

# SEA STATEMENT

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FOR THE

## DUNDALK LOCAL AREA PLAN 2025-2031

for: **Louth County Council**



Comhairle Contae Lú  
**Louth County Council**

by: **CAAS Ltd.**



**APRIL 2025**

## Table of Contents

<b>Section 1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Introduction and Legislative Context .....	1
1.2	Content of the SEA Statement .....	1
1.3	Implications of SEA for the Plan.....	1
<b>Section 2</b>	<b>How Environmental Considerations were integrated into the Plan ..</b>	<b>2</b>
2.1	Overview .....	2
2.2	Consultations .....	2
2.3	Communication of environmental sensitivities throughout the SEA process .....	2
2.4	Appropriate Assessment.....	2
2.5	Strategic Flood Risk Assessment .....	3
2.6	Consideration of Alternatives .....	3
2.7	Integration of environmental considerations into Zoning of the Plan .....	3
2.8	Integration of individual provisions into the text of the Plan .....	3
2.9	Integration of individual provisions into the text of the County Development Plan .....	3
2.10	SEA Public Consultation Initiative .....	4
2.11	Instance whereby Environmental Considerations were not integrated into the Plan .....	26
<b>Section 3</b>	<b>Environmental Report and Submissions/ Observations .....</b>	<b>27</b>
3.1	Introduction.....	27
3.2	SEA Scoping Notices and Submissions .....	27
3.3	Submissions on the Environmental Report for the Draft Plan .....	30
3.4	SEA documents including SEA Environmental Report .....	31
<b>Section 4</b>	<b>Summary of Alternatives considered.....</b>	<b>32</b>
4.1	Introduction.....	32
4.2	Limitations in Available Alternatives .....	32
4.3	Summary of Description and Assessment .....	32
4.4	Reasons for Choosing the Selected Alternative in light of Other Reasonable Alternatives Considered.....	38
<b>Section 5</b>	<b>Monitoring Measures .....</b>	<b>39</b>
5.1	Introduction.....	39
5.2	Indicators and Targets.....	39
5.3	Sources .....	39
5.4	Reporting .....	40
<b>Appendix I</b>	<b>SEA Public Consultation Initiative Newsletter .....</b>	<b>45</b>

# Section 1 Introduction

## 1.1 Introduction and Legislative Context

This is the Strategic Environmental Assessment (SEA) Statement for the Dundalk Local Area Plan 2025-2031.

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27<sup>th</sup> June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use. The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 and the Planning and Development (Strategic Environmental Assessment) Regulations 2004. The Regulations have been amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011.

## 1.2 Content of the SEA Statement

Where SEA is undertaken, the Regulations require that a Statement is made available to the public and the competent environmental authorities after the making of the Plan.

This Statement is referred to as an SEA Statement.

The SEA Statement is required to include information summarising:

- a) how environmental considerations have been integrated into the Plan;
- b) how the following have been taken into account during the preparation of the Plan:
  - the environmental report,
  - submissions and observations made to the planning authority on the Draft Plan and Environmental Report, and
  - any transboundary consultations (these are not relevant to this SEA).
- c) the reasons for choosing the Plan in the light of the other reasonable alternatives dealt with; and
- d) the measures decided upon to monitor the significant environmental effects of implementing the Plan.

## 1.3 Implications of SEA for the Plan

SEA has been undertaken on the Plan and the findings of the SEA are expressed in an Environmental Report, the first published version of which accompanied the Draft Plan on public display. The Environmental Report was updated in order to take account of changes to the original Draft Plan that were made on foot of submissions and recommendations in the submissions.

Louth County Council have been provided with the findings of SEA output during their consideration of the Plan and before the Plan was adopted.

## **Section 2 How Environmental Considerations were integrated into the Plan**

### **2.1 Overview**

Environmental considerations were presented to the Council for its consideration through:

1. Consultations;
2. Communication of environmental sensitivities throughout the SEA process;
3. Appropriate Assessment;
4. Strategic Flood Risk Assessment;
5. Consideration of alternatives;
6. Integration of environmental considerations;
7. Integration of individual SEA and AA provisions into the Plan; and
8. SEA Public Consultation Initiative.

All parts of the Plan-preparation process were informed by the SEA, AA and SFRA processes - this includes the preparation of the Draft Plan, Proposed Material Alterations and Further Modifications.

### **2.2 Consultations**

As environmental authorities identified under the Planning and Development (SEA) Regulations, as amended, the following authorities were sent SEA scoping notices indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made to: the Environmental Protection Agency; Department of Environment, Climate and Communications; Department of Agriculture, Food and the Marine; Department of Housing, Local Government and Heritage; Monaghan County Council; and Meath County Council.

Detail on submissions made on foot of the SEA scoping notice is provided under Section 3.2.

Detail is also provided on submissions that were made on the Draft Plan and/or the SEA Environmental Report while they were on public display (see Section 3.3).

### **2.3 Communication of environmental sensitivities throughout the SEA process**

Environmental considerations were integrated into the Plan before it was placed on public display. Individual sensitivities that were considered by the Planning Team preparing the Plan included the following:

- European Sites (Special Areas of Conservation and Special Protection Areas);
- Other Ecological Designations;
- Status of Surface and Ground Waters;
- Various entries to the Water Framework Directive's Register of Protected Areas;
- Groundwater Vulnerability;
- Water Services Capacity, Performance and Demand;
- Cultural heritage (archaeological and architectural) sensitivities; and
- Landscape Designations.

A number of these sensitivities are mapped on Figures 2.1 to 2.3.

### **2.4 Appropriate Assessment**

Appropriate Assessment (AA) Screening and Stage 2 AA have been undertaken alongside the Plan. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The conclusion of the AA is that the Plan will not affect the integrity of any European Site, alone or in combination with other plans or projects.<sup>1</sup> The preparation of the Plan, SEA and AA has taken place concurrently and the findings of the AA have informed the SEA.

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<sup>1</sup> Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan to proceed; and (c) adequate compensatory measures in place.

## **2.5 Strategic Flood Risk Assessment**

A Strategic Flood Risk Assessment (SFRA) has been undertaken alongside the preparation of the Plan. The requirement for SFRA is provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The preparation of the Plan, SEA and SFRA has taken place concurrently and the findings of the SFRA have informed both the Plan and the SEA.

## **2.6 Consideration of Alternatives**

Consideration of the environmental effects arising from a variety of different alternatives for the Plan (see Section 4) has contributed towards the protection and management of the environment within the Plan area.

## **2.7 Integration of environmental considerations into Zoning of the Plan**

Environmental considerations, including those relating to ecology, cultural heritage, landscape and water, were integrated into the Local Area Plan's zoning through an interdisciplinary approach which was informed by the environmental considerations identified by the SEA, AA and SFRA processes.

Zoning has been applied in a way that, in general, primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Louth County Development Plan 2021-2027 (as varied) (for an exception to this approach please refer to Section 2.11).

Flood risk management and drainage provisions are already in force through the County Development Plan and related provisions have been integrated into the LAP.

In addition, land use zoning contained within the Plan has been informed by the SFRA process and associated delineation of flood risk zones. The detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of high flood risk.

## **2.8 Integration of individual provisions into the text of the Plan**

Various provisions have been integrated into the text of the Plan through the Plan-preparation and SEA, SFRA and AA processes. Both the Planning and the assessment teams contributed towards the mitigation which was developed over multiple iterations and was informed by, inter alia, various communications through the SEA, AA and SFRA processes. Table 2.1 links key mitigation measure(s) to the likely significant effects of implementing the Plan, if unmitigated. The measures generally benefit multiple environmental components i.e. a measure providing for the protection of biodiversity, flora and fauna could beneficially impact upon the minimisation of flood risk and the protection of human health, for example.

## **2.9 Integration of individual provisions into the text of the County Development Plan**

In addition to the individual provisions integrated into the text of the Local Area Plan, individual provisions relating to environmental protection and management have been integrated into the existing Louth County Development Plan 2021-2027 (as varied). These measures, which must be complied with by development under the Local Area Plan, are identified alongside the Local Area Plan measures on Table 2.1.

## 2.10 SEA Public Consultation Initiative

A public consultation initiative, funded under the EPA Research Programme 2021-2030 (a Government of Ireland initiative funded by the Department of the Environment, Climate and Communications) and co-funded by the Office of the Planning Regulator, was undertaken in order to inform the scope of the SEA.

This initiative included novel approaches to public engagement as part of the project 'Public Participation and Performance Criteria in Strategic Environmental Assessment: The Way Forward to Advancing Practice' (Ref: 2021-NE-1061) co-funded by the Environmental Protection Agency and the Office of the Planning Regulator.

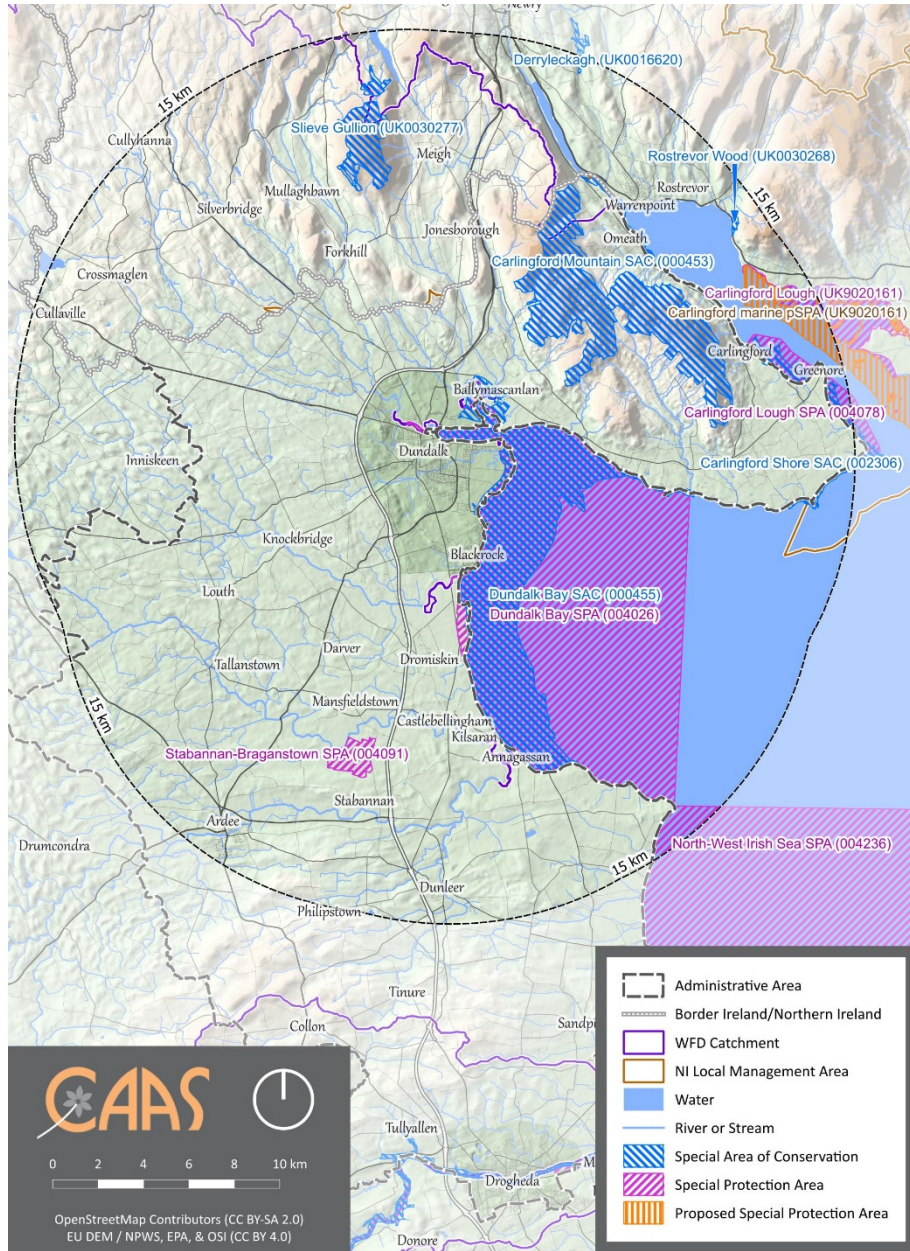
The consultation event consisted of neighbourhood walks in which seven people participated and a community mapping workshop with four participants. The activities focused on four areas within the town which, due to their vulnerability or development potential, are essential for the plan, including Mount Avenue, Castletown River, Long Walk Quarter and St. Nicholas Quarter, and Inner Relief Road.

The findings of the event have informed this report and have been used, among other things, to inform and influence the drafting of the Plan. A newsletter providing more detail on the findings of this public consultation initiative is provided at Appendix I. Plan provisions that were informed by the consultation initiative include:

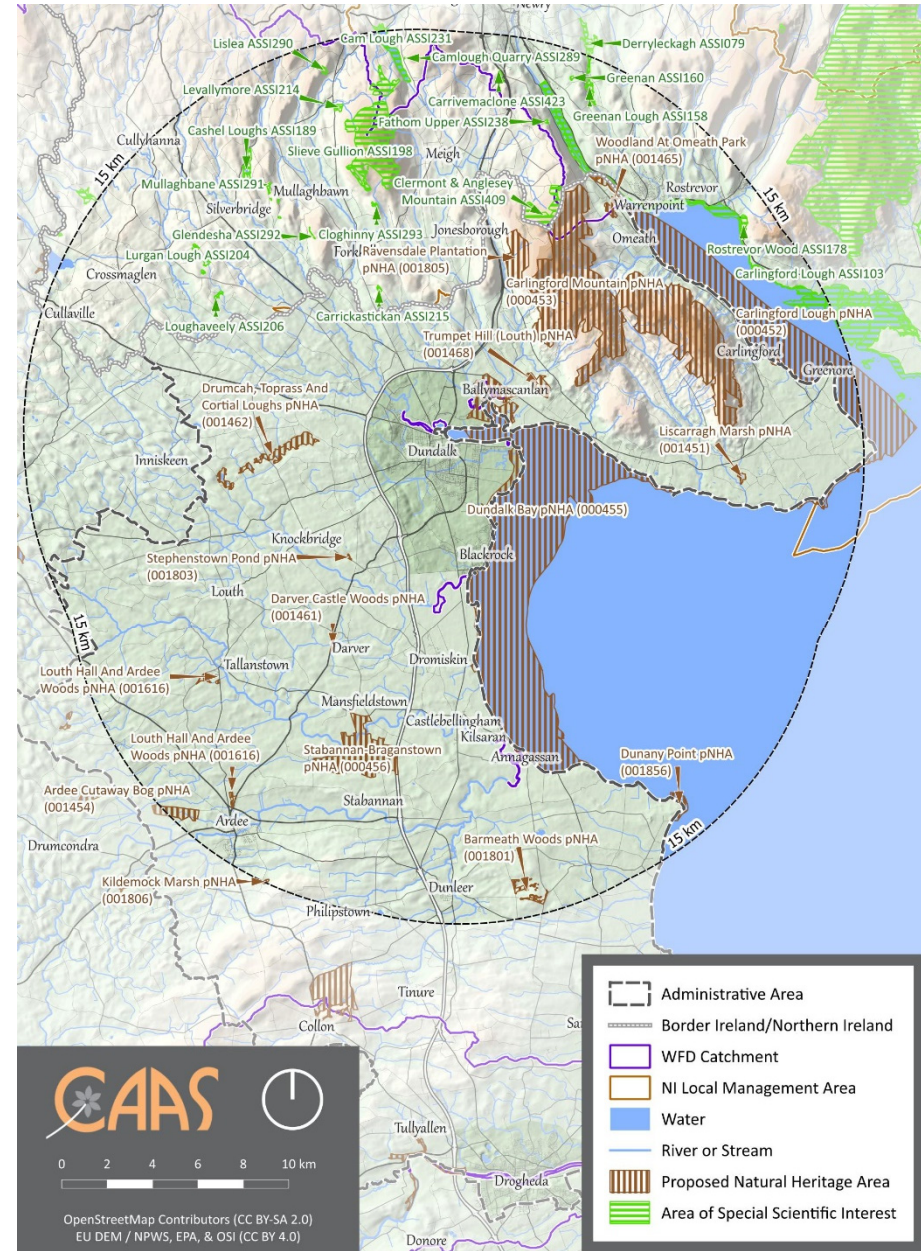
- A focus throughout the Plan on the sustainable growth and consolidation of the existing built environment of Dundalk through the delivery of principles including compact growth and infill and brownfield development;
- Flood Risk Management measures, include those supporting of the Dundalk and Blackrock Flood Relief Scheme (see Section 9.6 of the Plan);
- Various measures addressing traffic and various sustainable mobility initiatives supporting walking and cycling (see Section 8 of the Plan);
- Various measures supporting open spaces and greenways and improvements in existing and new

sports and recreational facilities in the town (see Sections 5.22 and 5.23 of the Plan);

- A commitment (see Policy Objective SC 35 of the Plan) to engage and work closely with the Environmental Protection Agency and other stakeholders in determining the feasibility of utilising the former landfill at Dundalk as a recreational amenity and to support any remediation works required to enable the former landfill to be utilised as a recreational amenity;
- A commitment (see Policy Objective INF 29 of the Plan) to support the ongoing investment and maintenance of existing waste disposal and recycling facilities within the Plan area and to facilitate the provision of additional facilities in appropriate locations;
- Supporting economic development and regeneration at Dundalk Port (see Policy Objective EE 10); and
- Recognition that Uisce Éireann has statutory responsibility for the national provision of public water services, which includes the supply and treatment of drinking water and the disposal of wastewater – and the identification of the various Uisce Éireann that are relevant to the maintenance and improvement of water services within the town (see Section 9.3 of the Plan).

