



20 March, 2019

Forward Planning Dept.,
Town Hall, Crowe Street,
Dundalk,
Co Louth

Re: Proposed draft Var No.1 to the Louth County Development Plan 2015-2021

A Chara,

I am directed by the Minister for Housing and Urban Development to refer to your recent letter in relation to the above and set out hereunder observations on behalf of the Minister.

The Department notes Proposed Variation No.1 to the Louth County Development Plan 2015-21 was published by the Council for statutory public consultation. The Proposed Variation seeks to make changes to the existing text of Policy RD 39 in the plan.

It is noted that the existing Policy RD 39 provides for the development of certain uses at the Economic/Business Zone at Carrickcarnan – which is identified on Appendix 2 Map 2.39 of the Plan. Identified small scale commercial uses for consideration are linked to leisure, recreation and tourism, agricultural diversification and extensions to authorised developments. The site at Carrickcarnan is situated on the western side of the R132 in a surrounding undeveloped area that is zoned rural in the Louth County Development Plan. The site features an existing commercial premises where An Bord Pleanála has refused permission for development in several appeal cases.

The currently proposed Proposed Variation seeks to delete the existing limited uses for consideration and instead insert an expanded variety of new uses for consideration 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.

The Department considers that any future development of the site should be appropriate to its rural location and the Council is therefore requested to restrict uses in the Proposed Variation to a limited Motorway Services Area and ancillary facilities only.

Additional proposed potential uses of motel/hotel, ancillary retail shop and dining facility, light industrial, storage and logistics facilities, retail warehousing (bulky goods only) and motor sales development should be deleted from the Variation. Such development is appropriate to suitably identified and zoned employment lands in the urban areas of the county which can avail of the required services infrastructure and contribute to the regeneration of the towns of Louth in accordance with established county, regional and national planning policy objectives.

The planning authority is reminded to have regard to any observations made by the Office of Public Works, Department of Culture, Heritage and the Gaeltacht, the National Parks & Wildlife Service, the Environmental Protection Agency and Irish Water. In this regard, Louth County Council must satisfy itself that it has met the relevant requirements as appropriate, and that the Proposed Amendment No.1 to the Louth County Development Plan 2015-21 is fully compliant with its obligations under planning legislation.

The officials of the Department are available to discuss the matters raised above and in the first instance you are advised to contact Mr. Stewart Logan, Planning Adviser on 01-8882419.

Is mise le meas,



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Niall Cussen

Principal Advisor,

Forward Planning Section

