

Explanatory Note: Local Area Plan Dunleer 2017-2023

The purpose of the Dunleer Local Area Plan (LAP) 2017-2023, is to make an area-based plan to guide and direct the development of the town in the next 6 years and beyond. The plan area is shown on Appendix 5, Map 5.1, Land Use Zoning Map of this document and includes the town of Dunleer and its immediate suburbs. The boundaries of the plan area are chosen to reflect the physical built area of the existing town and the immediate vacant lands adjoining the town.

The principal objective of the plan is to ensure that all new development in the town is sustainable (always think about development in the longer term assessing its implications for the future even if the proposal is in the short term) and co-ordinated. The Plan provides for the identified needs of the town now and in the future for housing, buildings in which to work and shop, community facilities and other public investment, while efficiently using or re-using the existing town assets such as undeveloped land and public infrastructure. The success of the Plan will be assessed in how it achieves its overall sustainability objectives such as the compact physical development of the town, a reduced need for transport and energy consumption and the protection, conservation and enhancement of its unique natural and built heritage of the town.

This Plan provides for the growth and consolidation of the town with the participation of the people of the town and public bodies such as the Department of Education, Irish Water etc. The first phase in the public consultation process was the production of the Issues Paper, which received 153 responses. A first step in the preparation of a Plan was a vision for how Dunleer could be in the future. The Issues Paper asked the public outline their vision. The vision is set out in the introduction to this document.

The Plan is an area-based development strategy which identifies areas for particular purposes or uses such as residential (housing), employment (offices and industry) or amenity (green space). This land zoning strategy for specific uses in identified locations can be seen in Appendix 5, Map 5.1, Land Use Zoning Map. The Plan will provide for growth and investment (public and private) in accordance with the pre-determined development strategy. The implementation of the development strategy is primarily through the planning application process, where individual planning applications are submitted on lands within the plan area for large and small development which will require planning permission to be built. The applications are assessed against the Plan, and other relevant documents and where they satisfy all requirements the application will be granted planning permission.

Chapter 1 Introduction to the Local Area Plan

1.0 Introduction

The Dunleer Local Area Plan 2017-2023 has been prepared in accordance with the requirements and provisions of the Planning & Development Act 2000 (as amended). It is set within the context of the Louth County Development Plan 2015-2021 and the Regional Planning Guidelines for the Border Region 2010- 2022. It is informed by Ministerial Guidelines issued pursuant to Section 28 of the Planning & Development Act 2000 (as amended) together with EU requirements regarding Strategic and Environmental Assessment (SEA) and Appropriate Assessment (AA).

Format

The Dunleer Local Area Plan 2017-2023 consists of the written statement with accompanying maps which indicate the development objectives and policies of the Council for the proper planning and sustainable development of Dunleer. Should any conflict or ambiguity arise between what is contained in the written statement and the supporting maps, the written statement shall take precedence. In the full interpretation of the policies and objectives for Dunleer, it is essential that both the Louth County Development Plan 2015-2021 and the Dunleer Local Area Plan 2017-2023 are read in tandem. Where conflicting policies and objectives arise between the two plans, (unless otherwise specifically provided for in the Dunleer Local Area Plan), the policies and objectives of the County Development Plan shall take precedence. General development management guidelines are contained in the Louth County Development Plan, while those specific to Dunleer are included in the LAP.

The aim of the Dunleer LAP is to set out a strategy for the planned and sustainable development of Dunleer and for the protection, conservation and enhancement of its natural and man-made environment. The purpose of the Dunleer Local Area Plan is to guide future development by zoning lands for particular purposes and providing a policy framework for planning decisions within the town of Dunleer. (See Land Use Zoning Map 5.1, Appendix 5). This should be done in a sustainable and equitable manner and inform the local community, the public, stakeholders and developers of the policies and objectives that will ultimately shape development within the plan area. It should be noted that the Planning Authority endeavored to address, where feasible, the issues raised during the pre-draft public consultation process. (See Appendix 1 for Questions raised in Dunleer Issues Papers).

The Plan will regulate and manage development within the area boundary for the period from 2017 to 2023. However, it also aims to put in place a framework to guide the town's development over a longer time frame, allowing the town to evolve in a co-ordinated and sustainable manner. While the life of the plan is 6 years, it is recognised that many of the objectives of the plan may take longer to achieve.

The Planning & Development Act 2000 (as amended) introduced the concept of LAPs in a framework of higher-level plans as detailed in Table 1.1:

Table 1.1: Plan Hierarchy

Sustainable Development, European Spatial Development Perspective, EC Directives, Guidance & Conventions
Planning Legislation, National Spatial Strategy, Smarter Travel, Ministerial Guidelines & Directives
Regional Planning Guidelines for the Border Region
LCC Corporate Plan & Louth LECP
Louth County Development Plan 2015-2021
Dunleer Local Area Plan 2017-2023

See Appendix 2: Relationship of Dunleer Local Area Plan with other Plans/Guidelines.

1.1 Description of Dunleer

The original form of the settlement of Dunleer is linear in layout and the principle streetscapes are characterised by one and two storey buildings in mixed uses. Located approximately equidistant between Dundalk and Drogheda, it straddles the former N1 Dublin Belfast Route, now the Protected Regional Road R132. Additionally it is situated to the west of the Dublin-Belfast railway line, and to the east of the M1 Motorway, off which there is a spur road providing access to the town R169. The construction of the M1 and the consequent by-passing of the town removed the congestion experienced by large volumes of through traffic on the former national road R132 (former N1). Indeed Dunleer benefits from its strategic location affording it direct access to the motorway network and the wider national road network.

The White River is a natural asset flowing through the centre of the town which is presently underutilised. The potential exists for the development of both a riverside walk and parkway to serve all the people of the town, both young and elderly and would provide for an area of high visual quality and tranquillity suitable to serve as a recreational amenity and piece of green infrastructure.

Located in the Mid Louth area, Dunleer is also approximately equidistant from Ardee to the west, Clogherhead to the east and Castlebellingham/Kilsaran to the north. Dunleer functions as a local service centre for both the residents of the town and its surrounding rural hinterland through its offering of a wide range of residential, commercial, community and social facilities. Whilst Dunleer experienced substantial development up to the period 2008, thereafter and indeed during the period of the current LAP, there has, in essence been no development within the boundary of the local area plan.

1.2 Vision

The Strategic Vision for Dunleer is based on the policy and definition in the Settlement Strategy contained in the Louth County Development Plan 2015-2021, in addition to the aspirations of the people and stakeholders in Dunleer. The vision statement for Dunleer reads as follows:

“To provide for the sustainable growth of local employment, economic development, transportation, housing and services for both the town and its hinterland and to strengthen within a consolidated urban form, these interdependent land uses in future development, providing for best practice urban design principles and sustainable energy while protecting the natural and man-made assets”.

1.3 Strategic Objectives of the LAP

The realisation of the vision for Dunleer will be pursued by seeking to secure the following overall strategic objectives of the Plan:

1. To encourage a sustainable level of development that is appropriate to the character of Dunleer and to strengthen Dunleer as a development and service centre to cater for the local population.
2. To support a vibrant, attractive and growing town centre that seeks to facilitate a wide range of services, amenities, jobs and facilities for those living there and in the wider hinterland.
3. To establish a positive and flexible framework for economic development, optimising the town’s strategic location within the county, while promoting the manufacturing industry as the town’s economic niche and encouraging the expansion of related business and enterprise.
4. To ensure that best practice urban design principles are applied to all new development and give guidance on the location, scale, form, design and type of development that is appropriate with the infrastructure necessary to service it.
5. To positively enhance the town’s built and natural heritage by protecting existing heritage assets and their settings, promoting the enhancement, management and understanding of their assets and by providing for appropriate development.
6. To enhance the existing transport network and encourage improved access, connectivity and permeability to and around the town, including use of public transport, walking and cycling.
7. To promote sustainable energy efficiency and provide energy from sustainable sources.

1.4 Statutory Framework

The Dunleer Local Area Plan 2017-2023 has been prepared in accordance with the provisions of Section 18, 19 and 20 of the Planning and Development Act 2000 (as amended) which provides that a LAP shall be prepared in respect of an area which is:

- Designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census;
- Has a population in excess of 5,000; and
- Is situated within the functional area of a planning authority which is a county council.

The 2011 Census indicated that Dunleer had a total population of 1786. Whilst the preparation of a Local Area Plan is not mandatory for Dunleer, historically there has been such a plan provided and a decision was taken by the Elected Members that this practice would be continued.

In accordance with legislation, a Local Area Plan must be:

- consistent with the objectives of the Development Plan, its core strategy and the applicable regional planning guidelines (and any variations thereafter)
- consistent with guidelines issued by the Minister & national plans, policies or strategies as relate to the proper planning and development of the area
- in accordance with the requirements of the Planning & Development Act 2000 (as amended)

A Local Area Plan shall remain in force for 6 years from its date of adoption, unless it is amended or extended by Louth County Council as provided for under legislation. When the LAP is in force, both the Planning Authority and An Bord Pleanála shall have regard to its provisions when considering applications for planning permission.

1.5 Spatial Planning Context

The Louth County Development Plan 2015-2021 sets out the overall strategy for the proper planning and sustainable development of the County in accordance with national and regional policy.

The Regional Planning Guidelines for the Border Region 2010-2022* translate the strategic planning framework of the National Spatial Strategy to a regional level. It sets the population targets for each county within the Border Region. The Core Strategy of the Louth County Development Plan 2015-2021 is consistent with the RPGs and sets out a settlement hierarchy along with population targets which forms the basis for guiding the scale and location of new developments up to 2021 including the towns of Dundalk and Drogheda and the remainder of the County (See Map 1.1). This Dunleer Local Area Plan is consistent with the policies and objectives of the Louth County Development Plan 2015-2021 including its Core Strategy. The RPGs designate Dundalk as a Gateway and Drogheda as a Primary Development Centre. The remaining towns and villages are defined at county level in the Settlement Strategy of the Louth County Development Plan (See Table 1.2 Dunleer in the Louth Settlement Hierarchy).