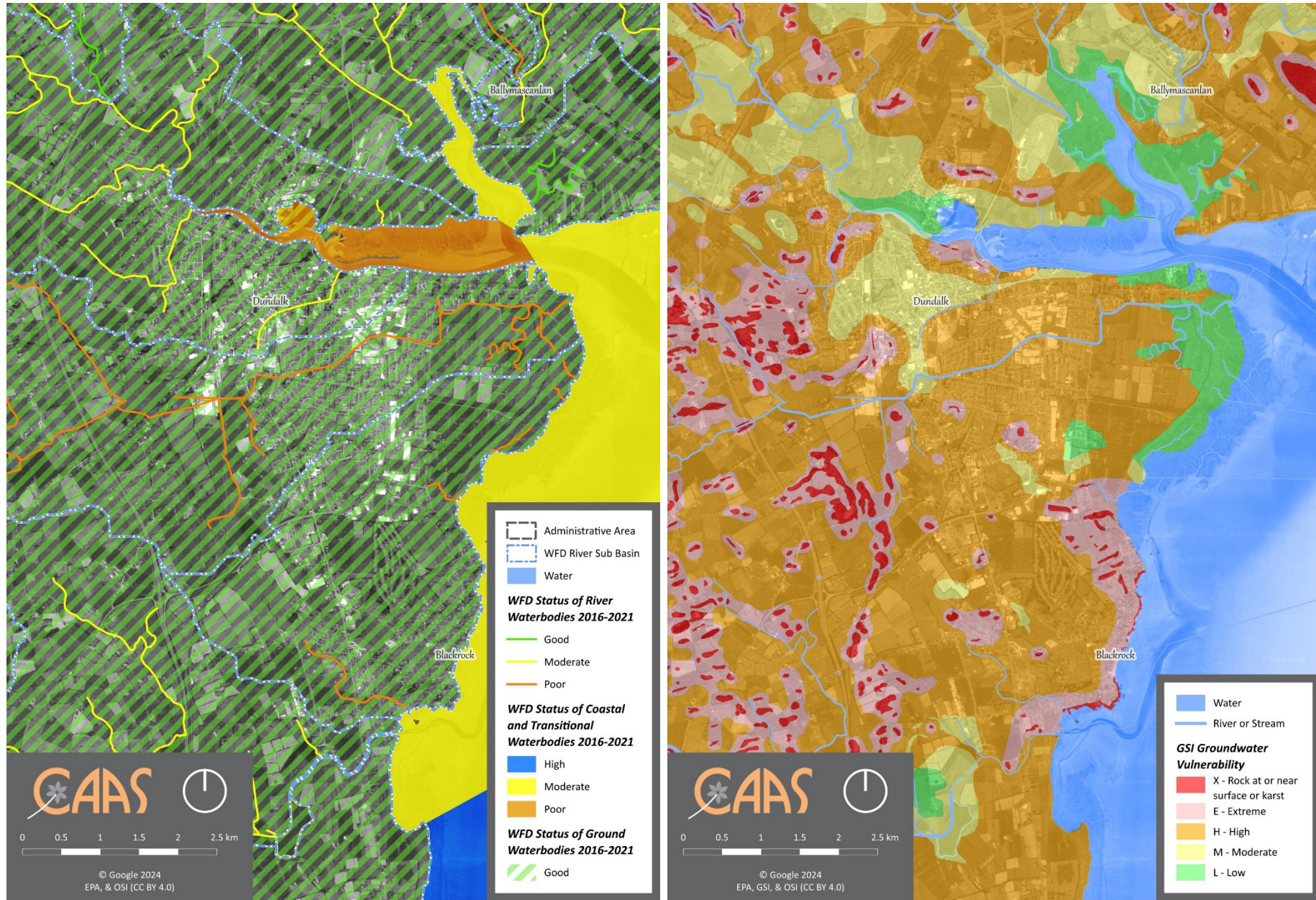


European Sites within and within 15 km buffer of Plan area



NHAs and pNHAs within and within 15 km buffer of Plan area

**Figure 2.1 Selection of Individual Environmental Sensitivities taken into account (1 of 3)**

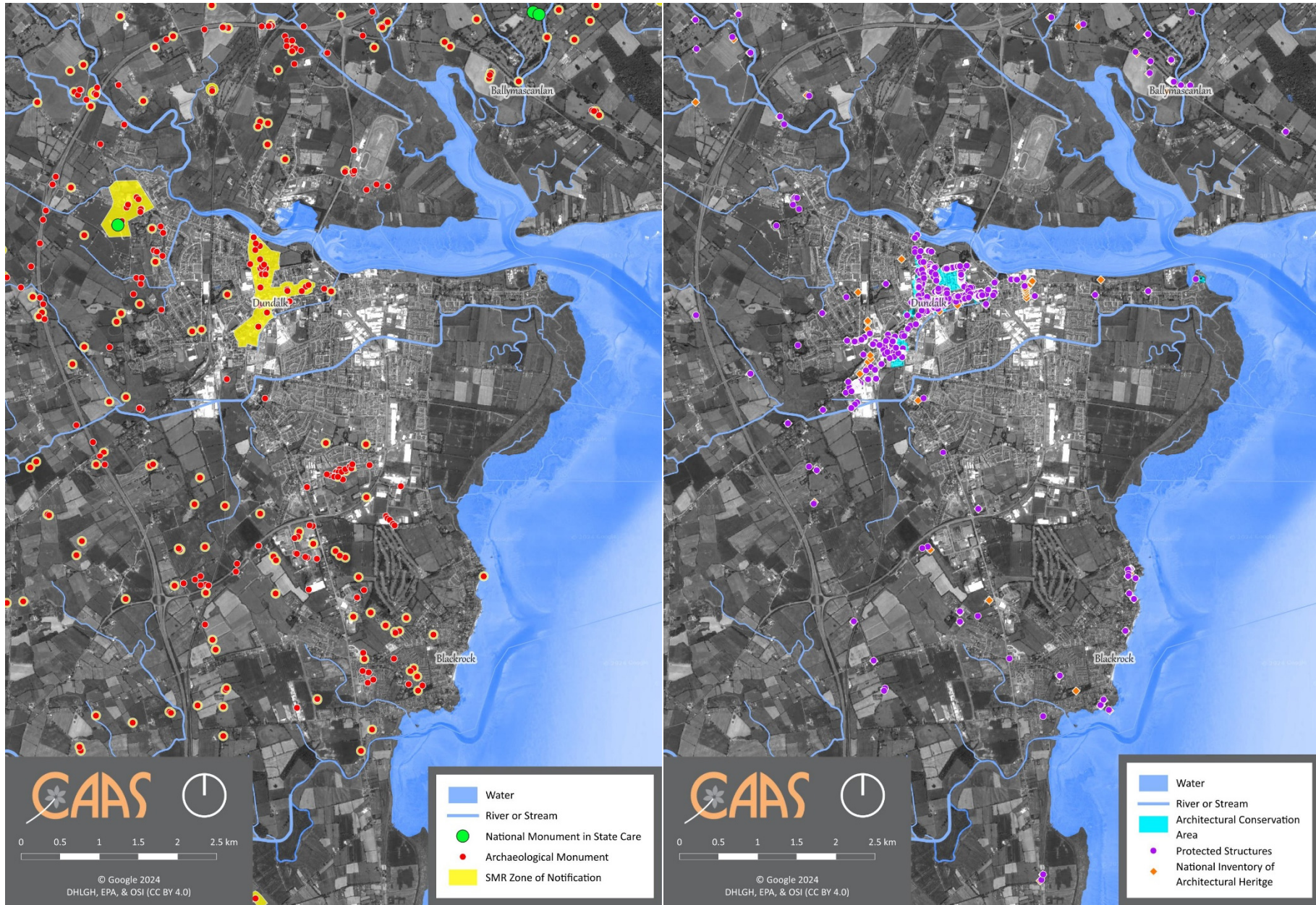


WFD Surface Waterbodies and WFD Ground Waterbodies Status (2016-2021)

Groundwater Vulnerability

**Figure 2.2 Selection of Individual Environmental Sensitivities taken into account (2 of 3)**

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Archaeological Heritage

Architectural Heritage

**Figure 2.3 Selection of Individual Environmental Sensitivities taken into account (3 of 3)**

**Table 2.1 Integration of Environmental Considerations into the Plan**

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
Various – see below	Various – see below	<p>SO 1 To promote the development and growth of Dundalk as a Regional Growth Centre along the Belfast-Dublin Economic Corridor through sustainable economic development including increased and competitive enterprise and employment opportunities.</p> <p>SO 2 To achieve sustainable growth and consolidation of the existing built environment of Dundalk through the delivery of the principles of compact growth, infill and brownfield development, the delivery of a suitable mix of quality housing in appropriate locations, the creation of neighbourhoods where there is a sense of place and where housing is supported by the requisite physical and community infrastructure.</p> <p>DM 1 To require planning applications to be consistent with the relevant guidance and comply with the relevant standards set out in the Development Management Guidelines of the County Development Plan and any relevant policy objectives, designation, or standards set out in this Plan, the County Development Plan, or Section 28 Guidelines.</p> <p>KDCA 1 To support and promote the development of the following 'Key Development Areas' in Dundalk: i) Mount Avenue Area ii) Raynoldstown Village iii) St. Nicholas Quarter iv) The Long Walk Quarter v) Park Street-Francis Street-St. Patrick's Church vi) Dundalk Port into successfully socially integrated neighbourhoods which deliver quality, functional housing, public spaces, services, amenities, employment opportunities as applicable to each area.</p> <p>KDCA 2 To support the implementation of any masterplans, urban design frameworks/statements, or public realm schemes prepared for lands within the Plan area, including the Key Development Areas identified in Chapter 3.</p> <p>KDCA 5 To ensure any planning application and development on lands that include a spot objective as indicated on the Zoning and Flood Zone Map complies with the requirements of the spot objective as set out in section 3.4.2 of this Plan.</p> <p>SC 5 To achieve compact growth in Dundalk through the delivery of at least 30% of all new homes within the existing built-up footprint of the town, by supporting the development of infill, brownfield, under-utilised, and regeneration sites.</p> <p>SC 7 To promote development that facilitates a higher, sustainable density in accordance with Table 5.2 of this Plan which will be appropriate to the local context of the town and enhance the environment in which it is located in accordance with the 'Sustainable Residential and Compact</p>	<p>1.7.5 ENVIRONMENTAL CONSERVATION AND PROTECTION The development objectives in the Plan are consistent, as far as practicable, with the conservation and protection of the environment. The accompanying Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) processes have informed the preparation of the Plan (Volume 5 of the Plan provides associated documents detailing the findings). All recommendations made by these processes have been integrated into this Plan and this will contribute towards environmental conservation and protection within the County and beyond. Ecosystems Services Approach and Natural Capital In preparing the Plan and developing policy objectives, the Council have followed these Ecosystem Services<sup>2</sup> Approach principles: a) Consideration of natural systems - by using knowledge of interactions in nature and how ecosystems function (including at Plan Chapters 8 and 11); b) Taking into account of the services that ecosystems provide - including those that underpin social and economic well-being, such as flood and climate regulation (including at Plan Chapters 8, 10 and 12), resources for food, fibre or fuel (including at Chapters 5 and 11), or for recreation, culture and quality of life (including at Plan Chapters 4, 6, 9 and 11); c) Involving people - those who benefit from the ecosystem services and those managing them need to be involved in decisions that affect them. Public consultation has informed the preparation of the Plan which will be further refined before adoption, taking into account submissions/observations made on the Plan during public display. The Council shall promote an Ecosystem Services Approach, following the above principles, in its decision-making processes, including those relating to the preparation of statutory land use plans. In recognition of the need to manage natural capital<sup>3</sup>, provisions have been integrated into the Plan that will contribute towards management of air quality, noise pollution, light pollution, water quality and integrated catchment management.</p>

<sup>2</sup> Ecosystems are multifunctional communities of living organisms interacting with each other and their environment. Ecosystems provide a series of services for human well-being (ecosystem services) either directly or indirectly contributing towards human well-being

<sup>3</sup> Renewable and non-renewable resources (e.g. plants, animals, air, water, soils, minerals)

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
		<p>Settlements Guidelines (DHLGH, 2024)<sup>5</sup>.</p> <p>SC 9 To promote through active land management, the sustainable development of vacant and under-utilised lands throughout the Plan area.</p> <p>SC 10 To utilise the provisions of the Derelict Sites Act 1990, including the maintenance of a Derelict Site Register and CPO powers to address instances of dereliction and decay and to bring buildings back into active use.</p> <p>SC 35 To engage and work closely with the Environmental Protection Agency and other stakeholders in determining the feasibility of utilising the former landfill at Dundalk as a recreational amenity and to support any remediation works required to enable the former landfill to be utilised as a recreational amenity.</p> <p>EE 1 To support the development of Dundalk as an attractive, vibrant, and accessible Regional Growth Centre and driver of economic growth for the wider region.</p> <p>EE 9 To support economic investment and employment related development in the locations identified in section 6.6.1 of the Dundalk Local Area Plan 'Key Locations for Economic Investment and Employment Generating Uses'.</p> <p>EE 10 To support economic development and regeneration at Dundalk Port in accordance with Regional Policy Objective 4.23 of the Regional Spatial and Economic Strategy 2019-2031 for the Eastern and Midland Region.</p> <p>RT 13 To support the implementation of the Fáilte Ireland 'Ancient Destination Experience Development Plan', specifically with regard to objectives which pertain to tourism initiatives in Dundalk.</p> <p>INF 28 To protect and maintain environmental quality in Dundalk through the implementation of relevant European, National and Regional policy and legislation relating to air quality, greenhouse gases, climate change, light pollution, noise pollution and waste management.</p>	
<b>Biodiversity and flora and fauna</b>	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> <li>Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species,</li> </ul>	<p>SO 6 To protect, conserve, enhance and sustain the natural environment of Dundalk while promoting climate adaptation and enhancing biodiversity through the protection and promotion of green infrastructure for future generations.</p> <p>SC 1 To ensure that any development in Dundalk makes a positive contribution to the character, setting, and built and natural environment of the town.</p> <p>SC 29 To provide a hierarchy of attractive parks and public open spaces, which are readily accessible and vary in size and nature and are at a convenient distance from people's home and/ or places of work.</p>	<p>NBG 1 To promote the implementation of the draft Louth Heritage Plan 2021-2026 and any subsequent Louth Heritage Plan endorsed during the life of this Plan.</p> <p>NBG2 To promote and implement the objectives of the Local Biodiversity Action Plan for County Louth 2021 -2026 and any subsequent Louth Biodiversity Action Plan published during the life of this Plan.</p> <p>NBG 3 To protect and conserve Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated under the EU Habitats and Birds Directives.</p> <p>NBG 4 To ensure that all proposed developments comply with the requirements set out in the DECLG 'Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities 2010'.</p> <p>NBG 5 To ensure that no plan, programme, or project giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan, either individually or in combination with other plans, programmes or projects<sup>5</sup>.</p>

<sup>5</sup> To ensure that no plan, programme or project giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan, either individually or in combination with other plans, programmes etc. or projects except as provided for in Article 6(4) of the Habitats Directive, where there must be no alternatives, imperative reasons of overriding public interest for the project to proceed and adequate compensatory measures are in place.

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
	<p>listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna;</p> <ul style="list-style-type: none"> <li>Habitat loss, fragmentation and deterioration, including patch size and edge effects; and</li> <li>Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats.</li> </ul>	<p>SC 33 To protect and enhance existing public open space and to support the provision of additional public open space thereby meeting the passive and active recreational needs of all sections of the community whilst also improving the biodiversity potential of the town.</p> <p>RT 14 To develop and enhance the tourism, recreational and amenity potential of the town's waterways and coastal area, while not compromising the ecological importance of these areas.</p> <p>INF 32 To ensure that all external lighting whether free standing or attached to a building shall be designed and constructed so as not to cause excessive light spillage, glare, or dazzle motorists, and thereby limiting light pollution into the surrounding environment and protecting the amenities of nearby properties, traffic and wildlife.</p> <p>CH 1 To protect and conserve the Special Area of Conservation (SAC) and Special Protection Area (SPA) designated under the EU Habitats and Birds Directives.</p> <p>CH 2 To ensure that all proposed developments comply with the requirements set out in the DECLG 'Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities 2010'.</p> <p>CH 3 To ensure that no plan, programme, or project giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Local Area Plan, either individually or in combination with other plans, programmes or projects<sup>4</sup>.</p> <p>CH 4 All masterplans, and the objectives therein, being implemented by the Council for the Plan area shall have regard to the requirements under Articles 6(3) and 6(4) of the Habitats Directive.</p> <p>CH 5 To co-operate with the Regional Planning Assembly and adjoining local authorities, public agencies and community interests to protect regionally significant heritage assets, environmental quality, and to identify threats to existing environmental quality in a transboundary context throughout the region including Northern Ireland.</p> <p>CH 6 To ensure that any development within or adjacent to a pNHA is designed and sited to minimise its impact on the ecological value of the site and to resist development that would result in a significant deterioration of habitats or a disturbance of species.</p> <p>CH 7 To ensure the preservation of the uniqueness of Dundalk's sensitive landscape setting by ensuring that new development meets high standards of siting and design and does not unduly damage or detract from the character of a landscape or natural environment.</p>	<p>NBG 6 To ensure a screening for Appropriate Assessment (AA) on all plans and/or projects and/or Stage 2 Appropriate Assessment (Natura Impact Report/ Natura Impact Assessment) where appropriate, is undertaken to make a determination. European Sites located outside of the County but within 15km of the proposed development site shall be included in such screenings as should those to which there are pathways, for example, hydrological links for potential effects.</p> <p>NBG 7 To co-operate with the Regional Planning Assembly and adjoining local authorities, public agencies and community interests to protect regionally significant heritage assets, environmental quality, and to identify threats to existing environmental quality in a transboundary context throughout the region including Northern Ireland.</p> <p>NBG 8 To consult with the National Parks and Wildlife Service, taking account of their views and any licensing requirements, when undertaking, approving or authorising development, which is likely to affect plant, bird or other animal species protected by law.</p> <p>NBG 9 To ensure that proposals for development, where appropriate, protect and conserve biodiversity sites outside designated sites and require an appropriate level of ecological assessment by suitably qualified professionals to accompany development proposals likely to impact on such sites.</p> <p>NBG 10 To ensure that development proposals, where relevant, improve the ecological coherence of the Natura 2000 Network of European Sites and encourage the retention and management of landscape features as per Article 10 of the Habitats Directive.</p> <p>NBG 11 Where feasible, ensure that no ecological networks, or parts thereof, which provide significant connectivity between areas of local biodiversity, are lost without remediation as a result of implementation of this Plan.</p> <p>NBG 12 Prevent and control the spread of invasive plant and animal species within the County.</p> <p>NBG 13 Development sites must be investigated for the presence of invasive species, which if present must be treated and/or eradicated in accordance with best practice. Where appropriate, Invasive Species Management Plans will be prepared for such sites.</p> <p>NBG 14 To protect from inappropriate development and maintain the character, integrity and conservation value of those features or areas of ecological interest listed as pNHA or that may be designated as NHA, during the lifetime of this Plan.</p> <p>NBG 15 To ensure that any development within or adjacent to a NHA or pNHA is designed and sited to minimise its impact on the ecological value of the site and to resist development that would result in a significant deterioration of habitats or a disturbance of species.</p> <p>ENV 37 To consider the preservation of any tree, trees or groups of trees or woodland of special amenity or environmental value by use of Tree Preservation Orders.</p> <p>ENV 38 To retain and protect significant stands of existing trees/ hedgerows/woodlands, and seek increased planting of native trees, where appropriate, in new developments.</p> <p>ENV 39 Protect and preserve existing hedgerows in new developments, particularly species rich roadside and townland boundary hedgerows, and where their removal is necessary during the course of road works or other works seek their replacement with new hedgerows of native species indigenous to the area.</p> <p>ENV 32 To encourage the development of a well-managed sustainable forestry sector, which is compatible with the protection of the environment including the avoidance of likely significant effects on European sites (SACs and SPAs) and is planted, managed and harvested in accordance with the Forest Service Guidelines for Landscape, Forest Harvesting and Environmental, Archaeology, Biodiversity and Water Quality' and any subsequent guidelines.</p> <p>NBG 19 To ensure that an appropriate level of ecological assessment is carried out for proposals involving drainage, infill or reclamation of wetland habitats.</p> <p>NBG 20 To protect and enhance wetland sites that have been rated A (International), B (National), C+ (County), C and D importance in the Louth Wetland Surveys and any subsequent versions thereof.</p> <p>NBG 21 To support the implementation of recommendations included in the Louth Wetland Survey and any subsequent versions thereof.</p> <p>NBG 22 To support the implementation of recommendations contained in the National Peatlands Strategy 2015 and any subsequent strategies.</p> <p>NBG 44 To protect, maintain, and enhance the natural and organic character of the watercourses in the County, including opening up to daylight where safe and feasible. The creation and/or enhancement of riparian buffer zones will be required where possible. All proposed coastal walkways will be required to comply with the Habitats, EIA and SEA Directives</p> <p>NBG 57 To ensure 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.</p> <p>NBG 29 To protect trees subject to Tree Preservation Orders and seek to designate additional Tree Preservations Orders (TPO), where appropriate.</p>

<sup>4</sup> Except as provided for in Article 6(4) of the Habitats Directive, where there must be no alternatives, imperative reasons of overriding public interest for the project to proceed and adequate compensatory measures are in place.

