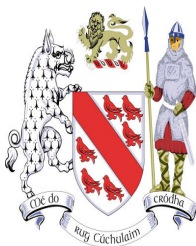


Lands at Lower Point Road Proposed Amendment to Draft Plan

Dundalk & Environs Development Plan 2009-2015



Economic Development
& Future Planning Unit



20th July 2011

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1.0 Introduction

By Order of the High Court on 10th May 2011 (High Court Record Number 2010 539 JR) Mr Justice Hedigan severed and quashed that part of the Dundalk and Environs Development Plan 2009-2015, relating to lands at Lower Point Road (DD&E33). These lands are bounded to the immediate east by the Soldier's Point Waste Water Treatment Plant, to the west by the Suil na Mara residential area, to the north by the Navy Bank recreational walkway and to the south by Golden Ridge development along the Lower Point Road. Mr Justice Hedigan remitted the question of the zoning of these lands to the Councils whose elected members should have the opportunity to consider submissions from all interested parties before reaching a decision on the appropriate zoning of these lands.

This document focuses on the particular amendment (DD&E33), lands at Lower Point Road made by the elected members of Dundalk Town Council and Louth County Council in 2009 following their consideration of the making of the Dundalk and Environs Development Plan 2009-2015. It consists of the proposed amendment of the zoning provision pertaining to the above lands from 'Recreation, Amenity and Open Space' to 'Residential 1'. The environmental statement of the proposed amendments (including DD&E33, lands at Lower Point Road) is contained within Appendix 1.

2.0 Background

The elected members of Dundalk Town Council and Louth County Council considered the managers report on the material amendments on the 17th November 2009 and formally made a decision to adopt the development plan on 25th November 2009. The subject lands at Lower Point Road (DD&E33) were then zoned in that plan as 'Recreation, Amenity and Open Space'. It is this decision that has been struck down by the High Court and this matter is now under consideration. It is important to note that the decision of the High Court struck down only that part of the Dundalk and Environs Development Plan 2009-2015 relating to subject lands, DD&E33 lands at Lower Point Road. The remainder of the Plan stands and is not affected by this judgement.

The consideration of the proposed amendment should be made on the basis of the proper planning and sustainable development of the area and under the same circumstances that existing at the time of the original decision (25th November 2009). Only those matters which the members were obliged to consider on the 25th November 2009 should contribute to the decision in this case. Any new legislation, new requirements under EU Law and other considerations which have come into being since the date of the making of the plan (25th November 2009) in respect of these lands cannot be taken into account.

3.0 Purpose of this Report

The purpose of this report is to inform and assist the public and other interested parties in considering the particular proposed amendment to the Draft Plan that was struck down. Written observations or submissions regarding the Material Amendment to the Draft Dundalk and Environs Development Plan 2009-2015 in relation to amendment DD&E33 lands at Lower Point Road are invited from members of the public and other interested parties. Written submissions or observations must be received between **Wednesday 20th July 2011 and Wednesday 17th August 2011**. The manager will prepare a report on all submissions or observations received during the above time period and submit this to the members for their consideration. Having

considered the draft development plan, the amendment to the draft plan and the manager's report on submissions received, members will decide on the appropriate zoning of these lands and will make the Dundalk and Environs Development Plan 2009-2015 for the subject lands DD&E33 lands at Lower Point Road.

Submissions made must be in respect of the proposed material amendment only. The document 'Proposed Amendments to the Draft Plan, Dundalk and Environs Development Plan 2009-2015' is attached (Appendix 1) for contextual purposes only¹ and in the interests of clarity. Only submissions relating to the proposed material amendment DD&E33 lands at Lower Point Road shall be considered.

4.0 List of Policy Changes

Proposed amendments to Map 1		
Map Reference	Original Zoning	Proposed Change
DD&E 33	Recreation, Amenity and Open Space	Residential 1

¹ With the exception of Section 6, Environmental Statement, which is applicable to lands at DD&E33

Appendix 1

Proposed Amendments to the Draft Plan Dundalk & Environs Development Plan 2009-2015

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Part 1

Outlines the purpose of this document and the relevant legislative requirements.

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Part 2

Consists of the proposed amendments to the written statement of the Draft Dundalk and Environs Development Plan 2009-2015.

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Part 3

Consists of proposed amendments to Map 1, Map 2 and Map 3.5, 3.7 and 5.2 of (written statement).

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Part 4

Consists of proposed amendments to Table 2.4 as Permitted Uses.

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Part 5

Consists of proposed amendments to the Record of Protected Structures.

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Part 6

Consists of Environmental Statement on the proposed amendments.

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1.0 Introduction

This document focuses on the proposed amendments made by the elected members of Dundalk Town Council and Louth County Council following consideration of the Draft Dundalk and Environs Development Plan 2009-2015 and the manager's report on submissions received. It consists of amendments to the written statement, a number of zoning issues, maps within the written text and Record of protected structures. This report also contains a statement on any significant environmental impacts from the proposed material amendments.

There are 3 stages in the review process. These are detailed below.

Stage 1 – Pre-draft

- Background work, data gathering
- Initial notification in newspaper of planning authority intention to prepare a new Development Plan.
- Public consultation including prescribed bodies, service provider etc.
- Report to members outlining the manager's response on issues raised in public consultation and recommendations on policies to be included in the development plan.
- Making of direction to the manager by the members regarding the preparation of the plan.
- Preparation of environment report (SEA).

