

# Ardee Local Area Plan 2010 – 2016



April 2011



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## **1. Introduction**

### **1.1 Need for this Plan**

**1.1.1** The Ardee Local Area Plan 2010 – 2016 is set within the context of the Louth County Development Plan 2009 – 2015. It sets out an over-all strategy for the proper planning and sustainable development of Ardee over the timescale of the Plan. The Plan allows for an area specific focus whereby a detailed assessment of local planning issues can be made. These include community facilities and amenities appropriate to the area, elements of the built and natural heritage that would benefit from protection and improvement and standards for the design of developments. It zones land for particular purposes and provides a policy framework for individual planning decisions. Sustainable development is at the core of the planning process, reflecting increasing environmental concerns that have become the focus of national and international policies over recent years.

**1.1.2** Ardee is the principal town and population centre for mid-Louth. It is a well established and a successful local service, shopping and employment centre for both the town's population and an extensive hinterland, serving much of mid-Louth and neighbouring areas of County Meath. Its appeal primarily stems from the wide range of independent retailers, a choice of bars and restaurants, its built and natural environment and location on the intersection of the N2 Dublin – Derry Route and N52 Ardee –Nenagh Route and its proximity to the M1.

**1.1.3** Ardee has expanded significantly over recent years, from a population of 3,568 in 2002 to an estimated population of 4,500 in 2010. This has been largely driven by car-borne residential commuter development, given the easy accessibility of Ardee to Dublin, Drogheda and Dundalk by road. This has resulted in substantial residential development mostly towards the southern part of the town which includes Stoney Lane, Clonmore and Moorehall Rise. Between the years 1998 and 2003 in excess of 1,000 residential units were granted planning permission. During the 2003 - 2009 Plan period permission was granted for in excess of 400 additional residential units.

**1.1.4** The deteriorating economic climate that has emerged from 2008 onwards has had serious implications for employment in Ardee. This has been reflected in the increasing number of vacant units in the town centre. Vacant units, together with traffic congestion have combined to undermine the appeal of the town centre. If Ardee is to remain a successful centre for residents, shoppers, businesses and visitors alike it is important that these issues are addressed.

### **1.2 Title**

This Local Area Plan shall be titled the Ardee Local Area Plan 2010 - 2016.

### **1.3 Legal Status**

**1.3.1** Under Section 19(1) (b) of the Planning and Development Act, 2000, it is stated that a local area plan shall be made in respect of an area which is designated a town; has a population in excess of 2,000 and is situated within the functional area of a planning authority which is a county council. Ardee falls within this category of settlement. Under Section 18(4) (b) this local area plan may remain in force notwithstanding the making of a new county

development plan. Where any provision of this local area plan conflicts with the provisions of the development plan, the provision of the local area plan shall cease to have any effect.

This plan has been prepared having regard to government policy and guidelines, the policies and objectives of the Louth County Development Plan 2009- 2015 and in accordance with the requirements of the Planning and Development Act, 2000. It replaces the Ardee Local Area Plan 2003-2009.

#### **1.4 Plan Area**

This local area plan covers the statutory boundary of the town of Ardee and includes the townlands of Ardee, Townparks, Rathgory, Mulladrillen, Dawsons Demesne, Cappocksgreen, Riverstown, Stoneylane, Glebe and Mullameelan.

#### **1.5 Format**

This local area plan consists of a written statement and relevant illustrative material and maps indicating the development objectives and policies of the council for the proper planning and sustainable development of Ardee over the period of the plan. If any conflicts or ambiguity arises between what is contained in the written statement and supporting maps, the written statement shall take precedence.

#### **1.6 Making the Plan**

Once this local area plan is made and in force, the Planning and Development Acts place an obligation on both the planning authority and An Bord Pleanála to have regard to its provisions when considering applications for planning permission. This plan may remain in force for up to six years following the date on which it is made, after which it will be the subject of a formal review.

#### **1.7 Public Consultation**

**1.7.1** Under the Planning and Development Act 2000, Section (20)(1), a planning authority is required to *‘take whatever steps it considers necessary to consult with the public before preparing, amending or revoking a local area plan. These steps may include consultations with local residents, public sector agencies, non-government agencies, local community groups and commercial and business interests within the area’*.

The Council engaged in an extensive pre-draft consultation programme from the 27<sup>th</sup> January to 12<sup>th</sup> March 2010. The main steps in the process were as follows:

- An advertisement was placed in The Argus and the Dundalk Democrat, announcing the Council’s intention to prepare a new Local Area Plan for Ardee on the 26<sup>th</sup> January 2010. Submissions and observations were invited from the public.
- An Issues Paper, *Ardee’s New Local Area Plan 2010 -2016, What do you think?*, was prepared and widely distributed to voluntary and community groups, libraries, schools, statutory bodies, service providers, elected members and stakeholders. It was also posted on the internet to enable comments and observations to be submitted through this medium. Submissions from the public on the Issues Paper were invited. This

allowed the public and other interested parties an opportunity to raise any issues or topics they considered to be important to the future development of Ardee so that consideration could be given to them in the preparation of this draft Plan.

- In addition a public workshop meeting was held at the Mid Louth Civic Centre, Fairgreen, Ardee on Monday 1<sup>st</sup> February 2010. Presentations and feedback sessions were held with the Ardee Town Councillors and the Mid Louth Elected Members of Louth County Council, on 10<sup>th</sup> and the 28<sup>th</sup> January 2010, respectively. At these events, everyone who wished to discuss issues, policies or any matters which they considered to be important in formulating the new plan was facilitated.

**1.7.2** A total of 37 submissions and observations were received during the six week public consultation period and these were detailed in '*Report in Relation to Pre-draft Submissions, Ardee Local Area Plan Review 2010 – 2016*'. The function of this report was to detail issues raised in the public consultation and to inform and assist the Council in its consideration of appropriate policies for inclusion in the plan.

**1.7.3** Responses to the consultation indicated a strong support for the provision of footpaths, lighting and cycleway provision along the Castleguard Road, the N33 Link Road and roundabouts within the town boundary. Submissions also supported the provision of a range of community facilities and amenities and for the maintenance and protection of the vitality of the town centre. Responses also showed considerable concern for pedestrian and cyclist safety and the protection the town's natural resources including the provision of access to Ardee Castle and the maintenance of pedestrian access through the grounds of St Joseph's.

Twelve submissions related to specific land parcels and include zoning requests and development proposals for these lands, one of which is outside the town boundaries.

## **1.8 Strategic Environment Assessment and Appropriate Assessment**

Strategic Environment Assessment (SEA) is the formal systematic evaluation of the likely significant environmental effects of implementing the Plan prior to its adoption. Appropriate Assessment (AA) of the Plan, is to ensure that the Plan does not impact negatively on any Natura 2000 site. Screening reports have been completed for both SEA and AA.

## **1.9 Strategic Planning Context**

**1.9.1** The National Spatial Strategy (NSS) was published in 2002 and is a 20-year national planning framework. Dundalk has been given 'Gateway' status in this document and is to act as a focus for regional growth. The NSS acknowledges that Drogheda has much potential for development given its scale, established enterprise base, communications, business and other links with the Greater Dublin Area. These centres have a significant spin-off effect on the development of other towns and villages throughout the county.

**1.9.2** The Regional Planning Guidelines for the Border Region 2010 – 2022, identify Ardee as one of a group of towns whose roles are to support larger settlements such as Drogheda and Dundalk in the settlement structure for the region. Specifically the role for such towns, with populations in excess of 1,500, is to promote and facilitate regeneration and to act as local development and service centres.



### **1.10 Vision for Ardee**

The importance of Ardee as the third largest settlement in the county after Dundalk and Drogheda is recognised by the *County Development Plan 2009 – 2015*. It is placed at Level 2 in the Settlement Hierarchy along with Dunleer. It is estimated that the population of the town in January 2010 was 4,500.

Strategically located on the intersection of the N2 national primary Dublin – Derry Route and the N52 national secondary Ardee – Nenagh route, with direct access provided by the N33 to the M1 and national motorway network, Ardee is well placed to continue to develop as a medium sized town for urban strengthening to serve the needs of the local community and drive development within the locality. This role is supported by the *Louth Retail Strategy 2009* and *Locating Industry in County Louth, 2002*.

*Louth Age Friendly County is an initiative piloted by the World Health Organisation which encourages an age friendly society. Louth has been chosen as the pilot for the first Age Friendly County in Ireland, and Ardee as the first Age Friendly Town. The Louth Age Friendly County Strategy Document has highlighted challenges that face older members of society, which include under-provision of resting places and access to toilets in public spaces, obstructions on footpaths, access to public transport, convenient parking spaces, choice of suitable and adaptable housing, socialising facilities and employment opportunities.*

*The age friendly approach will also benefit those people with impaired mobility including those with physical disabilities, parents with young children and children themselves. From a planning and land use perspective the study has provided a guide of a broad range of characteristics of the urban landscape and the built environment that contribute to age-friendliness.*

*This Plan seeks to make Ardee the first Age Friendly Town and to embrace the age-friendly concept. The policies therein are reflective of the Louth Age Friendly County Strategy 2009.*

#### **The Vision for Ardee into the future is of:**

A prosperous and thriving local development and service town for mid-Louth, and bordering areas of Monaghan and Meath, where no individual or social group is excluded from the benefits of development and where the principles of environmental, economic and social sustainability including protection of the town's heritage, the natural and built environment are enshrined.

### **1.11 Strategic Objectives**

The realisation of this vision will be pursued by seeking to secure the following overall strategic objectives of the Plan:

**OBJ 1** Strengthen Ardee's role as an important economic, social, cultural, residential, retail and service centre within the county.

**OBJ 2** Ensure that sufficient land is zoned for economic development purposes and support the development of sustainable tourism over the lifetime of this Plan.

**OBJ 3** Protect the amenities of existing residential communities and provide for adequate phased residential development, appropriately located and commensurate with the size and function of Ardee as a medium sized town, for the lifetime of this Plan.

**OBJ 4** Aim to provide adequate infrastructure in Ardee and promote the use of energy from renewable resources.

**OBJ 5** Encourage a modal shift towards more sustainable modes of transport and require all new developments to provide age friendly, effective pedestrian and cycle linkages to the town centre.

**OBJ 6** Protect all built heritage within the Plan area and seek its retention, conservation and appropriate repair.

**OBJ 7** Protect and preserve the town's archaeological heritage.

**OBJ 8** Secure the protection and enhancement the ecological value and leisure value of existing recreational amenities and to make provision for additional amenities and green linkages between them.

**OBJ 9** Ensure the identification, assessment and mitigation of environmental consequences of this plan and subsequent developments.