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
		<p>CH 8 In consultation with the Geological Survey of Ireland – protect from inappropriate development and maintain the character, integrity and conservation value of those features or areas of geological interest.</p> <p>CH 10 To ensure that any development proposals protect and enhance the wetland sites in Dundalk.</p> <p>CH 11 To protect Trees and Woodlands of Special Amenity Value except in exceptional circumstance where it can be demonstrated to the Planning Authority their removal is warranted.</p> <p>CH 12 Where in exceptional circumstances, trees and or hedgerows are required to be removed in order to facilitate development, this shall be done outside the nesting season. There shall be a requirement that for each tree felled in 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.</p> <p>CH 16 To ensure that development proposals protect and conserve the biodiversity value of non-designated sites, and to require an ecological assessment by a suitably qualified person in instances where development proposals are likely to impact upon such sites.</p> <p>CH 17 To protect and enhance features of interest in Dundalk's Green Infrastructure network thereby ensuring that sensitive habitats and protected species are safeguarded, unless in exceptional circumstances or when an alternative habitat can be provided.</p> <p>CH 18 To protect and enhance Dundalk's Green Infrastructure in accordance with the details and recommendations included in Table 10.7 'Dundalk's Green Infrastructure Features and Potential for Enhancement'.</p>	<p>NBG 30 To protect trees and woodlands of special amenity value. Review and where appropriate make Tree Preservation Order(s) in relation to trees of special amenity value.</p> <p>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.</p> <p>NBG 32 To investigate the identification and addition of suitable trees and woodlands of special amenity value for inclusion in Tables 8.7, 8.8, 8.9 and 8.10 where appropriate, during the lifetime of the Plan.</p> <p>NBG 33 To assess the implications of proposed development on significant trees and hedgerows located on lands that are being considered for development, seeking their incorporation into design proposals where appropriate and in compliance with procedures detailed in Appendix 6.</p> <p>NBG 34 To increase native tree coverage in the County to also act as carbon sinks by promoting the planting of suitable native trees and hedgerows along public roads, residential streets, parks and other areas of open space.</p> <p>NBG 35 To encourage initiatives supporting private and community driven native tree and woodland planting schemes throughout the County, utilising available funding schemes.</p> <p>NBG 41 To support the green infrastructure network of County Louth and ensure its implementation in the assessment of all development proposals to prevent adverse impact on the ecological connectivity of County Louth's Core Areas.</p> <p>NBG 42 To require the use of and develop the green infrastructure network, and support re-establishing connectivity to ensure the conservation and enhancement of biodiversity and as a supplementary guide for the protection and conservation of the European Sites in County Louth.</p> <p>NBG 45 To prepare specific Green Infrastructure Strategies for the Regional Growth Centres of Drogheda and Dundalk and integrate into the local area plan for each settlement.</p> <p>NBG 46 To develop linear parks, particularly along waterways, and to link existing parks and open spaces in order to provide green chains that promote permeability for pedestrians and cyclists in the Regional Growth Centres of Drogheda and Dundalk.</p> <p>NBG 48 All future development proposals shall require within the overall design scheme the integration of environmental assets and existing biodiversity features including those identified in Table 9 of the Green Infrastructure Strategy Appendix 8, Volume 3, to enhance the quality, character and design of the proposal.</p> <p>NBG 49 To require the integration of green infrastructure and inclusion of native planting schemes in all development proposals in landscaped areas, open spaces and areas of public space.</p> <p>NBG 12 Prevent and control the spread of invasive plant and animal species within the County.</p> <p>NBG 13 Development sites must be investigated for the presence of invasive species, which if present must be treated and/or eradicated in accordance with best practice. Where appropriate, Invasive Species Management Plans will be prepared for such sites.</p> <p>ENV 8 To ensure that all external lighting whether free standing or attached to a building shall be designed and constructed so as not to cause excessive light spillage, glare, or dazzle motorists, and thereby limiting light pollution into the surrounding environment and protecting the amenities of nearby properties, traffic and wildlife.</p> <p>ENV 9 To require all details of on-site lighting associated with all future development are submitted to and agreed with the planning authority.</p> <p>ENV 10 To promote the use of low energy LED (or equivalent) lighting in support of Climate Action.</p> <p>ENV 11 To implement a hierarchy of light intensity zones as required in development schemes to ensure that environmental impact is minimised as far as possible particularly in areas proximate to ecological corridors.</p> <p>TOU 18 To enable, facilitate and encourage the growth and sustainability of the tourism sector through the provision of tourism enterprise developments in rural areas subject to the provision of adequate infrastructure and compliance with normal planning considerations.</p> <p>TOU 20 To promote the sustainable development of County Louth as a quality tourist destination in partnership with Fáilte Ireland and associated agencies themed on heritage, culture and an unspoilt natural environment and support innovative tourism projects that would boost employment and promote County Louth as a tourism destination, subject to compliance with the requirements of the Development Zones as detailed in Chapter 3.</p> <p>TOU 34 To seek to manage any increase in visitor numbers in order to avoid significant effects including loss of habitat and disturbance and ensuring that new any projects, such as greenways, are a suitable distance from ecological sensitivities, such as riparian zones.</p>
<b>Population and human health</b>	<ul style="list-style-type: none"> <li>• Potential adverse effects arising from flood events.</li> <li>• Potential interactions</li> </ul>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>SO 1 To promote the development and growth of Dundalk as a Regional</p>	<p>Also see measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>ENV 3 To seek to achieve European and National standards in relation to air, noise and water quality in the County and apply BAT standard (Best Available Techniques).</p> <p>ENV 6 To implement the Louth County Council Noise Action Plan 2018-2023 (and any subsequent Plan) in order to avoid,</p>

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
	<p>if effects arising from environmental vectors.</p>	<p>Growth Centre along the Belfast-Dublin Economic Corridor through sustainable economic development including increased and competitive enterprise and employment opportunities. SO 2 To achieve sustainable growth and consolidation of the existing built environment of Dundalk through the delivery of the principles of compact growth, infill and brownfield development, the delivery of a suitable mix of quality housing in appropriate locations, the creation of neighbourhoods where there is a sense of place and where housing is supported by the requisite physical and community infrastructure. SO 7 To ensure the provision of appropriate levels of community, cultural and civic amenities and infrastructure to meet the needs of existing and future residents. DS 5 To support and manage the self-sufficient sustainable development of Dundalk in a planned manner, with population growth occurring in tandem with the provision of economic, physical and social infrastructure. DS 6 To support the progression and delivery of projects that would facilitate the rejuvenation of Dundalk and the creation of a vibrant and sustainable community, including any project to be funded by the Urban Regeneration and Development Fund. SC 2 To promote and facilitate the creation of a sustainable community in Dundalk in a high-quality built environment where there is a distinctive sense of place with attractive streets, spaces, and neighbourhoods that are accessible and safe places for all members of the community to meet and socialise. SC 3 To develop and support sustainable neighbourhoods and residential developments in Dundalk that facilitate the provision of the required neighbourhood infrastructure such as schools, recreational amenities, community facilities, healthcare and childcare facilities and a suitable mix of housing at an appropriate density in accordance with the 'Sustainable Residential Development and Compact Settlements Guidelines' (DHLGH, 2024). INF 33 To implement the Noise Action Plan for Louth County Council in order to avoid, prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure. INF 34 Developments for noise sensitive uses shall have regard to the noise maps contained within the Louth Noise Action Plan 2024-2028 or any subsequent plan and developers shall be required, where deemed necessary by the Planning Authority, to produce a noise impact assessment and mitigation plans, for any new noise sensitive development within these areas.</p>	<p>prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure. ENV 7 To require that where new development is proposed within the limits of the noise maps for the designated sections of roads in the County, appropriate mitigation measures are undertaken so as to prevent harmful effects from environmental noise. ENV 12 To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011), or any updated/superseding documents. ENV 14 To ensure that adequate soil protection measures are undertaken where appropriate. Adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed. ENV 27 To comply with the SEVESO II Directive in reducing the risk and limiting the potential consequences of major industrial accidents. ENV 28 To ensure that land use policies take account of the need to maintain appropriate distance between future major accident hazard establishments and residential areas, areas of substantial public use and of particular natural sensitivity or interest. ENV 29 To have regard to the advice of the HSA when proposals for a new SEVESO site, modifications to an existing SEVESO site or when proposals for development within the consultation zone of a SEVESO site are being considered (including and as detailed in Table 11.1) ENV 13 To ensure the implementation of the specific guidance on radon prevention measures for new homes as contained within the existing Building Regulations including any updated / superseding regulations. IU 57 To facilitate the development of wind energy in an environmentally sustainable manner ensuring proposals are consistent with the landscape preservation objectives of the Plan, the protection of the natural and built environment and the visual and residential amenities of the area.</p>
<b>Soil</b>	<ul style="list-style-type: none"> <li>Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on</li> </ul>	<p>Also refer to measures under other environmental components including Water and Biodiversity and Flora and Fauna. INF 22 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</p>	<p>Also refer to measures under other environmental components including Water and Biodiversity and Flora and Fauna. ENV 14 To ensure that adequate soil protection measures are undertaken where appropriate. Adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed. NBG 16 Support the designation of qualifying sites of geological interest listed in Table 8.4 as Natural Heritage Areas. NBG 17 In consultation with the Geological Survey of Ireland, protect from inappropriate development and maintain the character, integrity and conservation value of those features or areas of geological interest listed in Table 8.4 of the Plan.</p>

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
	<ul style="list-style-type: none"> <li>contaminated lands.</li> <li>Potential for riverbank and coastal erosion.</li> </ul>	<p>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.</p> <p>INF 23 To ensure that Dundalk's natural coastal defences (beaches, salt marshes and estuary lands) are protected and to ensure they are not put at risk by inappropriate works or development.</p> <p>INF 24 To explore, where coastal erosion is considered a threat to existing properties, the technical, environmental, and economic feasibility of coastal adaptation and coastal retreat management options.</p> <p>INF 25 To employ soft engineering techniques as an alternative to hard coastal defence works, wherever possible.</p> <p>INF 26 To identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and ensure due regard is paid to visual and other environmental considerations in the design of any such coastal protection works.</p> <p>INF 35 To ensure that development on contaminated lands includes appropriate remediation measures.</p> <p>CH 9 To promote awareness, where appropriate, of sites of geological interest including the provision of access and interpretation where desirable and feasible.</p>	<p>NBG 18 To promote awareness, where appropriate, of areas of geological interest, including the provision of access and interpretation where desirable and feasible.</p> <p>ENV 41 To ensure that all existing and proposed quarries comply with the requirements of the document Quarry and Ancillary Facilities – Guidelines for Planning Authorities, (DECLG) 2004 or any replacement document and to promote a whole of life plan for an extractive location, including a post-closure remediation plan.</p> <p>ENV 43 To prevent development that would hinder the efficient or effective recovery of the County's aggregate resources.</p> <p>ENV 45 To ensure that the extraction of stone and mineral materials is carried out in a manner that is sustainable and does not significantly impact on the following areas:</p> <ul style="list-style-type: none"> <li>Existing and proposed European Sites;</li> <li>Other areas of importance for the conservation of flora and fauna;</li> <li>Areas of significant archaeological potential;</li> <li>In the vicinity of a recorded monument;</li> <li>County Geological Site (CGS);</li> <li>Sensitive Landscapes;</li> <li>World Heritage Sites; or</li> <li>Tentative World Heritage Sites.</li> </ul> <p>ENV 47 To refer any application for development to the Geological Survey of Ireland, where it relates to mineral extraction, quarrying developments/extensions and any development involving excavations greater than 50,000m<sup>3</sup> in volume or one hectare in area.</p> <p>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.</p> <p>ENV 51 To recognise the concept of coastal evolution and fluvial flooding as part of our dynamic physical environment, and adopt an adaptive approach to working with these natural processes. The focus of a flood management strategy should not solely be driven by conservation of existing lands. It should recognise that marshes, mud flats and other associated eco-systems evolve and degenerate and appropriate consideration should be given to the realignment of defences and use of managed retreat and sacrificial flood protection lands to maintain such habitats as part of an overall strategy.</p> <p>ENV 52 To ensure the County's natural coastal defences (beaches, sand dunes, salt marshes and estuary lands) are protected and to ensure they are not put at risk by inappropriate works or development.</p> <p>ENV 53 To explore, where coastal erosion is considered a threat to existing properties, the technical, environmental and economic feasibility of coastal adaptation and coastal retreat management options.</p> <p>ENV 54 To employ soft engineering techniques as an alternative to hard coastal defence works, wherever possible.</p> <p>ENV 55 To identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and ensure due regard is paid to visual and other environmental considerations in the design of any such coastal protection works.</p> <p>IU 25 To ensure 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.</p>
<b>Water</b>	<ul style="list-style-type: none"> <li>Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology.</li> <li>Increase in flood risk and associated effects associated with flood</li> </ul>	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>INF 7 To require the use of sustainable drainage systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS measures be incorporated in all new development (including extensions to existing developments). All development proposals shall be accompanied by a comprehensive SuDS assessment including run-off quantity, run off quality and impacts on habitat and water quality and should have particular regard to nature-based solutions and section 3.5 of the accompanying Strategic Flood Risk Assessment in Volume 4, 'Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy'.<sup>6</sup></p>	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>ENV 15 To implement the recommendations contained in the River Basin District Management Plans for Ireland 2018-2021 or any subsequent plan. Proposed plans, programmes and projects shall not have an unacceptable impact on the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands. Also, to have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.</p> <p>ENV 16 To increase awareness through educational and other means so as to inform the public of the need and importance of maintaining the highest possible water quality standards.</p> <p>ENV 17 To implement the recommendations contained in any Groundwater Protection Scheme prepared under EU Ground Water Directives and to protect ground water resources in County Louth, nutrient sensitive areas and the designated shellfish growing areas within Carlingford Lough and Dundalk Bay.</p> <p>ENV 18 To protect fisheries in all rivers in the County, where appropriate, including relevant species as contained in Annex II of the Habitats Directive.</p> <p>ENV 19 To implement the requirements of the Groundwater Protection Scheme to protect known and potential ground water</p>

<sup>6</sup> Because of the infinite range of land use types and associated developments and designs that could occur on sites under this Plan, the full range of SuDS available should be considered, taking into account the recommendations and information provided in Section 3.5 of the SFRA report.

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
	<p>events.</p>	<p>INF 8 To require that all development proposals meet the design criteria, (adjusted to reflect local conditions), and material designs contained in the Greater Dublin Strategic Drainage Study (GSDSDS) and demonstrate how runoff is captured as close to source as possible with subsequent slow release to the drainage system and watercourse.</p> <p>INF 9 To seek to avoid the discharge of additional surface water to combined sewers and promote Sustainable Urban Drainage Systems (SuDS) and solutions to maximise the capacity of Dundalk's combined drainage system.</p> <p>INF 10 To ensure all new developments provide for separated drainage systems.</p> <p>INF 11 To promote rainwater harvesting and grey water use in all developments and in particular for larger developments, as an alternative to attenuation.</p> <p>INF 12 To encourage in all buildings, and particular in buildings of increased height, the provision of green roofs and green walls as an integrated part of Sustainable Drainage Systems (SuDS), wherever possible.</p> <p>INF 13 To encourage the use of Nature based Sustainable Urban Drainage System (NbSUDS), when feasible, where streetscape enhancement programmes or resurfacing programmes are planned.</p> <p>INF 14 To implement the EU Water Framework Directive through the implementation of the appropriate River Basin Management Plan and Programme of Measures to protect and improve water bodies and to ensure developments shall not, individually or cumulatively, adversely impact on the status of waterbodies, subject to Water Framework Directive exemptions.</p> <p>INF 15 To ensure all new development incorporates appropriate measures to protect existing water bodies, through appropriate treatment of runoff. In particular, discharges from car parks shall be appropriately treated so as to remove pollutant materials.</p> <p>INF 16 To protect any groundwater resources in Dundalk and to implement the recommendations included in any Groundwater Protection Scheme prepared under the EU Groundwater Directives.</p> <p>INF 17 To support the progression of the Dundalk and Blackrock Flood Relief Scheme and the delivery of associated infrastructure critical to the implementation of the Scheme; and to prohibit development that could prejudice the future delivery of the Scheme.</p> <p>INF 18 To work closely with the OPW, property owners and other stakeholders in the progression and delivery of the Dundalk and Blackrock Flood Relief Scheme.</p> <p>INF 19 To require all proposals for development falling within or adjacent to an identified flood zone(s) to submit a site-specific flood Risk Assessment, based on the most up to date information available, that demonstrates that the proposal identifies all sources of flood risk to and from the</p>	<p>reserves.</p> <p>ENV 20 To ensure compliance with and to implement the provisions of the Nitrates Directive in so far as it falls within the remit of the Council to do so.</p> <p>ENV 21 To assess agricultural developments and associated agricultural waste matters within the County in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017 for the purpose of preventing or eliminating the entry of polluting matters to waters.</p> <p>ENV 22 To encourage the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and comply with the River Basin Management Plan.</p> <p>ENV 23 To implement the relevant provisions of the Planning and Development (Amendment) (No. 2) Regulations 2011, and the European Communities (Amendment to Planning and Development) Regulations 2011, which require planning permission be sought where the area impacted by works relating to the drainage or reclamation of a wetland exceeds 0.1 hectares, or where such works may have a significant effect on the environment.</p> <p>ENV 59 To protect the excellent status classification of identified bathing water areas within County Louth. IU 19 To require the use of Sustainable Drainage Systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS measures be incorporated in all new development (including extensions to existing developments). All development proposals shall be accompanied by a comprehensive SuDS assessment including run-off quantity, run off quality and impacts on habitat and water quality.</p> <p>IU 20 To require all development proposals meet the design criteria, (adjusted to reflect local conditions), and material designs contained in the Greater Dublin Strategic Drainage Study (GSDSDS) and demonstrate how runoff is captured as close to source as possible with subsequent slow release to the drainage system and watercourse.</p> <p>IU 21 To seek to avoid the discharge of additional surface water to combined sewers and promote Sustainable Urban Drainage Systems (SuDS) and solutions to maximise the capacity of towns with combined drainage systems.</p> <p>IU 22 To ensure all new development incorporates appropriate measures to protect existing water bodies, through appropriate treatment of runoff. In particular, discharges from car parks shall be appropriately treated so as to remove pollutant materials.</p> <p>IU 23 To ensure all new developments provide for separated drainage systems.</p> <p>IU 24 To encourage particularly in buildings of increased height the provision of green roofs and green walls as an integrated part of Sustainable Drainage Systems (SuDS) and which provide benefits for biodiversity, wherever possible. IU 25 To ensure 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.</p> <p>IU 26 To reduce the risk of new development being affected by possible future flooding by:</p> <ul style="list-style-type: none"> <li>• Avoiding development in areas at risk of flooding and</li> <li>• Where development in floodplains cannot be avoided, taking a sequential approach to flood risk management based on avoidance, reduction and adaptation to the risk.</li> </ul> <p>IU 27 To ensure all proposals for development falling within Flood Zones A or B are consistent with the "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" 2009. Proposals for development identified as being vulnerable to flooding must be supported by a site specific Flood Risk Assessment and demonstrate to the satisfaction of the Planning Authority that the development and its infrastructure will avoid significant risks of flooding and not exacerbate flooding elsewhere.</p> <p>In Flood Zone C, where the probability of flooding is low (less than 0.1%), site-specific Flood Risk Assessment may be required and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed. The County Plan SFRA datasets and the most up to date CFRAM Programme climate scenario mapping should be consulted by prospective applicants for developments in this regard and will be made available to lower-tier Development Management processes in the Council.</p> <p>Applications for development in flood vulnerable zones, including those at risk under the OPW's Mid-Range Future Scenario, shall provide details of structural and non-structural risk management measures, such as those relating to floor levels, internal layout, flood-resilient construction, emergency response planning and access and egress during flood events.</p> <p>IU 28 Where a site specific Flood Risk Assessment demonstrates that there are significant residual flood risks to a proposed development or its occupiers in conflict with "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" 2009, planning permission will normally not be granted unless the requirements of Section 5.28 'Assessment of minor proposals in areas of flood risk' can be satisfied.</p> <p>IU 29 To implement the Flood Risk Management Measures as detailed in the Neagh Bann Flood Risk Management Plan, the Eastern Flood Risk Management Plan and the Dunleer Flood Risk Management Plan, ensuring that proposals for development support and do not impede the progression of these measures. Louth County Council will, in partnership with the Office of Public Works (OPW) deliver the following Flood Relief Schemes:</p> <ul style="list-style-type: none"> <li>• Dundalk, Blackrock and Ardee;</li> <li>• Drogheda and Baltray; and</li> </ul>