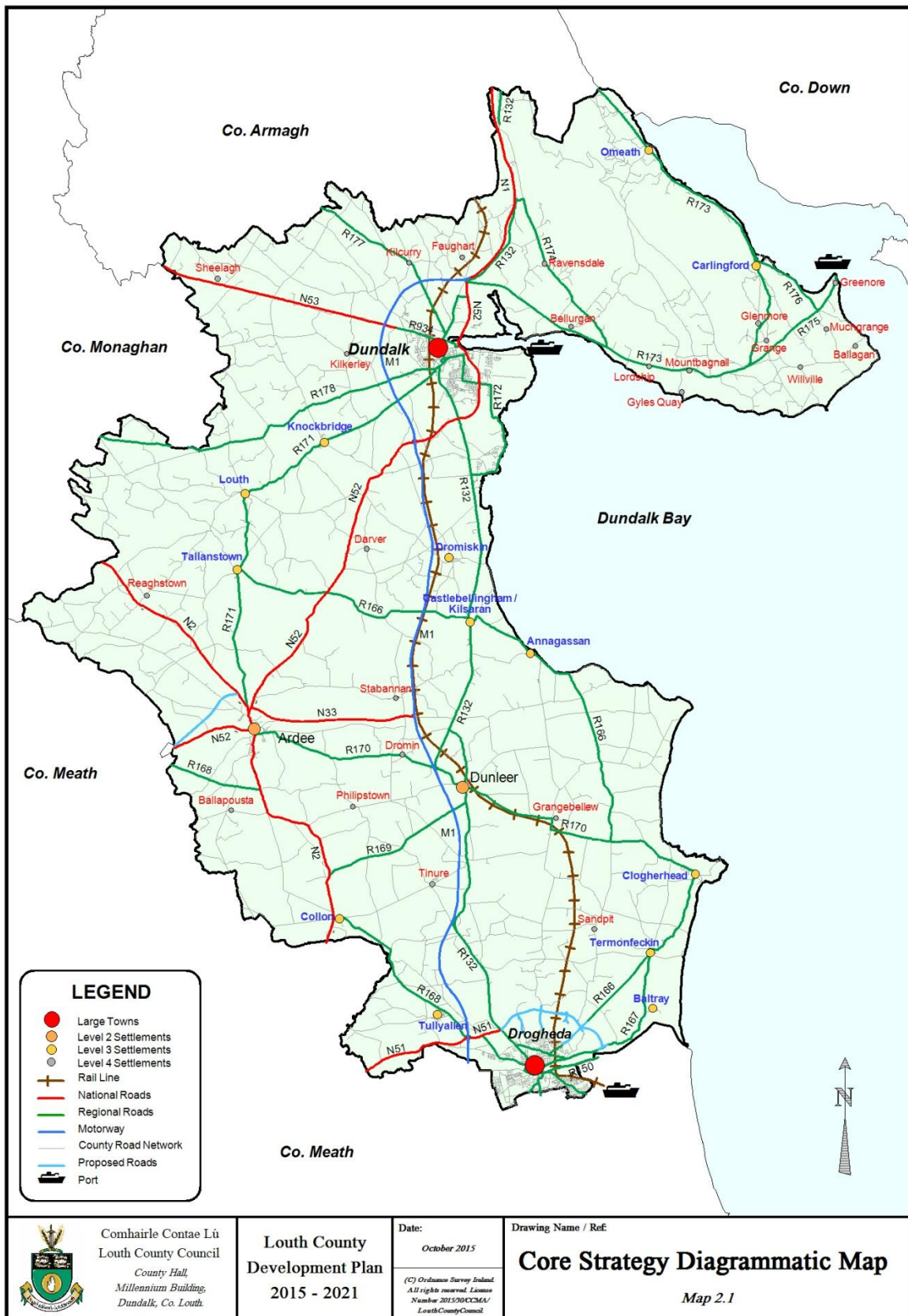
Herein, Dunleer is designated as a Level 2 Settlement alongside Ardee. The Settlement Strategy seeks to guide the sympathetic development of Dunleer as a moderate sustainable growth town which will act as a local development and service centre for the broader catchment area in a fashion that will be consistent with the proper planning and sustainable development of the area (See Table 1.2).

* Note: Whilst County Louth now falls into the Eastern and Midland Regional Assembly (EMRA), in the absence of the new Regional Spatial and Economic Strategy (RSES) for this region, the Regional Planning Guidelines for the Border Region remain in force.

Table 1.2 Dunleer in the Louth Settlement Hierarchy

Level	Role	Settlement
1	Large Growth Town	Dundalk and Drogheda
2	Moderate Sustainable Growth Town	Ardee and Dunleer
3	Small Towns	Annagassan, Baltray, Castlebellingham/Kilsaran, Carlingford, Clogherhead, Collon, Dromiskin, Knockbridge, Louth Village, Omeath, Tallanstown, Termonfeckin, Tullyallen
4	Villages	Bellurgan, Ballagan, Ballapousta, Darver, Dromin, Faughart, Glenmore, Grange, Grangebellew, Greenore, Gyles Quay, Kilcurry, Kilkerry, Lordship, Mountbagnal, Muchgrange, Philipstown (Collon), Ravensdale, Reaghstown, Sandpit, Sheelagh, Stabannon, Tinure, Willville

Map 1.1: Location of Dunleer in LCDP 2015-2021 Core Strategy



1.6 Strategic Environmental Assessment and Appropriate Assessment

A Strategic Environmental Assessment (EU Strategic Environmental Assessment Directive 2001/42/EC) is the formal systematic evaluation of the likely significant environmental effects of implementing the plan prior to its adoption. An Appropriate Assessment (EU Habitats Directive 92/43/EEC) is to ensure that the Plan does not impact negatively on any Natura 2000 site in view of its conservation objectives.

Screening reports have been completed for both the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) of the Dunleer Local Area Plan.

1.7 Strategic Flood Risk Assessment

The Planning System and Flood Risk Management Guidelines for Planning Authorities were published under Section 28 of the Planning and Development Act 2000 (as amended). These require planning authorities to provide flood risk assessment as an integral and leading element of the development plan process. A Strategic Flood Risk Assessment (SFRA) was prepared as part of the review of the Louth County Development Plan 2015-2021 and an area specific SFRA was prepared to guide the future development of Dunleer as part of the new Local Area Plan process. The SFRA Maps are included in Appendix 3.

Note: Please refer to *Dunleer Flood Risk Assessment Study November 2016*.

It should be noted that for the purposes of clarity and for the information of the public, those lands which are subject to flooding as indicated in Appendix 3 have been superimposed on the Composite Map Land Use Zoning & Flooding See Map 3.9, Appendix 3.

Chapter 2 Core Strategy and Settlement Strategy

2.0 Rebuilding Ireland - An Action Plan for Housing and Homelessness

In 2016 the Government published “Rebuilding Ireland – An Action Plan for Housing and Homelessness” the key priority of which is to address the unacceptable level of homeless families by providing rapid housing delivery coupled with robust delivery and infrastructural funding programmes. On foot of the DHPCLG Circular PL8/2016, local authorities were requested to consider planning mechanisms to bring forward new, appropriately located, housing supply. This Circular recognised that zoned residential lands may not become available to develop for reasons including infrastructural and financial constraints, ownership and land value expectation etc. Simultaneously, there are sites that have been zoned for many years which are included in the core strategy development potential calculations, but which have not been made available. In this regard and in key demand areas, other well located and ready to go but unzoned lands should be zoned, where prospects for availability of development are better.

With no development having occurred on zoned residential lands in key demand areas during the period of the current plan, having regard to ‘Rebuilding Ireland’ and in compliance with Circular PL8/2016, the availability of residential lands for housing construction during the life of the plan has been taken into account in Appendix 4: Audit of Zoned Residential Lands.

2.1 Core Strategy

The Core Strategy of the current Louth County Development Plan 2015-2021 builds upon the Core Strategy as incorporated into the previous Louth County Development Plan 2009-2015 through Variation No. 2. The Regional Planning Guidelines for the Border Region provide population targets for the County to the period 2022 and it is these which have informed the Core Strategy of both the current and previous Louth County Development Plans. The RPG’s allocate population targets for Dundalk and Drogheda with the residual population figure distributed amongst the remaining towns, villages (Levels 2, 3 and 4) and rural areas in accordance with the Settlement Strategy, which supports balanced development throughout the County.

The growth of Dunleer must be considered in the context of the Louth County Development Plan 2015-2021 which facilitates the growth of the town with associated community facilities, services and employment opportunities. This growth should be commensurate with growth in economic activity, provision of public transport and in line with capacity in water services. The phasing of housing land as set out in the local

area plan seeks the consolidation and growth of Dunleer at a suitable and sustainable scale appropriate to its position in the settlement hierarchy and in accordance with the core strategy of the Louth County Development Plan 2015-2021 and proper planning and sustainable development of the area.

Variation No. 2 of the Louth County Development Plan 2009-2015, allocated a housing land requirement of 4.5ha based on a target population of 165 persons (62 residential units). However, as a result of the countrywide economic downturn, no new dwelling houses other than satisfying the requirements of the DECLG Guidance Manual 2011 entitled “Managing and Resolving Unfinished Housing Developments”, have been constructed in Dunleer during the period of the current Dunleer Local Area Plan 2010-2016. Tables 2.4 and 2.5 of the Louth County Development Plan 2015-2021 allocated a housing land requirement of 1.15ha based on an additional population of 63 persons (23 residential units).

Dunleer Local Area Plan 2017-2023

Consequently, as there has been no new housing construction during the period 2010-2016, the land requirement of 1.15ha must be considered in conjunction with the land requirement allocated in Variation No. 2 of the Louth County Development Plan, which was 4.5ha. Thus the combined land requirement for Dunleer during this Plan period equates to 5.65ha. This is compliant with Table 2.5 and the Core Strategy of the Louth County Development Plan 2015-2021.

In accordance with the 'Guidance Note on Core Strategies' 2010, as issued by the DECLG under Section 28 of the Planning and Development Act 2000 (as amended), one of the mechanisms available to a local authority in dealing with an excess of residential zoned lands is to prioritise or phase development.

This phasing process to identify the priority residential development areas is based on the aforementioned land requirement (and target population figure) in addition to the factors outlined below and influenced by the principle of sequential development, availability of infrastructure, site characteristics, and land availability to construct houses within the plan period. The following criteria were used in the assessment process:

- Proximity to Town
- Consolidation
- Accessibility
- Availability
- Water Services
- Public Transport
- Setting
- Flooding
- Topography

(See Appendix 4: Audit of Zoned Residential Lands and Map 4.1)

The Core Strategy of the Louth County Development Plan 2015-2021 (in accordance with the Regional Planning Guidelines) provided a target population figure for Dunleer. Notwithstanding this, it is considered appropriate, given the stated role of Dunleer as a residential loci, a focal point for services in the broader rural area and as a settlement to drive development within the locality, to take account of the potential latent local need for new housing in its hinterlands.

The draft LAP boundary is tightly defined around the existing urban form. However, it is acknowledged in development plan policy that the broader hinterland area has a functional relationship with the town in terms of employment, services and housing provision, etc. It is noted that a percentage of potential housing demand created by this growth is satisfied by building houses in the countryside, as provided for under the provisions of Section 2.19.1 and SS19 of the Louth County Development Plan 2015-2021. However, persons who cannot build their own houses in the hinterland must be facilitated in the town core (this is particularly relevant for persons in the private rental market and/or those dependent on social housing provision) as well as individuals who wish to build a one off house on a serviced site in the town as an alternative option. It is noted that between 2011 and 2016 the identified notional hinterland of Dunleer experienced a 2.7% growth in population. (For details see Table 2.1 below and Map 5.2, Appendix 5)

'Realising Our Rural Potential – Action Plan for Rural Development', launched in January 2017, has identified that rural towns and villages can meet rural housing requirements by providing sites on vacant, infill and back- land sites. In that regard, Action No. 7 of Pillar 1 (Supporting Sustainable Communities) is to '*Increase delivery of small housing schemes in towns and villages as an alternative to one-off housing*'.