**OBJ 10** To embrace the Age Friendly society and turn Ardee into an Age Friendly Town

## 2.0 Review of Ardee Local Area Plan 2003-2009

### 2.1 Introduction

The 2003 - 2009 Ardee Local Area Plan set a framework for the physical, social and economic development of Ardee and the preservation, protection and enhancement of the town's heritage and amenities, during a period of unprecedented economic growth and development.

### 2.2 Population and Housing

In 2002 the population of Ardee was 3,568 persons. At that time in excess of 1000 dwelling units had been granted permission since 1998 which it was estimated could cater for a population in excess of 6,000 persons. This was at the height of the 'Celtic Tiger' era when Ardee in common with many other towns with ready access to Greater Dublin, was under severe pressure from commuter driven residential development.

The period of the Ardee Local Area Plan 2003 - 2009 witnessed the completion of various residential developments in the town including Stoney Lane, various developments along Hale Street, Cappock's Gate, a local authority housing scheme in Sean O Carroll Street and the Cúirt Na hAbhann, a Housing Association development in Tierney Street. It is estimated that the current population of Ardee is around 4,500 persons. This figure is based on a house count undertaken in January 2010 and is calculated with an estimated average household size of 2.67 persons.

The pace at which the population of Ardee has grown slowed down considerably from 20.7% between 2002 and 2006 to 5.3% between 2006 and 2010. As of 2010, planning permission has been granted for a further 330 housing units as detailed in table 2.1. Existing consents could cater for an additional population of 880.

In addition planning permission is sought for 281 dwellings in the townlands of Rathgory and Mulladrillen. If granted this development could cater for a further population of 750.

**Table 2.1 Residential Units for which planning permission has been granted permission as of April 2010**

Planning Reference	Number of Residential units	Location
051442	130	Castle Guard
061581	57	Dawsons Demesne
081220	143	Cappocksgreen (10 year permission)
	Total 330	

### **2.3 Retail and Commercial**

A primary function of the Louth Retail Strategy 2009 was to establish a county retail hierarchy. The primary positions of Dundalk and Drogheda at level one is recognised whilst the local importance of Ardee places it at level two. Other important local centres are included at level 3 and all other villages are at level 4.

The Strategy has confirmed that there has been a 49.2% increase in the retail floor space available in Ardee since the previous strategy was completed in 2002. This represents a substantial increase. The most significant retail development in Ardee has been the new SuperValu store located off Market Street and Ash Walk.

The Retail Strategy concluded that Ardee has a need for an additional convenience retail store up to 2,500 square metres. In June 2010 a retail outlet and food store of 1,080 square metres at the junction of Market Street with Market (10/53) within the designated town centre was granted planning permission.

Ardee is a thriving town that provides a wide range of facilities for its inhabitants and wider rural hinterland. The retail offer has increased in the past decade, which has witnessed been reflective of recent population growth. However, the deteriorating economic climate that has emerged in recent years has seen increasing numbers of vacant and under-utilised retail and commercial space in the town centre. The introduction of new and the retention of existing business uses in or close to the town centre will help to support other uses and are essential to maintaining and adding to its vitality and viability.

### **2.4 Industrial and Employment Development**

In 2003 employment and industrial zoned land was mainly confined to the Industrial Estate on John Street, Ardee Enterprise Centre, Sean O'Carroll Street and the Ardee Business Park, Hale Street. Over the current plan period further developments within Ardee Business Park have included the Keenan Timber Frame premises in addition to ten start-up units. A number of permissions have been granted within the industrial lands north of John Street for new units, extensions and the provision of office accommodation. These have included expanded facilities at the Farrell Brothers Limited site.

To achieve balanced economic development in County Louth, the 2003 - 2009 local area plan sought to address a scarcity of lands zoned for industry and employment generating activities within the town. Given Ardee's location, size and existing industrial profile the policies and taking on board the objectives contained within the strategy *Locating Industry in County Louth 2002*, additional lands were zoned. These were predominantly located to the north east of the N33 link road, in order to promote consolidation of the town and its development as a sustainable, self contained settlement.

As of 2010, permission has been granted for an office and warehouse development, associated site development works and a vehicular access off the N33 Ardee link road (05/1057) and more recently a light industrial and business park of 43,418sqm (09/509). Despite the downturn in the economy, the roundabout access off the N33 and some site development works have been constructed. These developments will maximise employment generating opportunities in Ardee.

Louth Local Authorities have undertaken a study on the economic opportunities and challenges pertaining to Ardee, namely the *Economic Development of Ardee (2009-2015)*. This study considers, that in order to develop specific economic activities it is important to support existing business and entrepreneurs, secure higher levels of inward investment and acquire further skills in the local labour force and unemployed.

There is currently an estimated 70 hectares of undeveloped zoned land within the town boundary zoned for a variety of commercial, industrial and associated uses. It is a key objective of national and regional planning guidance that an adequate supply of local employment is ensured to provide for sustainable communities and thereby reduce demand for long distance commuting. This Plan sets out to further achieve this objective.

### **2.5 Recreation and Amenity**

Ardee has a number of significant features and amenities that offer opportunity for both active and passive recreation. These include the Riverside Walk along the River Dee, the Dee Valley Walk which follows the old Ardee Railway Line track bed from Ardee's old Railway Station and continues eastwards to Whitemills, Fairgreen play facilities and College Green. In addition the community centre accommodates indoor sports activities. Other amenities just outside the town boundaries include Ardee Golf Club to the north of the town and the GAA pitch to the south. As the population of Ardee expands it is of utmost importance that these recreational facilities and amenities are enhanced and protected from inappropriate development.

### **2.6 Built and Natural Heritage**

The 2003 Plan did much to highlight the town's rich architectural heritage. It designated an architectural conservation area (ACA) which covers the length of the town's main thoroughfare, that is Irish, Market, Castle and Bridge Streets and includes lands to the rear of all properties. The ACA aims to preserve the special character of the town core. On the recommendation of the Minister for the Environment, Heritage and Local Government, additional structures have been added to the Record of Protected Structures (RPS), which gives them statutory protection under the Planning and Development Act, 2000. The Louth County Development Plan 2009 - 2016 lists 90 structures within the Ardee local plan boundary. This is reflective of Ardee's rich architectural heritage.

The 2003 – 2009 Plan also focused on the protection of existing landscape features such as mature trees, hedgerows and other vegetation. It required master plans to be prepared in order to facilitate the assembly of more significant open space and parkland areas. It included objectives to protect views of Mulladrillen Hill, Castleguard and Ardee Castle and the retention of natural amenity features including trees and woodlands of special amenity value, hedgerows and streams.

The town also contains significant natural assets, particular trees and woodlands located in the grounds of the Red House, Ardee Golf Course, St Joseph's and the Rectory. The grounds of the Red House, a proposed Natural Heritage Area, have since also been listed as a Heritage Garden and Designed Landscape by the National Inventory of Architectural Heritage.

Support for the preservation and enhancement of Ardee's rich built and natural heritage is an important objective of the Plan. The council will continue to promote the highest standards of conservation practice.

## 3.0 Population and Housing

### 3.1 Introduction

This section looks at the existing trends in population in Ardee and sets out growth projections up to the year 2016.

The 2006 Census gives the total population of County Louth as being 111,267 persons. Having regard to the National and Regional Population Projections 2006 - 2020, the Border Regional Authority's population projections and those of the Central Statistic Office revised in 2008, the Louth County Development Plan 2009 - 2015 sets out projected population for the county for 2011 to 2016 to be as follows:

**Table 3:1: Projected Population for County Louth 2011 to 2026**

2011	2016	2021	2026
122,570	130,900	137,088	140,896

Based on these projected population figures, the target population allocation for Ardee as set out in the Louth County Development Plan 2009 - 2015, is illustrated in table 3:2. It proposes that the population of Ardee will grow to 4,700 by 2016. This represents an increase in population of 399 persons on the 2006 Census population figure.

**Table 3:2: Target Population Allocation**

	Population 2006	Projected population 2016	Increase	% Increase
<b>Ardee</b>	4,301	4,700	399	9.3

Source: Chapter 1, Louth County Development Plan 2009-2015

### 3.2 Population Trends

In the 2002 Census, the population of Ardee was recorded as 3,568 persons which increased to 4,301 by the 2006 Census. This corresponds to an increase from 1,190 households to 1,425 households over that period.

This represented rapid population growth in Ardee during that period of 20.7% compared with 8.2% for the State as a whole, and 9.3% for the County Louth. This population growth was mainly as a result of commuter derived demand for residential development facilitated by the improved road infrastructure, particularly the linkages to the Greater Dublin Area

Between 2006 and January 2010, it is estimated that the population of Ardee has increased by a further 232 persons to 4,533, at a somewhat lower rate of 5.3%. This represents an overall increase in population of 27% between 2002 and 2010, as detailed in table 3:3.

**Table 3:3: Population growth in Ardee 2002-2010**

2002 Population	2006 Population	Increase between 2002 – 2006	*2010 Population	Increase between 2006 – 2010	Overall % increase between 2002 – 2010
3,568	4,301	20.7%	*4,550	5.3%	27%

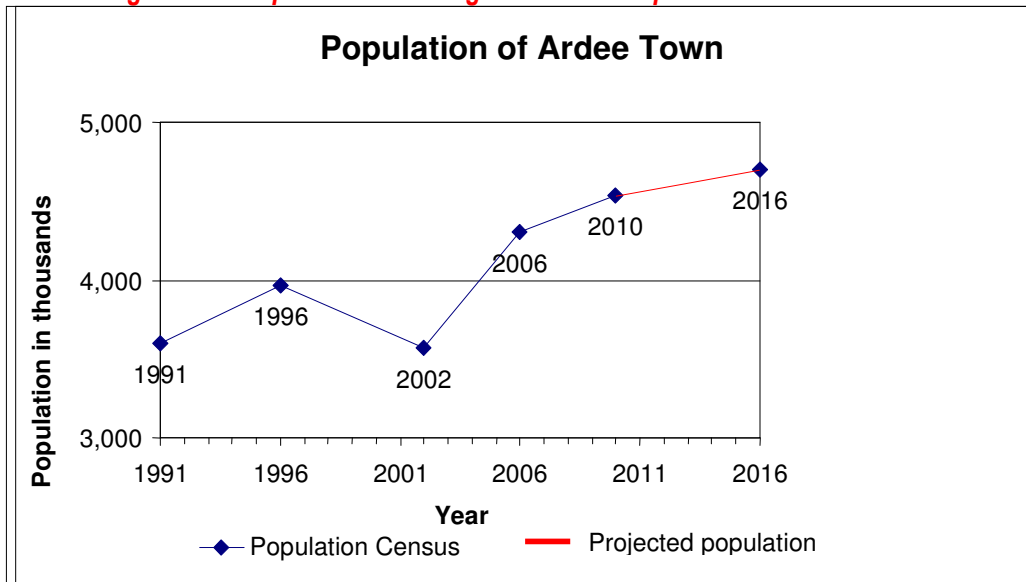
\*Based on house count Jan 2010 and average household size of 2.7 persons

### 3.3 Projected Population Growth

**3.3.1** It is the policy of the Louth County Development Plan 2009 – 2016 ‘to promote the development of Ardee as a medium sized town for urban strengthening, to serve the needs of the local community and drive development within the locality’.