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
		<p>proposed development, can adequately manage and mitigate any flood risk arising from the development including details of any structural and non-structural risk management measures (e.g. floor levels, flood-resilient construction etc.), and will not exacerbate flood risk elsewhere. More information on requirements in relation to Structural and Non-Structural Risk Management Measures are provided in a footnote to this Policy Objective at Table 5 of the accompanying SFRA report.</p> <p>INF 20 With respect to climate change, Flood Risk Assessments shall apply the precautionary approach recommended in the Guidelines and shall consider climate change impacts and adaptation measures, including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. The Local Area Plan SFRA datasets and the most up to date CFRAM Programme climate scenario mapping, together with the allowances to be provided for future flood risk management provided in the OPW's (2019) Flood Risk Management Climate Change Sectoral Adaptation Plan and the guidance on potential future scenarios contained therein, should be consulted by prospective applicants for developments in this regard and will be made available to lower-tier Development Management processes in the Council.</p> <p>INF 21 Uses under all zoning objectives (apart from where the Justification Test outlined in the Flood Risk Management Guidelines has been passed or where the uses comprise minor development in existing developed areas, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014) shall be limited to water-compatible uses in Flood Zone A, and less vulnerable or water-compatible uses in Flood Zone B<sup>7</sup>. Detailed, site-specific Flood Risk Assessment will be required in these areas. This limitation shall take primacy over any other provision relating to these land use zoning objectives. The Justification Test has been passed for the following Land Use Zonings:</p> <ul style="list-style-type: none"> <li>• Lands east of Bellews Bridge Road and north of Castletown Road, zoned A1 Existing Residential and A2 New Residential Phase 1 (Site 10 on SFRA Report Table 6 "Justification Tests");</li> <li>• Dundalk Central Map 1, zoned A1 Existing Residential, B2 Neighbourhood Centre, B4 District Centre, C1 Mixed Use, E1 General Employment and G1 Community Facilities (Site 11 on SFRA Report Table 6 "Justification Tests");</li> <li>• Dundalk Central Map 2, zoned A1 Existing Residential, B1 Town Centre, C1 Mixed Use, C2 Port Harbour Area, E1 General Employment, and G1 Community Facilities (Site 12 on SFRA Report Table 6 "Justification Tests");</li> <li>• Lands built out north of Castletown River, zoned A1 Existing Residential and E1 General Employment (Site 13 on SFRA Report Table 6 "Justification Tests");</li> <li>• Lands along the Point Road, zoned A1 Existing Residential (Site 14 on SFRA Report Table 6 "Justification Tests");</li> <li>• Main Street, Blackrock, zoned B1 Town Centre (Site 17 on</li> </ul>	<ul style="list-style-type: none"> <li>• Carlingford and Greenore.</li> </ul> <p>IU 30 To work with the Office for Public Works in the development and implementation of catchment-based strategies for the management of flood risk – including those relating to storage and conveyance.</p> <p>IU 31 To contribute towards the improvement and/or restoration of the natural flood risk management functions of flood plains subject to compliance with the environmental legislation and availability of resources.</p> <p>IU 32 To ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan Flood Risk Management applicable at the time.</p> <p>IU 33 Where a portion of a site is at risk of flooding, the lands at risk will be subject to the sequential approach to ensure first and foremost that new development is directed towards lands at low risk of flooding; and to restrict the type of development to that 'appropriate' to each flood zone in accordance with Tables 3.1 and 3.2 of the Flood Risk Management Guidelines.</p> <p>IU 34 To consult with the Office of Public Works (OPW) in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible.</p> <p>IU 35 To consult with the Office of Public Works (OPW) in relation to proposed developments which include the construction, replacement or alteration of a bridge or culvert and to require that the developers obtain consent from the OPW under Section 50 of the EU (Assessment and Management of Flood Risks) Regulations 2010 and Section 50 of the Arterial Drainage Act 1945, where appropriate.</p>

<sup>7</sup> Any amendments to extant permissions in Flood Zones A or B that have commenced development and construction is ongoing will be considered on a case-by-case basis and will require an updated site-specific flood risk assessment to be carried out.

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
		<p>SFRA Report Table 6 'Justification Tests'); and</p> <ul style="list-style-type: none"> <li>Lands west of Hill Street Bridge, zoned C1 Mixed Use (Site 18 on SFRA Report Table 6 'Justification Tests').</li> </ul> <p>INF 27 To ensure that, where feasible, no development, including clearing or storage of materials, takes place within a minimum distance of 10m measured from the bank of any river, stream, or watercourse unless the development is water compatible. New developments shall seek to incorporate the 'Four Steps to Good Riparian and River Planning for Urban Areas' as set out in 'Planning for Watercourses in the Urban Environment' (Inland Fisheries Ireland, 2020).</p>	
<p><b>Air and Climatic Factors</b></p>	<ul style="list-style-type: none"> <li>Potential conflict between development under the Plan and aiming to reduce carbon emissions in line with local, national and European environmental objectives.</li> <li>Potential conflicts between transport emissions, including those from cars, and air quality.</li> <li>Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors.</li> <li>Potential conflicts with climate adaptation measures including those relating to flood risk management.</li> </ul>	<p>Also refer to Section <b>Error! Reference source not found.</b> of this SEA Environmental Report "<b>Error! Reference source not found.</b>".</p> <p>SO 3 To promote and facilitate sustainable mobility, prioritising walking, cycling and public transport through the improvement of existing infrastructure, connectivity and the implementation of the Local Transport Plan.</p> <p>SO 4 Transition to a low carbon and climate resilient town, prioritising climate mitigation and adaptation measures in line with the Louth Climate Action Plan and implementing any actions identified for the Dundalk Blackrock Decarbonisation Zone.</p> <p>SO 6 To protect, conserve, enhance and sustain the natural environment of Dundalk while promoting climate adaptation and enhancing biodiversity through the protection and promotion of green infrastructure for future generations.</p> <p>CA 1 To support the implementation of the Climate Action Plan 2024, the National Energy Climate Plan and the Louth Climate Action Plan 2024-2029 and other relevant policy and legislation or subsequent publications.</p> <p>CA 2 To reduce carbon emissions and create a climate resilient town by prioritising measures to address climate change by way of both effective mitigation and adaptation responses in accordance with available guidance and best practice.</p> <p>CA 3 To promote awareness of climate change and to work in partnership with other bodies to ensure best practice with regard to use of renewable energy technologies.</p> <p>CA 4 To support the implementation of the Dundalk Blackrock Decarbonisation Zone through the delivery of the 16 actions contained within the Louth Climate Action Plan 2024-2029.</p> <p>SC 8 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.</p> <p>SC 14 To encourage improvements in the environmental performance of buildings by promoting energy efficiency and energy conservation in existing and new developments in line with best practice.</p>	<p>Also refer to the overall approach to compact development and sustainability provided by the Plan</p> <p>ENV 3 To seek to achieve European and National standards in relation to air, noise and water quality in the County and apply BAT standard (Best Available Techniques).</p> <p>ENV 12 To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011), or any updated/superseding documents.</p> <p>ENV 3 To seek to achieve European and National standards in relation to air, noise and water quality in the County and apply BAT standard (Best Available Techniques).</p> <p>ENV 6 To implement the Louth County Council Noise Action Plan 2018-2023 (and any subsequent Plan) in order to avoid, prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure.</p> <p>ENV 7 To require that where new development is proposed within the limits of the noise maps for the designated sections of roads in the County, appropriate mitigation measures are undertaken so as to prevent harmful effects from environmental noise.</p> <p>CA 1 To promote, support and direct effective climate action policies and objectives that seek to improve climate outcomes across the settlement areas and communities of County Louth helping to successfully contribute and deliver on the obligations of the State to transition to low carbon and climate resilient society through the encouragement and integration of appropriate mitigation and adaptation considerations and measures into all development.</p> <p>CA 2 Work to translate, support and implement strategic objectives of the National Planning Framework and the Eastern and Midland Regional Spatial and Economic Strategy to create an enabling local development framework that: Promotes and integrates important climate considerations in local development and planning decisions; Supports national climate policy and targets of the Climate Action Plan (as revised and updated) and the delivery of the national transition objective.</p> <p>CA 3 Actively implement policies that support and encourage sustainable compact growth and settlement patterns, integrate land use and transportation, and maximise opportunities through development location, form, layout and design to secure climate resilience and reduce carbon dioxide and greenhouse emissions.</p> <p>CA 4 Support the work of Louth County Council in: Developing a robust comprehension of the key risks and vulnerabilities of the County to the negative impacts of climate change The implementation of adaptation and mitigation actions of the strategy aimed at building climate resilience across local communities and Promoting the integration of effective adaptation and mitigation considerations into decision making processes.</p> <p>CA 5 To actively promote and encourage nature-based approaches and green infrastructure solutions as viable mitigation and adaptation measures to reduce greenhouse gas emissions, increase the adaptive capacity of ecosystems and optimize the multifaceted benefits through: Conservation, promotion and restoration of the natural environment, Integrating an ecosystem services approach and promote healthy living environments through enhanced connection with nature and recreation/amenity, Enhancing biodiversity in urban and rural settings, Assist with water and flood risk management, Carbon storage or sequestration.</p> <p>CA 6 To capitalise on the economic opportunities for County Louth that arise in association with the environmental and technological advances required to support the transition to a low carbon and climate resilient economy and in particular, opportunities arising from the implementation and translation of the European Green Deal and the post COVID-19 recovery plan Next Generation EU, to national policy.</p> <p>CA 7 Promote and encourage positive community led climate action initiatives and projects that seek to reduce emissions,</p>

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
		<p>EE 12 To create an environment in Dundalk that is attractive for businesses to locate and operate through the provision of quality infrastructure and public spaces and improved accessibility and connectivity both within and to and from the town.</p> <p>EE 13 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.</p> <p>RT 2 To promote town centre and urban village vitality through the sequential approach to retail development, enable good quality development in appropriate locations, and facilitate a modal shift towards more sustainable modes of transport.</p> <p>MOV 1 To support the continued integration of land use and transport planning in accordance with national and regional policy.</p> <p>MOV 2 To support investment in sustainable transport infrastructure that will make walking, cycling and public transport more attractive and appealing, and facilitate accessibility for all, regardless of age, physical mobility, or economic status.</p> <p>MOV 3 To support the implementation of the Dundalk Local Transport Plan and the projects identified therein<sup>8,9</sup>.</p> <p>MOV 4 To encourage a modal shift from use of the private car towards more sustainable modes of transport including walking, cycling, and public transport and to support any initiatives that would assist in the attainment of the Climate Action Plan 2024 mode share targets for 2030: 53% (Car), 19% (Public Transport) and 28% (Active Travel).</p> <p>MOV 5 To promote sustainable higher density development along public transport corridors.</p> <p>MOV 6 To promote and support the principles of universal design ensuring that all environments are inclusive and are accessible to and can be used to the fullest extent possible by all users regardless of age, ability or disability.</p> <p>MOV 7 To support the progression and implementation of the NTA Cycle Connects Programme as it relates to the Plan area, the active travel projects as set out in Section 5 of the Local Transport Plan (and listed in Table 8.1-8.3 of this Plan), and any other active travel project proposed by the Council.</p> <p>MOV 8 To support the retrospective provision of walking and cycling infrastructure, where feasible, to achieve growth in sustainable mobility and strengthen and improve the walking and cycling network.</p>	<p>improve energy efficiency, enhance green infrastructure and encourage awareness on climate change issues.</p> <p>CA 8 To seek to identify projects or initiatives that will assist in meeting national climate and energy targets and to seek funding or support any funding applications for the implementation of these initiatives from available sources including the Department of Environment, Climate &amp; Communications Climate Action Fund.</p> <p>CS 6 To support the implementation of the EU Green Deal, National Climate Action Plan 2019, Programme for Government 2020, Louth Climate Change Adaptation Strategy 2019-2024 and the Climate Action Charter through the Plan and to consider, if appropriate, a variation of the development plan to ensure the consistency with the approach to climate action recommended in any revised Development Plan Guidelines as adopted.</p> <p>MOV 47 To require the preparation of Transport and Traffic Assessments for new developments in accordance with the requirements set out in the TII Traffic and Transport Assessment Guidelines.</p>

<sup>8</sup> 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.

<sup>9</sup> The provision of active travel routes within new developments may act as 'greenways' if they contribute to effective connectivity to the proposed greenway network.

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
		<p>MOV 9 To review the feasibility of implementation (where deemed necessary) of the 30km/h zones in Dundalk and Blackrock in creating attractive, low speed environments in accordance with the Department of Transport's 'Our Journey Towards Vision Zero: Ireland's Government Road Safety Strategy 2021–2030'.</p> <p>MOV 10 To provide, where possible, traffic free pedestrian and cyclist routes particularly where such routes would provide a more direct, safer, and more attractive alternative to the car.</p> <p>MOV 11 To encourage the provision of secure bicycle parking provision for all types of bicycles (including cargo bikes, trikes, family bikes, and adapted bikes) within the Plan area, including on/off street parking and at key public transport interchanges.</p> <p>MOV 12 To support the design and implementation of public realm projects within the Plan area that will make Dundalk and Blackrock more attractive and liveable spaces which are climate resilient, promote sustainable transport, and facilitate accessibility for all, regardless of age, physical mobility, or social disadvantage.</p> <p>MOV 14 To continue to support the development of a network of greenways in Dundalk and the surrounding areas including those set out in section 8.6 of this Plan, and to continue to engage and work with stakeholders including Transport Infrastructure Ireland (TII), the National Transport Authority (NTA) and the Office of Public Works (OPW) in the progression of these projects</p> <p>MOV 15 To engage in the Compulsory Purchase Order process when required in order to facilitate the timely delivery of greenways and active travel/transport related projects.</p> <p>MOV 16 To support the Green School Travel and Safe Routes to Schools Programmes any other sustainable transport initiative developed by schools.</p> <p>MOV 17 To support any investment, maintenance, improvements or upgrades to bus services and/or bus infrastructure and to work with the National Transport Authority (NTA) and other stakeholders in delivering such projects and shared mobility hubs.</p> <p>MOV 19 To support the ongoing investment in rail services and associated infrastructure in Dundalk including the provision of a higher speed rail service between Dublin and Belfast.</p> <p>MOV 21 To protect the strategic transport function of national roads, including motorways through the implementation of the 'Spatial Planning and National Roads – Guidelines for Planning Authorities' and any subsequent guidelines.</p> <p>MOV 22 To support investment and improvements to the public road infrastructure in the Plan area including bridges and other ancillary structures, taking into account both car and non-car modes of transport and road safety requirements.</p>	

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
		<p>MOV 23 To support improvements and upgrades to the road network in Dundalk and the surrounding area including those projects set out in Tables 8.5 and 8.8 and any other project identified by the Council or included in any future updated Road Works Programme.</p> <p>MOV 24 To require the preparation of Transport and Traffic Assessments for new developments in accordance with the requirements set out in the TII Publications Traffic and Transport Assessment Guidelines.</p> <p>MOV 25 To promote and facilitate development at the Dundalk South (Junction 16), Castleblayney Road (Junction 17) and Ballymascanlon (Junction 18) Motorway Interchanges in accordance with the land use zonings as set out in the Zoning and Flood Zones Map of the Local Area Plan. Any large-scale development proposal in proximity to these interchanges will be required to prepare a Traffic and Transport Assessment in accordance with the requirements of the TII Publication Traffic and Transport Assessment Guidelines.</p> <p>MOV 27 To work with the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), landowners and other stakeholders in progressing park and ride and park and share projects for the Dundalk area including those recommended in the Local Transport Plan.</p> <p>MOV 28 To facilitate provision of car sharing infrastructure and facilities in appropriately located areas in Dundalk.</p> <p>MOV 29 To recognise the importance of on-street parking in Dundalk for businesses, residents and visitors and where appropriate, to facilitate the re-organisation and/or loss of spaces to facilitate the delivery of public realm and/or active travel projects.</p> <p>MOV 30 To discourage long term/commuter parking and ensure there is adequate parking provision in Dundalk for shopping, business, and leisure uses.</p> <p>MOV 31 To avoid the use of gardens and/or hardstanding areas to the front of residential properties along the older residential streets in Dundalk for parking, particularly in the urban core of the town, where such proposals would result in the loss of on-street parking and/or would result in the creation of a traffic hazard.</p> <p>MOV 32 To facilitate the switch to Electric Vehicles through the roll-out of additional electric charging points at appropriate locations within Dundalk in association with relevant agencies and stakeholders and facilitate the provision of electricity charging infrastructure within Dundalk in accordance with the Electric Vehicle Charging Infrastructure Strategy 2022-2025 and any subsequent strategy.</p> <p>INF 28 To protect and maintain environmental quality in Dundalk through the implementation of relevant European, National and Regional policy and legislation relating to air quality, greenhouse gases, climate change, light pollution, noise pollution and waste management.</p>	
<b>Material Assets</b>	<ul style="list-style-type: none"> <li>Failure to provide adequate and appropriate waste</li> </ul>	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air and Climatic Factors and various Land Use provisions.</p>	<p>IU 1 To liaise and work in conjunction with Irish Water 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.</p>