Table 2.1: Notional Hinterland of Dunleer: Population Change 2011-2016

Electoral Division	2011	2016	Population Change	% Change
Dromin	610	629		
Drumcar	1,526	1,451		
Dunleer (ED)	2,796	2,868		
Dysart	918	925		
Mullary	1,723	1,754		
Castlebellingham	1,617	1,688		
Clogher	3,031	3,237		
Total	12,221	12,552	331	2.7%

Note: *Realising Our Rural Potential – Action Plan for Rural Development’ identifies a large number of initiatives supporting towns and villages as the logical growth centres in their rural hinterlands. The initiatives include a number of housing related actions. One of the key objectives of Pillar 1 of the Plan (Supporting Sustainable Communities) is making rural Ireland a better place in which to live and work by revitalising our town and village centres, including supporting people to live in town centres.*

2.2 Residential Phasing Strategy

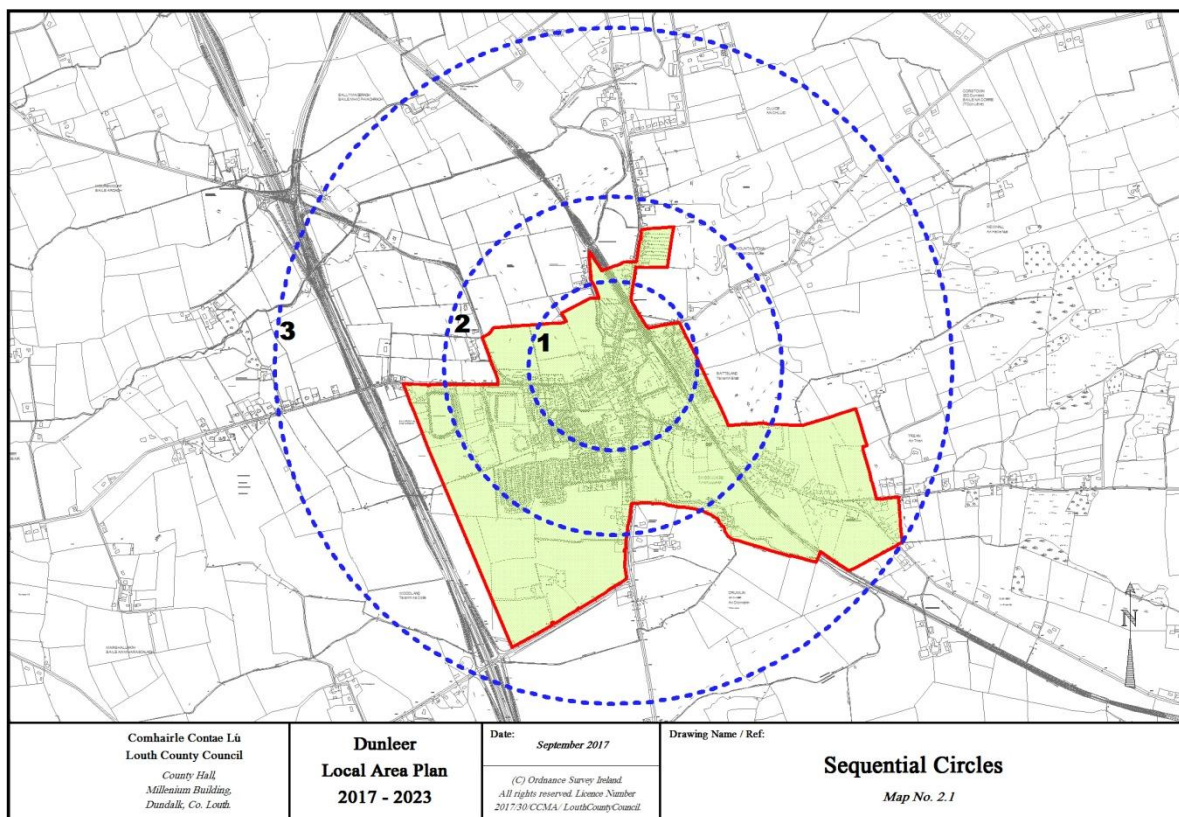
In the interest of orderly and sustainable development and taking cognisance of the need to consolidate urban settlements by applying the sequential approach to land use zoning, it is essential that priority is given to the release of lands for future development located within or close to the core of the town and which satisfy the factors listed above in Section 2.2 (Sequential Circles Map 2.1). This strategy provides for residential lands that are available and have the capacity to deliver a viable housing development with the potential to offer a mixture of housing to satisfy housing needs. Priority is given to the development of lands on a phased basis as indicated on Residential Phasing Map 5.3, Appendix 5 and in accordance with the Audit of Zoned Residential Lands (Map 4.1, Appendix 4).

Only those lands identified as Phase 1 (Map 5.3, Appendix 5) shall be available for residential development during the lifetime of this Local Area Plan.

The lands identified as Phase 2 and Phase 3 (Map 5.3, Appendix 5) are strategic in nature and shall not be available for residential development during the lifetime of the Local Area Plan.

This strategy provides for residential lands that are available and have the capacity to deliver a viable housing development with the potential to offer a mixture of housing to satisfy housing needs.

Map 2.1: Sequential Circles



CS1 To Support the sustainable long term growth of Dunleer as a Moderate Sustainable Growth Town in accordance with the Settlement Hierarchy and the Core Strategy of the Louth County Development Plan 2015-2021.

CS2 To ensure all residential development is in accordance with the Residential Phasing Strategy of the Dunleer Local Area Plan 2017-2023

2.3 Consolidation of Town Core Area: Opportune Urban Site, Brownfield and Infill Sites

Consolidation of Dunleer's Town Core and development of brownfield and infill sites has the advantage of revitalising areas by utilising capacity of existing social and physical infrastructure. The result of such development is that it helps create a compact urban form, potentially reduces dereliction and site vacancy, supports sustainable transport, improves security, provides potential for improvements to the public realm, improves the character of the town and contributes to a sense of place.

2.4.1 Opportune Urban Site

An area of approximately 4.18ha (comprising Site 1 & Site 2, Map 4.1) has been identified as an Opportune Urban Site in Phase 1 (Map 5.3, Appendix 5). The primary objective of this Opportune Urban Site is for the expansion of the town centre with a mixed use of commercial with ancillary residential development. There are both physical and policy constraints which may impact the scale of development feasible at this location including:

- flooding,
- topography,
- accessibility,
- possible re-use of the railway station
- land ownership
- wayleaves
- mixed use zoning objective (residential component to be no more than 50% of total floor area).

Thus, the development potential of these lands is significantly constrained. The indicative developable area is approximately 2.0ha, the residential element of which is approximately 1.0ha (subject to normal planning criteria and the Development Management Process).

The Opportune Urban Site (comprising Site 1 & Site 2) requires the preparation of a Masterplan to ensure the co-ordinated and integrated approach for the development of these future lands and to prohibit ad-hoc, haphazard development. The Masterplan shall have regard to Section 4.13 of the Louth County Development Plan n2015-2021 and shall provide inter alia for the following:

- Connectivity
- Access
- Density
- Land Use

CS3 To ensure co-ordinated and integrated development, the Opportune Urban Site shall be subject to the preparation of a Masterplan for the written agreement of the Planning Authority.

Definitions:

Brownfield Site: *Shall be interpreted in all instances, other than in exceptional circumstances, as any land which has been subjected to building, engineering or other operations, excluding temporary uses or urban green spaces.*

Infill Site: *Range from small gap infill, unused or derelict land and backland areas, up to larger residual sites or adjacent sites that are all in different ownerships.*

2.4.2 Brownfield/Infill Sites:

Due to the limited potential residential yield from development of Brownfield and Infill Sites these lands are not included in the Core Strategy figures or the Phasing Strategy.

2.4.3 Dublin Road: Low Density Housing

These lands, with a limited area of circa 0.9ha are identified for high quality, low density residential development within the town boundary and are considered the most suitable to achieve the objective of low density development given the requirement for serviced sites as an alternative option to building houses in the countryside. They should be developed in accordance with the requirements of Section 6.4.3 (Riverside Amenity Park).

The Phase 1 lands available for residential development during the lifetime of the Dunleer Local Area Plan 2017-2023 are in accordance with the Core Strategy figures of the Louth County Development Plan 2015-2021 (Table 2.5) and as identified in Table 2.2 below:

Table 2.2 :
Phase 1 Lands Available for Residential Development during the lifetime of the Dunleer Local Area Plan

Phase 1 Lands Dunleer (See Map 5.3)		
Site	Approximate Area (ha)	LCDP (Table 2.5)
Opportune Urban Site* (Residential)	1.0ha	
Lands North of Ardee Road	3.7ha	
Dublin Road: Low Density**	0.9ha	
Total	5.6ha	5.65ha

*These lands are compromised due to both physical and policy constraints

**These lands are identified for high quality, low density housing (in accordance with the requirements of Section 6.4.3 Riverside Amenity Park).

2.4 Population

There were different methodologies used in calculations of projected population in the Dunleer Local Area Plan 2010-2016 and the Louth County Development Plan 2015-2021. The projected population for Dunleer in the Louth County Development Plan is 1,688. Housing requirements for Dunleer for the period 2015-2021 are based on this figure.

The boundary of Dunleer Town as defined by the CSO for the purposes of determining its population is significantly different from the Dunleer LAP boundary, in that a number of houses located within the CSO boundary lie outside the LAP boundary. Therefore, the 2011 CSO population for Dunleer Town is not a true reflection of the population living within the Dunleer LAP area. Hence, it is necessary to compare the two different Dunleer Town boundaries to determine the estimated population within the actual LAP boundary.

There are 43 houses inside the CSO boundary which are not within the Dunleer LAP boundary (116 people at Louth average household size of 2.7. See Appendix 3, Louth Housing Strategy, Louth County Development Plan 2015-2021). The Census 2011 population figure for Dunleer Town was 1,786. Therefore, when we deduct 116 people from 1,786, the actual population for the Dunleer LAP boundary is estimated at 1,670 persons.

The required Small Area Population Statistics (SAPS) for 2016 which would provide the most up to date population for Dunleer Town are not yet available (Estimated Publication Date – July 2017).

Table 2.3: Population Change Dunleer Town

	1996	2002	2006	2011	2016
Population	988	1014	1449	1786	Available July 2017
Increase		26	435	337	-
% Change		2.6%	42.8%	23.3%	-

Source: CSO Figure

Furthermore, neither the Dunleer LAP boundary nor the CSO Dunleer Town Boundary provide for the Dunleer hinterland population. This hinterland population has been calculated with reference to a notional hinterland boundary as shown on Table 2.1, and Map 5.2 Notional Hinterland of Dunleer, (Appendix 5).

A definitive population will only become transparent with the publication of the CSO Small Area Population Statistics in July 2017. However, this in itself is not reflective of the broader population dependent on the town for employment and other services etc.

Chapter 3 Natural & Built Heritage

3.0 Introduction

Dunleer, which owes its origins to a Celtic Monastery founded in the sixth century, boasts a rich heritage, both built and natural which substantially contributes to the town's character and identity. Named Lann Leire, the name is thought to mean 'Church of Austerity'. Three carved stones, dating from the monastic period, survive on the site of the present Church of Ireland, while there is an early Christian link to St. Brigid. There also exists remnants of a Norman Motte to the south east of the town within the development boundary and the 1835 Ordnance Survey Map identifies the existence of a fort in this area.

The natural heritage of the town is one of its greatest assets but is one whose potential has not been fully realised. Within the plan boundary the White River meanders through lands which are zoned for both recreation/amenity and commercial development but which to date remain undeveloped. These lands include trees, hedgerows, flora, fauna etc all of which play an important role as ecological corridors for the movement of species and provision of habitats which enhance and maintain biodiversity. It is important that the local area plan affords protection to all features of built and natural heritage in the locality.

