



Comhairle Contae **Lú**
Louth County Council

Variation No. 3 of the Louth County Development Plan 2021-2027

Adopted 20th October 2025

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1.0 Introduction

In accordance with Section 13(2) of the Planning and Development Act 2000 (as amended), Louth County Council proposed a variation of the Louth County Development Plan 2021-2027 (as varied).

1.1 Reasons for this Variation

The purpose of this Variation is to update the Louth County Development Plan 2021-2027 (as varied) to take account of the Dundalk Local Area Plan 2025-2031, as adopted on 6th March 2025 and to ensure consistency between the Plans. The variation will include amendments to the following elements of the County Development Plan:

- Volume 1 – Written Statement
- Volume 1A – Zoning and Flood Zones and Composite Maps for Dundalk
- Volume 3 – Appendices
- Volume 5 – Strategic Flood Risk Assessment

1.2 Parcel of Land Excluded from the Variation

Following the adoption of the Dundalk Local Area Plan, leave has been granted by the High Court for a Judicial Review of the Local Area Plan as it relates to lands with an area of c.14 hectares located to the west of the Blackrock Road and south of Bóthar Maol. Rather than delaying the Variation process until after a judgement in response to the Judicial Review has been issued, these lands have not been included in this Variation. The Variation is proceeding on all other lands not subject to Judicial Review. The lands not included in the proposed Variation are identified on the Zoning and Flood Zones Map and Composite Map with a blue outline and red hatching (see extract of Zoning and Flood Zone Map in Figure 1 below).

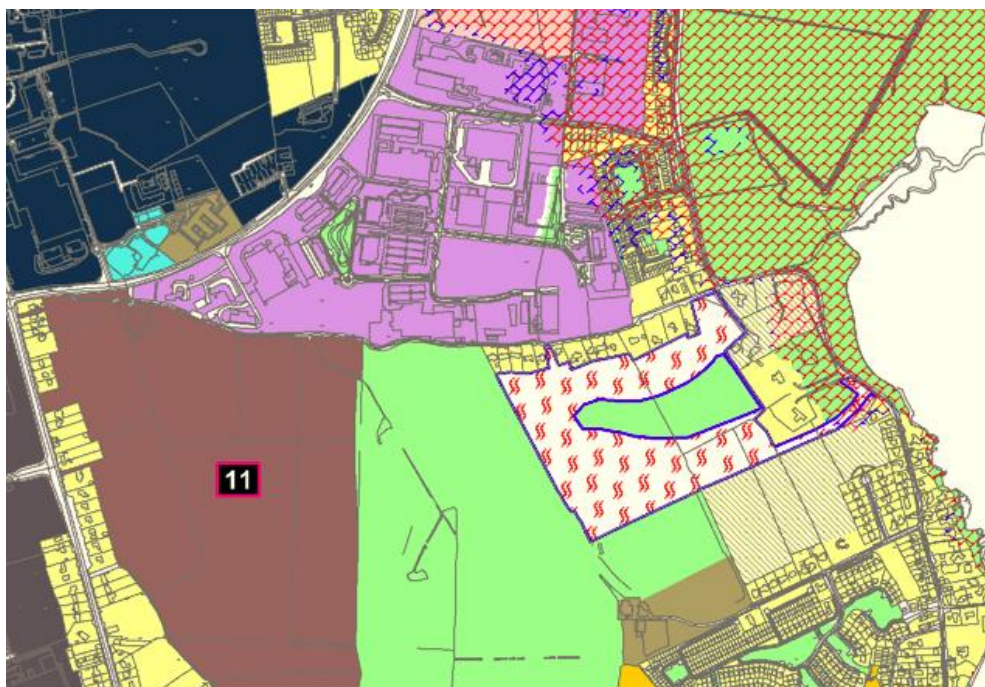


Figure 1: Extract of Zoning and Flood Zone Map – lands outlined in blue, with red hatching, on map above are excluded from the proposed variation.

1.3 Making a Submission

21no. written observations or submissions regarding the proposed variation were received during the public consultation period (between **Wednesday 30th July 2025 and 4pm on Thursday 28th August 2025**).

1.4 Chief Executive Report on Submissions Received

A report of the Chief Executive was prepared and submitted to the Elected Members on the 22nd September 2025.

In accordance with Section 13(5)(a) of the Planning and Development Act 2000 (as amended), the Elected Members considered the Proposed Variation and the report of the Chief Executive.

1.5 Adoption of the Variation

In accordance with Section 13(6)(a) of the Planning and Development Act 2000 (as amended), the Elected Members agreed, by resolution, to make this Variation (Variation No. 3) at a Council meeting on the 20th October 2025.

Accordingly, this Variation to the County Development Plan shall take effect from the day that the variation is made, being the 20th October 2025.

1.6 Identifying the Proposed Changes

In this document, changes to the text are indicated as follows:

Red – Identifies new text

~~blue with a strikethrough~~ – Identifies text to be deleted text

Green – will apply to the changes arising from the Chief Executive's Report (includes insertion of any new text or deleted text).

2.0 Variation No. 3 of the Louth County Development Plan 2021-2027

Table 1 overleaf sets out the sections/tables/policies/objectives/appendices/reports in the County Development Plan that are proposed to be amended as part of the proposed variation.

Table 1: Sections of the County Development Plan to be amended as part of the adopted variation.

LCDP 2021-2027 (as varied) Volume/Chapter	CDP Section / Table / Policy Objective / Figure to be amended	Section Title	Adopted Change	Corresponding Section in Dundalk LAP
Volume 1 – Written Statement				
Chapter 1 – Introduction	No change.			
Chapter 2 – Core Strategy and Settlement Strategy	Table 2.15 (Section 2.6.3, page 2-26)	Core Strategy Table	Update figures for Dundalk in Column I and J of Table 2.15.	Based on a re- calculation of residential lands
	Section 2.14.2 (page 2-41)	Town Centre Area	Update text in relation to Character Areas identified in the Dundalk LAP.	Section 3.3 (Pg 29-34)
	Section 2.14.4 (page 2-43)	Buildings of Increased Height	Omit text in relation to analysis of preferred location for taller buildings to be carried out as part of the Urban Area Plan for Dundalk and replace with Table 5.1 of the Dundalk Local Area Plan.	Section 5.6.1 Table 5.1 (Pg 51)
	Section 2.14.5 (page 2-43)	Residential Development	Update paragraph regarding Mount Avenue Link Road and Masterplan.	Section 3.2.1 (Pg 21-22)
	Section 2.14.8 (page 2-45)	Strategic Settlement Policy Objectives for Dundalk	Omit Policy Objective SS26 and SS33 and renumber Policy Objectives thereafter.	County Plan Only
Chapter 3 – Housing	Section 3.2.1 (page 3-2)	Legislative Changes and Policy Response	Refer to document ‘Housing for All - A New Housing Plan for Ireland’.	Ch 2 (Pg 14-15) Ch 5 (Pg 55-56)

LCDP 2021-2027 (as varied) Volume/Chapter	CDP Section / Table / Policy Objective / Figure to be amended	Section Title	Adopted Change	Corresponding Section in Dundalk LAP
	Section 3.4 (page 3-4)	Housing Strategy	Policy Objective HOU 2: Omit reference to ‘Rebuilding Ireland: Action Plan for Housing and Homelessness’ and replace with ‘Housing for All – A New Housing Plan for Ireland’.	Section 5.10.1 (Pg 56)
	Section 3.5.3 (page 3-6)	Implementation of the Vacant Site Levy	Insert new policy after Policy Objective HOU 8 to align with Policy Objective SC 9 of the Dundalk LAP and re-number policy objectives thereafter.	Section 5.9.1 (Pg 55)
	Section 3.14 (page 3-15)	10-minute neighbourhood	Insert text in relation to the 10-minute neighbourhood concept to align with Section 5.8 of the Dundalk LAP.	Section 5.8 (Pg 54)
	Section 3.14 (page 3-16)	Creating a Well- Designed Place	Insert new policy objective at the end of Section 3.14 (i.e. after HOU 25) to align with Policy Objective SC 8 of the Dundalk LAP and re-number policy objectives thereafter.	Section 5.8.1 (Pg 54)
Chapter 4 - Social & Community	No change.			
Chapter 5 - Economy and Employment	Section 5.9 (page 5-16)	Co-Working Facilities and Home-Based Activities	Insert new policy objective after Policy Objective EE 24 to align with Policy Objective EE 13 of the Dundalk LAP and re-number policy objectives thereafter.	Section 6.7 (Pg 92)
	Section 5.13.2 (page 5-24)	Existing Employment Environment	Update text; omit reference to the Mullagharlin Framework Plan and include information regarding the Mullagharlin Masterplan (Appendix 4 of Dundalk LAP).	Appendix 4
	Section 5.13.6 (Page 5-25)	Strategy for Future Employment Growth	Update wording of Policy Objective EE 41 to align with Policy Objective EE 4 of the Dundalk LAP.	Section 6.7 (Pg 92)

LCDP 2021-2027 (as varied) Volume/Chapter	CDP Section / Table / Policy Objective / Figure to be amended	Section Title	Adopted Change	Corresponding Section in Dundalk LAP
	Section 5.13.6 (Page 5-26)	Strategy for Future Employment Growth	Update wording of Policy Objective EE 43 to omit reference to the Mullagharlin Framework Plan 2008 and replace with 'Mullagharlin Masterplan'.	Appendix 4
	Table 5.6 (Section 5.23.3 Page 5-39)	Additional Retail Floorspace	Update Table 5.6 of the CDP to include figures from Table 7.2 (Chapter 7) of the Dundalk LAP and insert footnote to clarify the figures for Dundalk, calculated as part of the quantitative analysis for retailing in the Local Area Plan.	Section 7.7 Table 7.2 (Pg 104) App 3 – Table 11 (Pg 7)
Chapter 6 - Tourism	No changes required.			
Chapter 7 - Movement	Section 7.5.1 (page 7-7)	Local Transport Plans	Insert new policy objective after Policy Objective MOV 5 to align with MOV 3 in the Local Area Plan, which supports the progression and implementation of projects in the Dundalk Local Transport Plan. Policy Objectives thereafter to be re-numbered.	Section 8.4.6 (Pg 115)
	Section 7.6.11 (page 7-17)	Cycling and Walking	Insert new policy objective after Policy Objective MOV 25 to align with Policy Objective MOV 13 of the Dundalk LAP and re-number policy objectives thereafter.	Section 8.5.3 (Pg 121)
Chapter 8 - Natural Heritage, Green Infrastructure and Biodiversity	Section 8.11.2 (page 8-28)	Trees and Woodlands of Special Amenity Value Dundalk	Update text at the beginning of Section 8.11.2 to align with Policy Objective CH 12 of the Dundalk LAP.	Section 10.8.1 (Pg 168)
	Table 8.8 (Section 8.11.2 pages 8-30 & 8-31)	Trees and Woodlands of Special Amenity Value Dundalk	Table 8.8 to be updated to align with Table 10.5 of the Dundalk LAP.	Section 10.7.2 (Pg 165)

LCDP 2021-2027 (as varied) Volume/Chapter	CDP Section / Table / Policy Objective / Figure to be amended	Section Title	Adopted Change	Corresponding Section in Dundalk LAP
	Map 8.12 (Section 8.11.2 page 8-32)	Trees and Woodlands of Special Amenity Value in Dundalk	Map 8.12 to be updated to take account of Map 10.5 of the Dundalk LAP.	Section 10.7.2 (Pg 167)
	After Section 8.11.3 (page 8-37)	Policy Objective	Amend wording of Policy Objective NGB 31 to align with Policy Objective CH 12 of the Dundalk LAP.	Section 10.8.1 (Pg 168)
	Table 8.15 (Section 8.12.3 page 8-42)	Views and Prospects	Table 8.15 to be updated to align with Table 10.6 of the Dundalk LAP.	Section 10.9 (Pg 168)
	Map 8.17 (Section 8.12.3 page 8-45)	Views and Prospects	Map 8.17 to be updated to take account of Map 10.6 of the Dundalk LAP.	Map 10.6 (Pg 171)
	Section 8.14.1 (page 8-52)	Green Infrastructure - Introduction	Insert additional text relating to Nature Restoration Sites at the end of Section 8.14.1 to align with Section 10.13.1 of the Dundalk LAP.	Section 10.13.1 (Pg 174)
Chapter 9 - Built Heritage and Culture	Table 9.3 (Section 9.3.1 page 9-7)	Zone of Archaeological Potential	Update Table 9.3 to individually identify the two Zones of Archaeological Potential in Dundalk (Historic Core ZAP and Castletown ZAP) to align with Table 10.9 of the Dundalk LAP.	Section 10.15.3 (Pg 180)
Chapter 10 - Infrastructure and Public Utilities	Throughout chapter 10 and any associated policy objectives	Uisce Éireann	Omit reference to Irish Water and replace with 'Uisce Éireann'.	Throughout document
	Section 10.2.6 (page 10-10)	Riparian Corridor	Update wording of Policy Objective IU 25 to align with Policy Objective INF 27 of the Dundalk LAP.	Section 9.8.1 (Pg 146)