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
	<p>water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts).</p> <ul style="list-style-type: none"> <li>Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts).</li> <li>Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts).</li> <li>Increases in waste levels.</li> <li>Potential impacts upon public assets and infrastructure.</li> </ul>	<p>DS 5 To support and manage the self-sufficient sustainable development of Dundalk in a planned manner, with population growth occurring in tandem with the provision of economic, physical and social infrastructure.</p> <p>EE 11 To seek to integrate the principles of the circular economy into economic development projects in Dundalk.</p> <p>INF 1 To liaise and work in partnership with Uisce Éireann in identifying, prioritising and progressing the implementation of water and wastewater projects and policies over the lifetime of this Plan that will enable Dundalk to achieve the projected population target and housing allocation set out in Table 2.4 in the Development Strategy (chapter 2) of this Plan.</p> <p>INF 2 To support the delivery of essential infrastructure, incorporating appropriate climate change mitigation and adaptation measures, concurrent with the future residential, commercial and employment growth of Dundalk.</p> <p>INF 3 To support the provision, extension and upgrade of high-quality water and wastewater services infrastructure for both existing and future developments within the plan area, consistent with the principles of sustainability.</p> <p>INF 4 To require all new developments to connect to the public supply where public water and wastewater infrastructure is available, or likely to be available, and which has sufficient capacity.</p> <p>INF 5 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 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 Uisce Éireann.</p> <p>INF 6 To promote the sustainable use of water and water conservation (such as rainwater harvesting) in existing and new developments within Dundalk and to support the commitment to water conservation and leakage reduction in accordance with best practice, and through the implementation of the National Leakage Reduction Programme.</p> <p>INF 29 To support the ongoing investment and maintenance of existing waste disposal and recycling facilities within the Plan area and to facilitate the provision of additional facilities in appropriate locations in accordance with the requirements of the current National Waste Management Plan for a Circular Economy 2020-2025 or any subsequent plan.</p> <p>INF 30 To encourage and support the expansion and improvement of the three-bin system (mixed dry recyclables, organic waste and residual waste) in order to increase the quantity and quality of materials collected for recycling in conjunction with relevant stakeholders.</p>	<p>IU 2 To work in conjunction with Irish Water 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.</p> <p>IU 3 To support the development of Drinking Water Protection Plans in line with the requirements of the Water Framework Directive and the current and future cycles of River Basin Management Plans. In this regard, the Council supports mitigation and protection measures for all protected areas, including Drinking Water Protected Areas and associated Source Protection Plans.</p> <p>IU 4 To support the provision, extension and upgrade of high quality water and wastewater services infrastructure for both existing and future developments within County Louth, consistent with the principles of sustainability, prioritising those centres where serious deficiencies are in evidence or where further sustainable development can be reasonably anticipated.</p> <p>IU 5 To support the extension or upgrading of existing water services infrastructure within the County (including those listed in the IW Investment Programme) and the provision of water services infrastructure in unserved settlements to assist in the proper planning and sustainable development of the County.</p> <p>IU 6 To require all new developments connect to the public supply where public water and wastewater infrastructure is available or likely to be available and which has sufficient capacity.</p> <p>IU 7 To support the development and proper management of Group Water Schemes subject to appropriate level of treatment being provided and suitable robust arrangements being put in place.</p> <p>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, 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.</p> <p>IU9 To support the commitment to water conservation and leakage reduction in accordance with best practice, and through the implementation of the National Leakage Reduction Programme, in order to conserve valuable resources and reduce wastage.</p> <p>IU 10 To support Irish Water in promoting public awareness and involvement in water conservation measures by households, business and industry.</p> <p>IU 11 To encourage new developments to incorporate water conservation measures such as rain water harvesting to minimise wastage of water supply.</p> <p>IU 12 To promote and support the development and proper management of Group Water Schemes in the County, subject to an appropriate level of treatment being provided and suitable robust operational arrangements being put in place.</p> <p>IU 13 To require that all development taking place within an area served by a public wastewater treatment system connects to that system.</p> <p>IU 14 To require that on lands identified for non-domestic development where no public waste water facility exists or is proposed, that the wastewater be adequately treated and discharged to suitable receiving water, subject to a discharge licence.</p> <p>IU 15 To promote rain water harvesting and grey water use in all developments and in particular for larger developments, as an alternative to attenuation.</p> <p>IU 16 To require that proper supervision, installation and commissioning of on-site wastewater treatment systems by requiring site characterisation procedures and geotechnical assessments be carried out by competent professionally indemnified and suitably qualified persons.</p> <p>IU 17 To require that the construction and installation of all wastewater treatment systems are supervised and certified by a suitably qualified competent person as fit for the intended purpose and comply with the Council's requirements.</p> <p>IU 18 To require that private wastewater treatment systems for individual houses where permitted, comply with the recommendations contained within the EPA Code of Practice Domestic Waste Water Treatment Systems, Population Equivalent ≤ 10 (2021).ENV 24 To implement and support the provisions of the Eastern-Midlands Region Waste Management Plan 2015-2021 or any subsequent plan and EU Directives/Policies.</p> <p>10.11.12 Waste Management and Disposal: All future developments should seek to minimise waste through reduction, re-use and recycling. Waste management and disposal should be considered as part of the construction process and in the operation of the development when completed.</p> <p>10.11.13 Construction Waste: Construction related waste accounts for a significant proportion of total land filled waste in Ireland. Therefore, developers and builders should minimise construction waste generated in development projects. During the construction process measures should be implemented to minimise soil removal (as part of the scheme design process), properly manage construction waste and encourage off-site prefabrication where feasible.</p>

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
		<p>INF 31 To support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society and to enhance employment opportunities.</p> <p>INF 36 To support investment in the electricity and gas transmission and distribution network to ensure there is resilience in the network and security of supply, thus enabling population growth and economic investment to occur in the Plan area.</p> <p>INF 37 To require that in all new developments, local services such as electricity be undergrounded where possible and appropriate.</p> <p>INF 38 To support initiatives for limiting and reducing emissions of greenhouse gases through energy efficiency and the development and progression of renewable energy projects at suitable locations, utilising the natural resources available in Dundalk, in an environmentally acceptable manner subject to normal proper planning considerations in particular the impact on areas of environmental or landscape sensitivity.</p> <p>INF 39 To support initiatives aimed at reducing the level of energy consumption within the Dundalk.</p> <p>INF 40 To promote and facilitate the sustainable delivery of a high-quality ICT infrastructure network throughout Dundalk in the interests of promoting economic growth, competitiveness and social inclusion whilst ensuring there is no adverse impact on the urban environment.</p> <p>INF 41 To co-operate with the relevant agencies to facilitate the undergrounding of all electricity, telephone, and television cables within Dundalk wherever possible, in the interests of visual amenity.</p> <p>INF 42 To support and promote the development of Smart City Programmes within Dundalk through the implementation of the National Smart Specialisation Strategy for Innovation and, maximising the opportunities for industry-academic collaboration between DkIT, businesses and industry located in the town.</p>	<p>10.11.14 Domestic Waste: Everyday domestic waste produced by future residents and businesses shall be minimised through reduction, reuse and recycling. All new developments should provide for occupants to comply with the Louth County Council Segregation, Storage and Presentation of Household and Commercial Waste Bye-laws, 2019, whereby people must segregate their waste into dry recyclables, food waste and residual domestic waste. New developments should facilitate a three bin system in each unit.</p> <p>ENV 18 To protect fisheries in all rivers in the County, where appropriate, including relevant species as contained in Annex II of the Habitats Directive.</p> <p>ENV 31 To support National policy in relation to forestry in order to develop an internationally competitive and sustainable forest sector that provides a full range of economic, environmental and social benefits to society, subject to normal planning criteria.</p> <p>ENV 43 To prevent development that would hinder the efficient or effective recovery of the County's aggregate resources.</p> <p>ENV 48 To implement the policies and objectives as set out within the National Maritime Spatial Plan to support the effective management of marine activities and more sustainable use of our marine resources.</p> <p>ENV 67 To protect the quality of designated shellfish waters off the Louth coast.</p> <p>ENV 20 To ensure compliance with and to implement the provisions of the Nitrates Directive in so far as it falls within the remit of the Council to do so.</p> <p>ENV 21 To assess agricultural developments and associated agricultural waste matters within the County in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017 for the purpose of preventing or eliminating the entry of polluting matters to waters.</p> <p>ENV 22 To encourage the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and comply with the River Basin Management Plan.</p> <p>ENV 23 To implement the relevant provisions of the Planning and Development (Amendment) (No. 2) Regulations 2011, and the European Communities (Amendment to Planning and Development) Regulations 2011, which require planning permission be sought where the area impacted by works relating to the drainage or reclamation of a wetland exceeds 0.1 hectares, or where such works may have a significant effect on the environment.</p> <p>TOU 35 To consider the potential environmental effects of a likely increase in tourists/tourism-related traffic volumes in particular locations/along particular routes shall be considered and mitigated as appropriate. Such a consideration should include potential impacts on existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals.</p>
<b>Cultural Heritage</b>	<ul style="list-style-type: none"> <li>Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities.</li> </ul>	<p>SO 5 To recognise, protect and enhance the character, and in particular, the built and archaeological heritage of Dundalk while facilitating regeneration and growth in an appropriate and sustainable manner.</p> <p>SC 6 To support increased building heights in appropriate locations in Dundalk. Any application for a building of height shall include a Design Statement demonstrating compliance with the criteria set out in section 5.6.1 of this Plan and any other relevant criteria in the County Development Plan or Section 28 Guidelines.</p> <p>SC 1 To ensure that any development in Dundalk makes a positive contribution to the character, setting, and built and natural environment of the town.</p> <p>RT 6 To encourage sensitive reuse, refurbishment and change of use of existing buildings including historic assets, thereby contributing to the continued revitalisation of Dundalk's Town Centre.</p>	<p>BHC 1 To protect and enhance archaeological sites and monuments, underwater archaeology, and archaeological objects listed in the Record of Monuments and Places (RMP), and/or the Register of Historic Monuments and seek their preservation (i.e. presumption in favour of preservation in situ or in exceptional cases, at a minimum, preservation by record) through the planning process and having regard to the advice and recommendations of the National Monuments Service of the Department of Housing, Local Government and Heritage the principles as set out in the 'Framework and Principles for the Protection of the Archaeological Heritage' (Department of Arts, Heritage, Gaeltacht and the Islands 1999).</p> <p>BHC 2 To protect the built heritage assets of the county and ensure they are managed and preserved in a manner that does not adversely impact on the intrinsic value of these assets whilst supporting economic renewal and sustainable development.</p> <p>BHC 3 To protect known and unknown archaeological areas, sites, monuments, structures and objects, having regard to the advice of the National Monuments Services of the Department of Housing, Local Government and Heritage.</p> <p>BHC 4 To promote awareness and knowledge of the archaeological resources of the County and support initiatives where appropriate that provide better access to the historic built environment.</p> <p>BHC 5 To protect all sites and features of archaeological interest discovered subsequent to the publication of the Record of Monuments and Places (i.e. preservation in situ or in exceptional circumstances, at a minimum preservation by record) having regard to the advice and recommendations of the National Monuments Section of the Department of Housing, Local Government and Heritage.</p> <p>BHC 6 To ensure any development, either above or below ground, adjacent to or in the immediate vicinity of a recorded monument or a Zone of Archaeological Potential (including formerly walled towns) shall not be detrimental to or detract from the character of the archaeological site or its setting and be sited and designed to protect the monument and its setting.</p>

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
		<p>RT 12 To support Dundalk's tourist potential, in particular, its cultural heritage tourism and promote uses which activate and enhance the existing historic environment, including buildings, public realm, industrial and maritime heritage.</p> <p>CH 19 To protect known and unknown archaeological areas, sites, monuments, structures and objects, having regard to the advice of the National Monuments Services of the Department of Housing, Local Government and Heritage including the guidance and principles set out in 'The Framework and Principles for the Protection of Archaeological Heritage' (1999).</p> <p>CH 20 To protect the archaeological assets of Dundalk and ensure they are managed and preserved in a manner that does not adversely impact on the intrinsic value of these assets whilst supporting economic renewal, tourism and sustainable development.</p> <p>CH 21 To require applicants seeking planning permission to utilise a licensed archaeologist, as required, to undertake archaeological impact assessments, geophysical surveys, test excavations and monitoring.</p> <p>CH 22 To preserve, enhance and promote the reuse of buildings identified in the Record of Protected Structures and National Inventory of Architectural Heritage (NIAH) and to carefully consider any proposals for development that would affect the special value of such structures, including their historic character. Such proposals will include Architectural Heritage Impact Statements and Conservation Methodology Statements.</p> <p>CH 23 To address dereliction and vacancy by encouraging and supporting creative approaches to adaptive reuse, which adhere to conservation principles and practice.</p> <p>CH 24 To require that all development proposals within or affecting an Architectural Conservation Area preserve or enhance the character and appearance of that area, protect architectural features of special interest and ensure that the design respects the character of the historic architecture in terms of height, scale, layout and materials. Development proposals should not adversely impact upon views into or from an Architectural Conservation Area.</p> <p>CH 25 To promote, where feasible, the protection, retention, sympathetic maintenance and appropriate revitalisation and use of Dundalk's vernacular buildings and heritage, which contribute to the streetscape and to discourage the demolition of these structures.</p> <p>CH 26 To encourage the re-use and adaption of existing historic buildings, both designated and non-designated, in a manner compatible with their character, and which enhances their vernacular heritage or contribution to the ACA within which they are located.</p> <p>CH 27 To recognise the unique characteristics of the 'Dundalk Style' of architecture and the contribution it makes to the built heritage of the town.</p>	<p>Where upstanding remains exist, a visual impact assessment may be required.</p> <p>BHC 7 To require applicants seeking permission for development within Zones of Archaeological Potential and other sites as listed in the Record of Monuments and Places to include an assessment of the likely archaeological potential as part of the planning application and the Council may require that an on-site archaeological assessment is carried out by trial work, prior to a decision on a planning application being taken.</p> <p>BHC 8 To protect and preserve in situ all surviving elements of medieval town defences (both upstanding and buried) and associated features in accordance with the Conservation and Management Plans as applicable and with 'National Policy on Town Defences' (Department of Environment, Heritage and Local Government 2008).</p> <p>BHC 9 To retain the surviving medieval street pattern, building lines and burgage plot widths in historic walled towns.</p> <p>BHC 10 To require, as part of the development management process, archaeological impact assessments, geophysical surveys, test excavations and monitoring, as appropriate, where development proposals involve ground clearance of more than half a hectare or for linear developments over one kilometre in length or for developments in proximity to areas with a density of known archaeological monuments and history of discovery, as identified by a licensed archaeologist.</p> <p>BHC 11 To work in partnership with Meath County Council, relevant agencies and the public to promote, understand, conserve and sustainably manage the Battlefield site of the Battle of the Boyne whilst protecting and enhancing its cultural landscape.</p> <p>BHC 12 To propose a variation of the Louth County Development Plan 2021-2027, if required, to make appropriate amendments to the Plan, as a result of any recommendations arising from the publication of 'The Irish Battlefields Project'.</p> <p>BHC 13 To seek to protect historic and archaeological landscapes including battlefields, from inappropriate development.</p> <p>BHC 14 To work in partnership with Meath County Council, relevant agencies and the public to promote, understand, conserve and sustainably manage the UNESCO World Heritage Site of Brú na Bóinne to maintain its Outstanding Universal Value (OUV).</p> <p>BHC 15 To ensure no development which might have significant deleterious impacts upon the character of the World Heritage Site is permitted.</p> <p>BHC 16 To protect the northern ridgeline (Map 13.1, Chapter 13) which frames the views within and from the World Heritage Site of Brú na Bóinne from visually intrusive and inappropriate development, subject to the Development Management Assessment Criteria detailed in Chapter 13 and using view-shed analysis as a tool to guide and inform development management.</p> <p>BHC 17 To encourage the retention, appropriate re-use and conservation of vernacular buildings in Rural Policy Zone One in preference to their replacement or the construction of new buildings on green-field sites and require all development herein to be subject to the Development Management Assessment Criteria as detailed in Chapter 13.</p> <p>BHC 18 To prepare a Framework Plan for the protection, development and promotion of lands subject to Rural Policy Zone One (as applicable to the lands including the UNESCO World Heritage Site of Brú na Bóinne, the Tentative World Heritage Site of Monasterboice, and the Battle of the Boyne Battlefield site).</p> <p>BHC 19 To maintain the Outstanding Universal Value (OUV) of the Tentative World Heritage Site of Monasterboice and support its nomination as a UNESCO World Heritage Site.</p> <p>BHC 20 To ensure that any development, modification, alteration, or extension affecting a protected structure and / or its setting is sensitively sited and designed, is compatible with the special character and is appropriate in terms of the proposed scale, mass, density, layout, and materials of the protected structure.</p> <p>BHC 21 The form and structural integrity of the protected structure and its setting shall be retained and the relationship between the protected structure, its curtilage and any complex of adjoining buildings, designed landscape features, designed views or vistas from or to the structure shall be protected.</p> <p>BHC 22 To prohibit inappropriate development within the curtilage and/or attendant grounds of a protected structure. Any proposed development within the curtilage and/or attendant grounds must demonstrate that it is part of an overall strategy for the future conservation of the entire complex including the structures, demesne and/or attendant grounds.</p> <p>BHC 23 To require that all planning applications relating to protected structures contain the appropriate documentation as described in the Architectural Heritage Protection Guidelines for Planning Authorities (2011) or any subsequent guidelines, to enable a proper assessment of the proposed works and their impact on the structure or area.</p> <p>BHC 24 To require the retention of original features such as windows, doors, renders, roof coverings, and other significant features which contribute to the character of protected structures and encourage the reinstatement of appropriately detailed features which have been lost, to restore the character of protected structures as part of development proposals.</p> <p>BHC 25 To promote best conservation practice and the use of skilled specialist practitioners in the conservation of and for any works to protected structures.</p> <p>BHC 26 To encourage the retention, sympathetic reuse and rehabilitation of protected structures and their settings where appropriate and where the proposal is compatible with their character and significance. In certain cases, development management guidelines may be relaxed in order to secure the conservation of the protected structure and architectural features of special interest.</p> <p>BHC 27 To permit the demolition or significant modification of a protected structure, only in exceptional circumstances.</p> <p>BHC 28 To ensure the protection of architectural features of special interest as part of any proposed re-development where</p>