3.1 Natural Heritage

The *Draft Louth Heritage Plan 2014-2018* is a strategic framework plan which aims to co-ordinate the conservation, management and sympathetic development of the county's heritage. Since the adoption of the 2010-2016 Dunleer Local Area Plan, the town has experienced very limited development. The opportunity now exists to consolidate the built form of Dunleer into the future and reinforce its sense of place within County Louth.

The National Parks and Wildlife Service has proposed twenty four ecological Natural Heritage Areas (pNHA) within County Louth, two of which are located close to Dunleer town which are Mellifont Abbey Woods and Barmeath Woods. These are sites that support elements of our natural heritage which are unique or are of outstanding importance at a national level.

Policy

NB 1: All planning applications, and any plan shall comply and be in accordance with Policies HER 3, HER 4, HER 5, & HER6 of the Louth County Development Plan 2015-2021.

3.2 Natural Environment / Open Space

Local open spaces provide essential visual breaks in built up areas, contribute to local amenity, can assist in nature conservation and are capable of meeting recreational and community needs.

The *Draft Biodiversity Action Plan for Louth 2014-2018* seeks to assess, manage and protect existing landscape features by requiring detailed site surveys and appropriate protection measures as part of any development proposal. This will not only enhance the urban character of the town but also assist in ensuring bio-diversity is not damaged or destroyed. The retention of features which are important for wild flora and

fauna such as rivers, tree groups and hedgerows are important for the conservation of biodiversity in areas of natural heritage importance.

In assessing all applications for development the Council will balance possible impacts on the environment and possible social, economic, community and cultural impacts. Provision of riparian corridors will protect the habitat, visual and amenity qualities of the White River. Overriding considerations should be to maintain free flow in a flood scenario, access for the purpose of channel maintenance and continuity of a riparian corridor from a habitats perspective.

The priorities of the Council will be to;

- Avoid where possible unnecessary harm to the natural heritage;
- Where it cannot be avoided minimize the impact of development on the natural environment;
- Conserve and protect the natural heritage resource for the benefit of future generations;
- Where possible identify enhancement measures to the natural heritage.

The White River flows through Dunleer town and is a popular angling river with good stocks of Salmonids. It is important that the section of the river which flows through the town is protected from inappropriate development. The existence of undeveloped lands on both sides of the river bank within the town centre allows the opportunity to develop the river for an enhanced recreation role.

Dunleer town is located 3.5kms from the Rathescar Wildlife and Habitat Project which comprises 19 hectares (47 acres) of natural woodland and lake, which are rich in bio-diversity and are a treasure trove of wildlife. It is of importance that opportunities are taken to improve their amenity value and increase public access and use.

Policy

NB 2: Unless otherwise agreed with the Planning Authority, where feasible a minimum 10m wide riparian corridor shall be kept free from development (except for pathways) along the side of each bank of the White River for the purposes of habitat protection, visual and amenity qualities, maintenance access requirements, flood alleviation and recreational requirements. Any proposed pathway should be located a minimum of 6m from the top of the river edge.

NB 3: To protect, where possible, all natural features of interest, including significant trees, hedgerows, topographical and geological features. Such features should be carefully and sensitively incorporated into the design and layout of any permitted new development.

NB 4: To secure the development of a riverside walkway along the White River, ensure the protection of the river corridor environment and provide a range of opportunities for active and passive recreation.

NB 5: To secure the improvement of the visual quality of public areas including open spaces and the approach roads to the town through planting, high quality boundary treatment, appropriate signage, footpath improvement, public art and traffic calming where appropriate.

3.3 Green Infrastructure

The environmental and heritage resources of Dunleer can be described as its Green Infrastructure. Green Infrastructure describes an interconnected network of waterways, woodlands, wetlands, wildlife habitats, greenways, parks and conservation lands, forests and other open spaces that adjoin, and are threaded through towns and villages and which provide multiple benefits for both people and wildlife. This network supports native plant and animal species and provides corridors for their movement, maintains natural ecological processes and biodiversity, sustains air and water quality and provides vital amenity and recreational spaces for communities. Enhancing and protecting the natural heritage and open spaces for both biodiversity and recreational use has benefits for the towns' sustainability and attractiveness as a place to work, live and visit.

The White River flows through the centre of the town on lands identified for recreation, amenity and open space in addition to lands zoned for development purposes. This represents an important and continuous ecological corridor in Dunleer which must be protected, managed and enhanced as an integral part of the town's Green Infrastructure network.

In April 2016, Louth County Council prepared the document entitled "Louth's contribution to the East Border Region Biodiversity Working Group's application for LIFE funding" It identified the Waste Water Treatment Plant and associated access road as the area with the most potential for biodiversity improvement which is partially located within the development boundary of the Dunleer LAP. Additionally it was acknowledged, the White River and the railway embankment undoubtedly form the two main "Green

Infrastructure” routes through the town of Dunleer. The White River has considerable potential for enhancement and Louth County Council in conjunction with stakeholders and others will seek to harness this potential.

(Further details in relation to the White River, proposed riverside walk and parkways are provided for in Chapter 6 of this plan).

Map 6.1, Appendix 6 provides details of the Green Infrastructure Network prepared for Dunleer.

Policy

NB 6: To protect, enhance and further develop the Green Infrastructure Network within Dunleer and to strengthen ecological links to the wider surrounding network.

NB 7: To implement the Green Infrastructure Network in any assessment of development proposals to prevent adverse impact on the ecological connectivity of Dunleer.

NB 8: Retain and integrate Green Infrastructure as an essential component in the design of all new development and reduce fragmentation of its network.

NB 9: All applications for development shall be in accordance with the relevant Green Infrastructure policies and objectives of the Louth County Development Plan 2015-2021.

3.4 Built Environment

The architectural heritage of Dunleer forms an intrinsic part of the character of the town particularly the town centre streetscape with six protected structures located along the main street including the Church of Ireland, Roman Catholic Church, Former Market House, St Bridget’s Hall and a number of houses of merit. Two additional structures have been added since the last plan, namely the bridges over the White River at Barn Road and Station Road. The protection of this built heritage is vital as it is the cornerstone of the town’s appeal as a place to live, work and visit.

The Local Authority will provide advice and funding opportunities for grant assistance for building conservation work to protected structures under the Conservation Grant Scheme.

3.4.1 Protected Structures

The Record of Protected Structures in the Louth County Development Plan 2015-2021 identifies 12 Protected Structures in Dunleer. A complete list of all such structures is identified in Table 3.1 while the location of such structures is indicated on Map 5.4 Protected Structures, Appendix 5.

In the planning process, the Planning Authority will consult with the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs and other Statutory Consultees when considering applications for planning permission for works to a Protected Structure and/or in the curtilage of a Protected Structure. The Planning Authority will have regard to the advice and recommendations given, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be subject.

Table 3.1: Record of Protected Structures in Dunleer

ID	NIAH No.	Street	Name	Type	Map No.	Description (See LCDP for full details)
Lhs 018-009	13830014	Dunleer	House opposite Rail Station	House	18(a)	c.1870 4 bay 2 storey red brick house, yellow brick quoins & string course
Lhs 018-010	13830012	Dublin Rd	St Bridget's Hall	Hall	18(a)	Attached gable fronted church hall 1902.
Lhs 018-011	13830015	Main St	Former Market House	House	18(a)	C1840, 3 bay, 2 storey with breakfront
Lhs 018-012	13830003	Main St	5 bay House	House	18(a)	5 bay 2 storey house c1910
Lhs 018-013	13830005	Battsland	Railway Station	Railway Station	18(a)	Station buildings, single storey, red brick with yellow brick trim c 1881
Lhs 018-015	13830009	Drumin	White River Watermill	Corn Mill	18(a)	5 bay, 2 storey rubble stone mill building with hipped slatted roof, shed, weirs & sluices
Lhs 018-023	13830001	Ravel	House & railings excl outbuildings	House	18(a)	Detached 5 bay, 2 storey house c1780 (not including outbuildings)
Lhs 018-024	13830002	Dunleer	Church of Ireland	Church	18(a)	Freestanding Church of Ireland c 1830
Lhs 018-025	13830004	Dunleer	Bridge Station Rd	Road Bridge	18(a)	Single span road over river bridge c1840
Lhs 018-026	13830007	Battsland	Bridge Station Rd	Road Bridge	18(a)	Single span road over river bridge c1850
Lhs 018-027	13830008	Battsland	Barn Rd	House	18(a)	Detached 3 bay, 2 storey house c1890
Lhs 018-030	13830013	Dunleer	St Brigid's RC Church	Chapel	18(a)	Freestanding T plan Church c1830 (renovated 1884)

Note: In instances where protected structures are also a national monument, national monument consent will also be required.

Policy

NB 10: To ensure the protection of all structures and/or their setting contained in the Record of Protected Structures as identified in Table 3.1 of the draft Dunleer Local Area Plan 2017-2023.

NB 11: All planning applications affecting a Protected Structure and/or its setting will be assessed in accordance with the relevant policies and objectives of the Louth County Development Plan 2015-2021.

3.4.2 Archaeological Heritage

The County Louth Record of Monuments and Places (RMP) contains the location of all Recorded Monuments protected under the National Monuments Acts. Some of these are extensive and cover the historic core of towns. One such extensive monument includes a substantial area of Dunleer and is identified as An Area of Special Archaeological Interest (ASAI). Map 5.5, Appendix 5 identifies the Area of Special Archaeological Interest and the archaeological sites located within the development boundary of Dunleer. The Council will seek to protect and promote knowledge of the town's archaeological heritage.

In securing the preservation of archaeological monuments, the Planning Authority will consult with the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs and other Statutory Consultees when considering applications for planning permission for development on or in the vicinity of archaeological sites and/or monuments. The Planning Authority will have regard to the advice and recommendations given, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be subject.

Policy

NB 12: To protect Dunleer's Area of Special Archaeological Interest and archaeological sites.
(See Map 5.5, Appendix 5)

NB 13: All applications within the Area of Special Archaeological Interest including archaeological sites shall be assessed in accordance with the relevant policies and objectives of the Louth County Development Plan 2015-2021.

Chapter 4 Infrastructure

4.0 Introduction

The provision of adequate water supply, wastewater treatment utilities and a safe road network to serve the anticipated level of population growth of Dunleer requires the co-ordination of service provision. The Council will continue to monitor the capacity and performance of the existing facilities, throughout the duration of this Plan and beyond.

Policy

IN 1: To facilitate the provision of all infrastructure, including water, waste, transport, energy and communications, necessary to support the existing and future population, industry and economic base of Dunleer in a sustainable manner.

4.1 Irish Water

Irish Water took over responsibility for the provision of water services on a national basis in January 2014. It is an objective of Irish Water to provide both drinking water and wastewater capacity to facilitate settlement/core strategies at a county level, in line with national and regional planning policies and objectives, subject to the availability of funding and environmental and financial sustainability criteria. Louth County Council retains a role under the Service Level Agreement (SLA) with Irish Water to operate adequate water services at a local scale within the county.

In 2015 Irish Water published its Water Services Strategic Plan (WSSP), which sets out strategic objectives for the delivery of water services over a 25 year period and sets a context for lower tier investment and implementation plans. It will be reviewed on a 5 year basis. Irish Water and Louth County Council will

continue to work together to identify the water services required to support planned development in line with national and regional planning policies for inclusion in the Irish Water Capital Investment Plans (CIP).

The delivery of Irish Water Infrastructure will be subject to the appropriate development management process as set out in the Planning & Development Act 2000 (as amended).