Having regard to this policy, the target population for Ardee set out in the Louth County Development Plan for the year 2016 is 4,700, which coincides with the period of this Plan. This is an overall increase in population of 399 persons from the 2006 Census population figure of 4,301. Figure 3.1 demonstrates the rate of population growth that has taken place in Ardee town since 1991 to date and the rate of growth projected to 2016. As described above, this graph illustrates a very sharp increase in the population of the town between 2002 and 2006. Between 2006 and 2010 it is apparent that this rate of growth slowed down considerably.

**Figure 3:1 Graph demonstrating the Rate of Population Growth in Ardee**



**3.3.2** It is anticipated that the growth of population over the period of this Plan will approximate that pertaining during the previous four years. However, given the pertaining economic climate, having regard to the significant numbers of dwellinghouses on the

market in Ardee together with the departure of numerous migrant workers, it is considered more likely that population growth will be at a slower rate or stabilise.

**3.3.3** It is estimated that since 2006, the population of Ardee has increased by some 250. Based on the scenario, that the growth rate since 2006 is sustained over this Plan period, the population in 2016 would equate to approximately 4,700. It is therefore considered that this target population as set down in the County Development Plan is realistic.

**Policy**

**POP 1** *To facilitate the growth of the population of Ardee to the region of 4,700 persons, over this Plan period.*

**3.4 Household Size**

The 2006 Census statistics, as illustrated in table 3.4, show that 42% of all households in Ardee were occupied by 2 persons, 24% by 3, 21% by 4 and 14% by 5 or more persons.

**Table 3:4 Household Sizes in Ardee**

Household Size	2 person	3 person	4 person	5 person	6 person or more
<b>Number</b>	449	256	222	97	51
<b>Percentage</b>	42%	24%	21%	9%	5%

Source CSO 2006

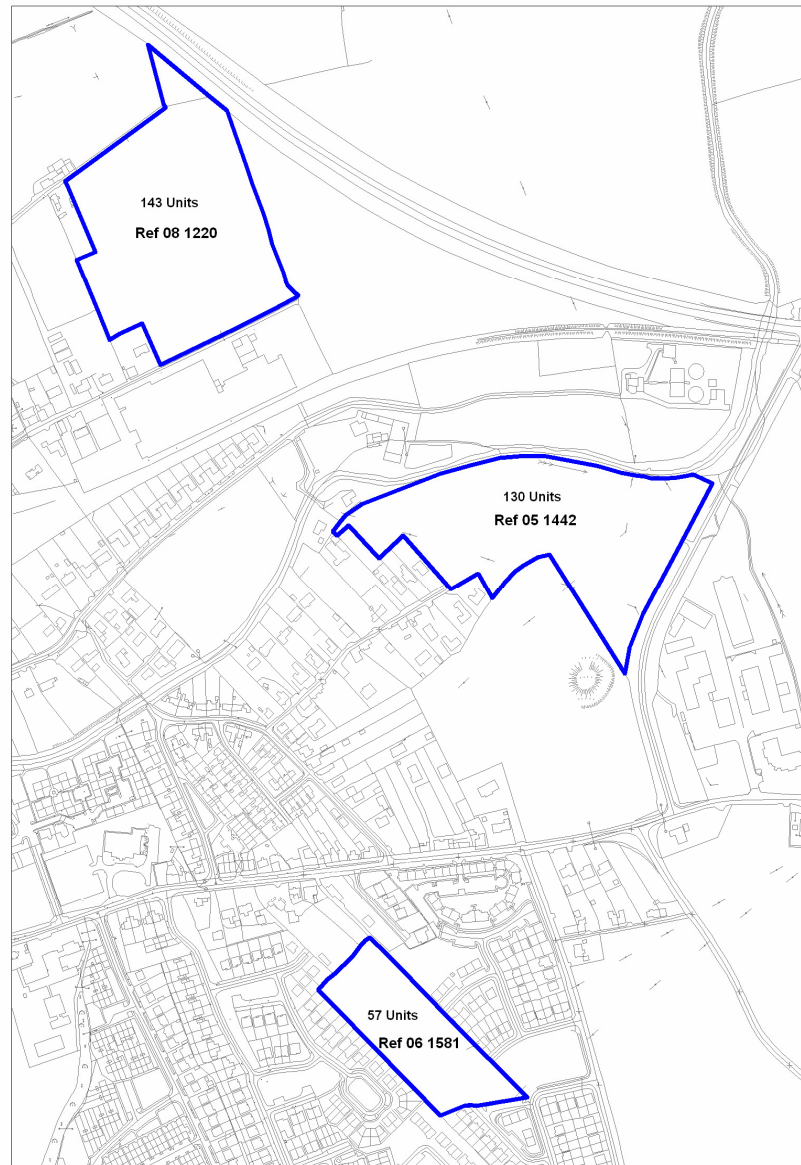
The average household size in Ardee in 2006 was relatively high at 3.11 persons. However national demographic trends illustrate that household sizes in Ireland are falling while the household formation rate is increasing. Hence in projecting numbers of household formations over the period of this Plan, an average size of 2.7 persons has been assumed. This is consistent with the Draft Regional Guidelines (2010 – 2011).

**3.5 Residential Land Requirement in Ardee**

**3.5.1** The quantity of land zoned in the 2003 to 2009 Ardee Local Area Plan is more than sufficient to meet the requirements of new households likely to be formed in the period of this Plan and beyond. There are some 60 hectares (150 acres) of undeveloped land zoned for residential development. It is estimated that this land is sufficient for the development of 1,800 new dwellings, given an average density of 30 units per hectare. Based on the assumed household size the development of all these dwellings would permit an additional population of approximately 4,860 persons.

**3.5.2** As of May 2010, planning permission has been granted for three large scale residential developments totalling some 330 new dwelling units. These permissions have not been implemented to date. Figure 3.2 illustrates the location and extent of these permissions. These permissions alone, if implemented, would permit a population growth in excess of 891 persons.

**Figure 3.2 Large Scale Residential Commitments**



**3.5.3** In order to accommodate the growth in population projected in Ardee over the period of this Plan it will be necessary for only some 80 new residential units to be provided.

The area of land necessary to accommodate these, based on an average density of 30 dwellings per hectare, is four hectares. This figure includes an additional 50% of land, in order to provide for choice in the market for development land.

**3.5.4** The above calculations do not take into consideration residential development opportunities in the town centre, other areas zoned for mixed uses or where residential development is open for consideration. It is nevertheless apparent that the quantity of land zoned for residential purposes is more than sufficient to meet the housing requirements of new households that are required over this Plan period.

## Policy

**POP 2** To ensure the provision of sufficient housing, appropriately located and commensurate with the size and function of Ardee, to meet the needs of the community between 2010 and 2016.

**POP 3** To seek to address the imbalance of housing provision, north and south of the River Dee.

**POP 4** To require that all new development has regard to the context of the existing built up area of Ardee town and that new development demonstrate how it integrates with the existing fabric of the town, both in terms of linkages and integration with the built form, having regard to the amenities of existing residential communities.

**POP 5** To apply the Phasing Strategy to all new residential developments and applications for extension of duration in respect of residential development, as set down in the Residential Phasing Strategy in Section 8 of this Plan.

**POP 6** To apply the provisions of Part V and the Louth Housing Strategy to residential developments and mixed use developments where residential units are included.

**POP 7** To secure the provision of an appropriate mix of house types within residential areas in accordance with the provisions of the Louth Housing Strategy.

**POP 8** To require applicants for all new dwellings to demonstrate that a minimum of 25% of the energy requirements of the building is from renewable sources.

**POP 9** To require applications for residential developments on sites of one hectare or over or for more than 50 residential units, to provide an audit of existing community facilities in the locality and where a shortfall in facilities exists, to demonstrate how this will be made good, either through provision on site or other such means as is acceptable to the council.

**POP 10** To require developers to prepare master plans as set out in section 5.5 of the Louth County Development Plan 2009-2016, to ensure integrated and coherent development of large scale developments.

**POP 11** To require that all residential developments of 15 units or more or of an area of 0.2 hectares or more will require a design brief demonstrating how the proposed development complies with the DEHLG Guidelines, including Sustainable Residential Developments in Urban Areas and its accompanying Urban Design Manual and the residential design criteria and standards of the Louth County Development Plan 2009-2016.

**POP 12** To require that all proposed residential developments, including apartments, comply with the internal space provisions as set out in Sustainable Urban Housing, Design Standards for new apartments, 2007 and tables 5.8 to 5.11 of the Louth County Development Plan 2009-2015.

*POP 13 To require that the minimum apartment sizes, as set out in Sustainable Urban Housing, Design Standards for new apartments, (DEHLG, 2007 and table 5.9 of the Louth County Development Plan 2009-2015, is exceeded by at least 20% in respect of not less than 50% of the total units in the scheme.*

*POP 14 To ensure that in any apartment development of 30 or more units, 40% of the units should exceed 80 square metres in area.*

## 4. Infrastructure

### 4.1 Introduction

This section provides an overview of the existing infrastructural services available in Ardee and outlines where these facilities need to be improved or expanded to meet the needs of the expanding population.

### 4.2 Water Supply

Ardee is supplied with water from a treatment plant located on the River Dee at Curraghbeg. This source is augmented by an adjacent well. Current peak deployable capacity from this plant is circa 3800m<sup>3</sup>/day with distribution input averaging 2400m<sup>3</sup>/day in 2009. Water sources are susceptible to drop in yield during prolonged dry weather. It is envisaged that in the medium term, subject to economic and technical constraints, that Ardee may be integrated into the proposed Mid-Louth Regional Water Supply Scheme.

Significant works are being carried as part of the ongoing Water Conservation Programme to identify and remove leakage/losses from the distribution network and consumer connections. This has been very successful to date, reducing consumption in the Ardee area by almost 20% since its inception. The Council will continue to actively seek and repair leaks within the network and will, consistent with National Policy, be taking a strong line in having consumers take responsibility for losses and leakage on their premises. Subject to funding, specific pipeline rehabilitation projects identified in the Ardee area will be carried out to reinforce the integrity of networks.