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
			<p>there is conflict with other development plan requirements such as open space, car parking etc.</p> <p>BHC 29 To review and update the Record of Protected Structures on an ongoing basis and to make additions and deletions as appropriate.</p> <p>BHC 30 To seek funding streams for specific priority projects and to assist owners with the repair and conservation of protected structures and aim to make the structure climate resilient.</p> <p>BHC 31 To require that all development proposals within or affecting an Architectural Conservation Area preserve or enhance the character and appearance of that area, protect architectural features of special interest and ensure that the design respects the character of the historic architecture in terms of height, scale, layout, and materials. All development proposals shall have regard to the Architectural Conservation Area objectives in Appendix 11, Volume 3 and objectives contained in applicable Character Appraisals where available.</p> <p>BHC 32 To retain any building within an Architectural Conservation Area which makes a positive contribution to the character or appearance of the area. Demolition of such structures, the removal of features and street furniture which contribute to the character of the area shall only be considered in exceptional circumstances. Applications for demolition shall be accompanied by a measured and photographic survey, condition report and architectural heritage assessment.</p> <p>BHC 33 To ensure any new service infrastructure (installed by the Local Authority or Public/Private Sector Utility Companies) shall not be located where it will be detrimental to the character of the Architectural Conservation Area.</p> <p>BHC 34 To ensure that the protection of architectural features of special interest within an Architectural Conservation Area are retained as part of any proposed re-development. In certain cases development management guidelines may be relaxed in order to secure their conservation.</p> <p>BHC 35 To require that any development on the periphery of an Architectural Conservation Area does not detract from the existing character of the designated Architectural Conservation Area.</p> <p>BHC 36 To ensure that new trading bays and all associated signage shall not be located where it will be detrimental to the character of the Architectural Conservation Area or any important building or vista in the Architectural Conservation Area.</p> <p>BHC 37 To retain surviving medieval plots and street patterns in the Architectural Conservation Areas and other towns and villages where in evidence and in the course of development, to record and mark evidence of ancient boundaries and layouts etc.</p> <p>BHC 38 To ensure new development will not adversely affect the site, setting or views to and from historic gardens and designed landscapes of heritage significance.</p> <p>BHC 39 To require proposals for new development in designed landscapes and demesnes include an appraisal of the landscape, designed views and vistas, and an assessment of significant trees or groups of trees, where appropriate, in order to inform site appropriate design proposals.</p> <p>BHC 40 To require that proposals for large scale developments within Designed Landscapes and Demesnes to utilise 3D Digital Survey Modelling tools or such other processes/tools acceptable to the Planning Authority, to demonstrate that the proposed development does not adversely affect the site or its setting.</p> <p>BHC 41 To have regard to the 'Architectural Heritage Protection Guidelines' (2011) and the 'Guidance Notes for the 'Appraisal of Historic Gardens, Demesnes, Estates and their Settings' (2006) in the appraisal and description of Historic Gardens and Designed Landscapes, and any subsequent Guidelines.</p> <p>BHC 42 To promote, where feasible, the protection, retention, sympathetic maintenance and appropriate revitalisation and use of the vernacular built heritage, including thatched cottages and other structures in both urban and rural areas, which contribute to the streetscape and landscape character and deter the demolition of these structures.</p> <p>BHC 43 To maintain and refurbish stone kerbs and paving stones where feasible and where new kerbs are necessary, ensure they are of a high quality and in character with the existing.</p> <p>BHC 44 To encourage the re-use and adaption of existing historic buildings in a manner compatible with their character.</p>
<b>Landscape</b>	<ul style="list-style-type: none"> <li>• Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape.</li> </ul>	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage</p> <p>SC 1 To ensure that any development in Dundalk makes a positive contribution to the character, setting, and built and natural environment of the town.</p> <p>SC 6 To support increased building heights in appropriate locations in Dundalk. Any application for a building of height shall include a Design Statement demonstrating compliance with the criteria set out in section 5.6.1 of this Plan and any other relevant criteria in the County Development Plan or Section 28 Guidelines.</p>	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage</p> <p>NBG 23 To ensure the preservation of the uniqueness of a landscape character type by having regard to its character, value and objectives in accordance with national policy and guidelines and the Louth Landscape Character Assessment and by ensuring that new development meets high standards of siting and design and does not unduly damage or detract from the character of a landscape or natural environment.</p> <p>NBG 24 To ensure development reflects and, where possible, reinforces the distinctiveness and sense of place of the landscape character types including the retention of important features or characteristics, taking into account the various elements, which contribute to their distinctiveness such as scenic quality, habitats, settlement pattern, historic heritage and land use.</p> <p>NBG 25 Where appropriate, require that landscape and visual impact assessments prepared by suitably qualified professionals be submitted with development applications, which may have significant impact on landscape character areas, especially in highly sensitive areas.</p> <p>NBG 26 To explore the designation of Landscape Conservation Areas as appropriate, in conjunction with the relevant</p>

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
		<p>INF 41 To co-operate with the relevant agencies to facilitate the undergrounding of all electricity, telephone, and television cables within Dundalk wherever possible, in the interests of visual amenity.</p> <p>CH 11 To protect Trees and Woodlands of Special Amenity Value except in exceptional circumstance where it can be demonstrated to the Planning Authority their removal is warranted.</p> <p>CH 13 To protect views and prospects listed in Table 10.6 from inappropriate development that would either obstruct the view/prospect from the identified vantage point or form an obtrusive or incongruous feature in that view/prospect.</p> <p>CH 14 To improve, where necessary, access to viewing points, subject to availability of resources.</p> <p>CH 15 To prohibit inappropriate development which would interfere with or adversely affect the Coastal Road scenic route.</p>	<p>Government Department and stakeholders to protect specific important landscapes and particularly in respect of Carlingford Mountain SAC.</p> <p>NBG 27 To review and update, if necessary the Louth Landscape Character Assessment 2002 on foot of a framework for regional and local landscape character assessments as outlined in the National Landscape Strategy 2015-2025.</p> <p>NBG 28 To co-operate with adjoining local authorities, both north and south of the border, to ensure that the environment is maintained in a sustainable manner and to support the coordinated designation of sensitive landscapes and policy approaches with adjoining areas and on all aspects of environmental protection, particularly where transboundary environmental vulnerabilities are identified.</p> <p>NBG 36 To protect the unspoiled natural environment of the Areas of Outstanding Natural Beauty (AONB) from inappropriate development and reinforce their character, distinctiveness and sense of place, for the benefit and enjoyment of current and future generations.</p> <p>NBG 37 To protect the unspoiled rural landscapes of the Areas of High Scenic Quality (AHSQ) from inappropriate development for the benefit and enjoyment of current and future generations.</p> <p>NBG 38 Protect and sustain the established appearance and character of views and prospects listed in Tables 8.14 – 8.18 of this Plan that contribute to the distinctive quality of the landscape, from inappropriate development.</p> <p>NBG 39 To improve, where necessary, public access to viewing points, subject to availability of resources.</p> <p>NBG 40 To prohibit inappropriate development which would interfere with or adversely affect the Scenic Routes as identified in Table 8.19 and illustrated on Map 8.20.</p> <p>NBG 41 To support the green infrastructure network of County Louth and ensure its implementation in the assessment of all development proposals to prevent adverse impact on the ecological connectivity of County Louth's Core Areas.</p> <p>NBG 42 To require the use of and develop the green infrastructure network, and support re-establishing connectivity to ensure the conservation and enhancement of biodiversity and as a supplementary guide for the protection and conservation of the European Sites in County Louth.</p> <p>NBG 43 To utilise all information available on the Louth Baseline Assessment as evidence based decision making in the Louth Core Strategy.</p> <p>NBG 44 To protect, maintain, and enhance the natural and organic character of the watercourses in the County, including opening up to daylight where safe and feasible. The creation and/or enhancement of riparian buffer zones will be required where possible. All proposed coastal walkways will be required to comply with the Habitats, EIA and SEA Directives</p> <p>NBG 45 To prepare specific Green Infrastructure Strategies for the Regional Growth Centres of Drogheda and Dundalk and integrate into the local area plan for each settlement.</p> <p>NBG 46 To develop linear parks, particularly along waterways, and to link existing parks and open spaces in order to provide green chains that promote permeability for pedestrians and cyclists in the Regional Growth Centres of Drogheda and Dundalk.</p> <p>NBG 47 To support the existing features of interest in the Level 3 and 4 Settlements of County Louth and promote and facilitate any areas identified for green infrastructure enhancement.</p> <p>NBG 48 All future development proposals shall require within the overall design scheme the integration of environmental assets and existing biodiversity features including those identified in Table 9 of the Green Infrastructure Strategy Appendix 8, Volume 3, to enhance the quality, character and design of the proposal.</p> <p>NBG 49 To require the integration of green infrastructure and inclusion of native planting schemes in all development proposals in landscaped areas, open spaces and areas of public space.</p> <p>NBG 50 To incorporate all identified stone walls into development proposals. Where retention of the stone wall is not feasible there shall be a requirement to rebuild the stone wall at an alternative, suitable location.</p> <p>NBG 51 To require the integration of climate change mitigation measures in any future spatial plans and climate change adaptation measures in proposed developments.</p> <p>NBG 52 To develop and support the implementation of a Regional Green Infrastructure approach by working collaboratively and in partnership with the Eastern and Midland Regional Assembly, adjoining local authorities and other key stakeholders to identify, protect, enhance and manage existing green infrastructure within the County and to provide additional GI where possible.</p> <p>NBG 53 To support and increase investment in the on-going maintenance of existing, and provision of additional green infrastructure by accessing relevant EU funding mechanisms and national funding opportunities, including tourism related funding.</p> <p>NBG 54 To ensure the protection, enhancement and maintenance of Green Infrastructure in recognition of its health benefits in addition to the economic, social, environmental and physical value of green spaces, through the integration of Green Infrastructure planning and development in the planning process.</p> <p>NBG 55 To create an integrated and coherent green infrastructure for County Louth by ensuring compliance with the objectives listed in the Green Infrastructure Strategy outlined in Appendix 8, Volume 3, to improve pedestrian and cycle access</p>

SEA Statement for the Dundalk Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Louth County Development Plan measures, including:
			<p>routes within this green infrastructure network while ensuring that ecosystem functions and existing amenity uses are not compromised and existing biodiversity and heritage is protected and enhanced.</p> <p>NBG 56 To focus on 'greening' key streets in the Regional Growth Centres of Drogheda and Dundalk and key towns and villages by way of higher standards for planning and amenity along key routes.</p> <p>NBG 57 To ensure 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.</p>

## 2.11 Instance whereby Environmental Considerations were not integrated into the Plan

Against the advice of the Executive, the Members decided to adopt Proposed Material Alteration no. 136 as part of the Plan.

This alteration included provides for c.14ha of land in Blackrock to be zoned as L1 Strategic Reserve, instead of A2 New Residential as was provided for in the Draft Plan.

The reasons identified for not accepting the Chief Executive's Recommendation with respect to these lands are as follows:

- The residential zoning on these lands do not follow a sequential pattern of development.
- The lands scored poorly in the Settlement Capacity Audit published as part of the Draft Dundalk Local Area Plan (Appendix 1) with regards to proximity to the town centre, schools, shops and services, and availability of public transport.
- There are deficiencies in the water services infrastructure in the area.
- Part of the lands adjacent to the R172 are located within Flood Zones A and B.
- The zoning of the lands would be contrary to proper planning and development.

The SEA advice provided during the Plan-preparation process on MA 136 was that:

Environmental considerations have been integrated into the Draft Plan's zoning through an interdisciplinary approach which was informed by the environmental considerations, including those identified by the SEA and SFRA processes. Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Louth County Development Plan 2021-2027.

While the Proposed Material Alteration would mean that potential adverse effects on environmental components such as soil, water bodies, ecology, ecological connectivity and non-designated habitats and species would be less likely to occur at the subject site as a result of residential development, the Proposed Material Alteration would increase the need for more sensitive, less well serviced lands, further away from the established built envelope of the settlement with associated unnecessary potentially significant adverse effects on a variety of environmental components including:

- Conflict with efforts to maximise sustainable compact growth and sustainable mobility (residual effects would be likely occur);
- Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would be likely occur);
- Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would be likely occur);
- Effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would be likely occur);
- Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would be likely occur);
- Occurrence of visual impacts (residual effects would be likely occur);
- Increased risk of flooding; and
- Increased loadings on water bodies.

## **Section 3 Environmental Report and Submissions/ Observations**

### **3.1 Introduction**

This section details how both the Environmental Report and submissions and observations made to Louth County Council on the Environmental Report and SEA process have been taken into account during the preparation of the Plan and the SEA.

### **3.2 SEA Scoping Notices and Submissions**

As part of the scoping process for preparation of the Plan, environmental authorities<sup>10</sup> were notified that a submission or observation in relation to the scope and level of detail of the information to be included in the Environmental Report could be made to the Council.

Submissions were made by the following environmental authorities:

- Environmental Protection Agency;
- Department of Environment, Climate and Communications (Geological Survey of Ireland);
- Meath County Council; and
- Department of Housing, Local Government and Housing.

The issues raised in these submissions and how these issues have been taken into account during preparation of the Plan and the SEA are provided on Table 3.1 below. Taking into account these submissions included integrating environmental considerations into the Plan, including through the selection of Plan provisions identified on Table 2.1.

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<sup>10</sup> The following authorities were notified: the Environmental Protection Agency; Department of Environment, Climate and Communications; Department of Agriculture, Food and the Marine; Department of Housing, Local Government and Heritage; Monaghan County Council; and Meath County Council.

**Table 3.1 Taking into account SEA Scoping Submissions**

No.	Submission text/Summary	Response
<b>1</b>	<b>Submission from Environmental Protection Agency</b>	
<b>A</b>	We acknowledge your notice for the Dundalk Local Area Plan 2024-2030 (the 'Plan').	Noted.
<b>B</b>	The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the Plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.	Noted.
<b>C</b>	As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Plan and SEA.	The 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' document has been considered in the preparation of the SEA Scoping Report and was kept on file for reference throughout the SEA process.
<b>D</b>	In preparing the Plan, Galway County Council should also ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and Regional Spatial and Economic Strategy for the Eastern and Midland Region.	The SEA contributed towards the alignment of the Plan with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midland Region.
<b>E</b>	Available Guidance & Resources Our website contains various SEA resources and guidance, including: - SEA process guidance and checklists - Inventory of spatial datasets relevant to SEA - topic specific SEA guidance (including Good practice note on Cumulative Effects Assessment (EPA, 2020), Guidance on SEA Statements and Monitoring (EPA, 2020), Integrating climatic factors into SEA (EPA, 2019), Developing and Assessing Alternatives in SEA (EPA, 2015), and Integrated Biodiversity Impact Assessment (EPA, 2012)) You can access these guidance notes and other resources at: <a href="https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/">https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/</a>	These resources and guidance were considered in the preparation of the SEA Scoping Report and were accessed, as relevant, for reference throughout the SEA process.
<b>F</b>	Environmental Sensitivity Mapping (ESM) Webtool The ESM Webtool is a decision support tool to assist SEA and planning processes in Ireland. The tool brings together over 100 datasets and allows users to explore environmental considerations within a particular area and create plan-specific environmental sensitivity maps. These maps can help planners anticipate potential land-use conflicts and help identify suitable development locations, while also protecting the environment. The ESM Webtool is available at <a href="http://www.enviromap.ie">www.enviromap.ie</a> .	The ESM Webtool was considered in the preparation of the SEA Scoping Report and was considered throughout the SEA process, where relevant.
<b>G</b>	EPA SEA GIS Search and Reporting Webtool Our SEA GIS Search and Reporting Webtool is publicly available through EPA Maps at <a href="https://gis.epa.ie/EPAMaps/SEA">https://gis.epa.ie/EPAMaps/SEA</a> . It allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist public authorities in SEA screening and scoping exercises.	Available online EPA resources, including mapping resources, were considered in the preparation of the SEA Scoping report and were considered throughout the SEA and AA processes.
<b>H</b>	EPA WFD Application Our WFD Application provides a single point of access to water quality and catchment data from the national WFD monitoring programme. The Application is available via <a href="http://www.catchments.ie">www.catchments.ie</a> .	
<b>I</b>	EPA AA GeoTool Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA <a href="https://gis.epa.ie/EPAMaps/AAGeoTool">https://gis.epa.ie/EPAMaps/AAGeoTool</a> .	
<b>J</b>	State of the Environment Report – Ireland's Environment 2020 In preparing the Plan and SEA, the recommendations, key issues and challenges described within our State of the Environment Report Ireland's Environment – An Assessment 2020 (EPA, 2020) should be considered, as relevant and appropriate to the Plan.	The recommendations, key issues and challenges described within the current version of Ireland's Environment were considered in the preparation of the Plan and SEA.
<b>K</b>	Transition to a low carbon climate resilient economy and society You should ensure that the Plan aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.	The SEA contributed towards the alignment of the Plan with national commitments on climate change and adaptation, as well as relevant sectoral, regional and local adaptation plans.
<b>L</b>	Environmental Authorities Under the SEA Regulations, you should consult with: • Environmental Protection Agency; • Minister for Housing, Local Government and Heritage; • Minister for Environment, Climate and Communications; and • Minister for Agriculture, Food and the Marine. • any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.	Notice was given to relevant environmental authorities as part of the SEA scoping process.