Policy

IN 2: To work in co-operation with Irish Water to protect, manage and promote the extension and upgrading of water services infrastructure to meet the future needs of Dunleer.

4.1.1 Water Supply

Dunleer is served by the Greenmount Water Treatment Plant with a water supply booster from a pump station located on the Dundalk Road. This plant, the connecting trunk mains and the booster station have limited capacity and no reservoir storage. There is limited availability to increase supply to the area and continuity is susceptible to power loss or booster pump failure.

The water supply will be upgraded to address quality and supply issues. However, to date this upgrade has not been included in any Irish Water funding program. The reservoir has been proposed for inclusion in the

Policy

IN 3: To promote and work in co-operation with Irish Water to secure an upgrade of the water supply as part of any future Irish Water Capital Investment Plan (CIP) 2017-2021.

4.1.2 Water Conservation

Under the water conservation and network management project significant savings in water usage were initiated in Dunleer through elimination of both leakage and customer wastage. Unaccounted for water levels have been reduced to an average of between 27% and 39%. Active leak detection is on-going.

Policy

IN 4: To implement the requirements of Irish Water with regard to leakage reduction and commitment to water conservation and responsible use of this resource.

4.1.3 Waste Water Services

Dunleer town is served by an existing waste water treatment plant located to the north of the town, just outside the local area plan boundary. In 2008 the capacity of the plant was upgraded to 4,300 population equivalent (PE). There is 2,200PE of treatment capacity in the Dunleer WWTP. The White River is located within the Dee Water Management Unit Action Plan area. The quality of the water in the White River is of moderate status. The plant operates under licence from the Environmental Protection Agency (EPA) in accordance with the Wastewater Discharge Regulations. The capacity of the treatment plant may be impacted to comply with new discharge limits under the EPA Wastewater Discharge Licence 2015. This may alternatively be addressed by the provision of further treatment at the site such as nutrient removal or filtration of final effluent, albeit at additional capital and operating cost to Irish Water.

Policy

IN 5: To upgrade and expand the capacity of the waste water treatment plant as part of any future Irish Water Capital Investment Plan (CIP) as the population of Dunleer expands.

IN 6: Unless otherwise agreed with the Planning Authority, prohibit residential development or care facilities within a minimum 150 metres of any working element of the waste water treatment equipment, in the interest of public health.

4.2 Waste Management

County Louth is assigned to the Eastern Midlands Waste Management Region which prepared the Eastern Midlands Region Waste Management Plan 2015-2021 in accordance with the requirements of the Waste Management Acts 1996 (as amended) and Regulations. The objective of the plan is to prevent or minimize the production and harmful nature of waste, encourage recovery of waste, ensure waste is safely disposed of and give effect to the “polluter pays principle”.

There is an existing ‘Bring Bank’ recycling facility located adjacent to the old railway station in the town centre.

The Council will require a ‘Construction and Demolition Waste Management Plan’ to be submitted with

planning applications that involve demolition works.

Policy

IN 7 : To implement and support the provisions of the Eastern Midlands Region Waste Management Plan 2015-2021

4.3 Surface Water Drainage

New developments may result in a substantial increase in both the volume and rate of surface water run-off as permeable surfaces are replaced by impermeable surfaces, such as roofs and paving. This can adversely impact on both piped drainage systems and receiving water courses. Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off resulting from current and future developments in Dunleer.

New and brown field developments are required to comply with the principles of the Louth County Development Plan 2015-2021, and will only be permitted where the Council is satisfied that Sustainable Urban Drainage System (SUDS) measures, designed to mitigate the adverse impact of runoff by mimicking the natural drainage of a site, are included as an integral part of the development.

Policy

IN 8: To ensure that the incorporation of Sustainable Urban Drainage Systems (SUDS) measures in all developments is mandatory. An integrated approach to drainage will be adopted and all development proposals shall be accompanied by a comprehensive SUDS assessment which will address run-off quantity, run off quality and impacts on habitat and water quality. Best practice guidance is available from the Greater Dublin Strategic Drainage Study and development proposals will be required to meet with design criteria (adjusted to reflect local conditions) and material designs therein.

4.4 Flooding

National planning policy emphasizes the consideration of flood risk management as an important part of achieving proper planning and sustainable development. The 'Planning System and Flood Risk Management – Guidelines for Planning Authorities', published by the Department of Environment, Heritage and Local Government in November 2009 requires that a Strategic Flood Risk Assessment (SFRA) must provide a broad assessment of all types of flood risk to inform land use planning decisions.

In line with the Guidelines, and following recent flood events in Dunleer, Louth County Council commissioned the Dunleer Flood Risk Assessment Study which was completed and produced in November 2016. The associated and relevant SFRA maps are available in Appendix 3.

The Dunleer Flood Risk Assessment Study involved hydrological and hydraulic analysis and flood mapping to identify and map the existing and potential future flood hazard within the Study Area. It also assessed and mapped the existing and potential future flood risk for the purposes of detailed and final decision-making in relation to planning and development management. A public Consultation Day gave all those with an interest in, or affected by the flood maps, an opportunity to review the Flood Maps at stage.

The SFRA of this plan is informed by the Dunleer Flood Risk Assessment Study, which also included the production of the following map sets:

- Flood Extent Maps for the 10%, 1% and 0.1% Annual Exceedance Probability (AEP) present day scenarios
- Flood Depth Maps for the 10%, 1% and 0.1% Annual Exceedance Probability (AEP) present day scenarios
- Flood Zone Maps (Flood Zones A, B and C).

Any proposed development on lands indicated to be vulnerable to flooding must be subjected to a detailed site specific flood risk assessment demonstrating compliance with The 'Planning System and Flood Risk Management – Guidelines for Planning Authorities' (2009).

4.5 Water Framework Directive

The objective of the EU Water Framework Directive (WFD) is to protect and restore water quality, which is done through the implementation of River Basin Management Plans (RBMPs). Dunleer is located within the Dee Water Management Unit of the Neagh Bann River Basin District. This Water Management Unit contains a number of rivers including the White River. The status of surface water here is moderate and the objective is to reach good status.

Policy

IN 9: To require that all applications for development that may be considered sensitive to flooding comply with the applicable policies and objectives of the Louth County Development Plan 2015-2021 and the 'Planning System and Flood Risk Management – Guidelines for Planning Authorities', published by the Department of Environment, Heritage and Local Government in November 2009.

IN 10: Unless otherwise agreed with the Planning Authority, where feasible a minimum 10m wide riparian corridor shall be kept free from development (except for pathways) along the side of each bank of the White River for the purposes of habitat protection, visual and amenity qualities, maintenance access requirements, flood alleviation and recreational requirements. Any proposed pathway should be located a minimum of 6m from the top of the river edge.

IN 11: To manage surface water systems in a sustainable manner and to require that all developments incorporate surface water drainage systems designed in accordance with Sustainable Urban Drainage System (SUDS) principles.

IN 12: To implement the recommendations contained in the River Basin District Management Plans for the Neagh Bann River Basin District, in so far as they relate to Dunleer or any subsequent RBDMP adopted during the lifetime of the Local Area Plan.

4.6 Transportation

In terms of accessibility and transportation Dunleer occupies a strategic position along the mainline rail and the Belfast – Dublin M1 Motorway in County Louth. Dunleer has five approach roads from the Drogheda, Dundalk, Ardee, Mountainstown and Clogherhead directions. It is important for the appearance of the town and the general upkeep of the primary transport system that the roads in the town are maintained to an adequate standard.

Safe, fast and convenient access is essential for the functioning of any town. Dunleer has the advantage that,

being a small town, the opportunity still exists to innovatively plan for future transport requirements to meet local needs that will allow the town to continue to function as it expands. It is essential that key routes are protected so that new links can be built at appropriate locations when needed and new development is located and designed so as to minimize vehicular traffic movements and facilitate walking and cycling.

The R170 (Ardee Road), R132 (Main Street) junction is one of the town's main bottlenecks and traffic management measures need to be developed to address this issue, in order to use the existing road network more efficiently. Service and delivery vehicles and industrial traffic need appropriate parking and loading bays which are conveniently located. Specific facilities are needed for motorists, including parking bays for people with specific mobility needs in locations where they are most convenient and safe for the users. For safety reasons road layouts should be designed so as to minimise reversing movements on public roads.

4.6.1 Road & Streets

In the interests of proper planning and sustainable development it is considered necessary that a new road including pedestrian and cycle paths, be provided from the former railway station site through to Barn Road in order to increase capacity and afford access to facilitate the development of the lands in front of the former railway station. A new road is also required from the Ardee Road to provide access to the entire zoned residential lands to the north of the town. An upgrade of the R170 (Ardee Rd) with the R132 (Dublin Rd) junction in the town centre, may also be required to ensure the safe movement of pedestrian traffic and regulation of vehicular traffic at this location.

All proposals for development on urban roads and streets as defined in the Design Manual for Urban Roads and Streets (DMURS), issued by the Department of Environment, Community and Local Government & the Department of Transport, Tourism and Sport (2013) will be subject to the provisions contained therein. All other areas shall be subject to the Design Manual for Roads and Bridges (DMRB).

Policy

IN 13: To realign the area at the junction of the R132 and the R170 to accommodate the safe movement of pedestrian traffic, regulate vehicular traffic and parking and provide for improved facilities for public transport users.

IN 14: To facilitate the provision of new roads and accesses necessary to open up lands to improve permeability. The Objectives Map 5.6, (Appendix 5), shows the principal vehicular access points/routes which shall be protected to enable comprehensive development of these lands. This map is not definitive.

IN 15: All proposals for development on urban roads and streets as defined in the Design Manual for Urban Roads and Streets (DMURS), will be subject to the provisions contained therein, while development in all other areas shall be subject to the Design Manual for Roads and Bridges (DMRB)

4.6.2 Pedestrians and Cyclists

Pedestrian facilities share much of the features of cycle provision and both can often be provided in tandem. The opportunity exists in Dunleer to encourage the development of an enhanced network of pedestrian routes in the town, linking residential areas, shops, amenity areas and employment locations. Within Dunleer there is no designated pedestrian crossing. It is considered appropriate that the potential for such a crossing(s) be investigated at appropriate locations, to ensure the safe movement of pedestrians throughout the town.

All developments should adhere to the guidance set out in the Permeability Best Practice Guide (2015) which would result in improvements to the town for walkers and cyclists. The Council will also promote the policies

POLICY

IN 16: To promote cycling as a viable sustainable transport mode for all members of the community by providing cycle lanes in all new developments, and to promote the principles of the National Cycle Policy Framework (2009) and the Permeability Best Practice Guide (2015).

IN 17: To facilitate and support improved connectivity through a network of pedestrian and cycle routes between adjoining development sites and throughout the town, as detailed in Objectives Map 5.6, (Appendix 5).

Developers will be required to provide cycle facilities within sites and to provide linkages beyond the site. Development proposals should identify cycle desire lines both within the development site and to major local attractors such as housing areas, shopping, leisure, education and public transport facilities. These desire lines should be prioritised within proposed layouts in order to give safe priority and advantage to cyclists over motorised traffic.

4.6.3 Public Transport

A commuter bus service operates services to Drogheda and Dundalk with links onwards to Dublin and Belfast. There are two bus stops one at the north and one at the south of the town situated along the R132. However, there are no bus shelters at either bus stop. The provision of an official bus shelter at a central location with a supporting information board would be beneficial to the town.