#### *Policy*

*INF 1 To upgrade the water treatment plant and integrate the Ardee Plant into the Mid Louth Regional Water Supply Scheme.*

*INF 2 To continue to implement the Water Conservation Program.*

### 4.3 Waste Water

**4.3.1** The existing wastewater treatment plant in Ardee is currently treating a population equivalent (pe) of 5800 and operating beyond its nominal capacity of 5000pe. However effluent monitoring results consistently comply with Urban Wastewater Directive requirements. This reflects a large degree of conservatism in the original design of the plant. The treatment plant capacity is constrained by the capacity of the existing inlet works and its ability to deal with storm water loading.

**4.3.2** Receiving water quality in the River Dee has been identified in the *Neagh Bann River Basin District Management Plan* as an issue which may affect the level of effluent treatment required and the ultimate plant capacity. The plant is the subject of a licence application to the Environmental Protection Agency under Wastewater Discharge Regulations, which will determine discharge parameters.

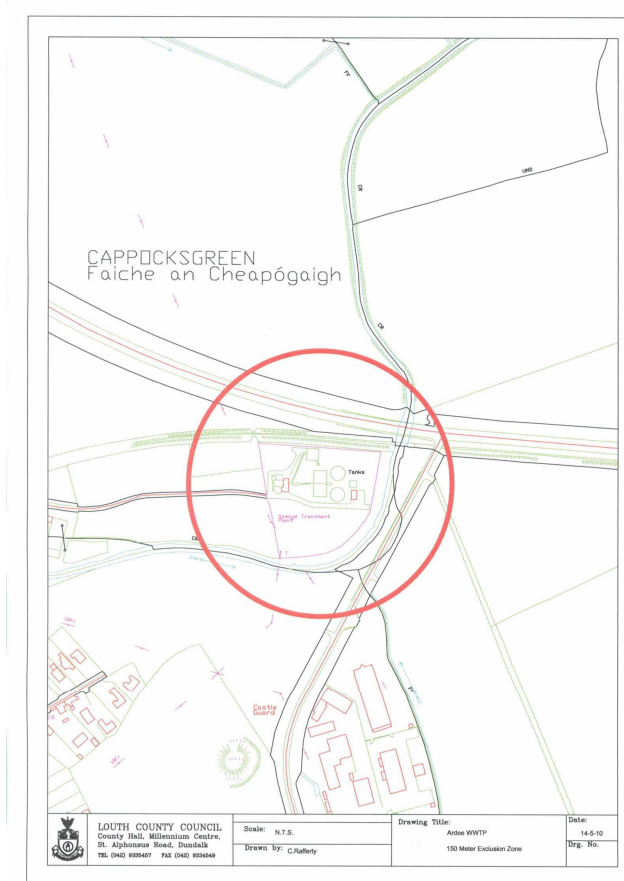
**4.3.3.** Plans have been submitted to the Department of the Environment, Heritage and Local Government to upgrade and rehabilitate the existing sewerage system and to increase capacity at the wastewater treatment plant. Subject to approvals and the

availability of finance, it is intended to incrementally address this capacity constraint with first stage works incorporating provision of a new inlet pumping station, storm tanks and possibly tertiary treatment. Proposed network improvements will address defects in existing collection pipe work, elimination of storm overflows and the retirement of the existing pump station at Fairgreen. Should these works proceed the initial phase will allow the plant cater for a population equivalent of 8000pe.

**4.3.4** In addition to the 5800pe which is currently being treated, the council has committed to 330 dwelling houses and a business park of some 47,000 square metres. A current application for 281 houses is also under consideration. If these developments were to proceed, even with the completion of the works to the treatment plant currently proposed to increase its capacity to 8000pe, there would be constraints in the plant network to treat further development. The DEHLG has indicated that there is little funding available for further development of infrastructure.

**4.3.5** The Environmental Impact Statement undertaken in relation to the upgrading of the waste treatment plant recommends that residential development should not be permitted within 150 metres of any working element of the plant.

**Figure 4.1 150 Metre Zone around the Working Element of Waste Water Treatment Plant**



**Policy**

**INF 3** To upgrade and expand the capacity of the waste water treatment plant as the population of Ardee expands.

**INF 4** To restrict further development until such a time as additional capacity is available to treat discharges arising from same.

**INF 5** To prohibit residential development or care facilities within 150 metres of any working element of the waster water treatment equipment, in the interest of public health.

#### **4.4 River Dee**

The quality of the water in the River Dee is of poor status. The principal suspected causes of less than satisfactory water throughout the State are discharges, principally of nutrients, from agricultural activities and from municipal wastewater treatment works. It is an objective of the *Neagh Bann River Basin District Management Plan 2009-2015* to achieve good status in the River Dee by 2015.

**Policy**

**INF 6** To seek to comply with the *Neagh Bann River Basin District Management Plan 2009-2015* objectives in relation to water quality in the River Dee, by 2015.

#### **4.5 Surface Water Drainage**

New developments may result in a substantial increase in both the volume and rate of surface water run-off as permeable surfaces are replaced by impermeable surfaces such as roofs and paving. This can adversely impact on both piped drainage systems and receiving water courses.

Existing piped drainage systems have limited capacity and in older areas there are often combined foul and surface water systems. Excessive increases in discharges to same may result in flooding, due to limited capacity to cater for increased flows, and pollution through increased overflow discharges to receiving waters.

Direct discharges to watercourses can impact on flood risk both upstream and downstream of development due to volumetric constraints and on water quality through the discharge of surface contaminants and silt, whilst excessive flow rates can lead to channel and bank degradation. These effects can often occur some considerable distance from the new development.

New development and brown field developments will only be permitted where the Council is satisfied that sustainable urban drainage system measures (SUDS), designed to mitigate the adverse impact of run off, are included as an integral part of the development.

**Policy**

**INF 7** To have a presumption against permitting new developments generating surface water run off which is likely to result in adverse impacts on sewers or receiving waters. All proposed developments must incorporate sustainable urban drainage systems measures (SUDS) to satisfactorily mitigate these impacts.

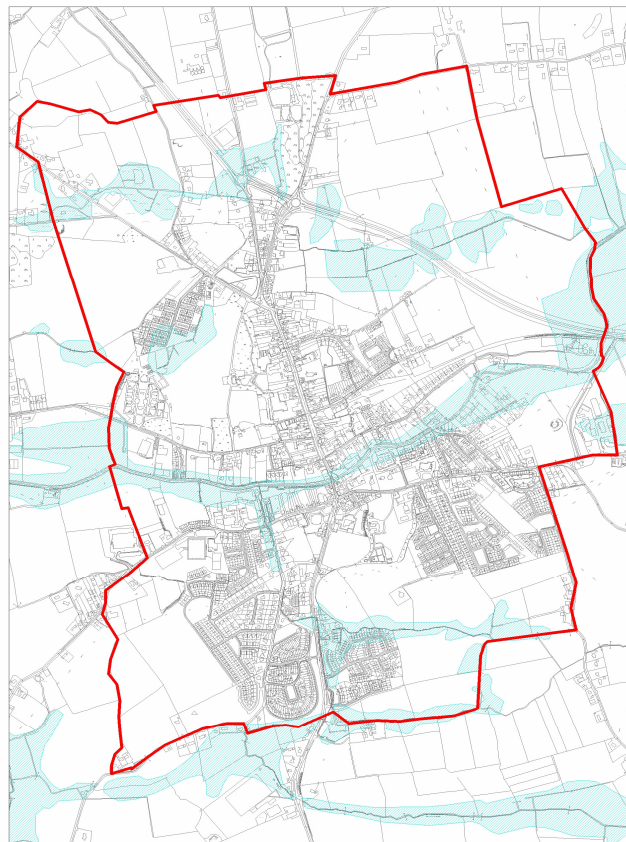
**4.6 Flooding**

Within Ardee there are three types of flood risk:

- Fluvial flooding along river corridors and other significant watercourses
- Pluvial flooding arising from heavy rainfall. This may lead to localised or widespread flooding due to overloading of piped drains or watercourses.
- Flooding arising from temporary constrictions at culverts and bridges.

Currently the Office of Public Works is involved in preparing preliminary Flood Risk Assessments (PFRAs) with local authorities, the Environmental Protection Agency (EPA) and other key agencies. Subsequently Flood Risk Assessment and Management Plans will be developed for each area concentrating on risk management as opposed to flood prevention.

**Figure 4.2 illustrates 'Benefiting Lands' in Ardee, Source OPW**



In the interim and for the purposes of this Plan, Figure 4.1 illustrates 'Benefiting Lands' in Ardee. This map identifies lands that have benefited from arterial works carried out on the River Dee and as such are deemed to be most likely to be at risk from flooding from rising river levels. New developments in and adjacent to these areas may be at risk from flooding and could impact on flood risk elsewhere.

It is the policy of the Draft Regional Planning Guidelines for the Border Region (2010-2020) to avoid development within flood plains wherever possible in order to minimise flood risk and help maintain flood plains' natural function. New development on the lands illustrated will only be permitted where an appropriate flood risk impact assessment is carried out and justified in accordance with 'Guidelines for Planning Authorities, The Planning System and Flood Risk Management'.

Consistent with habitat protection, maintenance access requirements and flood alleviation requirements, it is considered important that, where feasible, to establish a minimum 10 metre wide riparian corridor free from development along the River Dee and its larger tributaries.

*Policy*

*INF 8 To have a general presumption against new development or the intensification of existing development, in areas at risk from flooding.*

*INF 9 To ensure, where appropriate, that proposed developments in areas identified as being at risk of flooding as detailed above, shall conform to the "Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009" or any subsequent version of this document issued by the Department of Environment, Heritage and Local Government, during the lifetime of the Plan. The sequential approach detailed in these guidelines will be applied to all development and, if deemed necessary by the planning authority, the justification test as set out in the guidelines will also be applied.*

*INF 10 To establish, where feasible, a minimum 10 metre wide riparian corridor free from development along the River Dee and its tributaries, consistent with habitat protection, maintenance access requirements, flood alleviation and recreational requirements.*

Pluvial flooding may arise after heavy rainfall where the natural overland flow routes are altered or impacted on by developments. The re-levelling of lands, construction of buildings walls and roadways can act as barriers blocking or diverting overland flows and leading to serious localised flooding. Flooding may also arise due to the infilling, culverting or partial blockage of smaller drains in the course of, or subsequent to development works

*Policy*

*INF 11 To require applications for significant developments to include an appropriate overland flow routing study, such that impacts of same on natural flow routes are identified and mitigated.*

## **4.7 Transportation**

### **4.7.1 N2 Ardee Bypass and N52 Ardee Bypass**

Ardee town is strategically located on the intersection of the N2 national primary Dublin – Derry Route and the N52 national secondary Ardee-Nenagh route. The N33 provides direct access from Ardee to the M1 motorway and national motorway network. The N2 Dublin to Derry national route passes through the town centre and given the volumes of traffic, this causes serious traffic congestion.