Stage 2 – Preparation of Draft Plan

- Submission, by manager of a draft plan to members for their consideration
- Consideration by members of draft plan including the making of amendments by members
- Sending notice and a copy of the draft plan to specified bodies. Public display of draft plan and environmental report, and invitation of submissions

Stage 3 – Making of Development Plan

- Preparation by the manager of a report on submissions received.
- Consideration by members of the draft plan and managers report.
- Making of the development plan by accepting or amending the draft, *except* where amendment represents a material alteration of draft plan. In this case material amendments go on public display including amending environmental report if necessary.
- Preparation of manager's report on submissions.
- Consideration of the amendment and managers report by the elected members.
- Members making the plan.

The Council is now at the third part of stage 3. This document relates to proposed amendments which represent a material alteration of the draft plan. These proposed amendments are required to go on public display. They are on display from Thursday 1st October to Wednesday 28th October 2009.

Part 1 Legislative Requirements

Having considered the Draft Dundalk and Environs Development Plan 2009-2015 and the Manager's Report on submissions received as a result of the public display period, it was resolved by the members at Council meetings on and 15th of September, the 22nd of September and the 28th of September to amend the Draft Development Plan. At the meetings the council resolved that as these amendments constitute a material alteration to the draft Development Plan the proposed amendments would be placed on public display for a period of not less than 4 weeks in accordance with Section 12 (7) (b) of the Planning and Development Act, 2000 as amended.

Purpose of this Report

The function of this report is to help inform and assist the public and other interested parties in consideration of the proposed amendments to the Draft Plan.

Written observations or submissions regarding the Material Amendments to the Draft County Development Plan are invited from members of the public and other interested parties. Written submissions or observations must be received between Thursday 1st October and Monday 2nd November 2009. The manager will prepare a report on all submissions or observations received during the above time period and submit this to the members for their consideration. Having considered the amendments to the draft and the manager's report on submissions received, members will make the new Dundalk and Environs Development Plan 2009 – 2015.

Outline of Report

The proposed amendments consist of amendments to the written statement, a number of zoning issues, maps within the written text and Record of protected structures.

In this document changes to the text follow the format of the written statement of the Draft Plan with the relevant Chapter headings, page numbers and submission reference identified where a change is proposed. This has been undertaken in a tabulated format. Omissions from the text are denoted using ~~striketrough~~ and additions by using red text. This facilitates comparison between the contents of the Draft Plan and the proposed amendments to the Draft.

Where the proposed amendments to the Draft Development Plan involve a change to the Draft Plan Maps, amended maps are included. These include 23 changes to zoning on Map 1, changes to map 2 and changes to Map 3.5, 3.7 and 5.2 within the written statement. The keys to these maps highlight proposed changes.

Amendments to the Record of Protected Structures are detailed in Part 5 of this document.

Part 2: List of Policy Changes

Submission No.	Amendment to Section/ Policy No.	Amendment	Page No. of Draft Development Plan
Chapter 2			
Development Strategy			
DDE 30	Zoning name	Change of zoning name from Transport Development Area to Transport Development Area Hub	Page 23
DDE 69	Table 2.4	Retail, Leisure and Recreation permitted uses to include the following (as per amended Table 2.4 attached in Part 4) <ul style="list-style-type: none"> - Light industrial - Garden Centre - Veterinary Centre - Warehouse 	Page 25
DDE 84	Table 2.4	Include Civic and Commercial Centre and permitted uses as per attached Part 4. Include School within permitted use for Community, Education and Recreation.	Page 25
DDE 111	Table 2.4	Permitted uses under Tourism and Leisure zoning to include (as per amended Table 2.4 attached in Part 4) <ul style="list-style-type: none"> - Hotel - Restaurant/ café - Sports facility Rename Sport complex to sports complex facility.	Page 25
DDE 111	Table 2.3	Zoning Objective Tourism and Leisure to be amended to include additional wording in red. <i>"To provide for large scale tourism and leisure proposals, with ancillary retailing, of regional, national and international importance"</i>	Page 23
DDE 117	Table 2.4	Recreation, Amenity and Open Space to include allotments as permitted uses (as per amended Table 2.4 attached in Part 4)	Page 25
DDE 119	Table 2.3	Name change for Retail and Leisure as "Retail, Leisure and Recreation" Zoning Objective <i>"To provide for retail warehousing and the sale of bulky goods where not more than 10% of the floor area is allocated to the sale of small goods. The provision of unique strategic large scale retail development of significant scale and nature to draw from a regional catchment and in order to support the development of Dundalk as a regional shopping destination and the provision of large scale recreation and leisure facilities"</i>	Page 23

DDE 120	Table 2.4	Town Centre Retail permitted uses to include (as per amended Table 2.4 attached) - drive through/ fast food outlets - filling stations as open for consideration.	Page 25
DDE 119	Table 2.3	Proposed additional policy and zoning and objective Strategic Employment Mixed Use zone "To provide a range of Business and Employment activities which have strategic importance."	Page 23
DDE 95	Table 2.3	Proposed additional policy and zoning and objective Civic and Commercial objective "To provide a range and mix of civic and commercial activities to support residential neighbourhoods"	Page 23
Chapter 3			
Economic Development, Retail and Tourism			
DDE 40	Table 3.2	Separation of local shops and petrol filling station: Maximum permitted net floor area for local shop to be 400 200 sq.m.	Page 45
DDE 119	Policy EC 11	Existing Policy: <i>Protect the retail function of Dundalk town centre from the adverse effects of out-of-centre or out-of-town retail developments and ensure that the sequential test approach to site selection and retail impact assessments are carried out where any out-of-centre retail development is proposed.</i> Proposed addition: <i>Applications for large scale retail developments outside the designated core retail area shall be required to demonstrate how the proposed development will support the regeneration and revitalisation of the town centre and what measures are proposed in order to support this"</i>	Page 43
DDE 96	Table 3.2	Insert new category of "Local Shop" for site at Greengates stores and maximum permitted net floor area of 500 sq.m.	Page 45
Chapter 5			
Transportation			
DDE 83	Policy TR6	Existing Policy: "Require applicants for development likely to generate 500 plus vehicle trips per day to submit a mobility managements plan Proposed addition: <i>Require that all large scale development proposals be accompanied by Traffic Impact Assessment, Road Safety Audits and Mobility Management Plans in accordance with the guidance contained in the Dublin Transportation</i>	Page 76