Policy

IN 18: To investigate in conjunction with Bus Eireann and other bus operators, an expansion of the public transport system

4.6.4 Rail

Dunleer has no rail access, but the Dublin – Belfast rail line passes through the town. Louth County Council is committed to improving rail travel for the mid and south Louth areas, which includes Dunleer. Dunleer offers the potential as a location to secure, in co-operation with Iarnród Éireann, improved rail services for the mid and south Louth areas.

Policy

IN 19: To secure, in co-operation with Iarnród Éireann, improved rail services for the mid and south Louth areas

4.6.5 Car Parking

With the future growth of Dunleer and in order to give pedestrians and cyclists increasing priority within the town centre, the rationalization of car parking is required.

Policy

IN 20: All proposals for development shall be in accordance with the relevant policies and objectives of the Louth County Development Plan 2015-2021, as applicable to the provision of pedestrian and cycling infrastructure.

Notwithstanding the on-street parking, there is no dedicated public car park within Dunleer. Rationalization of parking provision is required to alleviate traffic congestion, particularly evident at the Ardee Road/ Main Street junction. The provision of car parks within Dunleer would ensure that the town thrives as a commercial, service and recreational centre. In order to help ease some of the current through traffic within the town, it may be desirable that new site(s) are identified for off street car parking, located relatively near the main street.

Policy

IN 21: To investigate the provision of car park(s) to aid consolidation of the town centre and to ensure that all car parks are adequately surfaced, marked, illuminated, signposted and make provision for parking for persons with reduced or impaired mobility.

IN 22: To require compliance with the car parking standards as specified in Chapter 8 of this Plan.

IN 23: All applications for developments shall comply with the relevant car parking policies and objectives of the Louth County Development Plan 2015-2021, unless otherwise provided for in this plan.

4.7 Communications

4.7.1 Broadband

Dunleer is recognised as a successful business and industry hub with a relatively broad base of employment, and the provision of telecommunications services is essential in promoting and expanding Dunleer's economic and social development into the future. According to the Louth Economic Forum's Broadband Action Plan its high speed broadband needs will be met by commercial operators by the end of 2016. Approximately 22% of the premises on the outskirts of Dunleer will require state intervention and therefore the realisation of high speed broadband could take until 2020 in this area.

4.7.2 Telecommunications

Satellite dishes and telecommunications apparatus, if badly sited, can materially harm the character and appearance of historic buildings and important townscapes. Dunleer is already marred by an extensive overhead wirescape, therefore it is important in the interests of the townscape to ensure that further telecommunication and related development does not have a detrimental impact on the appearance or character of the town.

Policy

IN 24: All applications relating to telecommunications, broadband and related support structures shall be in accordance with the relevant policies and objectives of the Louth County Development Plan 2015-2021, unless otherwise provided for in this plan.

IN 25: To secure the provision of high quality broadband and telecommunication infrastructure in the interest of promoting economic growth and competitiveness.

4.8 Energy

In accordance with national targets Louth County Council is committed to encouraging more sustainable development through energy efficiency and increasing the use of renewable energy in all building projects in Dunleer.

The Sustainable Energy Authority of Ireland (SEAI) provides assistance to public and private business in implementing structured energy management programmes and has been instrumental in the development of a number of innovative energy use and conservation projects in Louth including the 'Better Energy Communities (BEC). This programme is a national retrofit initiative aimed at upgrading building stock and facilities to high standards of energy efficiency and renewable energy usage. By bringing together groups of buildings under the same retrofit programme, BEC projects facilitate community-wide energy improvements more efficiently and cost effectively than might otherwise be possible.

Glen Dimplex, a world leader in efficient electrical technologies is a company that has their Research and Development facility based in Dunleer. Year on year this company continues to grow worldwide and has been developing and trialing new smarter appliances and technologies from their base in Louth.

Sustainable energy development can promote economic development and ensure that companies are more globally competitive. SEAI sees the importance of a green economy as being one that can not only reduce our carbon footprint, but also lead to the creation of long term employment in the renewable energy sector.

Policy

IN 26: To require that all new developments in Dunleer, including one-off houses, demonstrate that at least 25% of a building's energy requirements are from renewable sources. This should be calculated on the basis of an approved method carried out by a qualified and accredited expert.

IN 27: To work in partnership with business and the community in Dunleer in furthering research and innovation in sustainable /renewable energy projects in particular facilitating pilot sustainable energy initiatives.

Chapter 5 Economic Development and Employment

5.0 Introduction

Dunleer is placed in a key strategic location along the M1 Dublin to Belfast Eastern Economic Corridor, with excellent transport links providing rapid access to the country's major airports and ports. The Louth Local Economic & Community Plan 2016-2022 (LECP) was published in March 2016, and an economic objective of the LECP is to focus inward investment to Dundalk, Drogheda, Ardee and the Eastern Economic Corridor, which includes Dunleer.

A key objective of national and regional planning guidance is to ensure that an adequate supply of local employment is provided to create sustainable communities and reduce long distance commuting. The Louth County Development Plan 2015-2021 seeks to enhance and protect the status of Dunleer as a principle centre of employment, industrial and commercial activity within the County.

The Eastern Economic Corridor is a key strategic opportunity for the development of this part of the region with the gateway of Dundalk and the primary development centre of Drogheda, located along the corridor where the primary focus for growth in the region will take place. The economic role of Dunleer is significant in terms of the towns' population and location. The town provides office, industrial and retail facilities with a diverse range of shops and services ranging from auctioneers, solicitors, doctors, gift shops, supermarkets, building providers, hairdressers and pharmacies, etc. In order to promote sustainability a proactive employment role is to be encouraged.

Policy

EDE 1 To continue to promote Dunleer as a competitive and attractive location that contains adequate lands suitable for future economic development along the Eastern Economic Corridor.

EDE 2 To reserve adequate and suitable lands for the creation of new and expanded employment opportunities within the draft Plan area, including for industrial, commercial and retail uses

EDE 3 To require the provision of mixed use development in accordance with the permitted uses within the town centre and to ensure that the residential component is no more than 50% of the total floor area of the proposed development.

5.1 Strategic Economic Attractions

- Enterprise Business Park;
- Convenient access to M1 motorway, good national road access;
- Proximity to Dundalk & Drogheda and strategic position along the Eastern Economic Corridor;
- Significant volume of land and availability of readily serviced sites providing potential for the town to develop in a sustainable manner;
- Good range of facilities & services;
- Home to major employers in the global marketplace.

5.2 Employment Sectors

The 2011 Census figures* relating to employment in Dunleer indicate that the majority of the town's population is employed in the sales and services sector (40%) and in the professional sector (16.66%). While Dunleer is an urban area in a rural setting it is worth noting that in 2011 only 1.9% (12 people) of the town's population was employed in agriculture.

**Note: The CSO 2016 data is unavailable until December 2017.*

Table 5.1: Sectoral Breakdown of Employment in Dunleer

Economic Sector	Number Employed (648)	% of Total in Employment
Public Administration	69	10.65
Sales & Services	259	40
Professional	108	16.66
Construction	42	6.5
Manufacturing	100	15.4
Transport	41	6.3
Agriculture	12	1.9
Other	17	2.62

Source: CSO 2011

The green economy sector, particularly in the areas of renewable and sustainable energy, may provide new opportunities for additional employment in Dunleer, given its considerable base of skilled employees

5.3 Industrial Analysis

The principle industrial and manufacturing area is located within the Dunleer Enterprise Park on the Ardee Road and includes Glen Dimplex, SureTank, MCor Technologies, Burex, Sensor Tech Limited, Swift Composite Prototypes Ltd, and Foxpak.

The Glen Dimplex II site on the Barn Road has significant potential to contribute to the town in the future and Glen Dimplex remains the largest employer in Dunleer. Suretank is another significant employer in the town as is the Dunleer Enterprise Park with a range of small scale enterprises. The development of small-medium scale commercial enterprises with long term employment potential is important to the future development of Dunleer and such development is encouraged within the town on suitably zoned lands. In the event that another large employer or a number of smaller start-up businesses seek to locate in Dunleer, the zoned lands identified will facilitate employment/industrial growth with regard to significant expansion. In accordance with Section 6.3.5 of the Louth County Development Plan 2015-2021 the substantial lands zoned for industry, enterprise and innovation to the southwest of the LAP boundary shall be subject to a masterplan in order to ensure a co-ordinated and integrated approach for the development of these lands and prohibit ad-hoc haphazard development.

The Masterplan shall also specifically provide for the following:

- TTA,RSIA,RSA
- Phasing of the development (including infrastructure)
- Access
- Land Use
- Infrastructure Provision

5.4 Retail Analysis

Policy

EDE 4 To work in partnership with development agencies within the County to promote economic development, enterprise, innovation, research and development and employment

EDE 5 To require that industrial, commercial and employment lands be developed to a very high standard in campus style settlements, combining aesthetics with enterprise in accordance with the standards as set out in Chapter 8 of this Plan and Chapter 6 of the Louth County Development Plan 2015-2021.

EDE 6 To provide a buffer zone of not less than 15m in width where industrial and other sensitive land uses adjoin.

EDE 7 To ensure coordinated and integrated development, the lands zoned for Industry, Enterprise and Innovation shall be subject to the preparation of a Masterplan for the written agreement of the Planning Authority. The agreed Masterplan shall be submitted with the subsequent planning application for the development (or initial phases of development) of the site. The masterplanning process shall be subject to stakeholder consultation led by the Planning Authority and stakeholders such as the TII, shall form part of the stakeholder consultation process.

Dunleer is placed at Level 4 of the County Louth Retail Hierarchy, alongside the likes of Knockbridge, Tallanstown, Collon and Carlingford, as referenced in Chapter 6 of the Louth County Development Plan 2015-2021.

The priority is to adequately cater for the convenience and low order comparison shopping needs of the people of Dunleer and the surrounding area and the aim is to facilitate retail development commensurate with the population size, location and traditional built environment. It is the policy of the Council to ensure that all retail proposals comply with the County Retail Strategy and Chapter 6 of the Louth County Development Plan 2015-2021.

The town centre currently provides a range of facilities and services serving the social, cultural and shopping needs of the local catchment area. The mix of interdependent land uses and other features of interest all contribute to the town centres sense of place and identity. The town centre zoning objective would facilitate an enhancement of this land use mix, moving forward.

Bookmakers, take-aways, off-licences and amusement arcades, while having a role to play in meeting the needs of residents and visitors to the town alike, can have a negative impact on the retail uses and street frontages in the core shopping area. Therefore, the Council will have regard to the need to protect the retailing function of the town centre, its amenities and its vitality and character, in the assessment of all

planning applications for such uses.

It is the policy of the Council to encourage the retention of traditional shopfronts and to promote innovative design that will enhance the character of Dunleer's streetscape. In Dunleer there are examples of unsightly advertising, security shutters and street clutter, and instances where architectural details have been removed resulting in a detrimental impact on the historic character of the town. (See Shopfront Design Guidelines, LCC)

POLICY

EDE 8 To preserve Dunleer's role as a principle retail and commercial service centre and to encourage an appropriate mix of uses, whilst safeguarding the vitality and viability of the area.

EDE 9 To strengthen the role of the Town Centre by restricting change of use from retail to bookmakers, take-away's, amusement arcades or other non-active frontages and encourage the further development of retail frontages.

