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draft Variation 1 of Louth CDP

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Sent: 05 March 2019 15:17

To: variation1

Cc: Malachy Bradley [mbradley@emra.ie]; Nicci Nolan [nnolan@emra.ie]

Attachments: 200305_Louth CDP Var No. 1~1.pdf (497 KB)

Hello

Please find attached the observations of the Eastern and Midland Regional Assembly on the proposed Variation 1 to the Louth County Development Plan 2015-2021, issued in accordance with the provisions of Section 27C of the Planning and Development Act 2000, as amended.

This submission was approved by the elected members of the Regional Assembly at the meeting of March 1st, 2019.

I would be grateful if a receipt of this submission can be issued for our records.

If you have any queries please contact me on the details below.

Regards

Pauline Riordan

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**Tionól Reigiúnach Oirthir agus Lár-Tíre
Eastern and Midland Regional Assembly**

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Is faoi rún agus chun úsáide an té a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil leis an seoltóir a luaithe is féidir. Ní hionann na tuairimí luaite sa ríomhphost seo agus tuairimí Tionól Reigiúnach Oirthir agus Lár - Tíre leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphost seo agus aon comhad atá nasctha leis scuabtha le bogearraí frithvíorais chun víorais ríomhaire a aimsiú agus is cosúil go bhfuil siad glan. Bí cinnte an ríomhphost seo a mionscrúdú, mar ní ghlacann Tionól Reigiúnach Oirthir agus Lár - Tíre freagracht faoi aon damáiste a dhéanfaí le do chórais ríomhaireachtaí.



Tionól Reigiúnach Oirthir agus Lár-Tíre Eastern and Midland Regional Assembly

3ú Uirlár ó Thuaidh | Ionad Cathartha | An tSráid Mhór | Baile Munnra | Baile Átha Cliath 9
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Proposed Draft Variation Number 1 to the Louth County Development Plan 2015-2021

This submission on the proposed draft variation of the Louth County Development Plan 2015-2021 has been reviewed by the executive and approved by the Eastern and Midland Regional Assembly at the meeting of 1st March 2019.

Introduction

The Eastern and Midland Regional Assembly (EMRA) is part of the regional tier of governance in Ireland. It is primarily focused on the formulation, adoption and implementation of Regional Spatial and Economic Strategies (which will replace the existing Regional Planning Guidelines), oversight and coordination of Local Economic and Community Plans (LECPs), management of EU Operational Programs, EU project participation, implementation of national economic policy, and additional functions through working with the new National Oversight and Audit Commission.

There has been a significant level of transition in Regional Governance in Ireland post June 2014. In the context of the publication of the National Planning Framework – Project 2040 by the Department of Housing, Planning, Community and Local Government and the commencement of the formulation of the Regional Spatial and Economic Strategy for the Eastern and Midland Region, there is a transition period of implementation of existing Regional policy in the form of the current Regional Planning Guidelines. The Draft Regional Spatial and Economic Strategy prepared by the members of the Assembly at the EMRA meeting of October 2018 and placed on display between the period November 5th 2018 and January 23rd 2019. The Assembly is currently in the statutory process of finalizing the RSES for the region. This is expected in the coming months.

It should be noted that the current status of the RPGs 2010 – 2022 is enshrined in the Local Government Reform Act 2014 Sec.63. (4) “Notwithstanding any other provision of this Act, the regional planning guidelines prepared by a dissolved regional authority and published in respect of the period 2010 to 2022, shall continue to have effect as if made under this Part until a regional spatial and economic strategy is prepared and adopted by the regional assembly concerned.”

Legislative context

Under Section 27C of the Planning & Development Act, 2000 (as inserted by Section 18 of the Planning and Development Act, 2010) the Eastern and Midland Regional Assembly, as the successor regional assembly of the dissolved Mid-East Regional Authority, is obliged to prepare submissions / observations to be submitted to the relevant planning authority and copied to the Minister for the Housing, Planning, Community and Local Government.

A submission shall contain a report which shall state whether, in the opinion of the Regional Assembly, the draft variation of the Development Plan, and in particular its core strategy are consistent with the Regional Planning Guidelines in force for the area of the Development Plan. If, in the opinion of the Regional Assembly the proposed variation of the Development Plan, and its core strategy are not consistent with the RPGs, the submission / observations and report shall include recommendations as to what amendments, in the opinion of the Regional Assembly, are required to ensure that they are consistent.

This report contains the opinion of the Eastern and Midland Regional Assembly in relation to the above matters along with recommendations as required under Section 27C of the Planning and Development Act 2000 as amended.

Submission

The proposed variation relates to an amendment of existing Policy RD39 of the Louth County Development Plan 2015-2021. The amendment comprises replacing the existing policy text with new text, broadening the types of development compatible with the use category "Economic Business Zone" that relates to the designated area at Carrickcarnon (see Location Map Appendix 1) and the requirement for a Masterplan to ensure that development occurs in a co-ordinated, integrated and sustainable matter.

The proposed additional new types of development compatible with the Economic Business Zone at Carrickcarnon include *"offline Motorway Services area, truck including off line Motorway Services area, truck stop, service, repair and parking area and associated ancillary infrastructure to include motel/hotel, ancillary retail shop and dining facility, light industrial, storage and logistics facilities, retail warehousing (bulky goods only) and motor sales. To ensure co-ordinated and integrated development, this area will be subject to the preparation of a Masterplan for the written agreement of the Planning Authority"*. In addition, text within the policy referring to linking new development in this zone to *"leisure, recreation and tourism, agricultural diversification and extensions to authorised developments"* has been removed.