LCDP 2021-2027 (as varied) Volume/Chapter	CDP Section / Table / Policy Objective / Figure to be amended	Section Title	Adopted Change	Corresponding Section in Dundalk LAP
	Section 10.3.1 (page 10-13)	Flood Risk Management	Insert new Policy Objective after IU 27 to align with Policy Objective INF 21 of the Dundalk LAP and re-number policy objectives thereafter.	Section 9.6.3 (Pg 144)
Chapter 11 - Environment, Natural Resources & The Coast	Section 11.5.3 (page 11-24)	Coastal Protection and Flooding	Amend wording of Policy Objective ENV 50 to align with Policy Objective INF 22 of the Dundalk LAP.	Section 9.7.1 (Pg 145)
Chapter 12 - Climate Action	No change.			
Chapter 13 - Development Management Guidelines	Table 13.1 (pages 13-5 & 13- 6)	Masterplan Areas	Update Table 13.1 to align with Section 3.4.1 of the Dundalk LAP.	Section 3.4.1 (Pg 35)
	Table 13.2 (pages 13-7 & 13-8)	Spot Objectives	Update Table 13.2 to align with Section 3.4.2 of the Dundalk LAP.	Section 3.4.2 (Pg 36)
	Section 13.8.12 (page 13-12)	Landscaping	Insert additional text within Section 13.8.12 to align with Policy Objective CH 12 of the Dundalk LAP.	Section 10.8.1 (Pg 168)
	Section 13.13.7 (page 13-35)	Landscaping and Boundary Treatments	Insert additional text within Section 13.13.7 to align with Policy Objective CH 12 of the Dundalk LAP.	Section 10.8.1 (Pg 168)
Volume 1A – Maps	Dundalk Zoning and Flood Zones Map updated Dundalk Composite Map updated			Incorporates amendments agreed as part of the Local Area Plan except the

LCDP 2021-2027 (as varied) Volume/Chapter	CDP Section / Table / Policy Objective / Figure to be amended	Section Title	Adopted Change	Corresponding Section in Dundalk LAP
				lands not included as part of this proposed Variation – see Section 1.2 of this Report.
Volume 2 – Towns & Village Statements	No change.			
Volume 3 - Appendices				
Appendix 1	No change.			
Appendix 2 - Infrastructure and Land Use Evaluation (IALUE)	Cover Page of Appendix 2	Settlement Capacity Audit for Dundalk	Update text on the cover page of Appendix 2 to outline that the Settlement Capacity for Dundalk was carried out as part of the preparation of the Dundalk LAP. Include the updated Settlement Capacity Audit for Dundalk at the end of Appendix 2.	Appendix 1
Appendix 3	No change.			
Appendix 4 - Louth Retail Strategy	Cover page of Appendix 4 and footnotes to Tables	Louth Retail Strategy	Update text on the cover page of Appendix 4 to outline that a Retail Strategy Quantitative Analysis was carried out as part of the preparation of the Dundalk LAP. Insert footnote under Table 17 of the Louth Retail Strategy (Appendix 4) referring to the Retail Strategy Quantitative Analysis carried out as part of the Dundalk Local Area Plan.	Appendix 3

LCDP 2021-2027 (as varied) Volume/Chapter	CDP Section / Table / Policy Objective / Figure to be amended	Section Title	Adopted Change	Corresponding Section in Dundalk LAP
			Include the Retail Strategy Quantitative Analysis at the end of Appendix 4.	
Appendix 5	No change.			
Appendix 6	No change.			
Appendix 7	No change.			
Appendix 8 - Green Infrastructure Strategy	Map 10 (page 27)	Trees and Woodlands of Special Amenity Value in Dundalk	Map to be updated to take account of Map 10.5 of the Dundalk LAP.	Map 10.5 (Pg 167)
Appendix 9 - Zones of Archaeological Potential	Map 9.2 (page 2)	Dundalk – Zone of Archaeological Potential	Amend boundary of ZAP and update legend on Map 9.2 to identify this map as 'ZAP 2a Dundalk (Historic Core)' to align with Table 10.9 and Map 10.8 of the Dundalk LAP.	Section 10.15.3 (Pg 180-181)
	After Map 9.2 (page 2)	Dundalk – Zone of Archaeological Potential	Proposed new map to identify 'ZAP 2b (Dundalk Castletown)' to align with Table 10.9 and Map 10.8 of the Dundalk LAP and re-number all maps thereafter.	Section 10.15.3 (Pg 180-181)
Appendix 10	No change.			
Appendix 11	No change.			
Appendix 12	No change.			
Appendix 13	No change.			
Appendix 14	No change.			
Appendix 15	No change.			

LCDP 2021-2027 (as varied) Volume/Chapter	CDP Section / Table / Policy Objective / Figure to be amended	Section Title	Adopted Change	Corresponding Section in Dundalk LAP
Appendix 16	No change.			
Appendix 17	No change.			
Appendix 18	After Appendix 17	Dundalk Character Areas	Insert New Appendix to detail the Character Areas identified within Section 3.3 of the Dundalk LAP.	Section 3.3 (Pg 29-34)
Volume 4: Record of Protected Structures	No change.			
Volume 5: Environmental Reports	Cover Page of Strategic Flood Risk Assessment	Strategic Flood Risk Assessment	Update text on the cover page of Strategic Flood Risk Assessment to outline that a Strategic Flood Risk Assessment was carried out for Dundalk as part of the preparation of the Dundalk LAP. Include the Strategic Flood Risk Assessment for Dundalk as an appendix to the SFRA.	Volume 4 Environmental Reports

3.0 Boundary of Dundalk (Amendments)

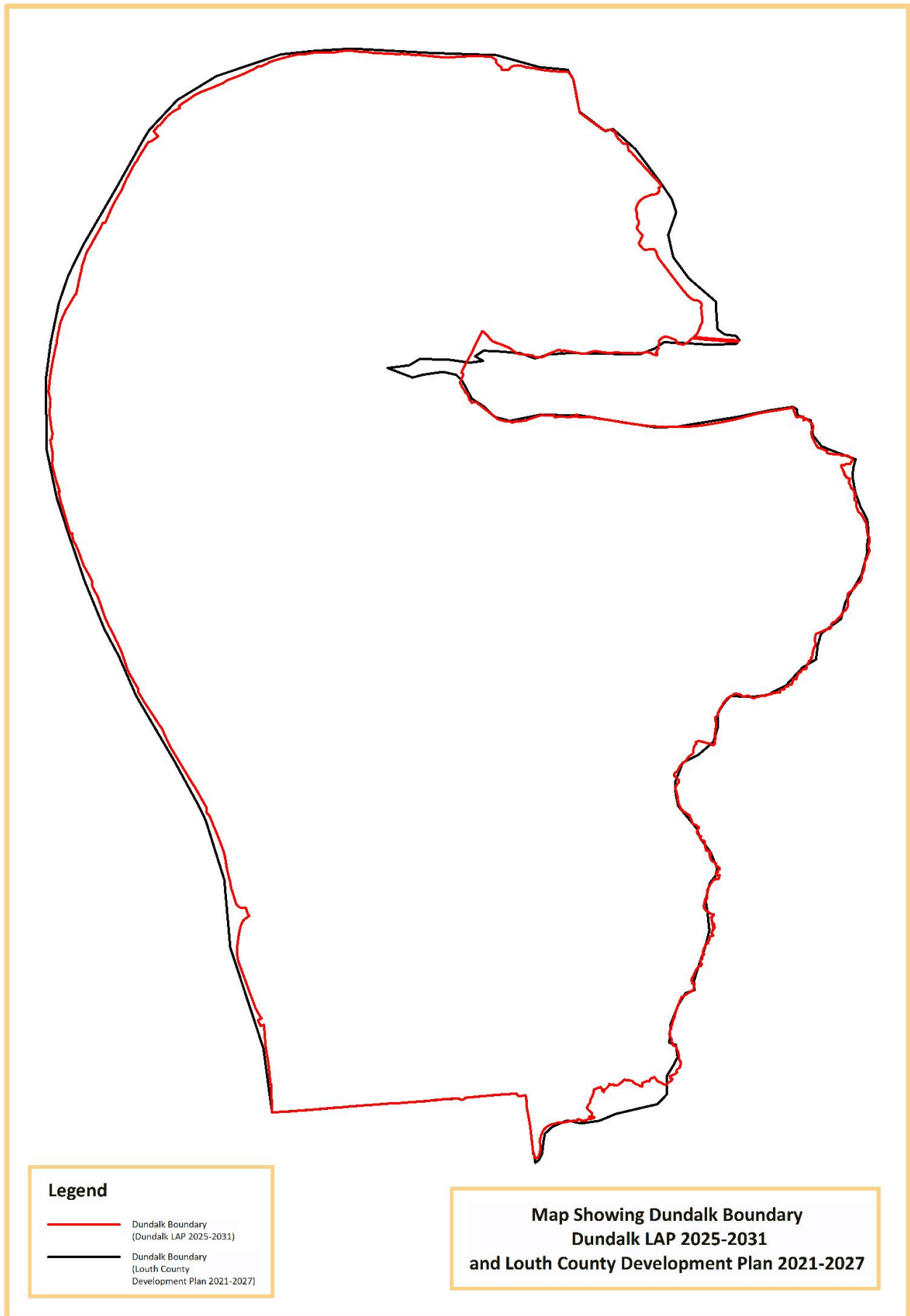
As part of the preparation of the Dundalk Local Area Plan 2025-2031, the settlement boundary of Dundalk was adjusted to accurately reflect the position of the boundary along parts of the coast and along the M1 motorway.

For ease of reference, the amended boundary is overlaid on the original boundary map to illustrate the minor amendments. See Figure 2: Boundary Map overleaf for full details.

The adjusted boundary for Dundalk has been updated on the following maps in the County Development Plan:

CDP Volume 1	Map No.	Changes
Chapter 3	Map 3.2: Rural Policy Zones in County Louth	Boundary Only
Chapter 8	Map 8.12: Trees & Woodlands of Special Amenity Value Dundalk	Changes to Map and Boundary
	Map 8.14: Trees & Woodlands of Special Amenity Value in County Louth	Boundary Only
	Map 8.16: Views and Prospects, County Louth	Boundary Only
	Map 8.17: Views and Prospects, Dundalk	Changes to Map and Boundary
	Map 8.20: Scenic Routes County Louth & Dundalk	Boundary Only
CDP Volume 1A	Map No.	Changes
Map	Map 3.2: Rural Policy Zone Map	Boundary Only
	Map 1.2: Dundalk Zoning and Flood Zones	Changes to Map and Boundary
	Map 1.2: Dundalk Composite Map	Changes to Map and Boundary
CDP Volume 3 Appendices	Map No.	Changes
Appendix 8	Map 1: Rural Policy Zones in County Louth	Boundary Only
	Map 8: Trees & Woodlands of Special Amenity Value in County Louth	Boundary Only
	Map 10: Trees & Woodlands of Special Amenity Value in Dundalk	Changes to Map and Boundary
	Map 14: Built Heritage in Dundalk	Boundary Only

Figure 2: Map illustrating the Settlement Boundary of Dundalk



4.0 Chapter 2 (Amendments)

Update Columns I and J in Table 2.15 Core Strategy Table

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J
Settlement Category	Settlement	Population 2016	Projected Population Increase to 2027	Projected Population 2027	Housing Allocation 2021-2027	Lands with potential to deliver Infill or Brownfield Development (ha)	Potential units to be delivered on Infill/Brownfield Lands	Total Lands Zoned New Residential Phase 1 (ha)	Total lands zoned New Residential (Phase 1 and Phase 2) (ha)
County	Louth	128,884	21,082	149,966	6,524	110.4	4,302	506.1	597.1
Regional Growth Centre	Drogheda	34,199	6,914	41,113	2,447	34.8	1,725	270	270
	Dundalk	39,004	7,660	46,664	2,447	30	1,743	150.3 151.03	225.7 228.71

(Amendments to Text)

Section 2.14.2 Town Centre Area

~~The Urban Design Framework Plan published in 2008 will continue to provide the platform for future development for the town centre area. This Framework Plan identified 7 character areas based on their historic, economic, or architectural form and included specific recommendations for each of the character areas. These recommendations provide a robust framework for the long-term future development of the town centre area. The Framework Plan can be viewed by clicking on this link.~~

The Dundalk Local Area Plan 2025-2031 provides a strategy for the future growth and development of Dundalk and identifies five distinctive character areas which are within or in the vicinity of the urban core of the town and are based on their own unique and distinct character. Potential opportunities for small scale redevelopment or infill projects, public realm improvements and active travel measures are provided for in each of the character areas.

The character areas are listed below, and further information on the Character Areas can be found at Appendix 18 and can also be viewed in the Dundalk Local Area Plan 2025-2031 by clicking [here](#).

1. St. Nicholas Quarter;
2. Park Street/Francis Street and St. Patrick's Church;
3. Seatown;
4. The Station Quarter; and
5. The Marshes.

Recent investments in the public realm around Clanbrassil Street and St. Nicholas' Quarter by the Council ~~are an example of aspects of the Framework Plan that have been implemented. These projects~~ have created an attractive and vibrant space for businesses to operate and people to shop and socialise. The Longwalk Quarter Project, which received funding through the Urban Regeneration and Development Fund, and which will create a new living and working quarter in the town centre, is also being progressed.

Continued support will be provided for this project and any public realm and regeneration projections that will revitalise the town centre and support the implementation of the policy of compact growth.

Section 2.14.4 Buildings of Increased Height

As part of the compact growth strategy the Council will actively promote and support proposals to develop buildings of height on suitably located and configured lands. These lands will normally be centrally located, in proximity to public transport or in strategic locations in the town where such buildings could function as a landmark or focal point for development. ~~A more detailed analysis of the preferred location for taller buildings will be carried out as part of the Urban Area Plan for Dundalk.~~

~~In the interim the development of taller buildings which are supported by appropriate design briefs and which are consistent with the provisions of the Specific Planning Policy Requirements set out in the *Urban Development and Building Heights, Guidelines for Planning Authorities, 2018*, will be considered.~~

A building of height is considered to be a building that is 4 storeys or higher. An analysis of areas considered to be suitable for buildings of height in Dundalk was carried out as part of the Dundalk Local Area Plan and are set out below:

Location	Reasoning
Along the Ramparts and in the Marshes area	Lands are in proximity to existing services and facilities which will support the consolidation of the urban core of the town thereby assisting in the delivery of a more compact settlement pattern.
Lands along the waterfront	There are existing higher buildings in the vicinity of Dundalk Port. These contribute to Dundalk's wider setting and provide a sense of place. Opportunity exists to provide well designed landmark buildings which enhance the appearance of the waterfront.
Public Transport Hubs, Transport corridor including existing and future bus corridors	Opportunity exists to improve the visual appearance of the main arterial transport routes into and through the town, thus assisting in the creation of attractive entrance nodes and encouraging higher densities where there is access to sustainable transport.
Mullagharlin Employment Generating Area	Potential to provide landmark gateway buildings for employment generating uses. It is essential that any new building makes a positive contribution to the built form of the area.
Town Centre and Regeneration Zoned Lands	Opportunity exists to provide buildings of height on town centre and regeneration zoned lands to support the consolidation of the urban core and to realise the potential of compact growth. Applications will be considered on a case-by-case basis and building height design should have regard to the prevailing context of the surrounding area.