EDE 10 To enhance the appearance of the town centre through good design in all developments including new shop fronts and facades.

EDE 11 To ensure that applications for retail development comply with the provisions of the Louth Retail Strategy and Chapter 6 of the Louth County Development Plan 2015-2021.

5.5 Tourism

Dunleer has an excellent strategic location in "Ireland's Ancient East", and is relatively close to the Boyne Valley Region, which encompasses the Brú na Bóinne UNESCO World Heritage Site and the Site of the Battle of the Boyne. The nearby site of Monasterboice Tower & High Crosses is currently under consideration as a tentative UNESCO World Heritage Site.

Dunleer is also conveniently located for easy access to Blue Flag beaches at Port and Clogherhead, and to Barmeath Castle & Woods, Dunany Point, Mellifont Abbey Woods and Stabannon/ Braganstown SPA, all of which are proposed Natural Heritage Areas offering superb natural environment settings for the tourism industry. Additionally, Rathescar Lake (Wildlife & Habitat Project), is located just 3.5kms outside Dunleer.

Dunleer has strong potential to promote and enhance its tourism economy and provide new employment in that sector. There is an opportunity to provide an accommodation base within Dunleer to capitalise on its significant surrounding tourist attractions. Presently there is just one B & B in the town and 'The Grove House' hotel, which is ideally located in the town centre, has the potential to offer additional visitor accommodation

The presence of the White River, if brought back into active use as a tourist attraction would be a significant asset to the town, possibly in conjunction with the development of the riverside walk and amenity park (as referenced in Chapters 3 and 6).

Policy

EDE 12 To encourage the promotion of the tourism potential of the town and to improve existing tourism assets and attractions in the Dunleer area.

EDE 13 To improve the overall attractiveness of Dunleer in a sustainable manner for visitors and tourism, including the enhancement of the visual amenity of the town and its approaches and through the encouragement of new or extended facilities for tourists, including quality tourist accommodation, attractions and activities.

Chapter 6 Community Facilities and Amenities

6.0 Community Facilities

Dunleer has a wide variety of community facilities, amenities and services, coupled with local groups providing a supporting network to the residential population, all of which combine to form an important part of the community life of the town. Attractive public places are a key ingredient to successful towns and villages, and local residents deserve attractive, functional, safe recreational places.

Existing community facilities include the Markethouse, Lannleire GFC, Lannleire Pavillion, Athletic's Club, Scoriacht Lannleire and the library. These facilities improve the quality of life for residents, visitors and employers alike permitting the use of meeting rooms, games rooms, indoor sports, outdoor tracks, gaelic classes, Irish dancing and more.

In a town the size of Dunleer, local recreation and amenity areas can positively impact on the overall living quality of the town performance and tourism. After falling into a state of disrepair, the Market House and its gardens was completely restored by Dunleer Community Development Board (DCDB) and opened in mid- 2014. It has now become a community focal point, and adds considerably to the civic core of the town. It provides space for events, festivals, music, offices and meetings, and acts as a market space for the town.

Policy

CFA 1 To co-operate with other agencies to facilitate and support the provision of new, improved and multi-functional community facilities throughout the town that are safe and easily accessible and cater for all age groups and backgrounds.

CFA 2 To prohibit development or change of use of open spaces, public parks, playing fields, sports grounds and local open spaces that would result in encroachment onto these essential amenities.

6.1 Schools and Education Facilities

There is one primary and one secondary school serving Dunleer town and the surrounding area. Scoil Bhride, the primary school is located along the Ardee Road. It has experienced a sharp increase in pupil numbers over the last ten years and some school classes are presently being held in pre-fabricated buildings.

The secondary school, Scoil Ui Mhuiri, is located along Barn Road. It has also experienced a steady increase in pupil numbers over the last ten years. A €5 million extension was completed in 2006 which created a brand new state of the art school environment for staff and pupils. Scoil Ui Mhuiri (Secondary school) received grant funding for the construction of a running track which is nearing completion.

Policy

CFA 3 To co-operate with the Department of Education and Skills (DES) to encourage the provision of additional educational facilities and the expansion of existing schools to meet the needs of the town and its hinterland, in accordance with relevant national guidance.

6.2 Health Facilities

Dunleer Health Centre is located along School Lane to the south of the town and offers the services of public health nurses. The Dunleer Medical Centre is located along Main Street and offers General Practitioner (GP) services. Although the Council does not have a role in the operation of such facilities it will continue to work with service providers, including the HSE and private bodies, to strengthen healthcare operations in the town.

Policy

CFA 4 To encourage the expansion of medical and health facilities to meet the needs of the town and its hinterland.

6.3 Recreation and Amenity

The enjoyment of public areas is dependent on their quality and visual appearance. This LAP seeks to encourage the provision of, and improvements to public areas. Dunleer benefits from a strong and pro-active Tidy Towns Committee and year on year the towns scoring has improved in the national competition awards. In 2016, it placed ninth in the County. Further under the Town and Village Renewal Scheme 2016, Dunleer benefitted from funding of €100,000.

The natural and physical environment in Dunleer has a number of significant features and amenities that offer both active and passive recreational opportunities and provide important wildlife habitats which are currently under-utilised. It is desirable that all approach roads to Dunleer should be well presented and provides a high quality environment with appropriate planting, landscaping and signage.

The local authority shall co-operate with all relevant agencies to ensure that the objectives and policies of the government documents “Better Outcomes, Brighter Futures – The National Policy Framework for Children and Young People for 2014 – 2020” and “Get Ireland Active – National Physical Activity Plan for Ireland”, as well as those of the Louth Local Economic & Community Plan 2016-2022 and the Louth Sports and Recreation Strategy 2006-2012 are promoted in Dunleer.

6.3.1 Public Parks

The Plan has identified a suitable location for two public amenity parks within the plan boundary; one a linear amenity walkway, the other a substantial site which provides an opportunity for the development of a riverside amenity park focused on the White River and Motte and linked with the aforementioned linear amenity walkway.

6.3.2 Linear Amenity Walkway

It is an objective of the Plan to develop a Riverside amenity walkway following the path of the White River as it flows through the town from the location of the Waste Water Treatment Plant north of Dunleer to a point south of Scoil Ui Mhuiri (Secondary School) and in close proximity to the Dublin-Belfast railway line.

Policies have been included within the Plan to provide for a riparian corridor along the length of the river to help realize the provision of a recreational walkway with an appropriate setback to allow for public access and uses along the river, in conjunction with habitat protection, visual and amenity qualities, maintenance access requirements and flood alleviation.

6.3.3 Riverside Amenity Park

It is an objective of the Plan to develop a riverside amenity park either as a stand-alone amenity project or in conjunction with the future provision of high quality, low density housing on adjoining residential zoned lands, Objectives Map 5.6, (Appendix 5). The detailed design should include the following;

- High quality, safe pedestrian, cycle and cross country paths, including to Main St and Dublin Rd and links to adjoining lands;
- To incorporate the Motte as an archaeological feature, ensure its protection and provide for its enhanced setting;
 - Adopt a comprehensive approach to the development of these strategically located lands
 - A crossing point over the river for pedestrians and cyclists;
 - Creation of a strong sense of place and identity;
 - A Riparian zone of minimum 10m to be kept free from development (except for pathways) along the side of each bank of the White River;
 - An assessment of flood risk ;
 - High quality low density, residential and ancillary development with maximum heights of two – storey height.

Policy

CFA 5 To support and promote the development of open spaces, public parks and riverside walks as identified on the Objectives Map 5.6, (Appendix 5) subject to the availability of resources.

CFA 6 To support and promote existing and proposed recreational and sports facilities

Chapter 7 Development Objectives and Zoning

7.0 Development Objectives

The draft Dunleer Local Area Plan 2017-2023 should be read in conjunction with the Louth County Development Plan 2015-2021

It is an objective of the Council to ensure that sufficient land is zoned in the Plan area to meet the existing and growing needs of the town during the Plan period 2017-2023 and to ensure that new development is undertaken at appropriate locations.

There are areas of the town that would benefit from development and revitalisation and the purpose of this Plan is to direct new development for specific purposes to suitable and available sites. The overall form of the town requires a degree of consolidation through the beneficial use of vacant and underused lands, particularly close to the centre of the town where a mixed use zoning is appropriate and on brownfield and infill sites.

It is acknowledged that employment, housing and service land uses are interdependent. Implicitly there is a requirement to provide for balanced development; employment supported by housing and services and vice versa. High quality and appropriate balanced development will be generally encouraged in the interests of sustainability and compact urban form. The zoning strategy provides for balanced development moving forward, providing sufficient lands for employment (approximately 28ha), housing (Phase 1, 2 and 3) and services (Town Centre).

This LAP provides policies and objectives specific to Dunleer. However, the overarching policies and objectives of the Louth County Development Plan 2015-2021, including the development management standards contained in that plan also apply.

7.1 Land Use Zoning Objectives

Map 5.1, (Appendix 5), which indicates the Land Use Zoning for Dunleer should be read in conjunction with Table 7.1 Land Use Zoning Objectives, Table 7.2 Definition of Terms and Table 7.3 Land Use Zoning Matrix.

Table 7.1: Land Use Zoning Objectives

Land Use Zoning	Zoning Objective
Town Centre	To protect, improve and provide for town centre facilities and for the future development of the town centre

Land Use Zoning	Zoning Objective
Open Space, Amenity & Recreation	To provide, protect and enhance open space, amenity and recreation provision

Land Use Zoning	Zoning Objective
Residential	To protect and/or enhance the existing residential community and provide for new residential communities.

Land Use Zoning	Zoning Objective
Employment Mixed Use	To provide lands for employment based activities and appropriate commercial development

Land Use Zoning	Zoning Objective
Community Facilities	To protect, provide and improve community and social facilities

Land Use Zoning	Zoning Objective
Industry, Enterprise and Innovation	To provide lands for industrial, enterprise and innovation related development and appropriate commercial development.

Table 7.2: Definition of Terms (Zoning Matrix)

Permitted Use (Y)	These uses are in compliance with the primary zoning objective and are permitted in principle.
Open for Consideration (O)	This is a land use that by reason of its nature and scale would not be in conflict with the primary zoning objective for the area.
Non Permitted Use (N)	These uses would be contrary to the zoning objectives and the proper planning and sustainable development of the area.
Other Uses	Land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and objectives for the area.

7.2 Zoning Matrix

Development proposals shall be in accordance with the Land Use Zoning Matrix set out in Table 7.3. Permitted development within each zone will be determined having regard to the Zoning Matrix. Uses other than the primary use for which an area is zoned may be permitted in certain circumstances provided that they are not in conflict with the primary zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability of various uses for each of the land use zones. The land use matrix is intended to provide guidance and relates to land use only. All other important factors for assessment at planning application stage, including development standards, are also relevant in establishing if a development proposal would be acceptable at a particular location.