No.	Submission text/Summary	Response
<b>M</b>	If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.	Noted.
<b>2</b>	<b>Geological Survey of Ireland</b>	
<b>A</b>	<p>Geological Survey Ireland make a submission addressing issues relating to geology under topics including:</p> <ul style="list-style-type: none"> <li>• Geoheritage</li> <li>• Groundwater</li> <li>• Geological Mapping</li> <li>• Geotechnical Database Resources</li> <li>• Geohazards</li> <li>• Geothermal Energy</li> <li>• Natural Resources</li> <li>• Geochemistry</li> <li>• Geophysical Data</li> <li>• Marine and Coastal Unit</li> <li>• National Coastal Change Assessment</li> <li>• Physiographic Units</li> </ul>	This information was taken into account in the preparation of the SEA Environmental Report, and throughout the SEA process as relevant, including the description of the baseline environment.
<b>3</b>	<b>Submission from Meath County Council</b>	
<b>A</b>	Kilkenny thanked the Council for correspondence in relation to the SEA Scoping and had no comments to make in relation to same.	Noted.
<b>4</b>	<b>Submission from Department of Housing, Local Government and Heritage</b>	
<b>A</b>	<p>Nature Conservation</p> <p>The Department is satisfied that taking account of the methodology set out in the Strategic Environmental Assessment (SEA) Scoping Report which is to be followed when undertaking SEA of the Dundalk Local Area Plan (LAP) 2024-2030 and the topics to be considered in the SEA referred to in the Scoping Report, that the SEA of the LAP as proposed, combined with the Appropriate Assessment (AA) process to be carried out in parallel with the SEA should allow a full evaluation of the potential effects of the Draft Dundalk LAP on Flora, Fauna and habitats within both the area which is to be subject to the LAP and its zone of influence.</p> <p>The area which is to be subject of the LAP overlaps to some extent with the Dundalk Bay Special Area of Conservation (SAC) and the Dundalk Bay Special Protection Area (SPA) which otherwise encompass large areas to the seaward of the LAP. Surface water runoff and foul water discharges from Dundalk enter these European sites, and SEA and AA should therefore evaluate the potential effects that surface and foul water discharges from development provided for in the Draft LAP might have on the Qualifying Interest (QI) habitats for the Dundalk Bay SAC and on Special Conservation Interest (SCI) bird species/QIs for the Dundalk Bay SPA.</p> <p>In relation to proposed development in the Dundalk area provided for in the Louth County Development Plan (CDP) 2021-2027, of most concern to this Department from a nature conservation perspective would be any potential adverse effects to the Dundalk Bay SAC and Dundalk Bay SPA that might result from the planned construction of the Louth Coastal Greenway to be combined with the provision of coastal flood defenses as set out in Policy Objective MOV 36 included in Chapter 7 Movement of the CDP "To continue to engage and work closely with the OPW and other stakeholders in the development of the Coastal Greenway from Dundalk to Blackrock including the delivery of such infrastructure on both sides of the Castletown River, and Baltray to Drogheda through the Louth Coastal Defence Projects". In particular disturbance by humans and dogs during the greenway's operational phase of SCI bird species for Dundalk Bay SPA, both within the SPA itself and ex-situ where they forage on adjacent farmland located behind the existing flood defences, for instance in the Marsh South area to the east of the built-up part of Dundalk, could result in significant detrimental effects on these species and therefore to the integrity of the SPA. The possible routes for the Louth Coastal Greenway should be identified on the Draft Dundalk LAP maps and the possible adverse effects of this greenway on the Dundalk Bay SAC and Dundalk Bay SPA considered in the SEA and AA of the Draft LAP.</p>	Noted. These issues were taken into account when throughout the undertaking of the SEA and/or AA as relevant.

### 3.3 Submissions on the Environmental Report for the Draft Plan

Various submissions were made on the Draft Plan, Proposed Material Alterations and/or associated environmental assessment documents, including the SEA Environmental Report and AA/SFRA documents, while these documents were on public display.

Updates made to the Plan and associated environmental assessment documents on foot of submissions include:

- To add the following text into Section 4.6.2 “European Sites” of the SEA Environmental Report (new text in **bold**): **“Carlingford Lough SPA also supports Common Terns and Sandwich Terns which are of conservation concern across the island of Ireland.”**
- To add the following text to section 4.9 of the SEA Environmental Report (new text in **bold**):

**“The EU Marine Strategy Framework Directive (MSFD; 2008/56/EC) aims to protect the marine environment beyond the areas considered under the WFD. It requires the application of an ecosystem-based approach to the management of human activities, enabling sustainable use of marine resources, goods and services. The aim of the Directive is to achieve Good Environmental Status for marine waters. This means that marine waters should be clean, healthy, biologically diverse and productive.**

The Environmental status of the 11 qualitative descriptors outlined in Annex 1 of the MSFD for the determination of Good Environmental Status (GES) as reported by the Department of Housing, Planning and Local Government (2000) is as follows:

- Biodiversity - Some elements compatible with GES
  - Non-indigenous species - Compatible with GES
  - Commercial fish and shellfish - Some elements compatible with GES
  - Food webs - Compatibility with GES not known
  - Eutrophication - Compatible with GES
  - Sea-floor integrity - Some elements compatible with GES
  - Hydrographical conditions - Compatible with GES
  - Contaminants - Compatible with GES
- **Contaminants in seafood - Compatible with GES**
  - **Marine litter - Compatible with GES for the elements assessed**
  - **Energy, including underwater noise - Compatible with GES for the elements assessed.”**
- To amend Table 5.1 of the SEA Environmental Report to include the following (new text in **bold**):
    - SEO: Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive **and Marine Strategy Framework Directive**
    - Indicator: **Status of marine waters**
  - To add reference to the following in Appendix I “Relationship with Legislation and Other Policies, Plans and Programmes”:
    - Marine Strategy Framework Directive
    - Ireland’s National Marine Planning Framework
    - UK Marine Policy Statement 2011
    - draft Marine Plan for Northern Ireland 2018
    - the Marine and Coastal Access Act 2008
    - the Marine Act (Northern Ireland) 2013
  - To update various provisions relating to flood risk management contained in the Draft Plan in order to ensure further compliance with the Flood Risk Management Guidelines.
  - To update the Justification Test in the SFRA to include additional information.

For further information on how submissions were considered, refer to the Chief Executive’s Report on submissions received on the Draft Plan and associated documents and the Chief Executive’s Report on submissions received on the Proposed Material Alterations and associated documentation – both available at <https://www.louthcoco.ie/>.

All parts of the Plan-preparation process were informed by the SEA, AA and SFRA processes - this includes the preparation of the Draft Plan, Proposed Material Alterations and Further Modifications. The mitigation integrated into the final, adopted Plan includes that identified at Table 2.1 of this report.

### **3.4 SEA documents including SEA Environmental Report**

The Draft Plan and accompanying documents (including SEA Environmental Report and AA and SFRA documents) were placed on public display, having integrated various recommendations arising from the SEA, AA and SFRA processes. Responses to submissions made during the public display of the Draft Plan and associated SEA, AA and SFRA documents were integrated into a Chief Executive's Report and considered by Louth County Council.

A number of material alterations were proposed after public display of the Draft Plan. The Proposed Material Alterations were subject to SEA and Screening for AA. Responses to submissions made during the public display of the Proposed Material Alterations and associated SEA, AA and SFRA documents were integrated into a Chief Executive's Report and considered by Louth County Council. Further modifications were considered by the SEA, AA and SFRA processes.

On adoption of the Plan, the Environmental Report that had been placed on public display alongside the Draft Plan was updated to become a final Environmental Report that is consistent with the adopted Plan, taking into account all changes that were made to the original Draft Plan that was placed on public display.

## Section 4 Summary of Alternatives considered

### 4.1 Introduction

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme) are identified, described and evaluated for their likely significant effects on the environment. Summaries of the alternatives for the Plan and their assessment are provided below.

### 4.2 Limitations in Available Alternatives

The Local Area Plan is required to be consistent with the County Development Plan, the Regional Spatial and Economic Strategy for the Eastern and Midland Region and the National Planning Framework. The County Development Plan includes a population target and housing allocation for Dundalk, which is reflective of the designation and growth strategy for the town in National and Regional Policy. This therefore limits the alternatives available for the Local Area Plan.

### 4.3 Summary of Description and Assessment

#### 4.3.1 Land Uses

**Alternative 1** “More dispersed settlement pattern” would be based on edge of centre development on greenfield sites with a limited focus on town centre regeneration and infill and brownfield development. Densities would be lower and development would be more car dependent. The build out of lands would be developer driven with a limited plan-led approach in the identification of key development areas in the town.

The approach under this alternative would not allow for water supply, waste water, compact growth, public transport and co-ordinated development considerations to be integrated into the Plan to the highest degree. Additional infrastructure would be required to accommodate edge of centre development on greenfield sites, more than would be required for Alternative 2 and some development may have to be serviced by private waste water treatment systems, which would have to be properly maintained.

The development of the town centre would be less compact and less sustainable under this scenario and would not optimally support the longer-term viability of the settlement. 30% of residential development would be less likely to be achieved in core areas in comparison with Alternative 2. Giving less of a preference to lands that have a greater capacity to satisfy the principles of active travel and giving a less focus to key development areas (there would be no clear parameters for development identified, making successful applications for the sustainable, compact development of the town less likely) would allow for the proper planning and sustainable development of the town as envisaged by the wider planning framework to a lesser degree.

This alternative would make less of a contribution towards the protection and management of the environment by facilitating development of lands (including those within and adjacent to the Town's core areas) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services. Demand to develop more sensitive, less well-serviced lands elsewhere in the Plan area would be provided for. This alternative would be considered the least effective out of both alternatives in the delivery of a sustainable, low carbon and climate resilient future for the town.

The approach under Alternative 1 would benefit the protection of various environmental components to a lesser degree. This alternative would not provide the most evidence-based framework for development and would have the potential to undermine sustainable development and proper

planning - with potential for associated unnecessary significant residual adverse environmental effects on various environmental components, including:

- Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (significant residual adverse effects would occur);
- Significant residual adverse effects upon the achievement of carbon emission reduction targets in line with local, national and European environmental objectives (would occur);
- Significant residual adverse effects upon the economic viability of providing for public assets and infrastructure;
- Significant residual adverse effects on ecology, ecological connectivity and non-designated habitats and species;
- Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (significant residual adverse effects would occur);
- Occurrence of visual impacts (significant residual adverse effects would occur); and
- Increased loadings on water bodies.

**Alternative 2** “Integration of land use and transport planning that focuses on consolidation and build out of extant permissions” would seek to ensure that the future growth of the town and would enable the creation of more sustainable communities where there is a reduced dependence on the private car and more opportunities for people to walk and cycle by a combination of providing the requisite infrastructure and ensuring services and facilities are close to where people live. Key development areas in the town would be identified and the recommendations of the Local Transport Plan would be incorporated into the Local Area Plan.

The approach under this alternative would allow for water supply, waste water, compact growth, public transport and co-ordinated development considerations to be integrated into the Plan to the highest degree. Much of the infrastructure required to be in place to achieve the growth targets is already in place or planned under this alternative.

The development of the town centre would be more compact and sustainable under this scenario and would better support the longer-term viability of the settlement. 30% of residential units would be expected to take place in the core areas of the town. Giving a strong preference to lands that have a greater capacity to satisfy the principles of active travel and giving a focus to key development areas (with clear parameters for development identified, ensuring compliance with planning and environmental requirements and making successful applications for the sustainable, compact development of the town more likely) would allow for the proper planning and sustainable development of the town as envisaged by the wider planning framework to the greatest degree.

This alternative would make the greatest contribution towards the protection and management of the environment by facilitating development of lands (including those within and adjacent to the Town’s core areas) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond. This alternative would be considered the most effective out of both Development Strategies considered in the delivery of a sustainable, low carbon and climate resilient future for the town.

The approach under Alternative 2 would benefit the protection of various environmental components. Although potentially adverse effects associated with land use development would exist, they would be mitigated to a significant degree. Less residual environmental effects would result.

Selected Alternative: Alternative 2

### 4.3.2 Vacancy and Regeneration

Both alternatives for vacancy and regeneration would facilitate the development of the town; however, they would contribute towards environmental protection and management and sustainable development to varying degrees.

**Alternative 1** would take a “General approach” to promoting the redevelopment of vacant and underutilised lands by including generic policy objectives and narrative. Although this alternative would contribute towards the redevelopment of vacant and underutilised lands, it would do so to a lesser extent than Alternative 2.

The development of the town centre would be less compact and less sustainable under this scenario and would not optimally support the longer-term viability of the settlement. 30% of residential development would be less likely to be achieved in core areas in comparison with Alternative 2. Giving less of a focus to the redevelopment of vacant and underutilised lands that would have capacity to satisfy the principles of active travel and giving less of a focus to opportunity sites (there would be no clear parameters for development identified, making successful applications for the sustainable development of these properties less likely) would allow for the proper planning and sustainable development of the town as envisaged by the wider planning framework to a lesser degree.

This alternative would make less of a contribution towards the protection and management of the environment by facilitating development of properties (including those within and adjacent to the Town's core areas) that have relatively low levels of environmental sensitivities and are often already served by infrastructure and services. This alternative would be considered the least effective out of both alternatives in the delivery of a sustainable, low carbon and climate resilient future for the town.

The approach under Alternative 1 would benefit the protection of various environmental components to a lesser degree. Under this alternative, more development would have to be accommodated on more sensitive, less well-served, less well-connected lands elsewhere in the Plan area.

Redevelopment of vacant and underutilised lands has the potential to result in elevated levels of potential adverse effects on cultural heritage (both archaeology and architecture) in the short term, arising during construction; however, these would be mitigated and the longer-term protection of these assets would be secured, to a lesser extent under Alternative 1.

**Alternative 2** "Focused and plan-led approach" would involve the identification of specific properties and areas of the town that have significant redevelopment potential. These would be identified as 'opportunity sites' and a supporting narrative would be provided setting out potential uses for the lands. Alternative 2 would contribute towards the redevelopment of vacant and underutilised lands to a greater extent than Alternative 1.

The development of the town centre would be more compact and more sustainable under this scenario and would optimally support the longer-term viability of the settlement. 30% of residential development would be more likely to be achieved in core areas in comparison with Alternative 1. Giving more of a focus to the redevelopment of vacant and underutilised lands that would have capacity to satisfy the principles of active travel and giving more of a focus to opportunity sites (a supporting narrative would be provided setting out potential uses for the lands, making successful applications for the sustainable development of these properties more likely) would allow for the proper planning and sustainable development of the town as envisaged by the wider planning framework to a greater degree.

This alternative would make more of a contribution towards the protection and management of the environment by facilitating development of properties (including those within and adjacent to the Town's core areas) that have relatively low levels of environmental sensitivities and are often already served by infrastructure and services. This alternative would be considered the most effective out of both alternatives in the delivery of a sustainable, low carbon and climate resilient future for the town.

The approach under Alternative 2 would benefit the protection of various environmental components to a greater degree. Under this alternative, less development would have to be accommodated on more sensitive, less well-served, less well-connected lands elsewhere in the Plan area.

Redevelopment of vacant and underutilised lands has the potential to result in elevated levels of potential adverse effects on cultural heritage (both archaeology and architecture) in the short term, arising during construction; however, these would be mitigated and the longer-term protection of these assets would be secured, to a greater extent under Alternative 2.

Selected Alternative: Alternative 2

### 4.3.3 Density

Both alternatives (**Alternative 1** “Promote high density and buildings of height in the town centre” and **Alternative 2** “Plan led approach to achieving higher densities in the town centre”) for density would contribute towards consolidation of the town centre; however, they would contribute towards environmental protection and management and sustainable development to varying degrees. The selection of densities would have implications for the type and mix of development that would be provided for and the height of buildings and blocks.

**Alternative 1** would facilitate the creation of a more compact settlement and consolidation. Limited consideration would be given to the appropriateness of the location for higher densities or buildings of height. Higher densities and increased building heights can contribute towards the creation of a more compact town; however, a balance is required in achieving recommended densities and creating quality developments and attractive, sustainable neighbourhoods. Not considering the appropriateness of higher densities would be likely to significantly adversely impact upon:

- The protection of built heritage (including designated archaeology and architecture) and its context and setting (which has a key role to play in place-making and contributes significantly to Dundalk’s sense of identity and cultural heritage);
- The protection of the scenery and streetscape of the town and highly sensitive key scenic views of the surrounding area (which is of amenity value to tourists and residents, contributing to well-being and constituting a valuable economic asset);
- The protection of the landscape character of the town and surrounding areas, from which buildings of height would be visible; and
- The appropriate provision of local services for future residents; higher densities may not be appropriate in areas where there is insufficient or inadequate services and infrastructure (this is relevant to the environmental components of population and human health and material assets).

Under **Alternative 2**, specific areas of the town centre would be identified for higher densities. Under this approach, a greater consideration would be given to the appropriateness of higher densities and buildings of height in different parts of the town centre. This would be likely to significantly benefit:

- The protection of built heritage (including designated archaeology and architecture) and its context and setting (which has a key role to play in place-making and contributes significantly to Dundalk’s sense of identity and cultural heritage);
- The protection of the scenery and streetscape of the town and highly sensitive key scenic views of the surrounding area (which is of amenity value to tourists and residents, contributing to well-being and constituting a valuable economic asset);
- The protection of the landscape character of the town and surrounding areas, from which buildings of height would be visible; and
- The appropriate provision of local services for future residents; higher densities may not be appropriate in areas where there is insufficient or inadequate services and infrastructure (this is relevant to the environmental components of population and human health and material assets).

Selected Alternative: Alternative 2

### 4.3.4 Building Heights

**Alternative 1** “Continue with a low-rise suburban approach” would be based on the expansion of low-rise suburban development with limited focus on compact growth. Building heights and associated densities would be lower, resulting in continued commuting and car dependence.

Although the height of individual buildings would be less likely to impact upon landscape character/designations and cultural heritage (both archaeology and architecture), the low-rise suburban approach provided by this Alternative, would result in an increased need for greenfield development, with associated adverse effects upon landscape character and the context of cultural heritage in these areas.

The approach under this alternative would not allow for water supply, waste water, compact growth, public transport and co-ordinated development considerations to be integrated into the Plan to the highest degree. Additional infrastructure would be required to accommodate edge of centre development on greenfield sites, more than would be required for Alternative 2 and some

development may have to be serviced by private waste water treatment systems, which would have to be properly maintained.

Development under this alternative would be less compact and less sustainable and would not optimally support the longer-term viability of the settlement. 30% of residential development would be less likely to be achieved in core areas in comparison with Alternative 2. Lower densities and the absence of a focus to support increased buildings of height at suitable locations would allow for the proper planning and sustainable development of the town as envisaged by the wider planning framework to a lesser degree.

This alternative would make less of a contribution towards the protection and management of the environment by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services. Demand to develop more sensitive, less well-serviced lands elsewhere in the Plan area would be provided for. This alternative would be considered the least effective out of both alternatives in the delivery of a sustainable, low carbon and climate resilient future for the Plan area.

The approach under Alternative 1 would benefit the protection of various environmental components to a lesser degree. This alternative would not provide the most evidence-based framework for development and would have the potential to undermine sustainable development and proper planning - with potential for associated unnecessary significant residual adverse environmental effects on various environmental components, including:

- Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (significant residual adverse effects would occur);
- Significant residual adverse effects upon the achievement of carbon emission reduction targets in line with local, national and European environmental objectives (would occur);
- Significant residual adverse effects upon the economic viability of providing for public assets and infrastructure;
- Significant residual adverse effects on ecology, ecological connectivity and non-designated habitats and species;
- Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (significant residual adverse effects would occur);
- Occurrence of visual impacts (significant residual adverse effects would occur); and
- Increased loadings on water bodies.

**Alternative 2** "Support and promote increased building heights at suitably identified locations" would promote and support increased buildings of height (4 storeys or higher) at specific locations in Dundalk identified as being suitable for increased building heights with other locations being considered on a case-by-case basis. The approach under this alternative would facilitate compact growth of the Plan area, with a reduced dependence on the private car and more opportunities for people to walk and cycle.