Section 2.14.5 Residential Development

Whilst part of these lands will be released by the construction of the LIHAF funded Mount Avenue Link Road, there are ~~c.38~~ **c.35** hectares of land that are subject to a Masterplan with the capacity to deliver c.1,000 ~~1,200~~ residential units in addition to a ~~linear park and community facilities~~ **park and neighbourhood facilities**.

Section 2.14.8 Strategic Settlement Policy Objectives for Dundalk

Policy Objective	
SS-26	To support the implementation of the 2008 Urban Design Framework Plan for Dundalk.

Policy Objective	
SS-33	To ensure the delivery of the Northern Environs Framework Plan recognising the need for an interchange on the Armagh Road to reduce non-local traffic entering Dundalk at the Lisdoe Junction and the corresponding contribution to Climate Action within same.

5.0 Chapter 3 (Amendments)

(Amendments to Text)

Section 3.2.1 Legislative Changes and Policy Response

The Housing Action Plan ‘Rebuilding Ireland – *An Action Plan for Housing and Homelessness*’ published in 2016 sets out ~~the a~~ strategy for dealing with the housing shortage at a national level.

It ~~is~~ **was** a multi-annual plan that ~~seeks~~ **sought** to increase the overall supply of housing to 25,000 units per annum by 2021. Accelerating the delivery of housing for the private, social and rented sectors ~~is~~ **was** the core objective of Rebuilding Ireland. Supporting measures included a €6 billion fund that ~~will~~ **was intended to** deliver an additional 50,000 social housing units by 2021. Examples of ~~recently completed~~ developments supported by this fund in the County include Ravel Grange in Dunleer and Castleguard in Ardee.

Housing for All - A New Housing Plan for Ireland published in 2021.

‘Housing for All - A New Housing Plan for Ireland’ is the government’s housing plan to 2030, this Plan supports the implementation of the action plan and the Sustainable Residential Development and Compact Settlements Guidelines (DHLGH, 2024) with the aim of providing a diverse and innovative mix of housing that can facilitate compact housing and provide greater housing choice.

In order to create a balanced community and to aid social integration, it is important that residential developments provide for a mix of house types, tenures and sizes to cater for the entire community. This includes social, private, affordable and specialist housing including housing for students, refugees and beneficiaries of temporary protection.

Section 3.4 Housing Strategy

Amendments to Policy Objective HOU 2:

Policy Objective	
HOU 2	To support the delivery of social housing in Louth in accordance with the Council's Social Housing Delivery Programme and Government Policy as set out in <i>Rebuilding Ireland: Action Plan for Housing and Homelessness- 'Housing for All - A New Housing Plan for Ireland'</i> .

Section 3.5.3 Implementation of the Vacant Site Levy

Additional Policy Objective after Policy Objective HOU 8 as follows:

Policy Objective	
HOU XX	To promote through active land management, the sustainable development of vacant and under-utilised lands throughout the Plan area.

Section 3.14 Creating a Well-Designed Place

Additional text and policy objective into Section 3.14 as follows

v. Finishes: The finishes to a building or space can affect the overall design quality of a development and can influence the relationship between the building or space and what is around it. The finishes should be appropriate for the location, be durable and attractive, and facilitate the integration of the building or development into the local landscape.

vi. 10-minute Neighbourhood: Promote the 10-minute neighbourhood concept which is centred on the premise that people should be able to meet most of their needs within a short walking or cycling distance of their homes. This concept is an example of integrated land use and transportation planning and, if successfully implemented, would assist in the creation of a sustainable community and reduce dependence on the private car. It is closely aligned with the creation of a compact settlement.

Additional Policy Objective at the end of Section 3.14 (after Policy Objective HOU 25) as follows:

Policy Objective	
HOU XX	To promote the concept of a '10-minute neighbourhood', where high quality housing and well-designed, safe and inclusive public spaces served by local services, amenities and sustainable modes of transport are available.

6.0 Chapter 5 (Amendments)

Section 5.9 Co-Working Facilities and Home-Based Activities

New policy objective to be inserted in Section 5.9 (after Policy Objective EE 24) as follows:

Policy Objective	
EE XX	To support on-site renewable energy projects and any other initiatives by businesses to reduce their carbon footprint, which will contribute to achieving national targets for net zero emissions by 2050.

Section 5.13.2 Existing Employment Environment

(Amendments to text)

Foreign Direct Investment companies are clustered in an established education and industrial zone in the southern part of the town, where there are approximately 450 hectares of land identified for employment related uses. ~~The Mullagharlin Framework Plan for these lands was adopted in 2008. Approximately 116 hectares of the Framework Plan lands have been developed. This includes the DkIT campus the IDA Business Park.~~ The Mullagharlin Masterplan area (see Appendix 4 of the Dundalk LAP) consists of an extensive area of strategically located lands to the south of Dundalk Town Centre and west of Blackrock. The total quantum of lands within the Masterplan area is c. 434 hectares. At the time of writing approximately 267 hectares of the land remain undeveloped. The Masterplan area includes Finnabair Business Park, Xerox Technology Park, Dundalk Science and Technology Park and DKIT.

Section 5.13.6 Strategy for Future Employment Growth

The amendments to Policy Objective EE 41 and EE43 are as follows:

Policy Objective	
EE 41	To support the role of DkIT as a centre of excellence for education, innovation and research and to support it in achieving Technological University status.

Policy Objective	
EE 43	To continue to support the implementation of the Mullagharlin Framework Plan 2008 Masterplan (see Appendix 4 of Dundalk LAP) which will ensure that future development in the Framework Master plan area will be of a design and layout of international quality that will allow Dundalk to continue to compete for international investment.

Section 5.23.3 Additional Retail Floorspace

TABLE 5.6: INDICATIVE FLOORSPACE POTENTIAL BY SETTLEMENT – 2030

2030	Convenience (m ²)	Comparison (m ²)	Bulky Comparison (m ²)
Drogheda	3,797	5,310	2,908
Dundalk*	2,649 3,345	970 4,678	1,818 2,562
Ardee	495	692	379
Remainder of County	402	562	-

*These figures are based on the quantitative analysis carried out as part of the Retail Strategy for the Dundalk Local Area Plan 2025-2031. See Appendix 3 – Retail Strategy Quantitative Analysis of the Dundalk Local Area Plan for full details.

7.0 Chapter 7 (Amendments)

Section 7.5.1 Local Transport Plans

New Policy Objective to be inserted after MOV 5 as follows:

Policy Objective	
MOV XX	<p>To support the progression and implementation of projects identified in the Dundalk Local Transport Plan and the projects identified therein^{1,2}.</p> <ol style="list-style-type: none"> The detail associated with new transport infrastructure projects referred to in this Plan and associated Local Transport Plan, including locations and any associated mapping, that are not already permitted or provided for by existing plans/programmes/etc. is non-binding and indicative. Such new projects shall be subject to feasibility assessment, taking into account the environmental constraints and the objectives of the Plan relating to mobility. A Corridor and Route Selection Process will be undertaken for such projects where appropriate. Proposed interventions will be required to demonstrate that they are consistent with all relevant legislative requirements. The provision of active travel routes within new developments may act as 'greenways' if they contribute to effective connectivity to the proposed greenway network.

Section 7.6.11 Cycling and Walking

New Policy Objective to be inserted after Policy Objective MOV 25 (to align with MOV 13 of the Dundalk LAP).

Policy Objective	
MOV XX	<p>To support permeability and connectivity throughout the Plan area that will improve connections within existing and between existing and new neighbourhoods. This includes vehicular and/or active travel connections between developed and undeveloped lands. Where such a connection would traverse an area of open space it will only be facilitated where the functionality of the open space will not be undermined. The principle of 'Filtered Permeability' will also be considered where appropriate/feasible.</p>

8.0 Chapter 8 (Amendments)

Section 8.11.2 Trees and Woodlands of Special Amenity Value

(Amendments to text)

Having regard to the important role that trees and woodlands fulfil, the Council has...permission will be required.

Any development permitted by local authorities...requiring the planning of replacement native, semi-mature trees at a ratio of ten new trees per single tree removed in the county and at a ratio of five new trees per single tree removed in Drogheda and Dundalk. **On smaller, more constrained sites where there is limited space/opportunities for planting new trees, consideration may be given to reducing the ratio of trees to be planted on an application site if an alternative location for the shortfall of trees to be planted is identified and the consent of the landowner, on whose lands the trees are to be planted, is provided as part of a planning application.**

The Trees and Woodlands...and Appendix 6 respectively, Volume 3.

Update Table 8.8 Trees and Woodlands of Special Amenity Value in Dundalk (to align with Table 10.5 of the Dundalk LAP).

Update Table 8.8 of the County Development Plan as follows to ensure consistency with Table 10.5 of the Local Area Plan.

Table 8.8 Trees and Woodlands of Special Amenity Value in Dundalk

Current Reference Number in CDP	New Ref. Number in CDP	Location	Current Reference Number in CDP	New Ref Number in CDP	Location
TWSAV45	DLK 1	St. Helena's Park	TWSAV67	DLK 18	To the rear of Dunmore/ ESB , Avenue Road
TWSAV46	DLK 2	Marist Grounds, St. Mary's Road	TWSAV68	DLK 19	Ladywell Shrine, and surrounds , Dublin Road
TWSAV47	DLK 3	Derryhale Hotel, Carrick Road No. 6 Carrickmacross Road	TWSAV69		Opposite Ladywell Tee , Dublin Road
TWSAV48		Fairhill, Ardee Road	TWSAV70	DLK 61	Lands north of Langsfield, Dublin Road. Bayview House , Dublin Road
TWSAV49	DLK 4	In the curtilage of Rath - Knockbridge Rd/ Ardee Road	TWSAV71		Muirhevna
TWSAV50	DLK 5	Lisnawully, House Carrick Road	TWSAV72	DLK 63	Along the stream within the grounds of

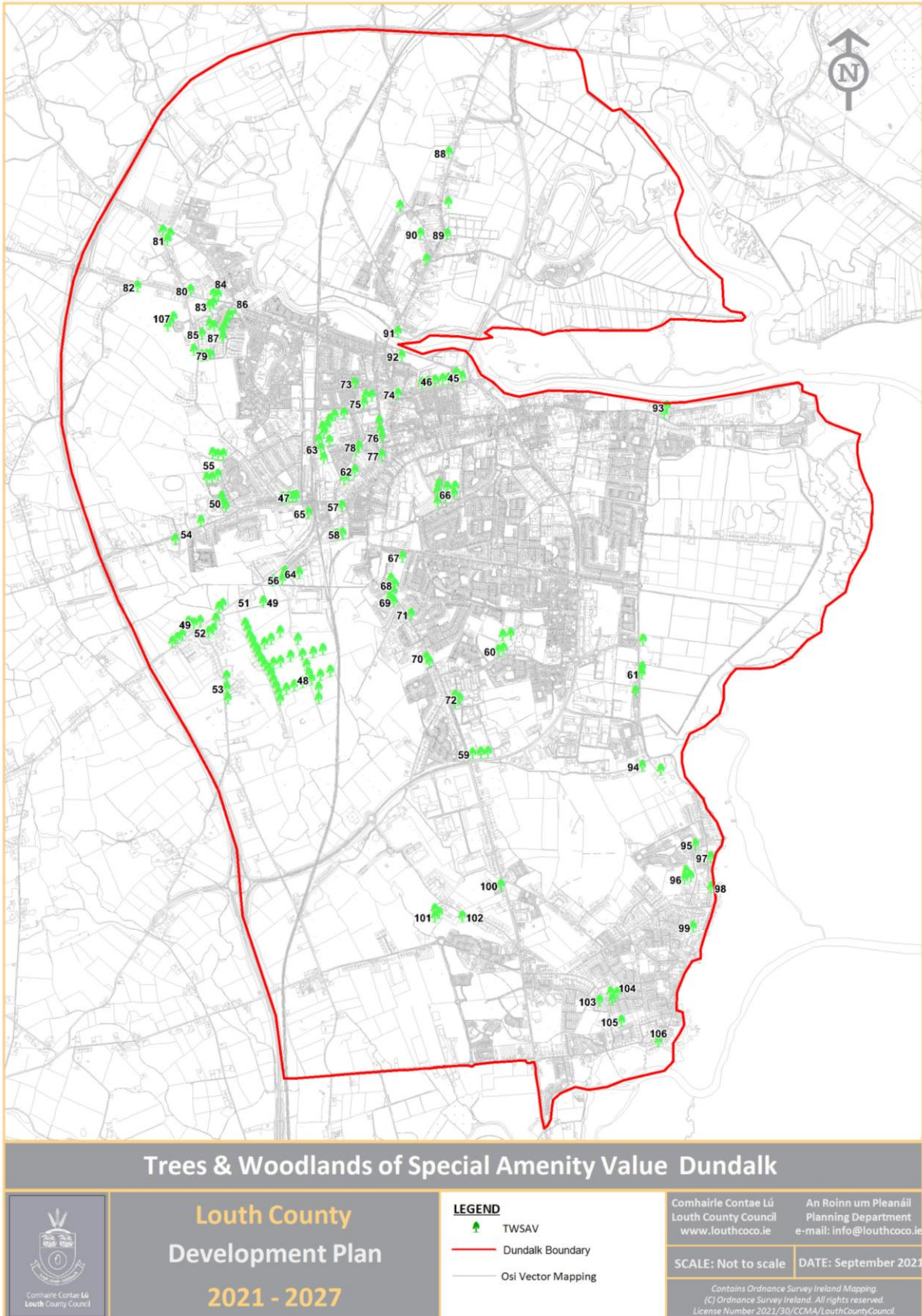
Current Reference Number in CDP	New Ref. Number in CDP	Location	Current Reference Number in CDP	New Ref Number in CDP	Location
					DKIT Grounds of DKIT, Dublin Road
TWSAV51	DLK 6	Brookfield House, Ardee Road	TWSAV73	DLK 20	The Laurels
TWSAV52	DLK 7	St. John of God (Hilltop services) and lands to the SW (site of former workhouse) –Former St. Oliver’s Hospital, Ardee Road	TWSAV74		Church of Ireland (Green Church) Church St.
TWSAV53	DLK 8	Mount St. Oliver Plunkett Shrine and lands to the south of the entrance, Ardee Road	TWSAV75	DLK 21	Carroll Village - Old De La Salle Field
TWSAV54	DLK 9	North side of Carrick Road: Rucky Hill either side of entrance to Deer Park	TWSAV76	DLK 22	Long Walk
TWSAV55	DLK 5	Lisnawully, Mount Avenue	TWSAV77	DLK 23	Demesne
TWSAV56	DLK 10	Entrance to McArdles Brewery St. Margaret’s	TWSAV78	DLK 29	Park View
TWSAV57	DLK 11	The Crescent / Crescent Park	TWSAV79	DLK 30	Trees on Mount Avenue
TWSAV58	DLK 12	Grammar School, The Crescent	TWSAV80	DLK 31	De La Salle, Mill Road
TWSAV59		P.J. Carroll’s, Dublin Road	TWSAV81		Fatima Church – Toberona – Rugby Club
TWSAV60	DLK 13	Hoey’s Lane and Muirhevnamor Park District Park	TWSAV82	DLK 32	Entrance to Grey Acre, Castleblaney Road
TWSAV61	DLK 14	Blackrock Road	TWSAV83	DLK 33	Castletown Cemetery
TWSAV62		St. Malachy’s School, Anne St.	TWSAV84	DLK 34	St. Louis Convent / Castletown Castle
TWSAV63	DLK 15	Ice House Hill and surrounds including lands to the west of Pearse Park	TWSAV85	DLK 35	Castle Park, Castle Heights, Headford House, The Paddock, Mount Avenue
TWSAV64	DLK 16	Brook Street/Ardee Terrace	TWSAV86		Farndreg Estate