Table 7.3: Land Use Zoning Matrix

Land Use	Town Centre	Open Space, Amenity &	Residential	Employment Mixed Use	Community Facilities	Industry/Enterprise/Innovation
Dwelling	Y***	N	Y	N	N**	N
Guesthouse	Y	N	O	N	N	N
Hotel	Y	N	N	O	N	Y
Restaurant	Y	N	N	O	N	N
Pub	Y	N	N	N	N	N
Shop (Convenience)	Y	N	O	O*	N	O*
Shop (Comparison)	Y	N	N	N	N	N
Retail Warehouse	N	N	N	N	N	N
School	Y	N	Y	N	Y	N
Medical & Related Consultant	Y	N	O	O	O	N
Health Centre	Y	N	Y	O	O	N
Nursing Homes and analogous Services	Y	N	Y	O	O	O
Community Facility	Y	O	Y	O	Y	N
Recreational Buildings	Y	O	O	O	Y	N
Cultural Uses	Y	N	Y	O	Y	N
Offices- Class 2	Y	N	N	O	N	N
Offices – Class 3	Y	N	N	O	N	Y
Garages/Car Repair	N	N	N	O	N	Y
Petrol Station	N	N	N	Y	N	N
Motor Sales	N	N	N	Y	N	O
Car Park	Y	O*	O*	Y	O*	O
Cinema, dancehall, disco	Y	N	N	O	N	N
Warehouse/ storage & distribution	N	N	N	Y	N	Y
Lorry park/store/depot	N	N	N	N	N	Y
Industry	N	N	N	N	N	Y
Industry (Light)	N	N	N	Y	N	Y
Playing fields, park, playground	O	Y	Y	O	Y	N
Place of worship	Y	N	Y	O	Y	N
Tourist camping site / caravan	N	O	O	N	N	N
Halting Site	N	N	Y	N	N	N
Amusement Arcade	O	N	N	N	N	N
Hot food take-away	Y	N	N	N	N	N
Utility Structures	O	O	O	O	O	O
Creche /Playschool	Y	N	Y	O	Y	N

Y - Permitted use

O - Open for consideration

N – Non permitted use

* Use can be considered provided it is ancillary to the overall land use zoning

** Residential development for sons/daughters of existing landowners where the land has been in family ownership for a minimum of 10 years, may be acceptable on these lands provided that a scheme for the dwellings required can be incorporated into the lands without jeopardising the overall zoning objective for the lands and an occupancy condition shall be imposed.

*** Any residential proposal within this zoning shall be considered only as part of a mix with commercial uses and the residential component shall be no more than 50% of the total floor area of the proposed development.

Chapter 8 Design Principles and Development Management Standards

8.0 Introduction

The fundamental aim of this local area plan is to promote appropriate sustainable development and to provide for quality living, working and community environments, while enhancing the existing character of the town. All new planning applications must comply with the development management design principles and standards as set out in this section and in the Louth County Development Plan 2015-2021. Compliance with these standards will ensure sustainable development to provide for quality living, working and commercial environments.

Policy

DP 1 In relation to design principles and development management standards, all developments shall be in accordance with the policies and objectives as set out in this chapter and in the Louth County Development Plan 2015-2021.

DP 2 To implement Article 6(3) of the EU Habitats Directive, and to subject any plan or project likely to impact on Natura 2000 sites, whether directly, indirectly or in combination with other plans or projects, to an appropriate assessment in order to inform decision making.

8.1 All Development

All development must comply with the Site Development Standards outlined below.

8.1.1 Car Parking

Car parking provision will be required for all developments within or convenient to the development. This provision should be as per the standards set out in Table 8.1 below. It should be noted that these are maximum standards.

Table 8.1: Car Parking Provision

Land-use	Urban/Brownfield No. of Spaces per Unit	Sub-urban/Greenfield No. of Spaces per Unit
<i>Dwellings</i>	1 per dwelling	2 per dwelling
<i>Apartments</i>	1 per dwelling	2 per dwelling
<i>Residential Institutions</i>	1 per 3 units	1 per 2 units
<i>Retail</i>	1 per 50m ²	1 per 10m ²
<i>Bar /Discos/Dancehalls</i>	1 per 20m ² public space	1 per 5 m ² public space
<i>Restaurant/Function Room</i>	1 per 20 m ² public space	1 per 5 m ² public space

Hotel/Guest House	1 per 2 bedrooms	1 per bedroom
Offices	1 per 50 m ²	1 per 20 m ²
Banks /Financial Inst.	1 per 30 m ²	1 per 20 m ²
Industrial	1 per 50 m ²	1 per 50 m ²
Warehousing	1 per 100 m ²	1 per 100 m ²
Cash & Carry	1 per 50 m ²	1 per 25 m ²
Crèche	1 per 6 children	1 per 6 children
Showrooms	1 per 50 m ²	1 per 25 m ²
Cinemas/ Theatres	1 per 20 seats	1 per 5 seats
Conference Halls/churches	1 per 20 seats	1 per 5 seats
Schools	1 per class room	1 per class room
Clinics/Doctor's Surgery	2 spaces per consulting room	3 spaces per consulting room
Leisure Centres/ Clubs	1 per 100 m ² public space	1 per 30 m ² public space
Nursing Homes	1 per employee and 0.5 per bed	1 per employee and 0.5 per bed

Additional uses not mentioned above will be linked to the nearest appropriate use detailed in the Table or on a case by case basis Requirements in relation to parking bays, circulation aisles, parking for people with impaired mobility, shared parking and service vehicles are as provided for in Chapter 7 of the Louth County Development Plan 2015-2021.

8.1.2 Plot Ratio

The maximum site coverage permitted in industrial areas shall be 50% and the maximum plot ratio shall be 2:1. In the town centre site coverage shall not exceed 80%.

8.1.3 Building Lines

Where there are established building lines, particularly on infill development sites, these should be respected. However in order to reduce the often regimented appearance of suburban layouts a more varied building line will be encouraged, subject to the satisfaction of the Planning Authority.

8.1.4 Height

The height of proposed buildings should respect the height of adjoining structures on either side. Normally buildings in excess of four storeys in height will be discouraged except at key locations or landmark sites where taller buildings may be acceptable. The height of new developments should not detract from views of existing protected structures and landmark buildings.

8.1.5 Energy Requirements

In accordance with the Louth County Development Plan 2015-2021, all applications for residential development must demonstrate that a minimum of 25% of the energy requirements of the building is from renewable sources.

8.1.6 Pedestrian and Cycle Infrastructure

To require that master plans and planning applications for new developments identify pedestrian and cycle paths within the site and externally to adjoining residential areas, the town centre, existing services and community facilities.

8.1.7 Naming of Developments

The council will require that the naming of residential developments is in accordance with the DECLG Circular "Naming of Streets and Roads, Numbering of Houses and the use of Irish". The name of all residential developments will be subject to approval of Louth County Council Place Names Committee.

8.1.8 Public Art

The Council will encourage planning applications for residential schemes in excess of seventy five dwelling units to incorporate works of public art. In this regard the council should be consulted on opportunities for permanent art to reflect the area's heritage and to enhance focal points within towns and developments.

8.1.9 Management

Where it is intended that roads, services or public spaces will be retained in private or communal ownership, estate management schemes should be prepared and implemented. These arrangements must be approved by the council and covered by a condition attached to the relevant planning permission.

8.2 Town Centre

8.2.1 Shopfronts and Signage

The primary function of a shopfront is to identify retail/ commercial premises within a street, using a combination of name, sign and window display. The council will encourage the preservation of authentic, traditional shopfronts and the provision of good quality contemporary designs. Shopfront design shall be in accordance with Section 6.7 and Policy EDE 40 and EDE 41 of the Louth County Development Plan 2015-2021. A proliferation of signs within town centres, which would detract from the visual amenities of the streetscape and which would interfere with the free flow and safety of vehicular and pedestrian traffic movements, will be discouraged. Applications for signage shall be in accordance with Section 6.8 and Policies EDE 45 and 46 of the Louth County Development Plan 2015-2021. (See Shopfront Design Guidelines, Louth County Council).

8.2.2 Living over the Shop

In order to promote the vibrancy and vitality of Dunleer, the Council will encourage the provision and modernization of residential accommodation over commercial premises in the town centre. Living over the shop shall be in accordance with Section 6.7.2 and Policy EDE 39 of the Louth County Development Plan 2015-2021. It should be noted that initiatives relating to living over the shop have been announced in both “Rebuilding Ireland – An Action Plan for Housing and Homelessness” and “Realising Our Rural Potential - Action Plan for Rural Development” (2017).

8.2.3 Site Coverage

Site coverage shall not exceed 80% unless streetscape reinstatement would require relaxation of this standard.

Chapter 9 Environmental Assessment

9.0 Introduction

It is a requirement of the Planning and Development Act 2000 (as amended), that a local area plan shall contain information on the likely significant effects on the environment of implementing the plan. Two key pieces of such legislation which have been transposed into Irish law are the EU Strategic Environmental Assessment (SEA) Directive (2001/42/EC) and the EU Habitats Directive (92/43/EEC).

The purpose of the SEA Directive is to ensure that environmental consequences of certain plans and programmes are identified and assessed during their preparation and before their adoption, and that the plans or programmes are modified where adverse impacts are likely and/or that appropriate mitigation measures are incorporated to alleviate potential impacts.

The Habitats Directive is one of the key pieces of legislation in Europe's nature conservation policy. It comprises of the Natura 2000 network of protected sites which includes Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), and the strict system of species protection. The Directive provides protection for many animals and plant species, which are of European importance.

Article 6(3) of the Directive requires that Appropriate Assessment (AA), or screening for AA, be undertaken to determine the impact of plans and projects on Natura 2000 sites, which include land use plans such as the Dunleer Local Area Plan. It is a legal requirement that all land-use plans in Ireland comply with the provisions of both of the AA and SEA Directives.

9.1 Strategic Environmental Assessment (SEA) Screening

A Strategic Environmental Assessment (SEA) Screening Report was carried out by Future Analytics Consulting Ltd, on behalf of Louth County Council, in accordance with the SEA Regulations 2004 (as amended) for the Dunleer Local Area Plan 2017 – 2023. This process is an assessment of the likely significant effects on the environment that may be caused through the implementation of the plan.

The SEA report concluded that on the basis of the scale of development envisaged and of the assessment undertaken thus far, that the Dunleer Local Area Plan will not have any significant likely effects on the environment and subsequently does not require SEA.

9.2 Appropriate Assessment (AA) Screening

An Appropriate Assessment (AA) Screening Report was carried out by Altemar Ltd and Future Analytics Consulting Ltd, on behalf of Louth County Council for the Dunleer Local Area Plan 2017 – 2023. This report concluded that due to the nature of the proposed local area plan and the distance from Natura 2000 sites an Appropriate Assessment Screening was deemed sufficient. A Stage 2 Appropriate Assessment is not required.

9.3 Flood Risk Assessment in accordance with “*The Planning System and Flood Risk Management - Guidelines for Planning Authorities*”, (DoEHLG,2009)

A Strategic Flood Risk Assessment (SFRA) is a detailed assessment which is initially based on existing information and enables the Local Authority to undertake the sequential approach to allocate appropriate sites for development and identify how flood risk can be reduced as part of the plan process. Stage 1 of this process is a Flood Risk Assessment which Identifies whether there may be flooding or surface water management issues related to a plan area or proposed development site that may warrant further investigation.

In line with “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” 2009, and following recent flood events in Dunleer, Louth County Council commissioned the Dunleer Flood Risk Assessment Study which was completed and produced in November 2016. This Study involved hydrological and hydraulic analysis and flood mapping to identify and map the existing and potential future flood hazard within the Study Area and also to assess and map the existing and potential future flood risk for the purposes of detailed and final decision-making in relation to planning and development management. The SFRA of this plan is informed by the Dunleer Flood Risk Assessment Study which also included the production of the associated maps and those which are relevant in relation to the LAP are included in Appendix 3.