		<i>Office guidance (Traffic and Transportation Assessment Guidelines)”</i>	
DDE 83	Policy TR 9	Additional wording in policy in red: “ <i>Work in partnership with Iarnród Éireann..... to encourage sustainable transport modes in journeys to and from the station..... in the provision of upgraded rail facilities at Dundalk railway station and, in time, the provision of a new rail station and park and ride facility to the south of the town”.</i>	Page 79
DDE 83	Policy TR 10	Additional wording in policy in red: <i>Promote and facilitate the development of an integrated public transport hub at Dundalk railway station and encourage the co-ordination of bus and rail services within the town and the provision of high frequency linkages from the town centre to the train station</i>	Page 80
DDE 83	Policy TR 15	Additional wording in policy in red: <i>Support the provision of multi-storey car parks at suitable locations within the town centre in order to discourage the provision of extensive surface based car parking and free up town centre sites for development and encourage the freeing up of town centre sites for development”</i>	Page 86
DDE 102	Policy TR 15	Additional wording in policy in red: <i>Support the provision of multi- storey, basement car parks at suitable locations within the town centre in order to discourage the provision of extensive surface based car parking and free up town centre sites for development.”</i>	Page 86
DDE 102	Policy TR 16	Existing policy <i>Require the provision of basement car parking as part of or the entire car parking requirements to service town centre developments.</i> New Amended policy <i>“Where carparking provision in excess of the requirements as set out in Table 5.4 is proposed, this will only be acceptable where that the proposed additional carparking is provided through multi storey or basement carparks and it is clearly demonstrated that the additional traffic generated will not lead to traffic congestion in the town and have a negative impact on the quality of the physical environment.”</i>	Page 86

Chapter 6
Housing and Community Facilities

DDE 33	Title of Map 6.1	Area subject to removal of Part V.	Page 94
DDE 114	Policy HC 2	<i>Secure the provision of 20% of residential sites for social and affordable housing developments except within the areas delineated on map 6.1.</i>	Page 94
DDE 114	Table 6.3	Paragraph 6.2.3 be amended by the omission of sentence	Page 95

		<i>"The housing mix requirement is set out in table 6.3. A mix of dwelling types and size is considered..." and the removal of Table 6.3.</i>	
DDE 114	Table 6.5 Policy HC 18	Removal of Table 6.5. Amendment to Policy HC 18 Apply the density standards as set out in table 6.5 <i>"Ensure proposed development complies with the provisions of Sustainable Residential Development in Urban Area 2008 and other DoEHLG guidelines"</i>	Page 109 &110
Chapter 7 Recreation and Amenity			
DDE 62 DDE 83	Policy RA 6	Amendment to policy RA 6 to include <i>"Open up the Castletown River and Dundalk coastline for recreation and amenity purposes subject to the protection of designated Natura 2000 sites and where necessary require an appropriate assessment as provided for under the Habitats Directive</i> <i>Require that any development along the Castletown River to offset by a minimum of 20m from the waters edge or the high water mark whichever is appropriate and that cycle and pedestrian paths are provided."</i>	Page 130
Chapter 8 Conservation and Heritage			
DDE 72	Policy CH3	Additional wording in policy in red: <i>"Protect the designated SAC, SPA and p NHA in Dundalk Bay from any adverse impacts of development and to require appropriate assessment as required by the EU Habitats Directive, of a development likely to have an impact on such sites.</i>	Page 133
DDE 72	Policy CH2	Existing policy Support the implementation and recommendations of the Biodiversity Action Plan for Louth 2008 - 2012. Addition to policy <i>Any proposal for development on lands which contain a natural wetland area will be required to carry out an ecological survey to determine the impact of the development on the wetland habitat and to include mitigation measures to protect flora and fauna therein"</i>	Page 133
DDE 72	Policy CH 4	Additional wording in policy in red: <i>"Protect important natural and man made features, landscape and strategic views within the plan area and require designers to submit a visual impact assessment to take into consideration the protection of landscapes and views in the design of new developments."</i>	Page 135

DDE 105	Policy CH 5	<p>Additional wording in policy in red: <i>Seek the protection of important trees and groups of trees within the plan area and require that designers take into considerations the protection of trees in the design of new developments.</i></p> <p><i>Require replacement trees at a ratio of 4:1, and of native species, where the removal of trees is required in order to facilitate the development.</i></p> <p><i>Make Tree Preservation Orders for the 64 trees and groups of trees identified in appendix 6.</i></p>	Page 137
Chapter 9 Telecommunications and Energy			
DDE 120	Policy TE10	<p>Existing policy <i>Support innovative alternative energy projects and seek to ensure that 25% of the energy requirement of new buildings is obtained from renewable energy sources. This should be calculated on the basis of an approved method carried out by a qualified and accredited expert in the field.</i></p> <p>Addition to policy <i>Where it can be demonstrated to the satisfaction of the planning authority that the proposed development will result in a reduction of 25% of carbon emissions below the industry standard this may be deemed as an acceptable alternative”</i></p>	Page 151
Water Services and Environment			
DDE 72	Policy EN2	<p>Existing policy <i>Ensure an adequate water supply is provided in a sustainable manner to meet existing and future demands of the Dundalk and Environs area.</i></p> <p><i>Ensure the quality of water supplied complies with Drinking Water Regulations and to address that impact on same in a prompt and appropriate manner.</i></p> <p><i>Implement a policy of effective metering and, in the case of non-domestic developments, facilitate charging for services in accordance with Article 9 of EU Water Framework Directive.</i></p> <p><i>Implement incrementally the recommendations set out in Strategic Review of Dundalk & Environs Water Supply consistent with sustainability principles, taking due cognisance of environmental, financial and technical constraints.</i></p>	Page 161