Current Reference Number in CDP	New Ref. Number in CDP	Location	Current Reference Number in CDP	New Ref Number in CDP	Location
TWSAV65	DLK 17	Louth Disability Services/Mounthamilton House, Carrick Road	TWSAV87		Castle Park
TWSAV66		New Forest/Clarkes Forest	TWSAV88	DLK 37	Newry Road: Red Cow
TWSAV89		Dowdallshill, Newry Road	TWSAV99	DLK 47	Catholic Church, Blackrock
TWSAV90	DLK 38	Motte and Bailey, Doylesfort Road / Brickfields / Newry Rd.	TWSAV100	DLK 48	Haggardstown House / Bellfield, Dublin Road
TWSAV91	DLK 39	South of Riverside Crescent	TWSAV101	DLK 49	Church Road, Haggardstown
TWSAV92	DLK 40	Fairgreen, Fairgreen Row	TWSAV102	DLK 50	Marl House, Church Road, Haggardstown
TWSAV93	DLK 41	Point Road – The Towers and two adjoining properties to the west	TWSAV103	DLK 51	Seafield House, Seafield Road
TWSAV94	DLK 42	The junction of Bothar Maol and the Blackrock Road	TWSAV104		East Side of Seafield Road
TWSAV95	DLK 43	Northern Boundary Within the curtilage of Bunker Lodge, Sandymount	TWSAV105	DLK 52	Fairy Mount, Seafield Road
TWSAV96	DLK 44	In the vicinity of Field House, Sandymount	TWSAV106	DLK 53	Cockle Hill Road (Coast Road close to bend)
TWSAV97	DLK 45	Sandymount /Rockmount	TWSAV107	DLK 54	Cú Chulainn Castle (Castletown Mount)
TWSAV98	DLK 46	The Crescent, Blackrock			
	DLK 24	Courthouse Square		DLK 25	Kelly's Monument
	DLK 26	Entrance to library, Roden Place		DLK 27	Douglas Place
	DLK 28	Northern side of Jocelyn Street and Seatown Place		DLK 36	Between Farndeg Estate and Marion Park
	DLK 55	Lands to the South of Willow Grove, area known as 'The Gut'		DLK 56	Former landfill site, Newry Road
	DLK 57	Farm buildings and house south of graveyard/north side of Racecourse Road (West)		DLK 58	Carnbeg Hotel and Spa

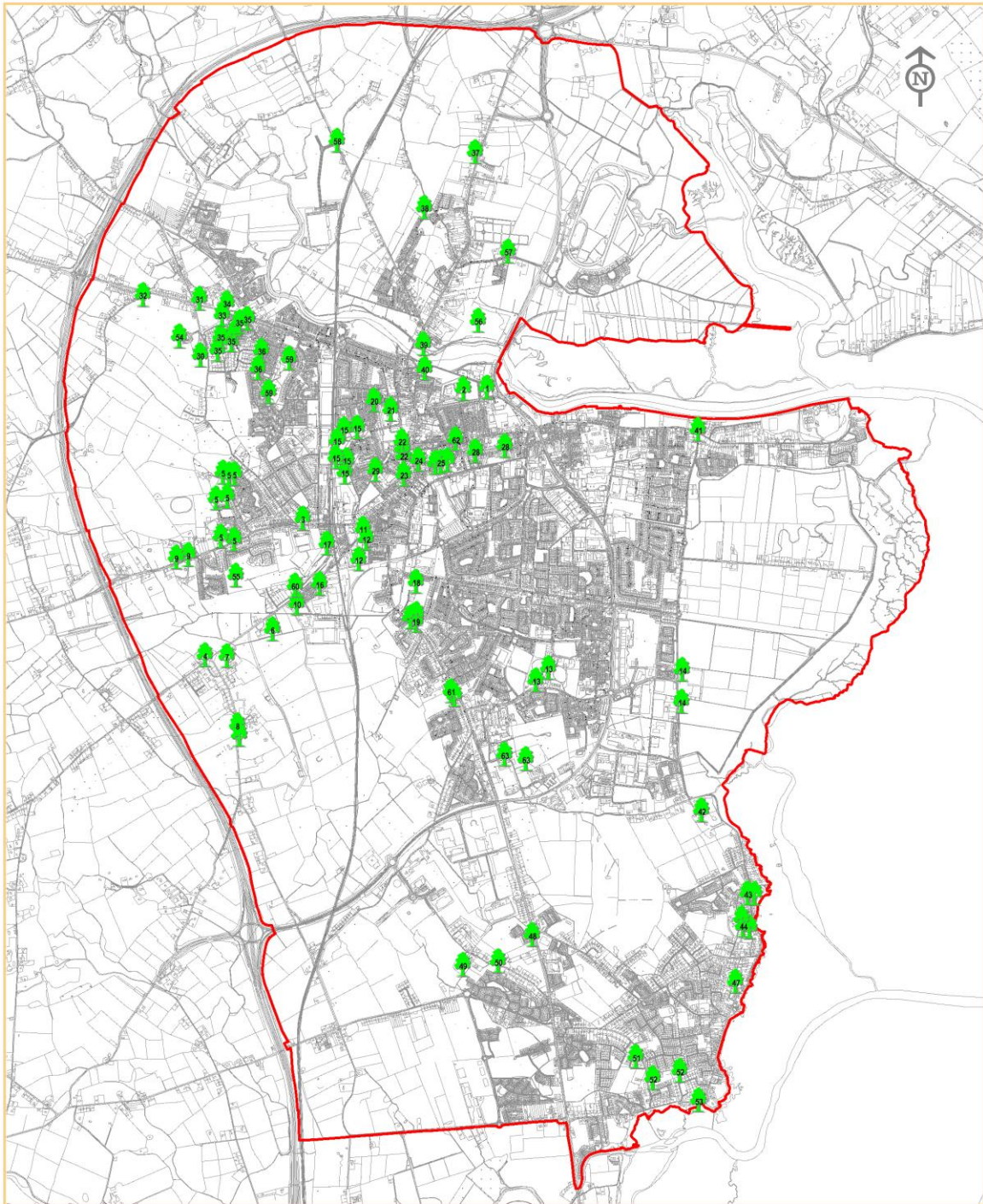
Current Reference Number in CDP	New Ref. Number in CDP	Location	Current Reference Number in CDP	New Ref Number in CDP	Location
	DLK 59	Ashling Park		DLK 60	Lands to the rear/in the vicinity of Texaco Station, Ardee Road
	DLK 62	Louth Meath Education and Training Board Grounds of St Leonard's Garden			



Update Map 8.12 Trees and Woodlands of Special Amenity Value in Dundalk

Current Map 8.12 in LCDP 2021-2027 (as varied)



Adopted Map 8.12 (incorporating Variation No. 3): Trees and Woodlands of Special Amenity Value in Dundalk



Trees & Woodlands of Special Amenity Value Dundalk			
 Comhairle Contae Lú Louth County Council	Louth County Development Plan 2021 - 2027 (Incorporating Variation No. 3)	LEGEND — Dundalk Boundary  DLK	Comhairle Contae Lú Louth County Council www.louthcoco.ie An Roinn um Pleanáil Planning Department e-mail: info@louthcoco.ie
			SCALE: Not to scale DATE: October 2025
			CYAL50441422 © Tailte Éireann – Surveying

After Section 8.11.3

Amendment to Policy Objective NBG 31 (to align with Policy Objective CH 12 of the Dundalk LAP) as follows:

Policy Objective	
NBG 31	Where in exceptional circumstances, trees and or hedgerows are required to be removed in order to facilitate development, this shall be done outside nesting season and there shall be a requirement that each tree felled is replaced at a ratio of 10:1 with native species and each hedgerow removed is to be replaced with a native species. In Drogheda and Dundalk, replacement trees will be required at a ratio of 5:1 where the removal of trees is required in order to facilitate development. On smaller, more constrained sites where there is limited space/opportunities for planting new trees, consideration may be given to reducing the ratio of trees to be planted on an application site if an alternative location for the shortfall of trees to be planted is identified and the consent of the landowner, on whose lands the trees are to be planted, is provided as part of a planning application.

Section 8.12.3 Views and Prospects of Special Amenity Value

Update Table 8.15 of the County Development Plan as follows to ensure consistency with Table 10.6 of the Local Area Plan. In the interest of clarity, amendments were made to the following: DLK VP1, VP3, VP4, VP6 – VP9, VP11, VP14, VP11 and VP15.

Note: the wording in brackets within VP3, VP4, VP6-VP9 And VP11 were for information purposes only and have now been deleted to align with the text with Table 10.6 of the Dundalk LAP.

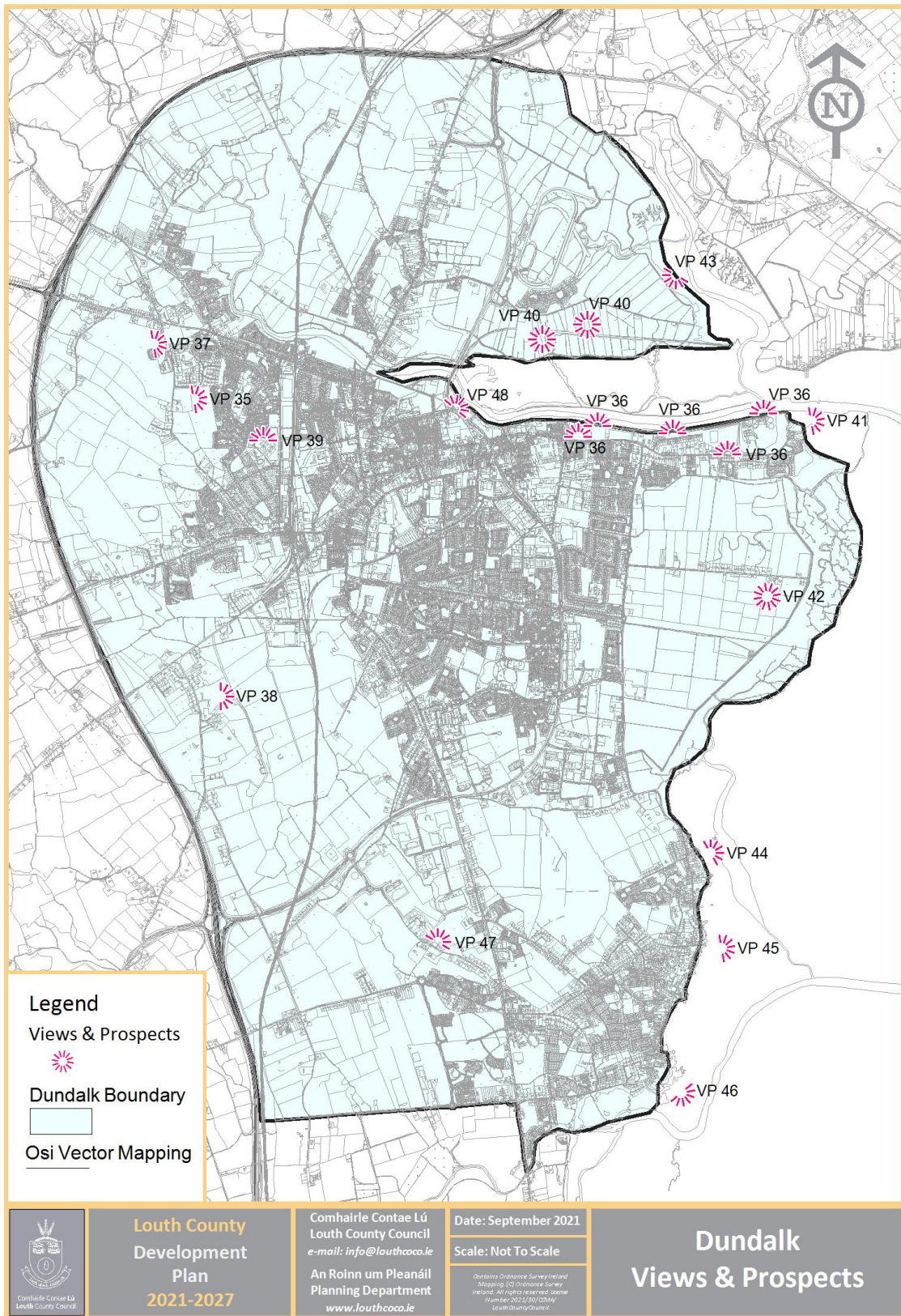
Update Table 8.15: Views and Prospects, Dundalk