Although the height of individual buildings would present potential conflicts with landscape character/designations and cultural heritage (both archaeology and architecture), they would only be permitted in suitable locations. Furthermore, increased building heights in these locations would reduce the need for sprawling greenfield development, which would be facilitated by Alternative 1.

Redevelopment of vacant and underutilised lands has the potential to result in elevated levels of potential adverse effects on in the short term, arising during construction; however, these would be mitigated and the longer-term protection of these assets would be secured, to a lesser extent under Alternative 1.

Redevelopment of vacant and underutilised lands has the potential to result in elevated levels of potential adverse effects on cultural heritage (both archaeology and architecture) in the short term, arising during construction; however, these would be mitigated and the longer-term protection of these assets would be secured, to a greater extent under Alternative 2.

The approach under this alternative would allow for water supply, waste water, compact growth, public transport and co-ordinated development considerations to be integrated into the Plan to the highest degree. Much of the infrastructure required to be in place to achieve the growth targets is already in place or planned under this alternative.

Development under this alternative would be more compact and sustainable and would better support the longer-term viability of the settlement. 30% of residential units would be expected to take place in the core areas of the town. Supporting increased buildings of height at suitable locations would allow for the proper planning and sustainable development of the town as envisaged by the wider planning framework to the greatest degree.

This alternative would make the greatest contribution towards the protection and management of the environment by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond. This alternative would be considered the most effective out of both Development Strategies considered in the delivery of a sustainable, low carbon and climate resilient future for the Plan area.

The approach under Alternative 2 would benefit the protection of various environmental components. Although potentially adverse effects associated with land use development would exist, they would be mitigated to a significant degree. Less residual environmental effects would result.

Selected Alternative: Alternative 2

### 4.3.5 Transport

**Alternative 1** “General approach” would not inform the LAP with a Local Transport Plan, but would take a general approach to transportation through the implementation of generic policy objectives, including those set out in the County Development Plan. This alternative would provide a less coordinated and less orderly provision of transport infrastructure and services (that would seek to deliver travel solutions that support moving people from the private car to more sustainable modes, with interactions with air and human health), with delivery of projects, and associated benefits with respect to sustainable mobility and compact development, less likely. This approach would be less likely to improve the potential for meeting important objectives relating to emissions and energy use. Potentially adverse impacts arising from more coherently planned transport developments on environmental components, including ecology and water, could be mitigated at both LAP and project level.

**Alternative 2** “Focused and plan-led approach” would involve the preparation of a Local Transport Plan for the Plan area and the incorporation of recommendations into the narrative and policy objectives of the Local Area Plan. This would ensure a more coherent approach is taken to the integration of land use and transportation planning and would align with national and local guidance pertaining to climate action and modal change. This alternative would provide a more coordinated and more orderly provision of transport infrastructure and services (that would seek to deliver travel solutions that support moving people from the private car to more sustainable modes, with interactions with air and human health), with delivery of projects, and associated benefits with respect to sustainable mobility and compact development, more likely. This approach would be more likely to improve the potential for meeting important objectives relating to emissions and energy use. Potentially adverse impacts on environmental components, including ecology and water, could be mitigated at both LAP and project level.

Selected Alternative: Alternative 2

### 4.3.6 Climate

**Alternative 1** “High level policy approach” would provide a generic narrative and policy objectives in the Local Area Plan that reflect those set out in the County Development Plan and support the implementation of climate action policy as set out at a national and regional level. **Alternative 2** “Focused, plan-led and collaborative approach” would ensure climate action is a cross-cutting theme of the Plan. A specific chapter would be included in the Plan relating to Climate Action with opportunities for various sectors including transport, business, and residential to include climate

adaptation and mitigation measures set out. An evidence-based approach would be taken to identifying any targets or measures and the Plan would be closely aligned with the objectives of the Louth County Council Climate Action Plan 2024-2029. The opportunities for community participation and engagement would also be highlighted.

Both alternatives would contribute towards climate action (both mitigation and adaptation); however, Alternative 2 would contribute to a greater degree than Alternative 1. Consequently, Alternative 2 would contribute to a greater degree towards the protection and management of the environment (and associated positive environmental effects) arising from climate action interactions including:

- Population and human health – lower emissions would improve air quality and therefore human health; flood risk management approach would contribute towards protection of human health;
- Biodiversity, flora and fauna – reducing vulnerability of biodiversity to climate risks and enhancing biodiversity and flora and fauna;
- Soils – reducing risk of soils from climate change;
- Water – reducing vulnerability from coastal and fluvial flood risk;
- Air and Climatic Factors – the transition to a low carbon society and economy would contribute towards achieving targets in relation to greenhouse gas emissions and improve air quality;
- Material Assets – driving modal shift towards more sustainable modes of transport; contributing towards the adequate and appropriate provision of water services; contributing towards circular economy principles; contributing towards renewable energy generation targets and energy security.
- Cultural Heritage – contributing towards reuse of the existing built building stock, which includes heritage features, as well as more coordination for retrofitting.

Selected Alternative: Alternative 2

### 4.3.7 Natura 2000

**Alternative 1** “Continue with measured approach” would follow the current method which identifies and considers appropriate land uses within and in proximity to the designated Natura sites (Dundalk Bay SPA and SAC) to facilitate development while protecting and maintaining the protection of conservation objectives of the designated Natura sites.

**Alternative 2** “Enhanced approach” would seek to provide for a greater transition and compatibility of land uses in the vicinity of the designated Natura sites (Dundalk Bay SPA and SAC). This approach would result in a higher level of protection being afforded to the designated Natura sites and enhanced protection of the conservation objectives associated with the designated sites. By providing for a greater transition and compatibility of land uses in the vicinity of the designated Natura sites, Alternative 2 would contribute towards the protection of areas outside of European sites from inappropriate development to a greater extent, benefitting all environmental components, including biodiversity and flora and fauna, soil, water, air and climatic factors and landscape.

Selected Alternative: Alternative 2

## 4.4 Reasons for Choosing the Selected Alternative in light of Other Reasonable Alternatives Considered

Selected alternatives for the Plan from each of the types of alternatives that emerged from the planning/SEA process are indicated above.

These alternatives have been integrated into the adopted Plan having regard to both:

- The environmental effects which were identified by the SEA and are summarised above; and
- Planning – including social and economic – effects that were also considered.

## Section 5 Monitoring Measures

### 5.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This section details the measures which will be used in order to monitor the likely significant effects of implementing the Plan.

Monitoring can both demonstrate the positive effects facilitated by the Plan and can enable, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action.

The occurrence of significant adverse environmental effects not predicted and mitigated by this assessment, which are directly attributable to the implementation of the Plan, would necessitate consideration of these effects in the context of the Plan and potential remediation action(s) and/or review of part(s) of the Plan.

### 5.2 Indicators and Targets

Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives that were used in the evaluation. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant strategic actions. Given the position of the Local Area Plan in the land use planning hierarchy beneath the Louth County Development Plan 2021-2027 (as varied), the measures identified in that County Development Plan SEA have been used as they are or having been slightly modified – in most instances. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring.

Table 5.1 shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Plan, if unmitigated.

Monitoring is an ongoing process and the programme allows for flexibility and the further refinement of indicators and targets. The Monitoring Programme may be updated to

deal with specific environmental issues – including unforeseen effects – as they arise.

### 5.3 Sources

The Plan forms part of the wider land use planning framework comprising a hierarchy of policies, plans, programmes, etc. This wider framework, including the National Planning Framework, the Eastern and Midland RSES and the Louth County Development Plan is subject to its own SEA (and associated monitoring) requirements. Individual projects will be subject to their own monitoring requirements as relevant.

In implementing the Monitoring Programme, the Council will take into account this hierarchy of planning and environmental monitoring.

Sources for indicators may include existing monitoring databases (including those maintained by planning authorities and national/regional government departments and agencies) and the output of lower-tier environmental assessment and decision making (including a review of project approvals granted and associated documents and the output of any EIA monitoring programmes).

Internal monitoring of the environmental effects of grants of permission in the Council would provide monitoring of certain indicators on a *grant of permission*<sup>11</sup> basis. Where significant adverse effects as a result of the development to be permitted are identified, such effects could be identified, recorded and used to inform monitoring evaluation.

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<sup>11</sup> The likely significant effects of development proposals on environmental sensitivities are further determined during the development management process. Documenting any identified effects as a result of a development to be permitted can help to fulfill monitoring requirements.

## 5.4 Reporting

A stand-alone Monitoring Report on the significant environmental effects of implementing the Plan will be prepared in advance of the beginning of the review of the Plan. This report should address the indicators set out on Table 5.1. Monitoring frequencies of indicators tend to change although where they are consistent frequencies are identified.

Reporting may be undertaken in conjunction with the monitoring reporting on other plans, such as the County Development Plan and other Local Area Plans.

The Council is responsible for the ongoing review of indicators and targets, collating existing relevant monitored data, the preparation of monitoring evaluation report(s), the publication of these reports and, if necessary, the carrying out of remedial action.

**Table 5.1 Indicators, Targets, Sources and Remedial Action**

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action
<b>Biodiversity, Flora and Fauna</b>	<b>BFF</b>	<ul style="list-style-type: none"> <li>Condition of European sites</li> </ul>	<ul style="list-style-type: none"> <li>Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions in their land use plans and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species</li> <li>Implement and review, as relevant, Local Biodiversity Action Plans</li> </ul>	<ul style="list-style-type: none"> <li>DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years)<sup>12</sup></li> <li>DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years)<sup>13</sup></li> <li>Consultations with the NPWS<sup>14</sup></li> </ul>	<ul style="list-style-type: none"> <li>Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.</li> </ul>
		<ul style="list-style-type: none"> <li>Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted</li> </ul>	<ul style="list-style-type: none"> <li>Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions in their land use plans and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species</li> <li>Implement and review, as relevant, Local Biodiversity Action Plans</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of local land use plans</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
		<ul style="list-style-type: none"> <li>SEAs and AAs as relevant for new Council policies, plans, programmes etc.</li> </ul>	<ul style="list-style-type: none"> <li>Screen for and undertake SEA and AA as relevant for new Council policies, plans, programmes etc.</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of preparation of local land use plans</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
		<ul style="list-style-type: none"> <li>Status of water quality in water bodies</li> </ul>	<ul style="list-style-type: none"> <li>Included under Water below</li> </ul>	<ul style="list-style-type: none"> <li>Included under Water below</li> </ul>	<ul style="list-style-type: none"> <li>Included under Water below</li> </ul>
		<ul style="list-style-type: none"> <li>Compliance of planning permissions with Plan measures providing for the protection of Biodiversity and flora and fauna – see County Development Plan Chapter 8 “Natural Heritage, Biodiversity and Green Infrastructure”</li> </ul>	<ul style="list-style-type: none"> <li>For planning permission to be only granted when applications demonstrate that they comply with all Plan measures providing for the protection of biodiversity and flora and fauna – see County Development Plan Chapter 8 “Natural Heritage, Biodiversity and Green Infrastructure”</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
<b>Population and Human Health</b>	<b>PHH</b>	<ul style="list-style-type: none"> <li>Implementation of Plan measures relating to the promotion of economic growth as provided for by County Development Plan Chapter 5 “Economy and Employment”</li> </ul>	<ul style="list-style-type: none"> <li>For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to the promotion of economic growth as provided for by County Development Plan Chapter 5 “Economy and Employment”</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of progress on implementing Plan objectives</li> <li>Consultations with DECC</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> <li>Consultations with DECC</li> </ul>

<sup>12</sup> Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

<sup>13</sup> Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

<sup>14</sup> Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

SEA Statement for the Dundalk Local Area Plan 2025-2031

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action
			<ul style="list-style-type: none"> <li>All citizens will have access to speeds of 30Mbps, and that 50% of citizens will be subscribing to speeds of 100Mbps (Also relevant to Material Assets)</li> </ul>		
		<ul style="list-style-type: none"> <li>Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Consultations with the Health Service Executive and EPA</li> </ul>	<ul style="list-style-type: none"> <li>Consultations with the Health Service Executive and EPA</li> </ul>
		<ul style="list-style-type: none"> <li>Proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>Monitoring of Louth County Council's Climate Change Adaptation Strategy 2019-2024</li> </ul>	<ul style="list-style-type: none"> <li>Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.</li> </ul>
		<ul style="list-style-type: none"> <li>Number of spatial plans that include specific green infrastructure mapping</li> </ul>	<ul style="list-style-type: none"> <li>Require all local level land use plans to include specific green infrastructure mapping</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of local land use plans</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
<b>Soil (and Land)</b>	<b>S</b>	<ul style="list-style-type: none"> <li>Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets)</li> </ul>	<ul style="list-style-type: none"> <li>Maintain built surface cover nationally to below the EU average of 4% as per the NPF</li> <li>In accordance with National Policy Objectives 3c of the National Planning Framework, a minimum of 30% of the housing growth targeted in any settlement is to be delivered within the existing built-up footprint of the settlement</li> <li>To map brownfield and infill land parcels</li> </ul>	<ul style="list-style-type: none"> <li>EPA Geoportal</li> <li>Compilation of greenfield and brownfield development for the DHLGH</li> <li>AA/Screening for AA for each application</li> </ul>	<ul style="list-style-type: none"> <li>Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.</li> </ul>
		<ul style="list-style-type: none"> <li>Instances where contaminated material generated from brownfield and infill must be disposed of</li> </ul>	<ul style="list-style-type: none"> <li>Dispose of contaminated material in compliance with EPA guidance and waste management requirements</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of grants of permission where contaminated material must be disposed of</li> </ul>	<ul style="list-style-type: none"> <li>Consultations with the EPA and Development Management</li> </ul>
		<ul style="list-style-type: none"> <li>Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission</li> </ul>	<ul style="list-style-type: none"> <li>Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
<b>Water</b>	<b>W</b>	<ul style="list-style-type: none"> <li>Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD</li> <li>Status of marine waters</li> </ul>	<ul style="list-style-type: none"> <li>Not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status'</li> <li>Implementation of the objectives of the River Basin Management Plan</li> </ul>	<ul style="list-style-type: none"> <li>EPA Monitoring Programme for WFD compliance<sup>15</sup></li> </ul>	<ul style="list-style-type: none"> <li>Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Uisce Éireann to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.</li> <li>Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate</li> </ul>

<sup>15</sup> Including monitoring of water quality and nitrogen deposition due to bioenergy and agricultural projects where available

SEA Statement for the Dundalk Local Area Plan 2025-2031

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action
		<ul style="list-style-type: none"> <li>Number of incompatible developments permitted within flood risk areas</li> </ul>	<ul style="list-style-type: none"> <li>Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>	<p>a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.</p> <ul style="list-style-type: none"> <li>Where planning applications are being permitted on flood zones, the Council will ensure that such grants are in compliance with the Flood Risk Management Guidelines and include appropriate flood risk mitigation and management measures.</li> </ul>
Material Assets	MA	<ul style="list-style-type: none"> <li>Programmed delivery of Uisce Éireann infrastructure for all key growth towns in line with Uisce Éireann Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated</li> <li>Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan</li> </ul>	<ul style="list-style-type: none"> <li>All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan</li> <li>Where septic tanks are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the septic tank will not – in combination with other septic tanks – contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive</li> <li>Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure</li> <li>See also targets relating to greenfield and brownfield development of land under Soil and broadband under Population and Human Health</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission Consultations with the Uisce Éireann</li> <li>DHLGH in conjunction with Local Authorities</li> </ul>	<ul style="list-style-type: none"> <li>Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.</li> </ul>
		<ul style="list-style-type: none"> <li>Proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>Monitoring of Louth County Council's Climate Change Adaptation Strategies 2019-2024</li> </ul>	<ul style="list-style-type: none"> <li>Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.</li> </ul>
Air	A	<ul style="list-style-type: none"> <li>Proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels</li> <li>NO<sub>x</sub>, SO<sub>x</sub>, PM10 and PM2.5 as part of Ambient Air Quality Monitoring</li> </ul>	<ul style="list-style-type: none"> <li>Decrease in proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels</li> <li>Improvement in Air Quality trends, particularly in relation to transport related emissions of NO<sub>x</sub> and particulate matter</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>Data from the National Travel Survey</li> <li>EPA Air Quality Monitoring</li> <li>Consultations with Department of Transport and Department of Environment, Climate and Communications</li> </ul>	<ul style="list-style-type: none"> <li>Where proportion of population shows increase in private car use above previous CSO figures, Council will coordinate with the Regional Assembly, DHLGH, DECC and NTA to develop a tailored response. See also entry under Population and human health above</li> </ul>
Climatic Factors	C	<ul style="list-style-type: none"> <li>Implementation of Plan measures relating to climate reduction targets</li> </ul>	<ul style="list-style-type: none"> <li>For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to climate reduction targets</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
		<ul style="list-style-type: none"> <li>A competitive, low-carbon, climate-resilient and environmentally sustainable economy</li> </ul>	<ul style="list-style-type: none"> <li>Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050</li> </ul>	<ul style="list-style-type: none"> <li>Monitoring of Louth County Council's Climate Change Adaptation Strategies 2019-2024</li> <li>EPA Annual National Greenhouse</li> </ul>	<ul style="list-style-type: none"> <li>Where targets are not achieved, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.</li> </ul>

SEA Statement for the Dundalk Local Area Plan 2025-2031

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action
		<ul style="list-style-type: none"> <li>Share of renewable energy in transport</li> </ul>	<ul style="list-style-type: none"> <li>Contribute towards the target of the Renewable Energy Directive (2009/28/EC), for all Member States to reach a 10% share of renewable energy in transport by facilitating the development of electricity charging and transmission infrastructure, in compliance with the provisions of the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Gas Emissions Inventory reporting</li> <li>Climate Action Regional Office</li> <li>Consultations with DECC (at monitoring evaluation)</li> </ul>	
		<ul style="list-style-type: none"> <li>Energy consumption, the uptake of renewable options and solid fuels for residential heating</li> </ul>	<ul style="list-style-type: none"> <li>To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating</li> </ul>		
		<ul style="list-style-type: none"> <li>Proportion of journeys made by private fossil fuel-based car compared to previous levels</li> </ul>	<ul style="list-style-type: none"> <li>Decrease in the proportion of journeys made by residents of the using private fossil fuel-based car compared to previous levels</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>Monitoring of Louth County Council's Climate Change Adaptation Strategies 2019-2024</li> </ul>	<ul style="list-style-type: none"> <li>Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.</li> </ul>
		<ul style="list-style-type: none"> <li>Proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>Monitoring of Louth County Council's Climate Change Adaptation Strategies 2019-2024</li> </ul>	<ul style="list-style-type: none"> <li>Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.</li> </ul>
Cultural Heritage	CH	<ul style="list-style-type: none"> <li>Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Council will work with Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation.</li> </ul>
		<ul style="list-style-type: none"> <li>Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Consultation with DHLGH.</li> </ul>	
Landscape	L	<ul style="list-style-type: none"> <li>Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Council will re-examine Plan provisions and the effectiveness of their implementation</li> </ul>

# **Appendix I SEA Public Consultation Initiative Newsletter**