		<p>Addition to policy <i>Ensure compliance with “The Provision and Quality of Drinking Water (EPA, 2009)</i></p>	
DDE 72	Policy EN4	<p>Existing policy <i>Ensure that the incorporation of sustainable drainage measures in all settlements is mandatory. An integrated approach to drainage shall be adopted and all development proposals shall be accompanied by a comprehensive SUDS assessment which shall address runoff quantity/ runoff quality /habitat and water quality impacts. Best practice guidance is available from the Greater Dublin Strategic Drainage Study Surface water issues and submissions will be required to meet with design criteria (adjusted to reflect local conditions) and material designs therein.</i></p> <p><i>Prevent excessive discharges of untreated sewage from overflows and to maximize the utility of piped services, new developments shall preferentially provide / connect to separate surface water drainage systems.</i></p> <p><i>Ensure that when developers are master planning areas within and adjacent to settlements, sustainable drainage will be adequately addressed. Masterplans shall identify appropriate aerial features e.g. ponds / basins etc based within the overall plan area that can provide both amenity and surface water management facilities for the full area rather than a large collection of small development based units.</i></p> <p>Addition to policy <i>Ensure protection of existing surface and groundwater resources.”</i></p>	Page 163
DDE 103	Policy EN 6	<p>Addition to policy <i>Require that all new developments connect to the public foul drainage network and facilitate existing developments not currently connected, to do so where the network is extended.”</i></p>	Page 166
APPENDICES			
DDE 44	Appendix 2	<p>Addition to Appendix 2 Additional bullet point. Building heights: <i>Building heights within the area so identified as Blackrock Village on Map 1 so be confined to not more than 3 storeys.</i></p>	Page 185

Part 3.0: List of map/ zoning amendments

Attachments include Map 1, Map 2 and Map 3.5, 3.7 and 5.2.

Map reference/ page reference	Original Zoning/ Map reference	Proposed change
Proposed amendments to Maps within written statement		
Page 38	Map 3.5 Key Opportunity Sites	<ul style="list-style-type: none"> - Inclusion of Port Harbour Area - Amendment to Tourism and Leisure - Amendment to Town Centre - Inclusion of Strategic Employment Mixed Use site - Inclusion of Dundalk Retail Park - Change to the town core site to match Map 4.3
Page 45	Map 3.7 Location of existing, district, civic and commercial centres.	<p>Inclusion of Civic and Commercial Centres</p> <p>Include local store at Greengates store Dublin Road.</p>
Page 83	Map 5.2 Proposed Cycle and Walk routes.	Inclusion of cycle routes to follow the finally approved line of the western infrastructure.
Proposed amendments to Map 2		
		<p>Removal of all reference to either public or private green spaces</p> <p>Cycle routes includes as per variation IN 23.</p>
Proposed amendments to Map 1		
DDE 33	Recreation, Amenity and Open Space	Residential 1
DDE 39	Inclusion of public and private open spaces on Map 2	Removal of reference to public and private open space within Map 2.
DDE 47	Open space in Belfry Park: Existing Residential 1.	Open space in Belfry Park: Proposed Recreation, Amenity an Open Space.
DDE 54	<ol style="list-style-type: none"> 1. Residential 1 2. Community and Education 	<ol style="list-style-type: none"> 1. Community and Education 2. Residential 1
DDE 56	Adjacent to Dundalk Golf Course	Employment and Business.

	Recreation Amenity and open space	
DDE 57	Recreation Amenity and Open Space	Employment and Mixed Use.
DDE 59	Community, Education and Recreation	Residential 1
DDE 66	Employment Mixed Use	Residential 1
DDE 73	Recreation, Amenity and Open Space	Town Centre
DDE 84	<ol style="list-style-type: none"> 1. Residential 2 2. Residential 2 3. Community and Education 4. Recreation, Amenity and Open Space 5. Residential 2 	<ol style="list-style-type: none"> 1. Recreation, Amenity and Open Space 2. Civic and Commercial Centre 3. Recreation, Amenity and Open Space 4. Residential 2 5. Community and Education.
DDE 85	Community, Education and Recreation	Retail, Leisure, Recreation and Community
DDE 88	Residential 2	Residential 2
DDE 94	Recreation, Amenity and Open Space	Tourism and Leisure
DDE 95	Residential 2	Inclusion of zoned Civic and Commercial centre and Community, Education and Recreation.
DDE 98	Transportation Development Hub	Employment and Business
DDE 100		Include additional road route within Mountavenue development area.
DDE 103	Residential 1	Recreation, Amenity and Open Space
DDE 109	Residential 2	Residential 1
DDE 110	Community, Education and Recreation Residential 2	Residential 1 Residential 1
DDE 111	Strategic Land Reserve	Tourism and Leisure
DDE 113	<ol style="list-style-type: none"> 1. Residential 1 2. Residential 1 3. Residential 1 	<ol style="list-style-type: none"> 1. Local Archaeological Heritage Site 2. Civic and Commercial Centre 3. Community, Education and Recreation.
DDE 118	Tourism and Leisure Residential 1 Strategic Land Reserve	Strategic Employment Mixed Use
DDE 119	Retail and Leisure	Employment Mixed Use

Part 4.0 Proposed changes to Table 2.4.