Current Reference Number in CDP	New Reference Number in CDP	Location of Viewpoint	Direction of View Location
VP 35			Views of the town, Dundalk Bay and towards Cooley and Mourne Mountains
VP 36	DLK VP1	Navy Bank and open space along Point Road	Views northward on the Point Road between the Coe's Road and Soldiers Point Views of the Ring of Gullion, Cooley Mountains and Dundalk Bay
VP 37	DLK VP2	Castletown Motte	Dundalk Bay, Cooley Mountains and Ring of Gullion Views from Castletown Mount
VP 38	DLK VP3	Ardee Road (position of Viewpoint relocated)	Views of the town from the Ardee Road

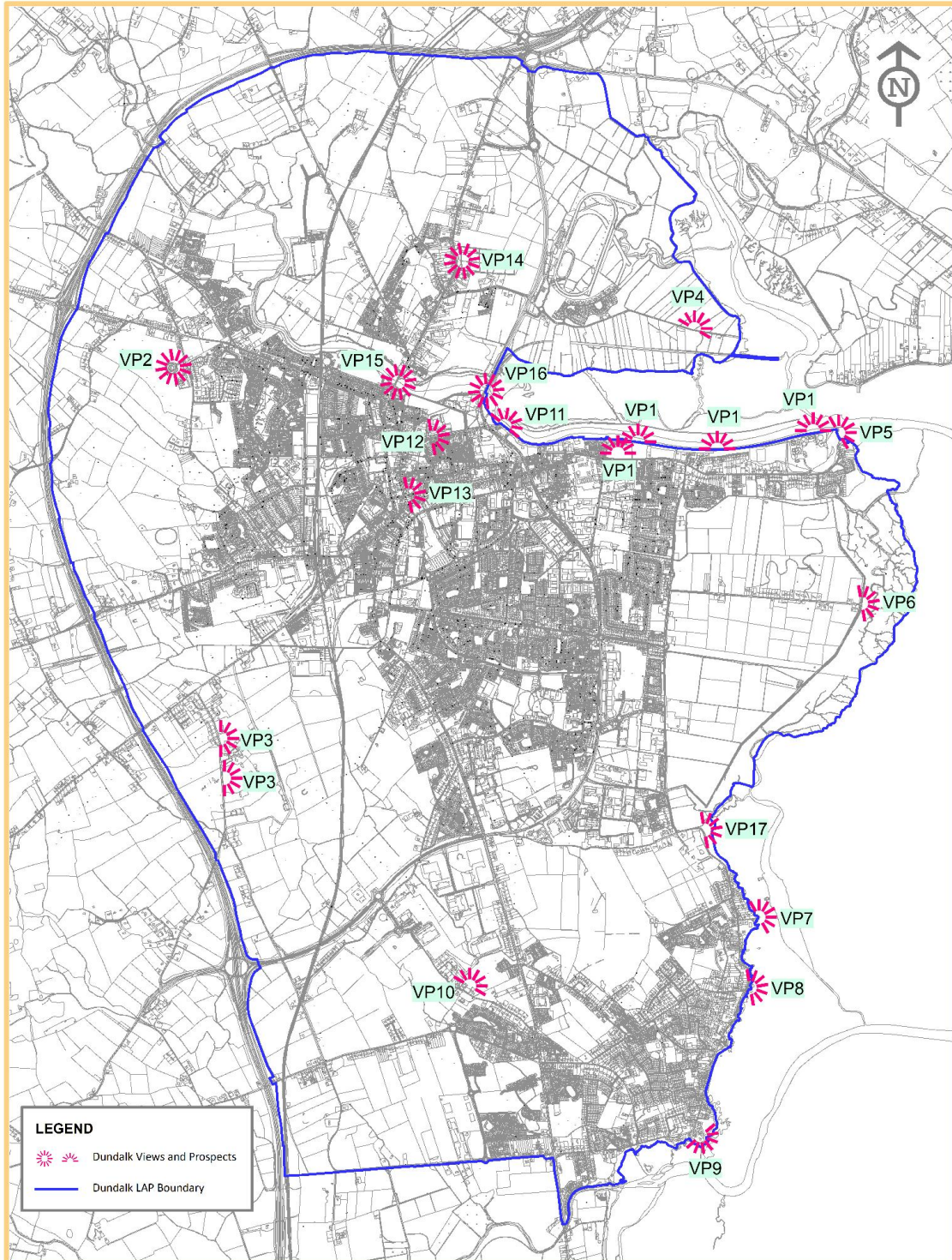
Current Reference Number in CDP	New Reference Number in CDP	Location of Viewpoint	Direction of View Location
VP 39			Views of the town from Bothar Blinne, Ard Easmuinn
VP 40	DLK VP4	Old Racecourse Road (position of Viewpoint relocated and merged to one location)	Ring of Gullion and Views north to the Cooley Mountains and south over the town from the former Dundalk-Greenore railway line
VP 41	DLK VP5	Soldier's Point	Views north-east and south from Soldier's Point and views of the Cooley Mountains
VP 42	DLK VP6	Shore Road (position of Viewpoint relocated to north-east to the end of the Shore Road)	Views of the town, Dundalk Bay and Cooley Mountains from the Navy Bank - Shore Road
VP 43			Views from lands east of the racecourse
VP 44	DLK VP7	Coast Road (position of Viewpoint relocated to south-west)	Views of Dundalk Bay and the Cooley Mountains from the Coast Road between McGuigan's Rock and Dundalk Town Council's Boundary
VP 45	DLK VP8	The Crescent to Main Street (position of Viewpoint relocated slightly to west)	Views of Dundalk Bay and Cooley Mountains from the Crescent to Main Street
VP 46	DLK VP9	From Cockle Hill Road (position of Viewpoint relocated slightly to south-west)	Views out to sea from the Cockle Hill Road
VP 47	DLK VP10	Car park at St Fursey's Church, Haggardstown	Views of the Cooley Mountains from the car park at St. Fursey's Church, Haggardstown
VP 48	DLK VP11	The Quays (position of Viewpoint relocated slightly to east)	Views of Dundalk Bay and the Cooley Mountains from St. Mary's Road and junction with Inner Relief Road
	DLK VP12	Dundalk House/Green Church/St Mary's	Cooley Mountains
	DLK VP13	Market Square	Crowe Street, Roden Place, Seatown Place and Barrack Street
	DLK VP14	St Patrick's Cemetery, Dowdallshill	View of Ring of Gullion and Cooley Mountains
	DLK VP15	Newry Road Street , Bridge	View of Castletown River, Castletown Motte, Ring of Gullion, Cooley Mountains and views into town
	DLK VP16	Táin Bridge	Views of Dundalk Bay, River, Castletown Motte, Ring of Gullion, Cooley Mountains
	DLK VP17	The Blackrock Road (east of Bothar Maol junction)	View of Dundalk Bay and Cooley Mountains

Update Map 8.17 Views and Prospects, Dundalk

Current Map 8.17 in LCDP 2021-2027 (as varied)



Adopted Map 8.17 (incorporating Variation No. 3) Viewpoints & Prospects, Dundalk



 <p>Comhairle Contae Lú Louth County Council</p>	<p>Louth County Development Plan 2021-2027 (Incorporating Variation No. 3)</p>	<p>Comhairle Contae Lú Louth County Council e-mail: info@louthcoco.ie</p> <p>An Roinn um Pleanáil Planning Department www.louthcoco.ie</p>	<p>Date: October 2025</p>	<p>Dundalk Views and Prospects</p>
			<p>Scale: Not To Scale</p> <p>CVA150441422 © Tailte Éireann – Surveying</p>	

Additional text at the end of Section 8.14.1

Section 8.14 Green Infrastructure

Section 8.14.1 Introduction

This includes support for the provision of green and blue infrastructure, the development of strategic green infrastructure and an associated network of walking and cycling routes, which will aid in mitigating climate change impacts through carbon sequestration and the delivery of alternative energy supply.

The Regulations on Nature Restoration (Nature Restoration Law) came into effect in August 2024, the purpose of which is to restore Europe's biodiversity and to prevent any further biodiversity loss. Each member state is to develop its own National Restoration Plan. Ireland's National Restoration Plan is to be in place by 2026. Once adopted, consideration shall be given to any requirements/recommendations of the National Restoration Plan, as applicable.

9.0 Chapter 9 (Amendments)

Section 9.3.1 Zones of Archaeological Potential

Amendments to Table 9.3 Zone of Archaeological Potential, County Louth and associated update to Map 9.2 in Appendix 9

Reference	Location
ZAP 1	Drogheda
ZAP 2a	Dundalk (Historic Core)
ZAP 2b	Dundalk (Castletown)
ZAP 3	Ardee
ZAP 4	Carlingford
ZAP 5	Castlering
ZAP 6	Castle Roche
ZAP 7	Collon
ZAP 8	Dromiskin
ZAP 9	Dunleer
ZAP 10	Grange
ZAP 11	Louth Village
ZAP 12	Monasterboice
ZAP 13	Termonfeckin

10.0 Chapter 10 (Amendments)

(Amendments to Text)

Throughout the written text of Chapter 10:

Omit any reference to ~~Irish Water~~ in the written text of Chapter 10 and replace with **Uisce Éireann**
e.g. Section 10.1.1 Introduction

In accordance with the *Water Services Act 2013*, the responsibility for the provision of public water supply, wastewater collection and treatment services transferred from the remit of the local authorities to ~~Irish Water~~ **Uisce Éireann**. Since 2014, ~~Irish Water~~ **Uisce Éireann** has been responsible for the operation of public water services including the management and maintenance of water assets and infrastructure, the delivery of capital projects, strategic planning and policy development.

The amendments to Policy Objectives in Chapter 10 are as follows:

Policy Objective	
IU 1	To liaise and work in conjunction with Irish Water Uisce Éireann in identifying, prioritising and progressing the implementation of water and wastewater projects throughout County Louth over the lifetime of the Plan, in accordance with the Core and Settlement Strategies.

Policy Objective	
IU 2	To work in conjunction with Irish Water Uisce Éireann to protect and make existing water and wastewater infrastructure climate resilient to maximise the potential of existing capacity and to facilitate the timely delivery of new water and wastewater services infrastructure, to facilitate existing and future growth.

Policy Objective	
IU 8	To discourage 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 serviced. Where deemed appropriate, in consultation with Irish Water Uisce Éireann , temporary pumping arrangements may be considered as an interim measure, pending the provision of more permanent arrangements within a reasonable timeframe. All arrangements for same will be as per the requirements and agreement of Irish Water Uisce Éireann .

Policy Objective	
IU 10	To support Irish Water Uisce Éireann in promoting public awareness and involvement in water conservation measures by households, business and industry.

Section 10.2.6 Riparian Corridor

The amendments to Policy Objective IU 25 as follows (to align with Policy Objective INF 27 of the Dundalk LAP):

Policy Objective	
IU 25	To ensure, where feasible , that no development including clearing or storage of materials, takes place within a minimum distance of 10m measured from each bank of any river, stream or watercourse.

Section 10.3.1 Flood Risk Management

New Policy Objective to be inserted after Policy Objective IU 27 (to align with Policy Objective INF 21 of the Dundalk LAP)

Policy Objective	
IU XX	To require development proposals within the settlement boundary of Dundalk to comply with the requirements of Policy Objective INF 21 of the Dundalk Local Area Plan 2025-2031.

11.0 Chapter 11 (Amendments)

Section 11.5.3 Coastal Protection and Flooding

Amendment to Policy Objective ENV 50 (to align with Policy Objective INF 22 of the Dundalk LAP) as follows:

Policy Objective	
ENV 50	To require that all proposed developments within 100m of the coastline of Louth, outside the main settlements (Levels 1-4) submit a Coastal Erosion Assessment Report. New developments will be prohibited, unless it can be objectively established based on the best scientific information at the time of the application, that the likelihood of erosion at a specific location is minimal taking into account, inter alia, any impacts. To require, on a case-by-case basis to be determined by the Planning Authority at either the pre-planning or planning application stage, the preparation of a Coastal Erosion Assessment Report for development within 100 metres of the coastline. New development will be prohibited unless it can be established based on the best scientific information at the time of the application, that the likelihood of erosion at a specific location is minimal taking into account, inter alia, any impacts.

