the points contained herein when preparing the final document.

We have just **one concern** and this relates to the quantum of affordable housing to be allowed under the policy. It would appear to us in the policy as currently worded that, if there was a requirement for 14 or 20 new social houses in any given locality, the District Council would not allow for the provision of affordable houses for purchase or rent in that area or if the social need was for 7 or ten houses, the District Council would only allow a max of 7 or ten affordable houses in that locality. This would be unfortunate as the need for social housing in a community may mean that there would only be a minimal or no allocation available for affordable housing.

Our experience, as the leading Approved Housing Body in the Republic of Ireland promoting Community Led, Collaborative and Co-operative housing, is that the demand for affordable housing in all rural and urban settings is substantially greater than the demand for social housing.

To demonstrate this, in North-West Dublin we had expressions of interest from 2,500 households for affordable housing with 800 on the waiting list for social housing in the same area.

In a small village in Waterford we had expressions of interest from 32 households for an affordable house while the demand for social housing in the village was 7.

I would encourage you to allow 14 or 20 affordable houses in any given area in addition to the demand for social housing in that area.

Kind regards,



Board: Anne Barrington, Chair; Joan Campbell, Colm Healy; Mel Reynolds; Rachael Walsh

Chief Executive Officer: Hugh Brennan, Company Secretary: Tim Crowley,

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