The council is proposing to construct by-passes on the N52 and N2 to the east and west of the town. When completed, the traffic congestion in Ardee town centre will be significantly improved. Lands have been purchased to facilitate the construction of the N52 section and this section is likely to proceed during the period of this Plan. The N2 section is the subject of a further design process. A constraints study has been published as a first step in this process.

#### *Policy*

*INF 12 To secure the construction, pending approval by the National Roads Authority, of the N2 bypass and the N52 bypass and preserve free of development their proposed routes.*

### **4.7.2 Rathgory and Mulladrillen to Black Road**

The potential development of residentially zoned lands in Rathgory, to the south east of the town is constrained, as the only existing means of access to these lands is from the N2. Given the significant area of lands zoned in this area, the traffic generated would impact negatively on the free flow and safety of traffic at the junction of Bridge Street with John Street.

In the interests of proper planning and sustainable development it is considered necessary that a new road be provided from Rathgory and Mulladrillen through to Black Road in order to afford access to facilitate the development of these lands. The route of this new road is illustrated by the Objectives Map.

#### *Policy*

*INF 13 To facilitate the provision of a new link road from Rathgory and Mulladrillen to Black Road.*

### **4.7.3 Roundabout Junction on N33 Link Road**

A new roundabout is being provided on the N33 Link Road. This will afford access and facilitate the development of substantial tracts of lands zoned for industrial and related uses to the north of the Link Road and for residential development south of it.

The Council proposes to upgrade footpaths and install a cycle lane along Sean O'Carroll Street over the period of this Plan in order to accommodate additional pedestrians and encourage the use of smart travel.

*Policy*

*INF 14 To up-grade footpaths and install a cycle lane along Sean O'Carroll Street.*

**4.7.4 North – South Link Road to West of Town**

Much development has taken place to the south of the River Dee which has restricted road, cycling and pedestrian linkages to the town centre. The Council proposes to provide a north – south link road to the west of the town as illustrated by the objectives map.

*Policy*

*INF 15 To facilitate the provision of a North – South Link Road to the west of the town.*

**4.7.5 Road schemes and Improvements**

It is proposed to complete the Road Schemes and improvements as set out in table 4.1 during the course of this Plan. Other projects may be added to this list. All projects depend on the availability of funding.

<b>Table 4.1 Road Schemes and Improvements</b>	
<b>Ref</b>	<b>Location and Proposal</b>
1	Provide a new service road, including a cycle lane and provision for pedestrians, from the N2/N52 to lands in the Northeast Ardee Masterplan.
2	Market House Lane – realign and widen road as opportunity arises.
3	Drogheda Road –install footpaths, a cycle lane, public lighting and other general improvements.
4	Stoney Lane – realign, install a cycle lane and general improvements on county road 259
5	Main streets and other areas – upgrade footpaths and install a cycle lane, as appropriate.
6	Provide new access road, including a cycle lane and provision for pedestrians, from Ash Walk and St Brigid's complex to the N52.
7	Realignment and improvement to section of Shanlis Road
8	Provide a footpath; install a cycle lane and public lighting along the Castleguard Road and the N33 Link Road between the Railway Walk and the Roundabout on the Dundalk Road.

*Policy*

*INF 16 To complete the specific road schemes and improvements outlined in table 4.1 and to investigate the feasibility of the provision of audible time counters at pedestrian crossings and the provision of a pedestrian crossing on the Drogheda Road in the vicinity of Sli Breagh. Other projects may be added to this list. All are subject to the availability of funding.*

## 4.8 Town Centre

Traffic congestion in Ardee town centre is a major problem caused by the volumes of traffic passing through the town along the N2 Derry to Dublin National Primary route and the N52 Dundalk to Nenagh national secondary route. Traffic management plans, including pay parking, have improved the situation. When by-passes on the N2 and N52 are constructed, pending approval by the National Roads Authority, congestion will be greatly alleviated.

## 4.9 Car Parking

The supply and provision of car parking within Ardee is important to ensure the future success of the town centre as a focus for retail and other activities.

The introduction of pay parking has greatly decreased the conflict between parked cars and the movement of vehicles, especially on the main street. Along the main street there are one hundred on-street car parking spaces available, the location and numbers of which are detailed in table 4.2.

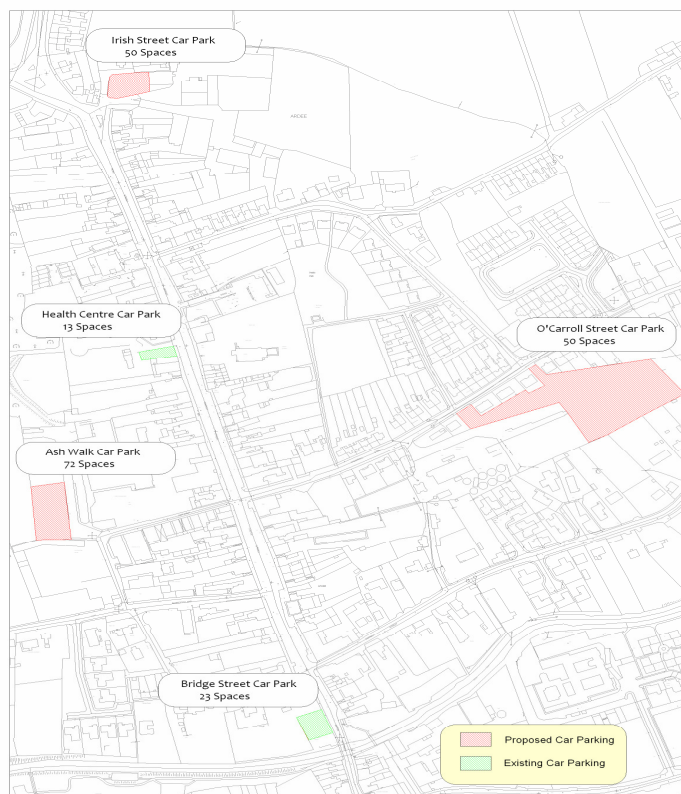
**Table 4.2: On Street Car Parking Spaces**

Location	Number of Spaces
Irish Street	60
Castle Street	34
Bridge Street	6
Total	100

**Figure 4.2: Existing and Proposed Public Car Parks**

In order to help ease some of the current through traffic within the town, it is important that new site(s) are identified for off street public car parking, which is located relatively near the main streets. To this end some 72 spaces in the proposed multi storey car park associated with SuperValu's new premises on Ash Walk are designated for public use. New car park sites are identified off Sean O'Carroll Street and Irish Street.

Figure 4.2 illustrates the location of existing public



car parking and proposed public car parks in the town centre off Market Street, Bridge Street and Irish Street.

**Policy**

**INF 17** To provide for the public off street car parking in convenient locations proximate to the town centre including those sites detailed by Figure 4 and the objectives Map.

**INF 18** To require the compliance with the parking standards as specified in Table 8.6 of the Louth County Development Plan 2009-2015 and Section 9 of this Plan.

**INF 19** To require the provision of car parking spaces measuring 5 m by a minimum of 3.5 m, for persons with impaired mobility at a rate of one space in ten.

**INF 20** To permit a reduction of the above standards in respect of certain town centre developments. Where a reduction in car parking standards is accepted, a contribution in lieu of the provision of car parking will normally be required.

#### **4.10 Public Transport**

Ardee has regular commuter bus services mainly to the Greater Dublin Area, provided by both Bus Éireann and a number of private operators. However local services to surrounding towns, including Dundalk and Drogheda, are limited mostly to early mornings and evenings.

Bus services serving Ardee stop at a variety of locations. These include the N33 Link Road where it runs closest to the town centre, between the two roundabouts on the Carrickmacross Road and Dundalk Road, at the northern end of the Irish Street and adjacent to Scoil Mhuire na Trócaire, to the south of the town. In addition private operators stop adjacent to the Ulster Bank.

At present bus infrastructure provision including timetables, seating and shelter is extremely poor. To encourage greater and more convenient use of public transport and in order to provide a better service to the town, a location for a central bus stop needs to be identified and provided in the centre of town. Such a location should be accompanied with improved passenger infrastructure.

**Policy**

**INF 21** To explore and facilitate, with Bus Éireann and any other interested parties, an expansion of the public transport system, the provision a bus stop in a central town location and improved passenger infrastructure for all ages and abilities.

#### **4.11 Pedestrians and cyclists**

Within Ardee there are currently no cycle facilities in the town centre or on the road links into the town. Pedestrians' safety is compromised by high traffic volumes, particularly when crossing streets and at junctions in the town.

Louth County Council, in a bid for funding from the Smarter Travel Fund, proposed a number of recommendations to provide for safer and more convenient pedestrian and cycle access to and around the town. The study concentrated on facilitating school, work and town centre journeys. These proposals are to be included and developed as objectives in this Plan, as detailed by the Objectives Map.

The use of segregated footpath and cycle lanes along internal streets is favoured.

The development of new residential and employment areas via master-planning gives an opportunity to promote cycling and walking as a viable alternative transport mode for many everyday journeys. It is an aim of this plan to enhance and extend pedestrian and cycling provision where possible.

**Policy**

**INF 22** *To promote cycling and walking as viable sustainable transport modes for all members of the community, by providing cycle lanes, footpaths and resting facilities, as detailed by the Objectives Map.*

**INF 23** *To provide where possible, traffic free pedestrian and cycle routes, especially where they would facilitate more direct, safer and pleasant alternatives routes to those used by of the private car.*

**4.12 Access**

Access for persons with a disability and impaired mobility in all public and private buildings must comply with Building Regulations and the *Louth Local Authorities Disability Implementation Plan*.

**Policy**

**INF 24** To develop and promote the implementation of an Action Plan which will identify, prioritise and provide a timeframe for the provision of infrastructure that will make Ardee an exemplary age friendly town'.

**INF 25** To improve standards of Accessibility:

Ensuring that the development and location of community and social facilities are designed to be accessible to people of all ages and mobility requirements including people with physical and sensory disabilities and people with push chairs,

Use its associate roles as Building Control authority to ensure access is provided in accordance with Part M of the Building Regulations 1990 and implement the actions set out in the Louth Local Authorities Disability Implementation Plan 2008-2015.

Promote and encourage the provision of toilets accessible to all.