12.0 Chapter 13 (Amendments)

Section 13.5 MASTERPLANS

Amendments to Table 13.1: Masterplan Areas (to align with Section 3.4.1 of the Dundalk LAP)

Master Plan Number	Settlement	General Description	Status
1	Dundalk	<p>Mullagharlin Framework Masterplan – this consists of c.450 434 hectares of land situated between the M1 and the eastern edge of the Dublin Road c.2km south of Dundalk town centre. Approximately 116 hectares of these lands have been built out. Approximately 267 hectares of the lands remain undeveloped. The implementation of the Framework Masterplan is ongoing at the time of writing, with a range of businesses and educational uses situated within the Framework Plan Area including in the IDA Park, Xerox Business Park, and DkIT campus. Any future development taking place within the Masterplan Area shall comply with the requirements of this Masterplan or any updated Plan. See Appendix 4 of the Dundalk LAP for more details.</p>	<p>Agreed in 2008 Adopted March 2025</p>
2	Dundalk	<p>Mount Avenue Masterplan – this consists of an area of c.38 c.35 hectares of land to the north-west of Dundalk town centre with frontage onto Mount Avenue, Greyacre Road and Castletown Road. The lands are zoned for residential and open space uses with a Local Archaeological Heritage Site of national importance also located within the Masterplan area. with a requirement for neighbourhood and community facilities as set out in Spot Objective F. Castletown Motte, a heritage site of national importance is adjacent to the Masterplan area. Trees of Special Amenity Value are also identified in the north-western corner of the site. The key principles of any Masterplan will be to establish a coordinated approach to the development of the lands that will include a mix of housing options that will support a sustainable community, the provision of a linear park, the provision of education facilities and local neighbourhood and community facilities. The Masterplan shall include provision for the delivery of new/upgraded road infrastructure including new Link Roads within the Masterplan area and shall demonstrate how these roads will tie in with the alignment of link roads outside of the Masterplan area. See Section 3.2.1 of Dundalk LAP for more details.</p>	<p>Under preparation (2025)</p>

Master Plan Number	Settlement	General Description	Status
3	Drogheda	Northern Environs Masterplan – this Masterplan was agreed in 2006 and consists of an extensive land bank of c.254 hectares to the north of the town centre. The Masterplan provides for a wide range of uses including residential a, open space, employment, neighbourhood and community facilities. A linear park and sport and recreation facilities were also to be provided. The development of this Masterplan area is dependent on the construction of the Port Access Northern Cross Route and water services infrastructure. To date small pockets of the Masterplan area have been developed.	Agreed 2006
4	Ardee	North-East Masterplan – this consists of residential and employment lands to the north east of the town centre. This Masterplan sets out details of the access and internal road layout of the lands in addition to a conceptual layout of the residential areas.	Agreed 2008
5	Dunleer	Lands East of town centre – these lands have been identified as an expansion area of the town centre with potential to accommodate a mix of commercial activity and ancillary residential development.	Awaiting preparation
6	Dunleer	South-West employment area – these lands have been identified for employment uses.	Awaiting preparation
7	Dundalk	These lands form an extension to the Mullagharlin Framework Plan and will provide opportunities for continued economic investment and employment generating development in Dundalk. The development of these lands shall be closely aligned to the design and layout of the adjacent lands to the south as agreed under the Mullagharlin Framework Plan, particularly with regard to access, and construction and delivery of services, and also delivering a high level of connectivity and permeability between the lands. The proposed Masterplan shall include details of the design and layout of any buildings, how any potential environmental or land use constraints will be addressed, how the amenities of local properties and services will be preserved, and the proposed phasing for the build out of the lands. Particular consideration shall be given to the potential impacts of any development of the lands on Killally Graveyard and the access to same, with appropriate landscaping and buffer zones integrated into any layout to protect their character and setting. The Masterplan shall also examine opportunities for and the feasibility of the restoration of the former quarry, together with any future intended uses of the former quarry.	Awaiting Preparation

Section 13.6 SPOT OBJECTIVES

Amendments to Table 13.2: Spot Objectives (to align with Section 3.4.2 of the Dundalk LAP)

Spot Objective Number	Location	Objective
1	Dundalk	To preserve the ecological character and biodiversity value of the Nature Conservation Area.
1 (Spot Objective E of Dundalk LAP)	Dundalk - Raynoldstown Village	<p>To require the provision of a neighbourhood centre with associated community uses within the Raynoldstown Village development. No more than 1,000 units in the Raynoldstown Village development shall be occupied until development has commenced on the neighbourhood centre and permission has been granted for a community building. This shall be implemented through the Development Management process with any planning application in Raynoldstown Village required to include details of the number of residential units complete and occupied/unoccupied and the number of units under construction at the time the application is made.</p> <p>A Masterplan shall be prepared for the remaining undeveloped lands in Raynoldstown Village east of the L-7165-0 (Western Infrastructure Road). This Masterplan shall set out the proposed land uses for the remaining undeveloped lands with an indicative layout of the land uses included. An outdoor play area for children shall be provided in a central location within the Raynoldstown Village development. A phasing programme shall be agreed as part of this Masterplan, with the occupation of units linked to the delivery of the outdoor play area and neighbourhood centre. The Masterplan shall ensure that the undeveloped lands provide for permeability and connectivity with the surrounding lands that are developed/under construction or have an extant permission.</p>
2 (Spot Objective B of Dundalk LAP)	Dundalk – East of Red Barns Road	To preserve the ecological value and character of the lands and to provide appropriate recreational and amenity facilities.
3 (Spot Objective F of Dundalk LAP)	Dundalk - Mount Avenue Masterplan area	<p>To require the provision of neighbourhood and community facilities in a centrally located part of the Masterplan area convenient for future residents. These facilities shall be adjacent to each other to promote synergy between the uses.</p> <p>The neighbourhood facilities shall consist of a Neighbourhood Centre, consisting of a local shop(s) and services with the potential uses and floorspaces to be based on the 'Generally Permitted' or 'Open for Consideration' uses for B2 Neighbourhood Centre land use zoning as set out in the County Development Plan. Community Facilities shall consist of a 1.3hectare site to be reserved for future education facilities (i.e. school or other educational use). A playing pitch shall also be provided, with an opportunity to co-locate this pitch with the future school (education facility).</p>
3	Dundalk	To require the preparation of a Masterplan. See Masterplan 7 in Table 13.1 for further details.

Spot Objective Number	Location	Objective
4	Ardee	To provide a public park with a minimum area of 12 acres (4.9 hectares) as part of a residential development.
5	Ardee	To provide for the development of housing for older persons, specifically designed for flexibility and adaptability to accommodate the physical and cognitive needs of residents as they develop over time.
6	Drogheda	To provide a minimum of 40% of public open space as part of any residential development on these lands.
7	Drogheda	To provide a mixed-use development which will reinvigorate this underutilised site and deliver significant physical, economic, social, and conservation benefits. Any planning application on these lands shall include proposals for the reuse and restoration of the Protected Structures on the site. The total number of residential units on these lands shall not exceed 80. Any application for residential development shall include proposals for the restoration of the Protected Structures, which shall take place in a timely manner alongside the delivery of any residential development.
8	Ardee	Provision of a Masterplan for the development of the lands.
9	Carlingford	To support any proposal for a community or recreational facility on these lands subject to any development being of a high quality architectural design, scale and layout that will support the preservation and enhancement of the environmental quality of this sensitive landscape.
10	Clogherhead	To support the redevelopment of these lands for residential development in a co-ordinated and comprehensive manner subject to compliance with the relevant standards and guidance set out in the County Development Plan.
11 (Spot Objective C of Dundalk LAP)	Dundalk – Xerox Junction, Dublin Road	To provide for a mixture of higher order business uses supported by cafes/restaurants, community facilities, office, health care, residential, and business units. An area of 2.5 hectares shall be utilised as playing pitches and associated facilities and shall be delivered in tandem with any residential development on the lands. If in excess of 50% of the lands are to be utilised for residential development a community building shall also be provided. The playing pitches and community building shall be delivered in tandem with any residential development on the lands. In the event that the primary use of the lands shall be for residential development the developers shall engage with the Planning Authority in relation to the potential requirement for lands to be reserved for a school on the lands. This shall be factored into the design and layout of any development at an early stage to ensure it would be appropriately located. Individual shops in excess of 350m ² gross floorspace or warehousing and distribution will not be considered appropriate.

Spot Objective Number	Location	Objective
12 (Spot Objective D of Dundalk LAP)	Dundalk – East of the Fairways Hotel, Dublin Road	Any planning application on these lands shall include an ecological assessment of existing wetlands in this location. This ecological assessment shall include measures to protect and enhance any the existing wetlands, any identified with these measures and any recommendations of the assessment shall be incorporated into the design and development of the lands.
13 (Spot Objective A of Dundalk LAP)	Dundalk – Adjacent to Dundalk Racecourse	To provide for the development of a retirement village.
14 (Spot Objective G of Dundalk LAP)	Dundalk – Lands to the rear of St. Francis School	This site is zoned ‘G1 Community Facilities’ to potentially facilitate an extension to St. Francis Primary School. Any development of the site shall include provision for active travel links from the Old Golf Links Road in order to improve permeability and connectivity in the area.
15 (Spot Objective H of Dundalk LAP)	Lands west of Hill Street Bridge	Any development within the Flood Zone in this location shall be restricted to the provision of a vehicular and active travel access and service roads with ancillary infrastructure and other ‘Less Vulnerable Development’ as set out in Table 3.1 of ‘The Planning System and Flood Risk Management Guidelines’ (2009).

Section 13.8.12 Landscaping

Landscaping proposals shall be included...clearly detailed on drawings. Where existing trees are required to be removed to facilitate development, replacement native trees at a ratio of 5:1 shall be planted in Drogheda and Dundalk, with a requirement of 10:1 in the County area. ~~On smaller, more constrained sites where there is limited space/opportunities for planting new trees, consideration may be given to reducing the ratio of trees to be planted on an application site if an alternative location for the shortfall of trees to be planted is identified and the consent of the landowner, on whose lands the trees are to be planted, is provided as part of a planning application.~~ Any planting shall consist of native species (trees, hedgerow, shrubs and wildflowers) and low maintenance pollinator friendly perennials.

Section 13.13.7 Landscaping and Boundary Treatments

A full schedule...along roads, boundaries and parking areas. Where existing trees are required to be removed to facilitate a development, replacement native trees at a ratio of 5:1 shall be planted in Drogheda and Dundalk, with a requirement of 10:1 in the County area.

~~On smaller, more constrained sites where there is limited space/opportunities for planting new trees, consideration may be given to reducing the ratio of trees to be planted on an application site if an alternative location for the shortfall of trees to be planted is identified and the consent of the landowner, on whose lands the trees are to be planted, is provided as part of a planning application.~~ The front roadside boundaries...will not be permitted.



13.0 Volume 1A (Adopted Amendments)

Dundalk Zoning and Flood Zones Map

See separate map for adopted changes.

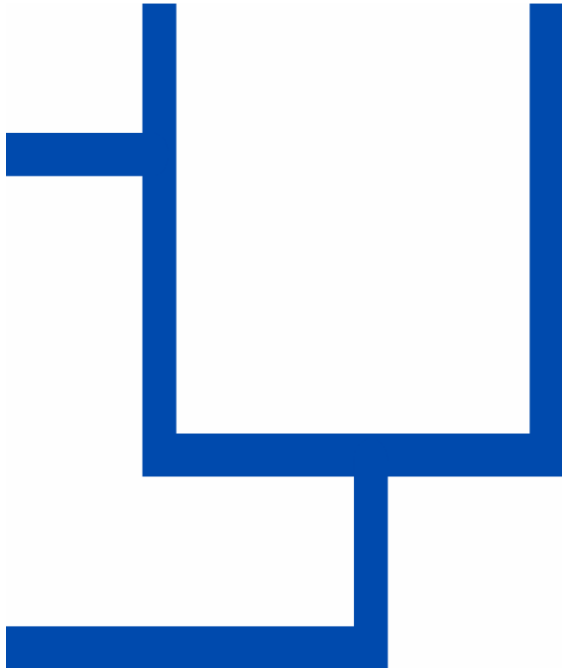
Dundalk Composite Map

See separate map for adopted changes.

14.0 Volume 3 - Appendices (Adopted Amendments)

Appendix 2 – Infrastructure and Land Use Evaluation (IALUE)

Additional text to the cover page of Appendix 2



LOUTH COUNTY DEVELOPMENT PLAN
2021-2027

APPENDIX 2

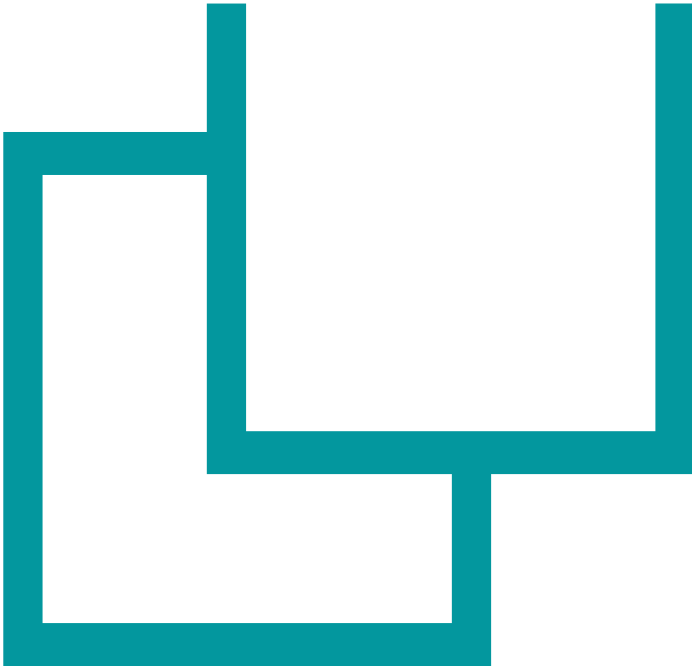
Infrastructure Assessment and Land Use Evaluation (IALUE)

NOTE: A Settlement Capacity Audit for Dundalk was carried out as part of the preparation of the Dundalk Local Area Plan (See Appendix 1 of the Dundalk LAP). The Settlement Capacity Audit is an update of the IALUE for Dundalk as carried out for the County Development Plan 2021-2027 and has been included as an appendix in the IALUE.



Appendix 4 – Louth Retail Strategy

Additional text to the cover page of Appendix 4



LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

APPENDIX 4

Louth Retail Strategy

NOTE: A Retail Strategy Quantitative Analysis for Dundalk was carried out as part of the preparation of the Dundalk Local Area Plan (See Appendix 3 of the Dundalk LAP) and is included as an appendix to the Louth Retail Strategy.