Table 2.4: Permitted Uses

Use Classes	RES 1& 2	TCR	TCMU	EM	EB	REI	RLR	TDH	PHA	RLRC	BR	CER	RAOSR	SLR	AG	NCI	TL	CAS	SEMU	CCC	
A.T.M.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	X	X	X	X	✓	X	✓	✓
Abattoir	X	X	X	O	O	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Advertising Structure	X	O	O	O	O	O	O	O	O	O	O	O	X	X	X	X	X	✓	X	✓	O
Allotments	✓	O	O	O	O	O	O	O	O	O	O	O	O	O	O	✓	O	O	O	O	O
Amusement Arcade	X	X	✓	X	X	X	X	O	X	O	O	X	X	X	X	X	X	X	X	X	O
B & B	✓	✓	✓	X	X	O	✓	✓	✓	✓	✓	X	X	X	X	O	X	O	X	X	✓
Bank / Financial Institution	X	✓	✓	X	X	X	O	X	X	✓	O	X	X	X	X	X	X	X	X	X	✓
Betting Office	X	O	✓	X	X	X	X	X	O	✓	O	X	X	X	X	X	X	X	X	X	O
Car Park (Commercial)	X	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	X	X	X	X	X	✓	X	O	O
Car Showroom	X	O	✓	✓	✓	X	✓	✓	X	O	X	X	X	X	X	X	X	X	X	X	X
Cash & Carry	X	O	✓	O	O	X	✓	✓	✓	O	X	X	X	X	X	X	X	X	X	X	X
Cemetery	O	X	X	O	O	X	X	X	X	X	X	✓	O	O	O	X	X	X	X	X	X
Church	✓	✓	✓	O	O	✓	O	✓	O	✓	✓	✓	X	X	X	X	X	X	X	X	✓
Cinema	X	✓	✓	X	X	✓	✓	✓	O	O	O	X	X	X	X	X	X	O	X	X	X
Community Facility	✓	✓	✓	O	O	O	O	✓	O	✓	✓	✓	X	✓	X	O	X	X	X	X	✓
Conference Centre	X	✓	✓	✓	✓	✓	✓	✓	O	✓	X	X	X	O	X	X	✓	X	O	O	O
Crèche / Childcare Facility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	X	X	X	X	X	X	O	✓
Dance Hall Night Club	X	✓	✓	X	X	X	X	✓	✓	✓	O	X	X	X	X	X	X	X	X	X	X
Drive Through/Fast Food	X	O	O	X	X	X	O	O	X	O	O	X	X	X	X	X	O	X	X	X	✓
Funeral Home	X	✓	✓	O	O	X	X	✓	O	O	✓	X	X	X	X	X	X	X	X	X	✓
Garden Centre	X	O	✓	O	O	O	X	O	O	✓	O	O	X	O	X	O	O	X	X	X	✓
Guest House	O	✓	✓	X	X	✓	X	✓	✓	✓	✓	X	X	X	X	X	O	X	X	X	✓
Industrial (light)	X	O	O	✓	✓	O	X	✓	O	O	O	X	X	X	X	X	X	O	X	X	X
Industrial (heavy)	X	X	X	✓	✓	X	X	O	O	X	X	X	X	X	X	X	X	X	X	✓	X
Nursing/ Assisted home	✓	✓	✓	X	O	O	X	O	X	O	O	✓	X	X	X	X	X	X	X	X	O
Office- Class 2	X	✓	✓	X	O	O	O	✓	O	X	✓	X	X	X	X	X	X	X	X	X	O

Office – Class 3	X	0	✓	✓	✓	0	0	✓	✓	0	0	X	X	X	X	X	X	X	X	X	0
Home Based Economic	0	✓	✓	X	X	0	X	✓	X	X	✓	X	X	X	0	X	X	X	X	X	✓
Hostel	X	0	0	0	0	✓	0	0	X	0	X	✓	X	X	X	X	X	X	X	X	0
Hotel / Motel	X	✓	✓	0	0	0	0	✓	✓	✓	0	X	X	X	0	X	X	0	X	X	0
Medical Surgery	0	✓	✓	0	0	0	X	✓	0	✓	✓	✓	X	X	X	X	X	X	X	X	✓
Motor Sales / Repair	X	X	0	X	X	X	✓	0	0	0	X	X	X	X	X	X	X	X	X	X	X
Park & Ride Facilities	X	X	X	✓	✓	X	X	✓	0	X	X	X	X	X	✓	X	X	✓	X	X	X
Petrol Station	0	0	0	0	0	X	0	0	✓	0	X	X	X	X	X	X	X	X	X	X	✓
Public House	0	✓	✓	X	X	X	X	✓	✓	✓	✓	X	X	X	X	X	X	X	X	X	0
Recycle Facilities	X	X	0	✓	✓	X	0	✓	✓	0	X	0	X	X	X	X	X	0	X	0	0
Residential*****	✓	✓	✓	X	0	X	X	✓	0	0	✓	X	X	X	X	0	X	X	X	X	0
Residential (Ancillary:)**	✓	✓	✓	0	0	0	X	✓	✓	✓	✓	X	X	X	X	0	X	X	X	X	0
Residential Institution	✓	0	✓	X	0	0	X	✓	X	0	✓	✓	X	X	X	x	X	X	X	X	0
Restaurant / Café	0****	✓	✓	0	0	0	0	✓	✓	✓	✓	X	X	X	X	X	0	X	0	0	0
Retail Warehouse	X	X	0	X	X	X	✓	0	0	X	X	X	X	X	X	X	X	X	X	X	X
School	✓	0	✓	X	X	0	X	✓	0	0	0	0	0	X	X	0	X	X	X	X	✓
Shop - Local **	0	✓	✓	0	0	0	X	✓	✓	0	✓	X	X	X	X	X	X	X	X	X	✓
Shop	X	✓	0	X	X	X	X	X	X	✓	✓	X	X	X	X	X	X	X	X	X	0
Shop- Major*****	X	✓	0	X	X	X	0	X	X	✓	0	X	X	X	X	X	X	X	X	X	X
Sports Facilities	✓	✓	✓	0	0	✓	✓	✓	✓	✓	0	✓	✓	✓	0	0	X	0	X	0	0
Take-Away	X	0	0	0	0	X	0	✓	0	0	0	X	X	X	X	X	X	X	X	X	0
Telecommunication Structure	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	0	X	0	X	0	0
Tourism complex facility	X	✓	✓	0	0	✓	✓	✓	✓	✓	✓	✓	X	X	0	0	X	✓	X	✓	X
Training Centre	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	X	X	X	X	X	X	X	X	0
Transport Depot	X	X	0	✓	✓	X	0	0	✓	X	X	X	X	X	0	X	X	X	X	X	X
Veterinary Surgery	X	✓	✓	X	X	X	X	0	0	0	0	X	X	X	X	X	X	X	X	X	0
Warehouse	X	X	X	✓	✓	X	X	✓	X	X	X	X	X	X	X	X	X	X	X	X	X
Wholesale Warehousing	X	X	X	0	0	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X