Initial Draft Screening Reports were prepared as required under the Strategic Environmental Assessment (SEA) and (AA) regulations, which conclude that the proposed Variation would not be likely to result in significant environmental impacts having regard to the small extent of lands involved, the various provisions of the existing Plan that relate to sustainable development and the protection and management of the environment with which it must comply.

The Regional Planning Guidelines for the Border Region 2010-2021, in particular, Strategic Goal S9 aims to "Exploit the Region's unique location at the interface between two economies, by putting in place drivers for economic growth, through the development of the Eastern Corridor..." The RPGs consider that connectivity between the Border Region and Northern Ireland is critical and while provision should be made for the protection of the safety and capacity of the region's road network, the degree of protection in Development Policy should reflect the role and function of the network.

European policy dictates a need for Member States to provide areas where road users can park, rest and access facilities. It is an objective of the European TEN-T Regulation to increase the benefits for road users by ensuring safe, secure and high-quality standard of road users and freight transport.

The NRA (TII) Service Area Policy 2014 advise that "local authorities in the preparation of their plans, may consider policies for the provision for off-line service areas with reference to the requirements and advice included in the most up-to-date Authority guidance on the location and layout of the Authority's service areas in addition to existing or planned privately promoted service facilities within towns/settlements and located in the general environs of the relevant road corridor."

The Eastern and Midland Regional Assembly welcomes that any new development in this area be subject to an agreed Masterplan which should be made in accordance with the provisions of the NRA Service Area Policy 2014 and in consultation with the NRA (TII).

Having regard to the above, it is considered that this proposed variation to the Louth County Development Plan is consistent with the Regional Planning Guidelines for the Border Region 2010-2021.

Conclusion

This submission was prepared by the Assistant Director and approved by the members of the Eastern and Midland Regional Assembly.

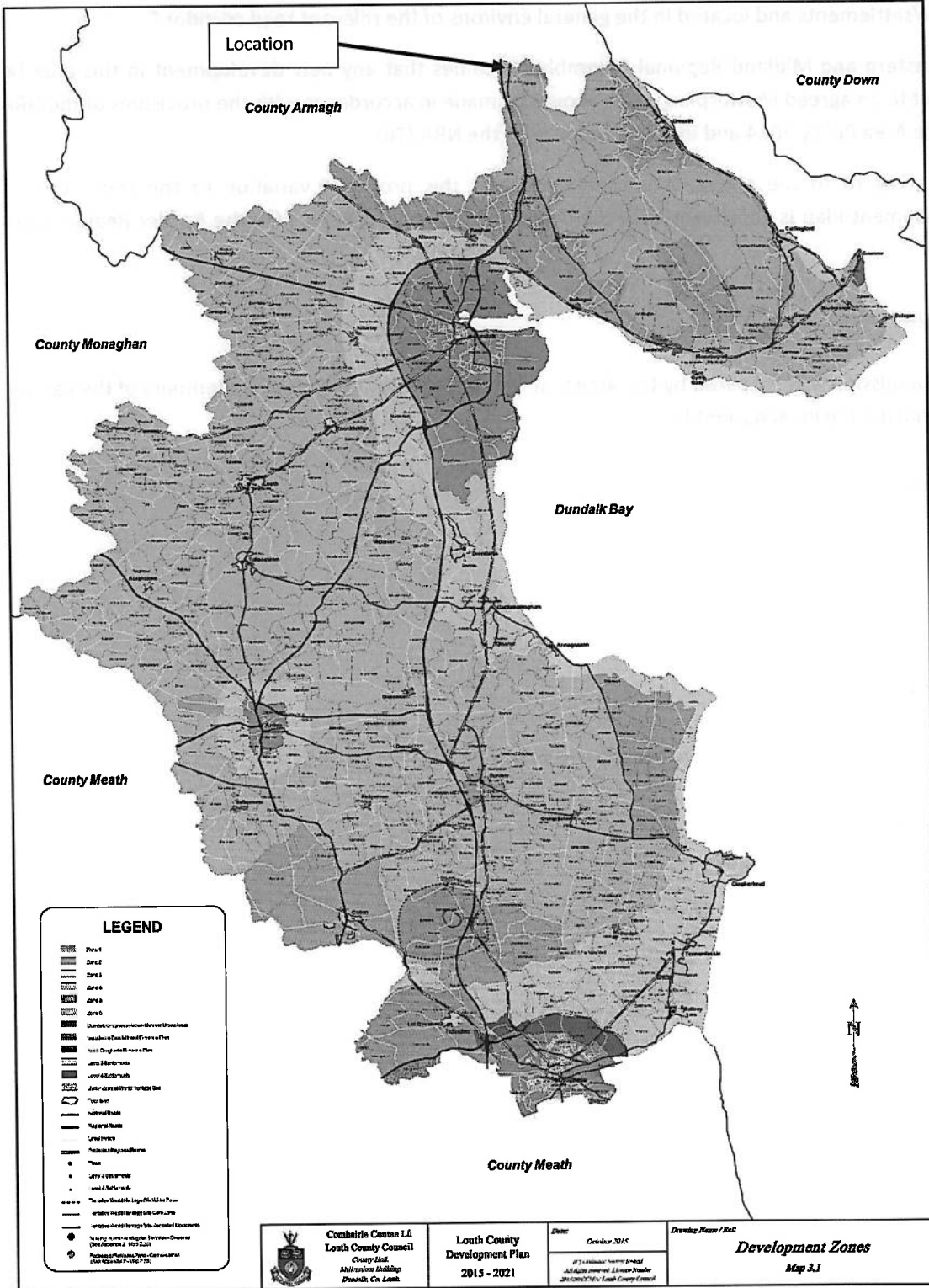
Regards,



Jim Conway
Director
Eastern and Midland Regional Assembly

1st March 2019

Appendix 1 Location Map



LEGEND

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