Promote and encourage improvements in access to existing facilities

### 4.13 Sports and Leisure Facilities

The broad range of sports and leisure facilities within and in close proximity to Ardee include the following:

- An 18-hole golf course set in mature parkland
- Ardee Rugby Club
- A tennis club
- St. Mary's Gaelic Football Club
- Ardee and District Athletic Club
- Ardee Celtic Football Club
- Ardee Concert Band
- Angling Club
- Community hall

*Louth Local Authorities, Sports & Recreation Strategy 2006-2012* advocates the provision of larger pitches in residential development in excess of 100 units. These range from a playground to full sized pitches depending on the scale of the development.

Recreation and sports perform an important role in creating a sense of community by providing people with the opportunity to congregate and interact. As the population of Ardee grows over the period of this plan and into the future, it is important that provision is made for the growth in demand for leisure and sports facilities.

#### *Policy*

*INF 26 To promote and facilitate the provision of sports and leisure facilities, including inter-generational activities, which are accessible to all members of the community, through initiatives in partnership with community groups and sporting organisations.*

*INF 27 To require residential developments in excess of 100 units to make provide provision for the larger pitch requirement as set out in Louth Local Authorities', Sports & Recreation Strategy 2006-2012.*

*INF 28 To require developers to provide play and recreational facilities in new residential areas where there is an identified need.*

*INF 29 To resist the loss of recreational and sporting facilities.*

### 4.14 Education

Ardee is well catered for in terms of educational provision. The town has three primary schools and one secondary level school located within the town. Ardee Educate Together National School is located to the north of the town, while Scoil Mhuire Na Trócaire and Ardee Monastery National School are to the south. Details of numbers of pupils attending these schools in 2003 and currently are provided in table 4.5.

**Table 4.3 Primary Schools in Ardee**

School	Boys/Girl/Co-Ed	No. of Pupils 2003	No. of Pupils 2010
Ardee Educate Together N.S.	Co-Ed	23	101
Scoil Mhuire na Trócaire	Girls	267	269
Ardee Monastery N.S.	Boys	252	219

Numbers of pupils attending Ardee Educate Together N.S have more than quadrupled over the previous plan period, pupils attending Ardee Monastery N.S. Trócaire has decreased while numbers at Scoil Mhuire na Trócaire are fairly static.

The second level community school, on John Street, has some 600 pupils.

The Department of Education and Science has advised that provision of a 1.5 hectare primary school site for the Ardee Educate Together National School is required and should be reserved within the Plan.

**Policy**

**INF 30** To make provision for a 1.6 hectare primary school site as identified on the Objectives Map, and to co-operate with the Department of Education in the identification of any additional need and provision for schools..

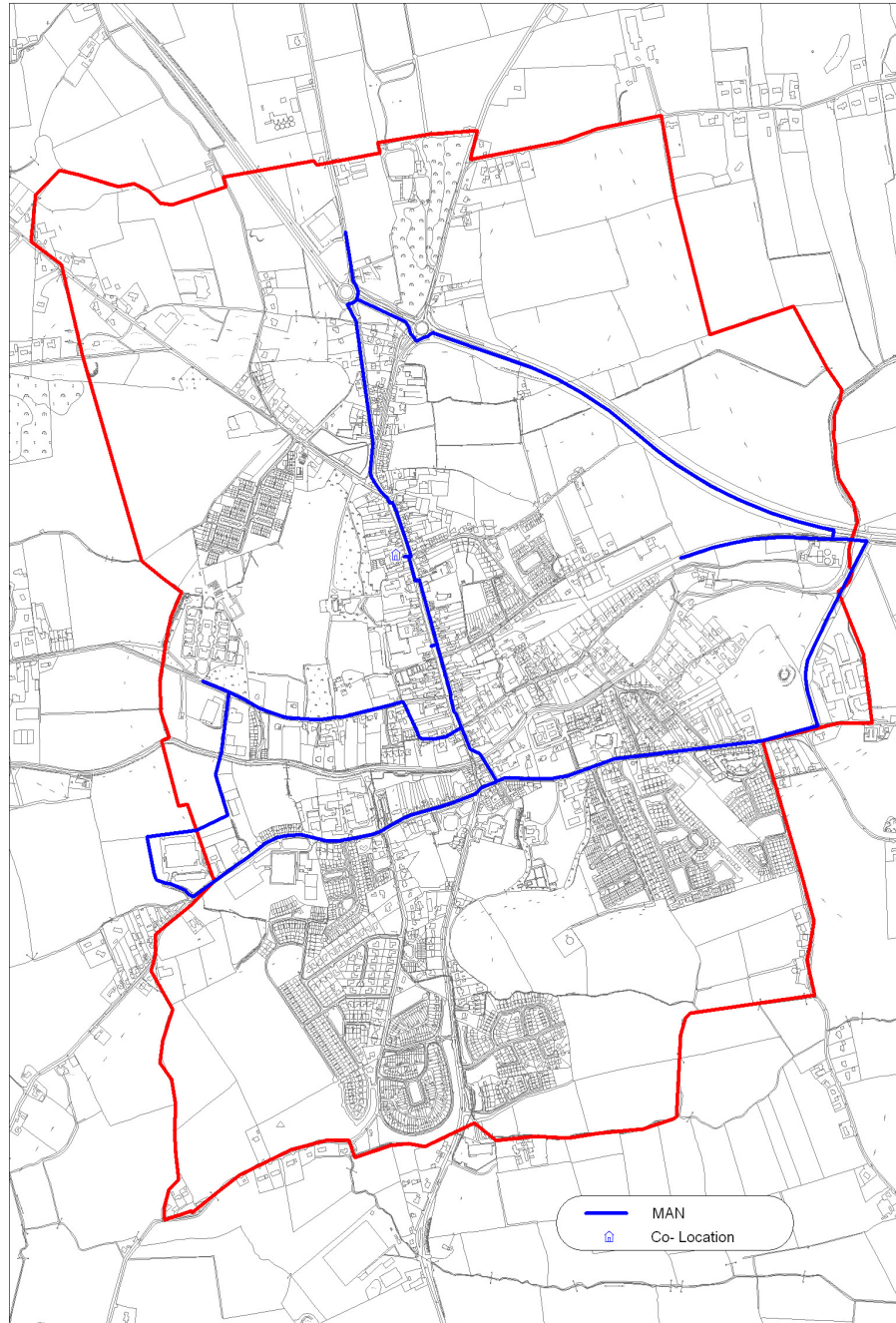
**INF 31** To encourage the provision of additional educational facilities and expansion of existing schools to meet the needs of the town and its hinterland.

**4.15 Telecommunications**

Ardee has a Metropolitan Area Network (MAN) and co-location facility. E|net has been appointed to manage the network on behalf of Louth County Council. The experience of E|net is that the existence of a MAN tends to directly support job retention and job creation, and by providing users with a greater range of products and services reduces costs to users. Figure 4.3 illustrates the extent of the network.

The Ardee MAN is in its infancy and its expansion will provide faster internet speeds and access to advanced telecommunication services and facilities, which is vital in enabling Ardee to reach its full economic potential.

**Figure 4.3 Extent of MANs Network in Ardee**



**Policy**

**INF 32** To support a programme of broadband connectivity, to meet the needs of the population and in the interests of promoting economic growth and competitiveness.

**INF 33** To require that open access ducting for new developments is made available to all service providers on a non-exclusive lease basis at an economic cost.

#### **4.16 Waste Management, Recovery and Recycling**

The Council will encourage the treatment of waste in accordance with the following waste management hierarchy - reduction, reuse, recycling and disposal, as set out in the *North East Waste Management Plan*. It also promotes the provision of local facilities for waste management and processing of recyclable materials and has provided facilities for the collection of recyclable materials in Ferdia Park and Drogheda Road.

New developments for housing, retail and commercial developments should provide readily assessable facilities for the storage and the collection of recyclable materials such as glass, cans, paper and textiles. These facilities should be screened in order to protect the amenities of the area and any nearby residents.

##### **Policy**

**INF 34** *To promote the treatment of waste in accordance with the following waste management hierarchy - reduction, reuse, recycling and disposal, as set out in the North East Waste Management Plan.*

**INF 35** *To require all new housing, retail and commercial developments to provide readily assessable facilities for the storage and the collection of recyclable materials such as glass, cans, paper and textiles, in respect of individual units and the overall development. Such facilities shall be screened so as to protect the amenities of the area and any nearby residents.*

#### **4.17 Energy**

Louth County Council is committed to encouraging more sustainable development through energy efficiency and increasing the use of renewable energy in all building projects within the Ardee Local Plan area.

Dundalk is Ireland's first designated sustainable energy community in Sustainable Energy Communities Programme (SEAI's), and is referred to locally as Dundalk 2020. It is leading a larger European initiative known as the International CONCERTO Consortium called HOLISTIC. The project covers a defined geographical area in the south of Dundalk and aims to secure the efficient use of energy and it is proposed that this project is to be extended to Drogheda and Ardee.

Sustainable energy development can promote economic development and make it more competitive. The SEAI forum sees the importance of a green economy as being it can reduce our carbon footprint and also lead to some long term jobs.

##### **Policy**

**INF 36** *To require that all applications for new buildings in Ardee demonstrate that at least 25% of a building's energy requirements will be met from renewable sources. This should be calculated on the basis of an approved method and carried out by a qualified and accredited expert.*

*INF 37 To work in partnership with and support existing and proposed initiatives by SEAI in Ardee.*

#### **4.18 Gas Supply Network**

Bord Gais Éireann has a substantial distribution network in County Louth, which covers both homes and business in Ardee.

An existing underground transmission line intercepts the south east of the Plan area as illustrated by the Objectives Map. A 14 metre wide wayleave exists for this line. Excavation or development may only take place within this wayleave if a valid Excavation Permit is granted by Bord Gais Éireann.

#### *Policy*

*INF 38 To support extensions or improvements to the gas supply network in the interests of the quality of life of residents of Ardee and in promoting economic growth and competitiveness.*

#### **4.19 Service Stations**

There are a number of service stations located on the approach roads to Ardee; one each on the Kells Road and Carrickmacross Road and three on the Drogheda Road. Applicants for new service stations will be required to demonstrate the need for such additional facilities in the town. Where permitted, these must be located on the edge of the urban footprint of the town and within the speed limit areas. The planning authority will not consider any new stations opening onto national routes as the significant traffic movements generated at such entrances pose a danger to traffic safety.

When assessing the acceptability of a service station the following factors shall be taken into consideration:

- safety at accesses and egresses
- effect on amenities and conflict with other adjoining uses
- impact on built form and townscape
- quality of design, layout and materials used
- compliance with the requirements of the Dangerous Substances Regulations
- sanitary services requirements

All applications for service stations shall include proposals for advertisements, materials to be used in hard surface areas and boundaries, landscaping and screening. Only limited convenience retail facilities of 100 square metres will be permitted, in line with the requirements of the Louth Retail Strategy 2009.