- * *Where this use would be ancillary to the use of the overall dwelling as a normal place of residence by the user of the office.*
 - ** *A local shop is defined as a convenience retail unit of not more than 400 200 square metres in gross floor area.*
 - *** *Relates to limited residential development ancillary to the permitted development.*
 - **** *As part of a local centre.*
 - ***** *Shop which includes the provision of a unique large scale retail development of significant scale and nature to draw from a regional catchment and to support the development of Dundalk as a regional shopping destination.*
 - ***** *Any residential proposal within the Employment & Business use (EB) shall comply with the Mullagharlin Framework plan and shall be considered only as part of a mix with economic/employment uses.*
- Residential proposals within the agricultural use shall be permitted for persons who are principally employed in agriculture or their sons or daughters.*

Development proposals within mixed uses zonings shall incorporate a range of uses which no single dominant use.

RES 1: Residential 1
 RES 2: Residential 2
 TCR: Town Centre Retail
 TCMU: Town Centre Mixed Use
 BR: Blackrock Village
 EM: Employment Mixed Use
 EB: Employment & Business
 REI: Research, Education & Innovation
 RLR: Retail, Leisure & Recreation
 TDH: Transportation Development Area
 PHA: Port Harbour Area
 RLRC: Retail, Leisure, Recreation and Community
 CER: Community, Education and Recreation
 RAO: Recreation, Amenity and Open Space

SLR: Strategic Land Reserve
 AG: Agriculture
 NCI: Nature Conservation Interest
 TL: Tourism and Leisure
 CAS: Common Agricultural Store
 SEMU: Strategic Employment Mixed Use
 CCC: Civic and Commercial Centre

Part 5.0: Amendments to the Record of Protected Structures

It was decided by the elected members of Dundalk Town Council & Louth County Council **not to proceed with adding the following minister's recommendations** to the Record of Protected Structures:

	Status	ID	NIAH Number	Map Sheet	Structure or Address	Type	Description
1.	Minister's Recommendation Not added to RPS	D274	13701007	13B	Glenaulin Philip Street / Culhaine Street	House	Detached three-bay two-storey house built c.1930.
2.	House and portion A of grounds added to RPS. Portion B not added	D278	13900703	15	Red Barns House Red Barns Road.	House	Detached three-bay two-storey house built c.1880. House & Portion A of grounds added to RPS - Portion B not added to RPS.
3.	Minister's Recommendation Not added to RPS	D402	13707052	18 & 18B	Brendan Duffy Construction Ltd. Ardee Road	Office Building.	Detached four-bay two-storey former railway building, built c.1910, now used as offices.
4.	Minister's Recommendation Not added to RPS	D412	13707055	18 & 18A	Brookmount, Ardee Rd.	House	Semi- detached three-bay two-storey house, built c. 1860.
5.	Minister's Recommendation Not added to RPS	D415	1370054	18 & 18A	Hemmingway House, Ardee Road.	House	Detached three-bay two-storey over basement former railway workers house, dated 1902. Now in private domestic use
6.	Minister's Recommendation Not added to RPS.	D416	13707022	18 & 18A	House at Dundalk Grammar School.	House	Detached two-bay single-storey house, built 1870. Was driving test centre now part of Dundalk Grammar School.
7.	Minister's Recommendation	D417	13707056	18 & 18A	Ardee Road.	House	Semi- detached three-bay two-storey house, built c. 1860.

	Not added to RPS						
8.	Minister's Recommendation Not added to RPS	D427	13707021	18 & 18A	Dundalk Grammar School.	Gates Railings walls	Gateway c.1835. Railings and Entrance gates have been replaced some years ago.
9.	Minister's Recommendation Not added to RPS	D433	13705131	14 & 14A	Dun Dealgan National School Jocelyn St.	School	Detached T-plan eight-bay single-storey school dated 1891.
10.	Minister's Recommendation Not added to RPS	D434	13705099	14 & 14A	Dun Dealgan schoolmasters house Jocelyn St.	Schoolmaster's house	Detached three-bay two-storey school master's house, built c.1900.
11.	Minister's Recommendation Not added to RPS	D438	13705073	14 & 14A	Presbyterian Hall Jocelyn St. Jocelyn Drive	Church Hall	c. 1880 corner sited detached gable fronted three-bay single-storey church hall.
12.	Minister's Recommendation Not added to RPS	D447	13706018	14 & 14A	"Saverne" St. Alphonsus Rd	House	Part of a Detached five-bay two-storey house built c.1890. (Two-bays to the south).
13.	Minister's Recommendation Not added to RPS.	D452	1370543	14 & 14A	4 Seatown Gardens.	House	Terraced two-bay two-storey with house attic, built c. 1900.
14.	Minister's Recommendation Not added to RPS	D453	13705044	14 & 14A	Massabielle, 5 Seatown Gardens	House	End of terrace two-bay two-storey house with attic, built c.1900.
15.	Minister's Recommendation Not added to RPS.	D459	13705047	14 & 14A	8 Seatown Gardens	House	Semi-detached two-bay two -storey house with attic, built c.1900.
16.	Minister's Recommendation Not added to RPS.	D471	13705059	14 & 14A	No. 7 Seatown Place.	House	Attached two-storey two bay house built c. 1820.
17.	Minister's	D481	13702049	13B	4 Kelso Terrace,	House	Terraced two-bay two-storey with house