Appendix 4 – Section 1.5 Quantitative Analysis – Projected Retail Floorspace Requirements

Note to be added at the beginning of Section 1.5 to refer to Appendix 3 of the Dundalk LAP – Retail Strategy Quantitative Analysis and footnotes to be added to relevant tables.

NOTE: A Retail Strategy Quantitative Analysis for Dundalk was carried out as part of the preparation of the Dundalk Local Area Plan (See Appendix 3 of Dundalk LAP) which includes updated quantitative analysis at County and settlement (Dundalk) level. Refer to Appendix 3 of the Dundalk LAP for updated details.

The following footnote is added to Table 17.

Table 17.0 Indicative Floorspace Potential by Settlement – 2030

2030	Convenience (m ²)	Comparison (m ²)	Bulky Comparison (m ²)
Drogheda	3,797	5,310	2,908
Dundalk	3,345	4,678	2,562
Ardee	495	692	379
Remainder of County	402	562	-

*Updated figures for Dundalk are provided within the Retail Strategy for the Dundalk Local Area Plan 2025-2031. See Appendix 3 – Retail Strategy Quantitative Analysis of the Dundalk Local Area Plan for full details.

Appendix 8 – Green Infrastructure Strategy

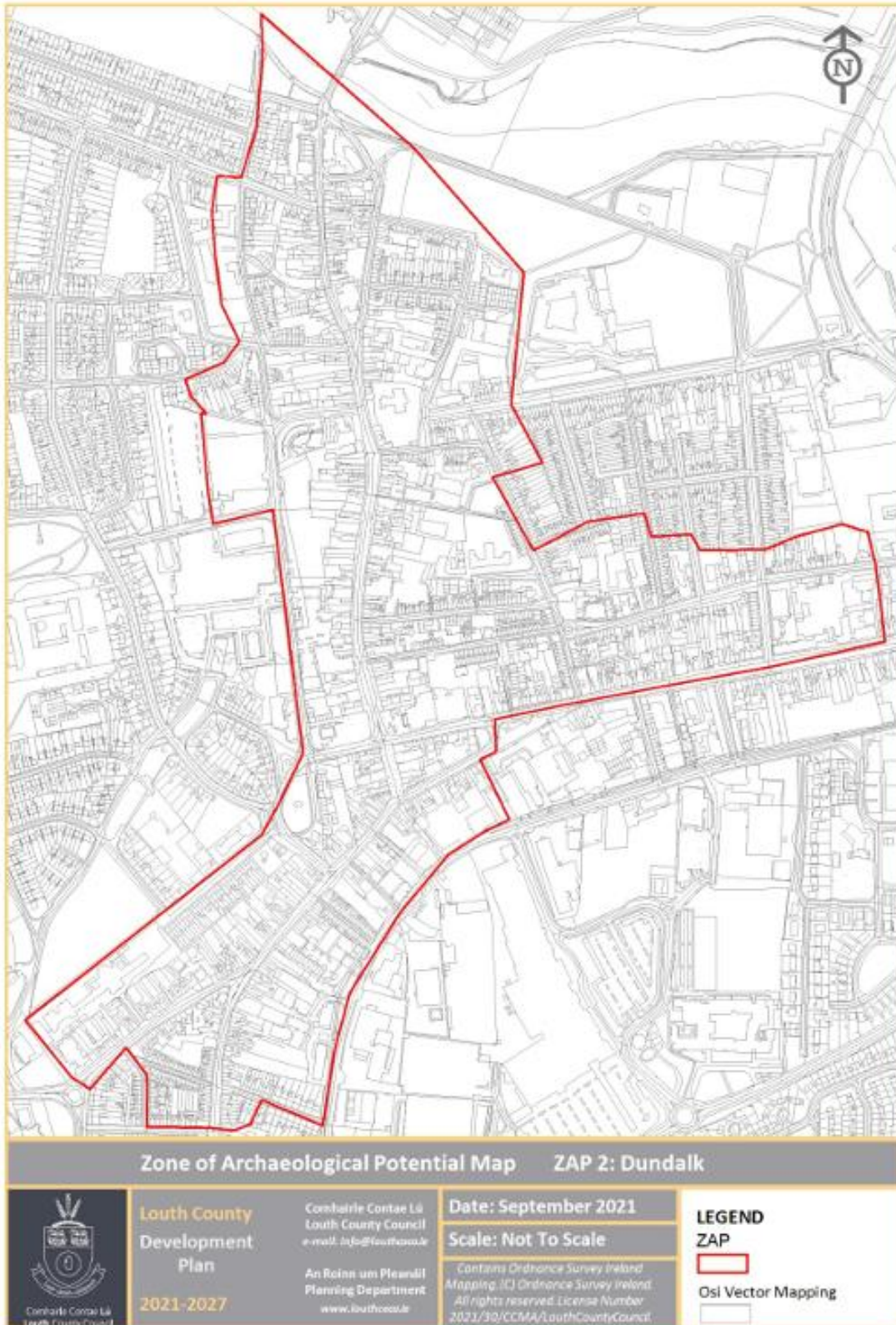
Map 10: Trees and Woodlands of Special Amenity Value in Dundalk

See Map 8.12 for details (pg. 21 of this report).

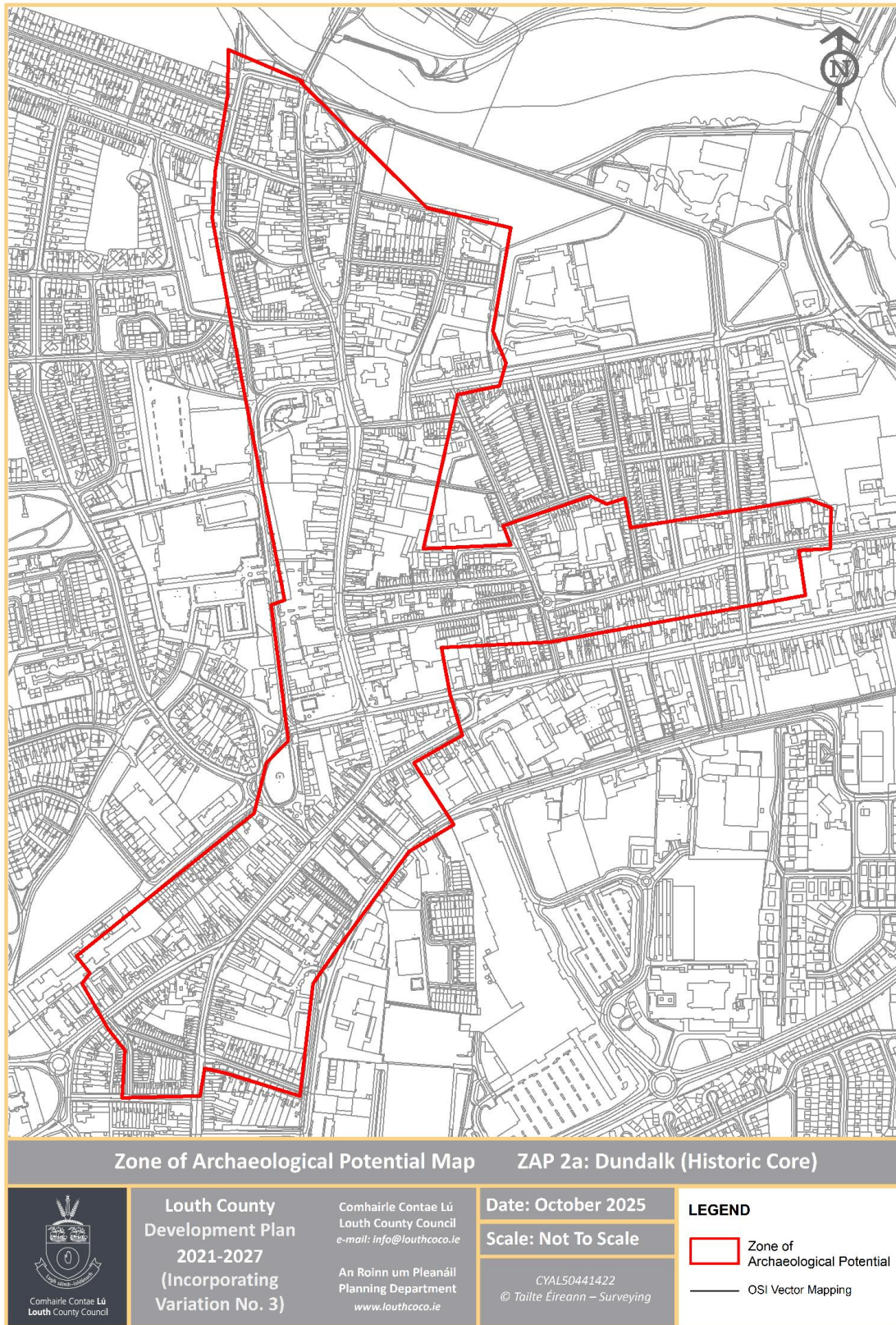
Appendix 9 – Zone of Archaeological Potential

Update Map 9.2: Dundalk - Zone of Archaeological Potential

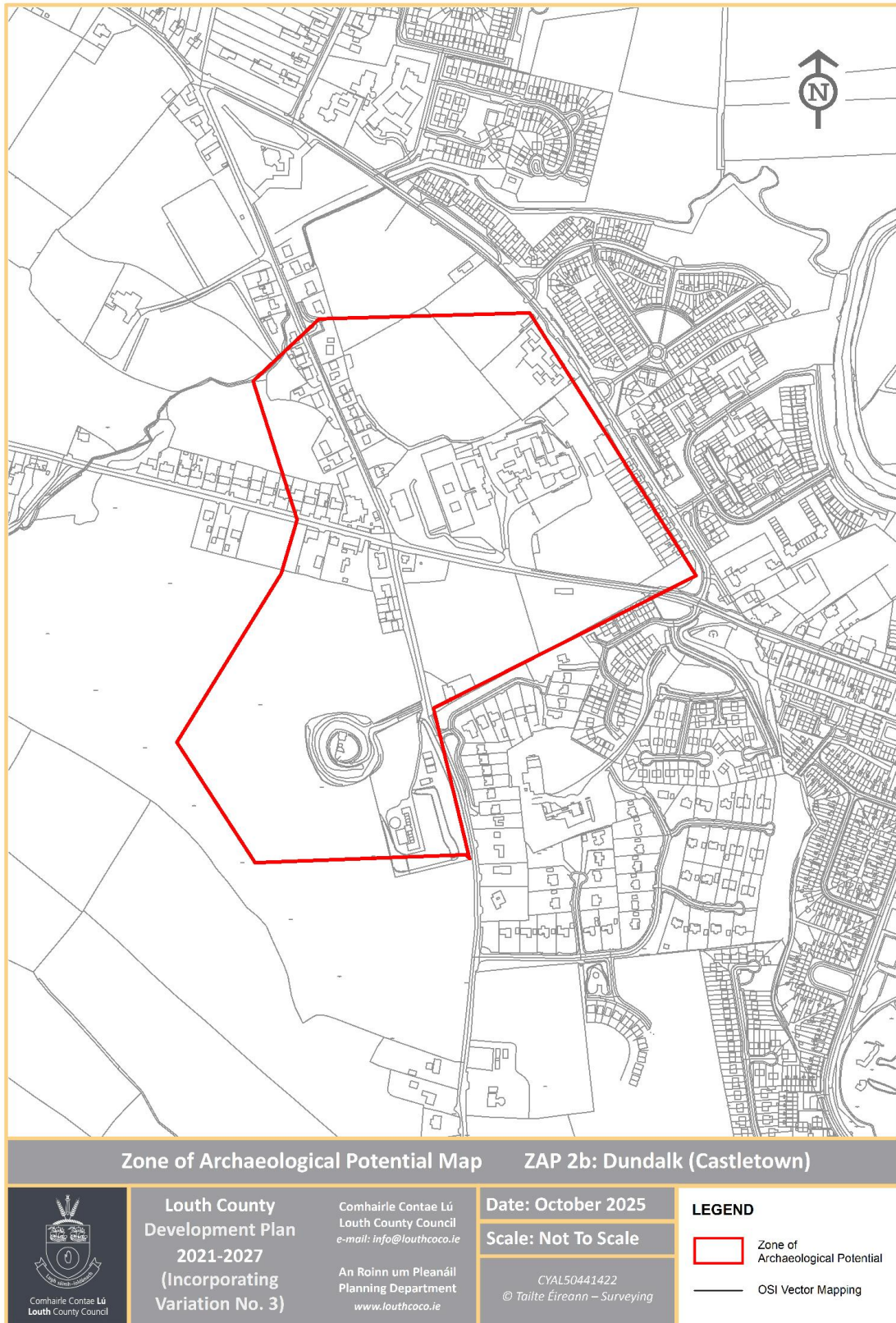
Current Map 9.2 in LCDP 2021-2027 (as varied)



Adopted Map 9.2 in LCDP 2021-2027 (incorporating Variation No.3) – amendment to boundary of ZAP 2 and updated name on legend to 'ZAP 2a: Dundalk (Historic Core) to align with Map 10.8 of the Dundalk LAP.



Adopted new map after Map 9.2 in LCDP 2021-2027 (incorporating Variation No.3) – to identify ZAP 2b Castletown to align with Map 10.8 of the Dundalk LAP.