#### *Policy*

*INF 39 To facilitate the provision of service stations subject to the development management requirements detailed above.*

## 5. Economy and Employment

### 5.1 Introduction

This Plan aims to set out a land use strategy for the town that is capable of providing a balance between the provision of housing and employment opportunities. This is to ensure that Ardee develops with its own sustainable economic base rather than as a 'dormitory' town for Dublin and elsewhere. It is the policy of the Louth County Development Plan 2009-2015 to protect and enhance the status of Ardee as a principal centre for employment, industry and commercial activity within the county

**5.1.1** An employment study carried out by the Louth Local Authorities in April 2010 established that there were in excess of 1,500 people employed within the town boundaries. One third of these jobs were described as being on a part-time basis.

Table 5.1 details areas of employment in the town. The town centre (as delineated in the Objectives Map) is the primary location for the retail, commercial and office sectors providing employment for some 615 persons. The largest employers in Ardee are the Health Service Executive, followed by Moorehall Residential Care Centre and Farrell's manufacturing. It is noteworthy that some 120 people are employed in education and childcare services.

**Table 5.1: Employment Study for Ardee Town**

Areas of Employment	Number of Employees
Town Centre includes shops, offices, café/ restaurants/ pubs	615
Health Service Executive	200
Ardee Business Park & KTF	168
Schools and Childcare facilities	120
Moorehall Residential Care Centre	109
Business / Industrial Park opposite Ardee Community School	76
Farrell's Manufacturing	58
Mid Louth Service Centre	23
Ardee Enterprise Centre	12

The predominant industrial and manufacturing employment areas are Ardee Business Park, the Business / Industrial Park opposite Ardee Community School, Farrell's Manufacturing and Ardee Enterprise Centre. These account for some 162 jobs.

**5.1.2** It is considered that the completion of the M1 motorway, the proximity of Ardee to both the M1 motorway (via the N33 Link Road) and the N2, together with the availability of strategically located zoned lands, have the potential to provide for significant expansion in these areas. This in turn could provide enormous economic benefits to the town.

## 5.2 Strategy

**5.2.1** The study, *Economic Development of Ardee 2009-2015*, presents an economic development strategy for Ardee and its hinterlands for the period between 2009 and 2015. The key economic strengths and drivers in Ardee as identified in this study include its strategic location, high quality infrastructure, people resources, the education and skills of its workforce and the high quality of life available to its residents.

The main challenges highlighted are a relatively low rate of third level educational attainment and a high level of unemployment in the town. Unemployment was 13.4% in 2006 compared to 8.5% in the State. By December 2009 this figure had almost doubled, due to the deteriorating economic climate that has emerged since then, to 26%.

**5.2.2** As detailed in table 5.2, the Study reported that in 2006, 7% of the residents of Ardee commuted to Dublin, 16% to the rest of the county which would include Dundalk and Drogheda, 4.8% to Meath and almost 25 % to other locations. This shows that a significant proportion of residents of Ardee commute to work.

**Table 5.2: Residents of Ardee Places of Work**

Location	Rest of Louth	Meath	Dublin	N. Ireland	All other Locations
Percentage	16%	4.8%	7.0%	0.3%	24.6%

Source: Indecon analysis of CSO POWCAR data

An important aim of this Plan is to provide for a range of employment opportunities locally so as to reduce unemployment in the town and reduce commuting distances.

### Policy

**EE 1** To ensure that Ardee develops a sustainable economic base by seeking to provide a range of employment opportunities locally.

**EE 2** To capitalise on the location, natural and people resources of Ardee in the pursuit of the economic development priorities identified in the strategy - *Economic Development of Ardee 2009 – 2015* and support the Louth Economic Forum and Ardee Business Park in order to develop creative solutions to provide sustainable employment and promote the enterprise culture of Ardee.

**EE 3** To require that industrial and commercial lands be developed to a very high standard in campus style settings, combining aesthetics with enterprise and attracting high calibre business occupiers, in compliance with the Development Management Standards for Industrial and Commercial Developments as set out under section 7.2 of the Louth County Development Plan 2009-2016 and Section 9 of this Plan and where appropriate policies in relation to road infrastructure as set out by TC 5 to TC8 of the Louth County Development Plan 2009-2016.

### 5.3 Key Economic Sectors

The 2006 Census detailed that in Ardee 23% of the persons at work were employed in commerce and trade, 19% in professional services, 18.3% in building and construction and 16% in manufacturing. The Employment Study of Ardee Town (table 5.1) details that almost 33% of employment is provided in professional services such as education, health and social services. This represents a very significant increase in the proportion of people employed in this sector.

Specific economic activities identified in the economic study, *Economic Development of Ardee 2009-2015*, which are considered to have the potential to develop in Ardee during this Plan period, include:

- Services sector
- Value added developments
- Tourism
- Business services
- Professional services including education, health and social services
- Public administration
- Transport, storage and communications

Ardee's location has a number of distinct advantages in relation to the potential to develop these sectors. It is linked by the N33 to the national motorway network, is a short distance from both Dundalk and Drogheda, is within an hour of Dublin and is readily accessible from international airports in both Dublin and Belfast.

Within the town boundary there are currently some 70 hectares (170 acres) of land zoned for a variety of commercial, industrial and associated uses. Of this approximately 60 hectares are ideally placed abutting the N33 Link Road, enabling large commercial vehicles to avoid the town centre and residential areas.

In the northeast of the Plan area, in Cappockgreen, planning permission has been granted for a business park of 43,418 square metres and an office and warehouse complex of 3,022 square metres. A further application on these lands for a light industrial/warehouse including ancillary offices of 950 square metres is currently being considered. These developments have the potential to significantly enhance the status of Ardee as a centre of employment, industry and commerce.

#### *Policy*

*EE 4 To ensure that sufficient land is zoned for a variety of industrial, commercial and associated uses.*

*EE 5 To require that industrial and commercial lands be developed to a very high standard in campus style settings, combining aesthetics with enterprise and attracting high calibre business occupiers in accordance with the Development Management Standards for Industrial and Commercial Developments as set out in the Louth County Development Plan 2009-2015.*

## 5.4 Retail

In the *Louth Retail Strategy 2009*, Dundalk and Drogheda were identified as being the top tier in terms of retail hierarchy in the county, whilst the local importance of Ardee places it at the second tier.

Key findings of the Strategy are:

- There has been a 49.2% increase in the retail floor area available in Ardee since 2002. This is mainly due to the new SuperValu store, located off Market Street and Ash Walk and the Lidl store which is located south of the town.
- Ardee should continue to develop its convenience retail offer in tandem with its expanding population
- There is a current need for an additional retail store up to 2,500 square metres
- There is no justifiable need for a retail park development.

The Retail Strategy identified that the total retail floor area was 9,758 square metres in 2008. This comprised 4,846 square metres of convenience shopping and 4,912 square metres of comparison and bulky goods.

Subsequent to this study, a retail development of some 2,390 square metres was granted permission off the N33 Link Road. This decision is currently the subject of an appeal to An Bord Pleanála. Under planning reference 10/53, permission is currently sought for a retail development of some 1,500 square metres at Market Street/Market House Lane.

Ardee provides a wide range of services and facilities for large areas of mid and west Louth and north Meath. It is an objective of the Louth County Development Plan to support the development of Ardee as a sub-county retail centre to serve the needs of the town's people and the wider rural hinterland. Thus this Plan seeks to consolidate and protect the role of the town centre as the principal retail and commercial centre of the town and ensure that the town centre remains the main focus for retail development.

### *Policy*

*EE 6 To preserve and strengthen the role of Ardee as the principal sub county retail centre to serve the needs of the towns people and the wider rural hinterland.*

*EE 7 To subject proposals for large scale retail development outside the town centre to the application of the sequential retail test and require that such proposals demonstrate that the existing town centre will not be adversely affected.*

*EE 8 To generally discourage permission for a change of use from retail or service (including banks and similar institutions with over the counter services) to non retail or non service uses, at ground level.*

## 5.5 Tourism

Ardee is an attractive historic town with a range of tourist facilities and attractions which include the following:

- A distinct medieval street form
- An architectural conservation area and 90 protected structures
- Castles
- Sections of town wall
- Heritage trails
- Golf course
- Angling
- Ardee Baroque Festival
- Independent and specialist shops
- Attractive townscape and open spaces
- Choice of bars and restaurants
- Riverside and Dee Valley Walks

Tourism is one of Ireland's growth sectors and could make an important contribution to the local economy of Ardee, particularly through the provision of new employment. New development needs to be appropriately located in relation to transport and to the character of the local area. It is an objective of the *Tourism Plan 2008-2012* published by Louth Hospitality, is 'to attract tourists to County Louth by providing a quality experience'. This Plan fully endorses this objective.

Four heritage trails, illustrated by the Objectives Map, have been identified and are to be demarcated. To a large extent these trails are contained within the historic town core and follow the line of the original town walls. Other parts of the trail extend outwards encompassing the Castleguard Motte for example.

### *Policy*

*EE 9 To support sustainable tourism development in Ardee.*

*EE10 To demarcate identified heritage trails within the town.*

## 6 Natural and Built Environment

### 6.1 Introduction

The Council recognises the importance of protecting and enhancing both the natural and built environment. The town also contains a wealth of natural and built assets. One of the principal aims of this Plan is to ensure that this heritage is protected while catering for the future development of Ardee as a place to reside and work.

### Natural Environment

#### 6.2 The River Dee

The River Dee rises near Bailieboro in County Cavan and flows in a north easterly direction for over 30 miles, passing through Ardee before entering the sea at Annagassan. This river can cater for all game anglers, as it possesses stocks of native wild brown trout as well as salmon and sea trout.

The river traverses the southern part of the town. Sections to the east and west of Bridge Street have been developed for passive recreation. Farther west of the park, there is an informal pathway, utilised by fishermen and locals which links up to the Kells Road outside the town boundary. The southern riverbank remains largely undeveloped. This, together with the long gardens of residential properties together with mature trees, gives this area a high visual quality and tranquillity, highly suitable for recreational activity.

The existence of undeveloped lands to the southern and northern sides of the river bank represents an opportunity to open up the river further for an enhanced recreational role.