	Recommendation Not added to RPS.				St. Mary's Road		attic built c. 1900. Bounded by granite plinth wall with wrought iron railings.
18.	Minister's Recommendation Not added to RPS.	D487	13706061	13C	Mount Hamilton House Carrickmacross Rd	House in use as HSE building	Detached three-bay two storey house.
19.	Minister's Recommendation Not added to RPS.	D494	13707040	13D	2 The Crescent Dundalk	House	Terraced two-bay two-storey house with attic built c.1880.
20.	Minister's Recommendation Not added to RPS	D496	13707020	18 & 18A	Doctor's House at Dundalk Grammar School.	House	Detached three-bay single-storey with attic, brick former doctor's residence built c. 1835
21.	Minister's Recommendation Not added to RPS	D499	13900743	18	Former Manse Dublin Road.	Manse	Detached three-bay two-storey former manse, built 1860, now in use as private house.
Amendments to RPS in Environs of Dundalk							
22.	Minister's Recommendation Not added to RPS	LHS 007-025	13900734	22	Farmhouse, Ballybarrack, Ardee Rd	House	Detached four-bay two-storey former farmhouse, built c. 1860.
23.	Minister's Recommendation Not added to RPS	LHS 007-026	13900745	27	Mullaharlin House Mullaharlin	House	Detached six-bay two-storey house, built c. 1860.
24.	Minister's Recommendation Not added to RPS	LHS 012-052	13901222	31	Fairymount, Haggardstown	House	Detached three-bay single-storey former dower house, built c. 1760, now in use as private house.

It was decided by the elected members of Dundalk Town Council & Louth County Council to remove the following existing Protected Structures from the Record of Protected Structures:

	Status	ID	NIAH Number	Map Sheet	Structure or Address	Type	Description
25.	Minister's Recommendation Removed from RPS.	D046	13707066	13 & 13C	No. 6 Demesne Terrace, Carrickmacross Rd	House	Terraced two-bay two-storey former railway worker's house built c.1870.
26.	Minister's Recommendation Removed from RPS.	D076	13702016	14 & 14A	No. 44 Castle Road	House	Terraced two-bay two-storey house with attic, built c.1880. Front site bounded by granite plinth wall surmounted by cast-iron railings.
27.	Minister's Recommendation Removed from RPS.	D263	13703002	14	No. 58 Quay St.	House	c.1820 Georgian style mid terrace two-storey over basement house.
Amendments to RPS in Environs of Dundalk							
28.	Minister's Recommendation Removed from RPS.	LHS 012-052	-	31	Sexton's Pub Dublin Road Blackrock Haggardstown	Public House	Four-bay two-storey with attic, projecting gabled porch and shopfront and modern rooflight on ridge

It was decided by the elected members of Dundalk Town Council & Louth County Council **not to proceed with the deletion** of the following buildings from the Record of Protected Structures:

	Status	I D	NIAH Number	Map Sheet	Structure or Address	Type	Description
1.	Not Proceeding with Deletion	D200	-	9	No 6 Fairgreen Row	House	c.1900 end of terrace three-bay two storey house
2.	Not Proceeding with Deletion	D201	-	9	No 7 Fairgreen Row	House	c.1900 terraced three-bay two storey house
3.	Not Proceeding with Deletion	D202	-	9	No 8 Fairgreen Row	House	c.1900 terraced three-bay two storey house
4.	Not Proceeding with Deletion	D203	-	9	No 9 Fairgreen Row	House	c.1900 terraced three-bay two storey house
5.	Not Proceeding with Deletion	D204	-	9	No 10 Fairgreen Row	House	c.1900 terraced three-bay two storey house

Part 6.0 Environmental Statement on the proposed amendments.

Introduction

This section outlines the Environmental impacts of what are considered material alterations to the Draft Dundalk and Environs Development Plan 2009- 2015 from an environmental perspective. The Environmental Report prepared explored 3 alternatives as follows: minimalist Approach; plan led approach and; market-led approach. The alternative scenarios were generated in the context of the policy documents relating to lands. Attention is particularly focused on the consolidation of development at strategic locations such as the town centre, neighbourhood centres and transport corridors in the plan area. This consolidation will provide:

- **Mixed use development**
- **Higher density**
- **High quality urban development and design**

The option selected was the plan led approach as the preferable option. This approach represents the optimal course to achieve a proper balance between economic, environmental and social considerations.

The amendments, which it is considered have a material impact from an environmental perspective, have been evaluated against the Strategic Environmental Objectives (SEOs) listed below which have been included within the Strategic Environmental Assessment. SEOs are methodological measures against which the environmental effects of the plan can be tested.