Appendix 18 – Dundalk Character Areas

Adopted new Appendix to be inserted after Appendix 17 to align with Section 3.3 of the Dundalk LAP



LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

APPENDIX 18

Dundalk Character Areas

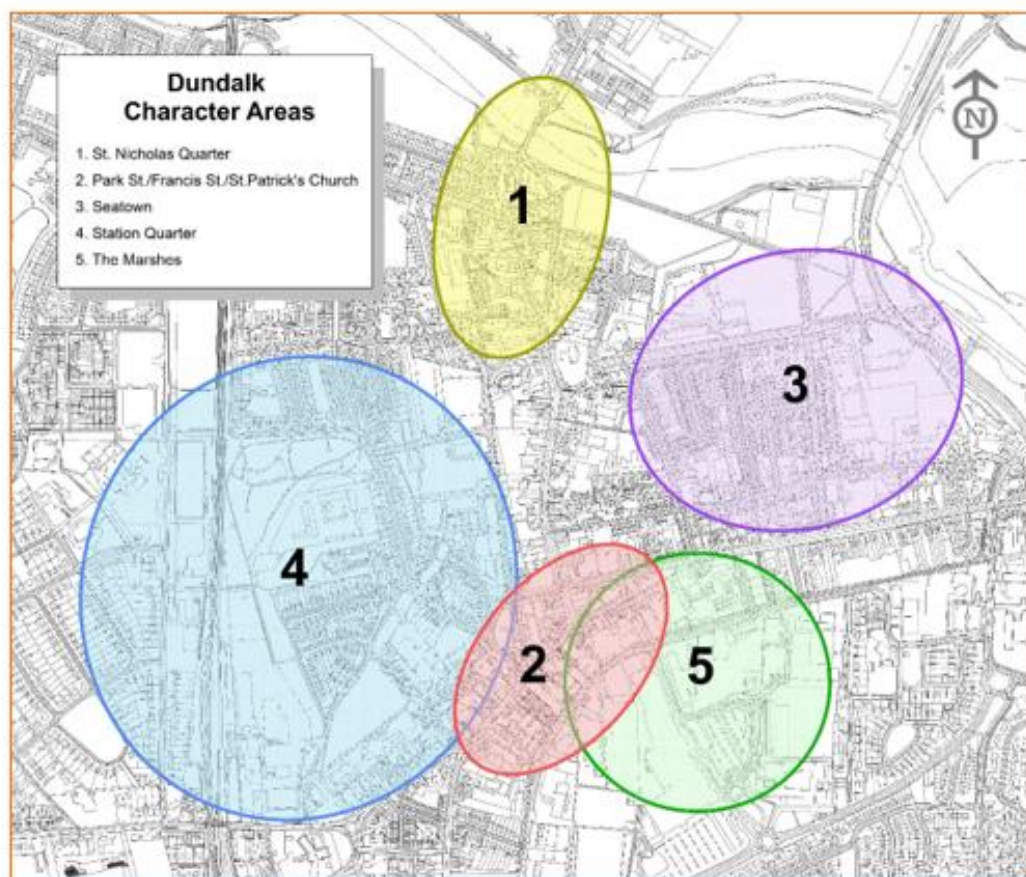
Character Areas

This Plan has identified five distinctive areas within and in the vicinity of Dundalk's urban core, each with their own unique and distinct character. Within these areas there are opportunities for small scale redevelopment and infill projects, public realm improvements and active travel measures:

1. St. Nicholas Quarter;
2. Park Street/Francis Street and St. Patrick's Church;
3. Seatown;
4. The Station Quarter; and
5. The Marshes.

It is considered that strengthening and enhancing these areas, as well as improving connectivity and permeability with the town centre, has the potential to increase footfall and enhance the vitality and vibrancy of Dundalk. It is acknowledged that there is an overlap between some of the Key Development Areas and the Character Areas. This overlap is a reflection of the importance of these areas in the rejuvenation of the town centre and surrounding area.

Figure 3.1: Dundalk Character Areas



No. 1: St Nicholas Quarter

Study Area

Primarily focused on the Bridge and Linenhall Streets and the Castletown River to the north. The Council is supporting the regeneration of this area through the progression of the St. Nicholas Quarter and Backland Regeneration Project. This project is being funded through the Urban Regeneration and Development Fund. See Chapter 3, Section 3.2.3 of the Dundalk LAP for more details.

Key Focal Points

St. Nicholas Church of Ireland formed the heart of the 'Newtown', is a key landmark in the area and provides a vista along St. Mary's Road. St. Nicholas' Catholic Church terminates views along Clanbrassil Street. The Castletown River to the north is a key feature of the area. There is a five-storey building to the north of Bridge Street which can be viewed from a number of vantage points in the vicinity.

Character

The Clanbrassil Street public realm project extending as far as St. Nicholas's Catholic Church, with its environmental improvements and new civic space, has significantly improved the streetscape and brought new life to the northern part of the town. However, the area from St. Nicholas' Church to the Castletown River is in need of regeneration. The area facing the Castletown River is dominated visually by a confluence of roads, above ground utility infrastructure, vacant properties, and a general lack of ground floor animation.

The area has a tight urban grain, comprising of narrow frontages with underutilised vacant backland plots. Many noteworthy examples of traditional shopfronts are present, which contribute positively to the area's character.

Opportunities

Identity: Build on the success of the new identity for the St. Nicholas' Quarter and rejuvenate the area from St. Nicholas' Catholic Church to the river.

Community: Ensure a platform for a thriving, functioning town and inclusivity for all members of the community.

Heritage: Enhance and build upon the heritage and history of Dundalk.

Connectivity: Create a quality townscape which links to and mirrors other areas of the town - Market Square, Clanbrassil Street; Church Street, Castletown Road, and the Newry Road.

Gateway: Redefine the northern access point to Dundalk Town Centre.

Sustainability: Optimise the balance between users considering vehicles, cyclists, and pedestrians.

No. 2: Park Street /Francis Street and St Patrick’s Church

Study Area

Area includes the entire length of Park Street (from its junction with Anne Street/the Dubin Road as far as Earl Street, the whole of Francis Street and St Patrick’s Church). It has also been identified as a Key Development Area in the Dundalk LAP. See Chapter 3, Section 3.2.5 of the Dundalk LAP for more details.

Key Focal Points

Attractive views of the Cooley Mountains and the spire of St. Patrick’s Church are available as you travel northeast along Park and Francis Street and provide a strong sense of place. The former Dunnes and bank buildings are key focal points along Park Street. When travelling eastward along Francis Street the 3-storey buildings on either side and mature treed landscape associated with ‘The Crescent’ and ‘Kellys Monument’ enhance the ambiance of the character area.

Character

Located south of Clanbrassil Street, Park Street is a busy vehicular thoroughfare with three significant road junctions. The street is located a short walk from the bus and train stations, Dundalk’s town centre and the Marshes shopping centre. Park Street’s northeast to southwest orientation allows both sides of the street to benefit from direct sunlight. The street features a wide variety of commercial uses with a notable hospitality offering.

Park Street’s built environment presents an eclectic mixture of modern design and vernacular buildings, some of which retain their original shopfronts. Francis Street boasts numerous protected structures which contribute positively to its character, these are intermingled with re-development opportunities including a ‘gap site’ on its northern side and ‘Williamson’s Mall’. The area immediately in front of St. Patrick’s Church is dominated by hard standing associated with surface car parking.

Opportunities

Permeability: Improving the pedestrian environment and public realm at the Earl Street, Francis Street, Magnet Road, and Anne Street/Dublin Road junctions. Enhance permeability to the bus and train stations and with the Marshes Shopping Centre either through Williamson’s Mall and/or via the back lanes/ streets to the south.

Public Realm: Develop a cohesive public realm scheme for the entire length of Park and Francis Street and the area in front of St Patrick’s Church. This should incorporate underground cabling and widening of the footpath to maximise sunlight gain as well as public realm improvements. Painting of buildings and extension of the ‘SEEK’ project would improve the visual amenity of the area.

Sustainability: Promote and encourage the re-use of the former Dunnes Site and Bank building. The Dunnes building has been vacant since 2009, it offers a substantial floor plate and surface car parking in the vicinity. The former bank building is currently for rent/ sale, located equidistant between the Arts Centre and Old Goal it provides an opportunity to introduce a community/ arts use.

Williamson’s Mall is located along Francis Street and has been identified as an Opportunity Site. It has the potential to provide a vital link between the traditional town core and The Marshes Shopping Centre. The development of the gap site along Francis Street will enhance the built environment and improve vibrancy.

Promotion: There is an agglomeration of eateries, public houses, and night clubs along Park Street. The clustering of entertainment facilities creates synergy and is an important element of Dundalk’s nighttime economy, Park Street could potentially be promoted as a ‘golden mile’.

No.3: Seatown

Study Area

Located to the north-east of Dundalk, this study area is bounded to the north by St. Helena’s Park, incorporates Mary Street and Castle Road to the west, Seatown and Mill Street to the south, the Inner Relief Road and part of the designated Key Development Area of Dundalk Port to the east. The Seatown area is largely dominated by Georgian and Victorian red brick.

Key Focal Points

The area is primarily defined by the established residential communities. Historically, Jocelyn Street and Seatown Place, along its southern boundary, formed an important arterial link from the town’s Market Square eastwards to the Cavalry Barracks and the quay at Dundalk harbour. The windmill along Seatown Place provides a focal point.

Character

The area has suffered from severance because of the Inner Relief Road, a wide corridor with fast flowing traffic, which has effectively cut the town centre and residential area, from the historic quays and waterfront. When travelling along the Inner Relief Road the surrounding built form at the various junctions is ad-hoc and makes no reference or connection to the town centre or the Quays/Port area.

Opportunities

Sustainability: Optimise the balance between users considering vehicles, cyclists, and pedestrians.

Connectivity: Improve connectivity and entice visitors to the town centre and the Port/Quays area through the provision of traffic calming measures and public realm improvements

Open Space: Establish a network of public open spaces which have strong connections to the town centre, including St Helena’s Park and the Quays area.

No.4: The Station Quarter

Study Area

The Station Quarter is centred on the bus and railway station and the intervening areas which includes Park Street, the Longwalk and the urban park at Ice House Hill.

Key Focal Points

The bus and railway stations, distillery and railway line are the key landmarks in the area. The railway line defines the character area and presents a barrier to pedestrians, cyclists, and vehicles access from Cox's/Ard Easmuinn area to the town centre. Within the character area there are currently two access points that cross the railway line, one vehicular and one pedestrian.

Character

The presence of Clarke Train Station and the Longwalk Bus Station create a distinct and unique transport hub.

The Great Northern Distillery and Railway Station forms the eastern gateway into the town along St. Dominick's Road, providing the only vehicular crossing on the railway line in the character area. The stone railway bridge and tree lined banks on either side of the railway line below provide an attractive feature.

Ice House Hill is one of the main urban parks in Dundalk. The railway line severs the park from the mainly residential development to the west in Mount Avenue, a pedestrian underpass provides the only crossing point from the park to the residential area.

Opportunities

Permeability: Clarke Railway Station and the Longwalk Bus Station are in close proximity to Dundalk's town centre. An opportunity exists to upgrade the bus station thereby improving connectivity for those residing, working, or visiting the town. There is the potential to improve permeability between the bus and train. It is anticipated that such investment would attract additional footfall into Dundalk town centre.

Connectivity: Improve connectivity by delivering of a high-quality cycle route on Ard Easmuinn Road junction with Castleblayney Road (R934) to the Friary School.

Open Space: Establish a network of public open space which has strong connections to the town centre, including Ice House Hill urban park.

No. 5: The Marshes

Study Area

The area is centred around the Marshes shopping centre, bound to the west and north by the Ramparts Road, to the east by Meadow Grove Estate, to the west Hill Street and by the Long Avenue area to the south.

Key Focal Points

St. Patrick's Church provides the reference point between The Marshes and the rest of the town centre. Large retail and warehouse type developments are characteristic of the area. The Ramparts River which is partially culverted runs parallel with the northern side of Ramparts Road and is an important natural feature in the area.

Character

The area is characterised by the Marshes shopping centre and new housing development to the west.

There are large scale warehouse and retail units along the Ramparts Road, arranged in a loose urban form and typically surrounded by large areas of surface car parking. Developments are generally set back from the public road. The Marshes area has limited linkages (through Williamsons Mall and a surface car park) with Dundalk's town centre.

Opportunities

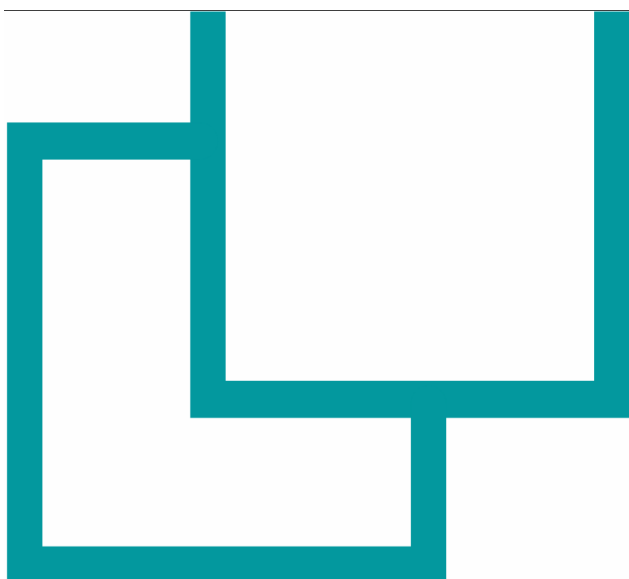
Permeability: Enhance permeability thereby encouraging those utilising the Marshes shopping Centre to avail of the retail and services in the town centre, and vice versa.

Urban Design: Transform Ramparts Road into a boulevard, establish a new strong building line, with high quality, fine grained active frontage blocks. Introduction of buildings of height in this area may also assist in establishing a stronger sense of enclosure and improve the overall streetscape (height 2.5 - 5 storey). Surface car parking should be located behind buildings and opportunities to engage with the river should be provided.

Public Realm: Maximise the setting of the Ramparts River through public realm improvements.

Volume 5 – Strategic Flood Risk Assessment

Adopted additional text to the cover page of Strategic Flood Risk Assessment



LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

VOLUME 5

NOTE: A Strategic Flood Risk Assessment (SFRA) for Dundalk was carried out as part of the preparation of the Dundalk Local Area Plan. The flood zones, associated analysis and supporting information detailed in the SFRA for the Dundalk Local Area Plan is the most up to date information available for Dundalk and should therefore be the reference document for any flood related reports/analysis as they relate to Dundalk. This SFRA has been included as an appendix to the SFRA for the County Development Plan.