1. Biodiversity, Flora and Fauna
2. Population and Human Health
3. Soil
4. Water
5. Air and Climatic Factors
6. Material Assets
7. Cultural/ Heritage
8. Landscape

Main Issues

The principle material amendments from an environmental perspective include proposed amendment to policies within the draft development plan and the impact of these changes on the Strategic Environmental Objectives have been detailed in table 6.1 below . Some of the proposed material amendments on public display relate to changes in the land use zoning for the Dundalk and Environs plan area and it is not proposed that any of these zoning changes introduce any more land uses zonings or intensification of land use were it could potentially have an adverse impact on the environment.

Potential Impact

Amendments to policy RA6, CH2, CH4 are likely to have a positive interaction with SEOs and are likely to improve the status of the environment. The inclusion of the new Strategic Employment Mixed Use will not have a significant impact on the environment and had been zoned as a mixture of Tourism and Leisure, Residential 1 and Strategic Land Reserve in the Draft Dundalk and Environs Development Plan.



Biodiversity



Population and Human Health



Soil



Water



Air and Climatic Factors



Material Assets



Cultural/Heritage











































Landscape

















Rating system used to indicate Environmental Impact

Positive Impact	Indirect Positive Impact	Negative Impact	Indirect Negative Impact	Neutral Impact	Uncertain
2	1	-2	-1	0	0

Table 6.1: Environmental impact of proposed amendment to policy.

Chapter 3: Economic, Retail and Tourism Policy									TTL
<p>EC11 <i>Protect the retail function of Dundalk town centre from the adverse effects of out-of-centre or out-of-town retail developments and ensure that the sequential test approach to site selection and retail impact assessments are carried out where any out-of-centre retail development is proposed.</i></p> <p>Proposed addition: <i>Applications for large scale retail developments outside the designated core retail area shall be required to demonstrate how the proposed development will support the regeneration and revitalisation of the town centre and what measures are proposed in order to support this”</i></p>									8
<p>Chapter 5: Transportation Policy</p>									
<p>TR 6 Require applicants for development likely to generate 500 plus vehicle trips per day to submit a mobility management plan. <i>Require that all large scale development proposals be accompanied by Traffic Impact Assessment, Road Safety Audits and Mobility Management Plans in accordance with the guidance contained in the Dublin Transportation Office guidance (Traffic and Transportation Assessment Guidelines)”</i></p>									6
<p>TR 9 <i>Work in partnership with Iarnród Éireann..... to encourage sustainable transport modes in journeys to and from the station..... in the provision of upgraded rail facilities at Dundalk railway station and, in time, the provision of a new rail station and park and ride facility to the south of the town”.</i></p>									7
<p>TR 10 <i>Promote and facilitate the development of an integrated public transport hub at Dundalk railway station and encourage the co-ordination of bus and rail services within the town and the provision of high frequency linkages from the town centre</i></p>									7

<p>CH2 Support the implementation and recommendations of the Biodiversity Action Plan for Louth 2008 - 2012. <i>Any proposal for development on lands which contain a natural wetland area will be required to carry out an ecological survey to determine the impact of the development on the wetland habitat and to include mitigation measures to protect flora and fauna therein"</i></p>									14
<p>CH3 Protect the designated SAC, SPA and p NHA in Dundalk Bay from any adverse impacts of development and to require <i>appropriate assessment as required by the EU Habitats Directive</i>, of a development likely to have an impact on such sites.</p>									14
<p>CH4 Protect important natural and man made features, landscape and strategic views within the plan area and require <i>designers to submit a visual impact assessment to take into consideration</i> the protection of landscapes and views in the design of new developments.</p>									16
<p>CH5 Seek the protection of important trees and groups of trees within the plan area and require that designers take into considerations the protection of trees in the design of new developments. <i>Require replacement trees at a ratio of 4:1, and of native species, where the removal of trees is required in order to facilitate the development.</i> <i>Make Tree Preservation Orders for the 64 trees and groups of trees identified in appendix 6.</i></p>									16
<p>Chapter 9: Telecommunication and Energy Policy</p>									TTL
<p>TE 10 Support innovative alternative energy projects and seek to ensure that 25% of the energy requirement of new buildings is obtained from renewable energy sources. This should be calculated on the basis of an approved method carried out by a qualified and accredited expert in the field. <i>Where it can be demonstrated to the satisfaction of the planning authority that the</i></p>									5

<p>Ensure that when developers are master planning areas within and adjacent to settlements, sustainable drainage will be adequately addressed. Masterplans shall identify appropriate aerial features e.g. ponds / basins etc based within the overall plan area that can provide both amenity and surface water management facilities for the full area rather than a large collection of small development based units.</p> <p><i>Ensure protection of existing surface and groundwater resources.”</i></p>									10
<p>EN 6</p> <p>Adopt an incremental approach to provision of additional treatment capacity. This shall relate both to the scale of existing developments, and appropriate growth at these locations. Availability of services shall not be a precursor to large scale growth in inappropriate locations.</p> <p>Extend the licensing of all discharges to sewers. This will apply to all discharges in excess of 5 m3 per day or where the discharge warrants same due to specific characteristics.</p> <p>Minimise the impact of storm overflows on receiving water quality through implementation of programmed upgrade of units and networks.</p> <p>The councils will not permit the use of pump stations for conveyance of sewage unless the proposed pump station will cater for a significant catchment of zoned development lands that otherwise cannot be drained. Where deemed appropriate, temporary pumping arrangements may be considered as an interim measure, pending the provision of more permanent arrangements within a reasonable timeframe. In such instances, the full cost of providing, operating and decommissioning interim arrangements shall be paid in advance by developer along with normal development levies.</p> <p>Ensure that all developments have regard to policies expressed in the Greater Dublin Strategic Drainage Study with particular reference to:</p> <p><i>Require that all new developments connect to the public foul drainage network and facilitate existing developments not currently connected, to do so where the network is extended.</i></p>									8