#### *Policy*

***NBE 1** To protect the habitat, visual and amenity qualities of the River Dee and its tributaries so that they can contribute to the ecological diversity of the area and be utilised for sustainable recreational uses.*

***NBE 2** To establish a minimum 10 metre wide riparian corridor free from development along each bank of the River Dee and its tributaries, consistent with habitat protection, maintenance access requirements, flood alleviation and recreational requirements. . Any proposed path should, where feasible, be located a minimum of 6 metres from the top of the river bank'.*

#### 6.3 Town Parks

**6.3.1** Fairgreen is established as one of the main passive and active public recreational areas in the town. The park contains a playground and multi purpose games area in an attractive mature environment which is a valuable amenity for the town.

College Green and the Millennium Park provide for recreation and sporting activities. Located adjacent to the town centre they also form an important pedestrian linkage from Market Lane to Sean O'Carroll Street.

The aforementioned, Riverside Park is much utilised and has the potential to be extended to the west providing for a riverside recreational corridor.

**6.3.2** It was an objective of the 2003 – 2009 local area plan ‘to reserve land and secure the development of a 4.9 hectares (12 acres) public park on lands at Mulladrillen townland with walking and cycling routes and pedestrian links to surrounding areas’. There is a unique opportunity to develop a town park in this area which would be a valuable amenity for the town, providing a range of activities. Table 6.2 illustrates the hierarchy of public parks within the Plan area.

**Table 6.1 Public Park Provision in Ardee Town**

Location	Area in Hectares
Mulladrillen Hill ( <b>proposed</b> )	4.9
Fairgreen	1.3
College Green & Millennium Park	1.1
Riverside Park	1.0

**6.3.3** This Plan seeks to make provision for an amenity area incorporating exercise equipment for adults. It is to be located in proximity to the Railway Way walk so enabling both amenities to be used in conjunction with each other, adjoining the proposed car park off Sean O’Carroll Street, as illustrated by the Objectives Map. Pedestrian access is also proposed from Tierney Street.

**Policy**

**NBE 3** To zone lands in order to secure the provision of a hierarchy of public open spaces including public parks and gardens and other recreational facilities including localised public open spaces, play areas, playing fields and sports grounds, to develop them as attractive amenities.

**NBE 4** To prohibit development or change of use of open spaces, public parks, playing fields, sports grounds and local open spaces that would result in encroachment onto these essential amenities.

**NBE 5** To reserve 4.9 hectares of land and secure the development of a public park at Mulladrillen townland with effective walking and cycle route access to surrounding areas

**NBE 6** To reserve land for the purposes of an amenity and recreational area off Seán O’Carroll Street, as illustrated on the Objectives Map.

**NBE 7** To explore the appropriate funding mechanism for the delivery of additional amenity and recreational facilities within the general area of the site that facilitates the development or other infrastructure, where considered appropriate.

## 6.4 Tree Preservation Orders and Trees and Woodlands of Special Amenity Value

6.4.1 A tree preservation order (TPO) enables a local authority to preserve any single tree or groups of trees and brings them under planning control. The permission of the planning authority must therefore be sought before any tree subject to a TPO is lopped, topped or felled. Ardee has three TPOs relating to trees at Fox Covert, Ardee Golf Club and Red House. The council will continue to make and enforce tree preservation orders to protect trees of amenity and landscape value particularly where they are threatened by development.

6.4.2 In addition there are six groups of trees and woodlands which have been identified as being of special amenity value, as listed below:

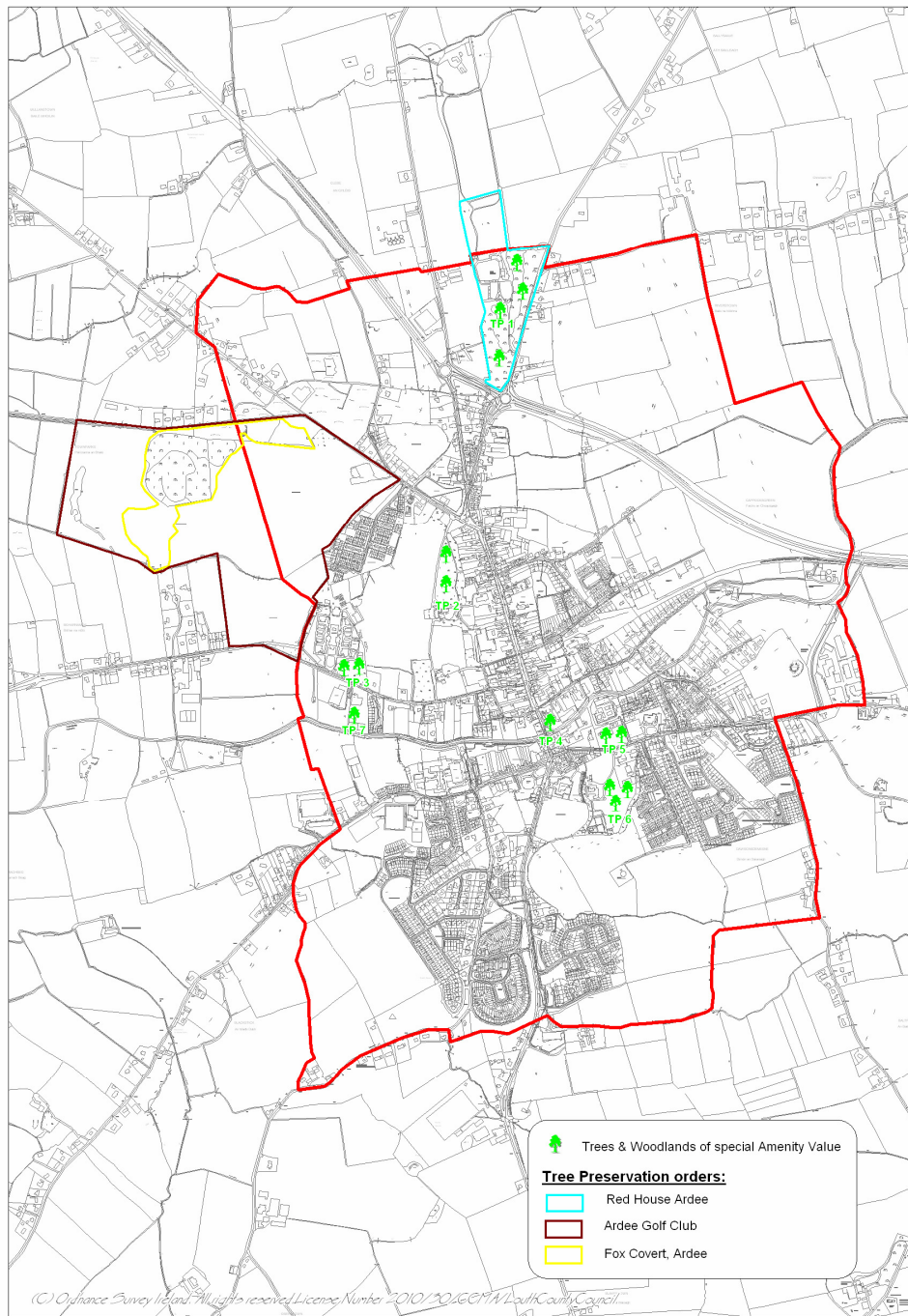
**Table 6.2 Trees and Woodlands of Special Amenity Value**

	Location
1	Red House, Dundalk Road*
2	St Joseph's, Townparks
3	St Bridget's, Kells Road
4	The Island, Bridge Street
5	Moorehall and Parochial House, Hale Street
6	Convent of Mercy, Hale Street
7	The Old Rectory, Hale Street

\* Also covered by a Tree Preservation Order

Figure 6.1 and the Objective Map illustrate the location of tree preservation orders and trees and woodlands of special amenity value within the boundaries of the town.

**Figure 6.1 Tree Preservation Orders and Trees and Woodlands of Special Amenity Value**



**6.4.3** Within the grounds of Red House, Ardee are the two 'champion trees' of Louth as identified by the Tree Council of Ireland. These include the largest tree in the county namely a noble fir measuring 4.48 by 39 metres and the tree with the largest girth, a Lebanon cedar measuring 7.41 by 34 metres.

**Cedar, Red House**



The Council will aim to protect all trees which contribute to the value of the environment and to increase tree coverage in the town through the creation of new landscape features in new developments.

**Policy**

**NBE 8** To continue to review and make tree preservation orders and trees where the planning authority considers such trees to be at risk

**NBE 9** To protect all trees in Ardee which contribute to the value of the environment including Trees and Woodlands of Special Amenity Value listed in table 6.3. When considering development proposals the council will require all existing trees of amenity and landscape value be retained.

***NBE 10** To promote the provision of increased tree coverage through planting and landscape schemes in all new development*

***NBE 11** To investigate the feasibility of carrying out a survey of all trees of special amenity value in Ardee.*

### **6.5 Green Corridors / Green Lungs**

It is an aim of this Plan to preserve and enhance the visual and functional landscape links between open spaces and to provide valuable green corridors along which wildlife can move and which can also be enjoyed by the human residents of the town. These are illustrated by the Objectives Map.

#### **Policy**

***NBE 12** To preserve and enhance the visual and functional landscape links between open spaces and provide valuable green corridors along which wildlife can move and which can be enjoyed by residents of the town along, for example, transportation routes and waterways between open spaces.*

### **6.6 Landscape features and Wildlife Habitats**

**6.6.1** Landscape features and wildlife habitats of whatever scale can contribute to a local sense of identity as well as providing wildlife and amenity interest to people's everyday surroundings. They are important for the conservation of biodiversity in areas of natural heritage beyond designated areas such as pNHAs and Natura 2000 sites.

**6.6.2** *An Ecological Survey of the High Amenity Areas* undertaken by Ardee Tidy Towns Committee, with the funding support of the Heritage Council has highlighted the rich and varied ecology of the grounds of both St Joseph's and St Brigid's Hospitals, and the Riverside and Railway Walks. The *Biodiversity Action Plan for Louth 2008 –2012* identifies the Bridge in Ardee as a biodiversity 'point' as bats roost there. Ardee is fortunate in having many natural amenity areas.

This plan shall seek to assess, manage and protect existing landscape features by requiring detailed site surveys and appropriate protection measures as part of any development proposals. This will not only enhance the urban character of the town but also assist in ensuring biodiversity is not damaged or destroyed.

#### **Policy**

***NBE 13** To protect important landscape features and wildlife habitats both in the built up area and open land, which are to be affected by development and to will promote the conservation of such features, for example trees, hedgerows, ponds, ditches and natural river and stream features.*

***NBE 14** To require detailed site surveys and appropriate protection measures of landscape features and wildlife habitats as part of all development proposals.*

## 6.7 Proposed Natural Heritage Area

Ardee Woods (Red House) is a proposed Natural Heritage Area (pNHA). The woodlands are considered to be important at a national level.

### Policy

**NBE 15** To resist any development that would be harmful to or that would result in a significant deterioration of habitats or disturbance of species found on this pNHA..

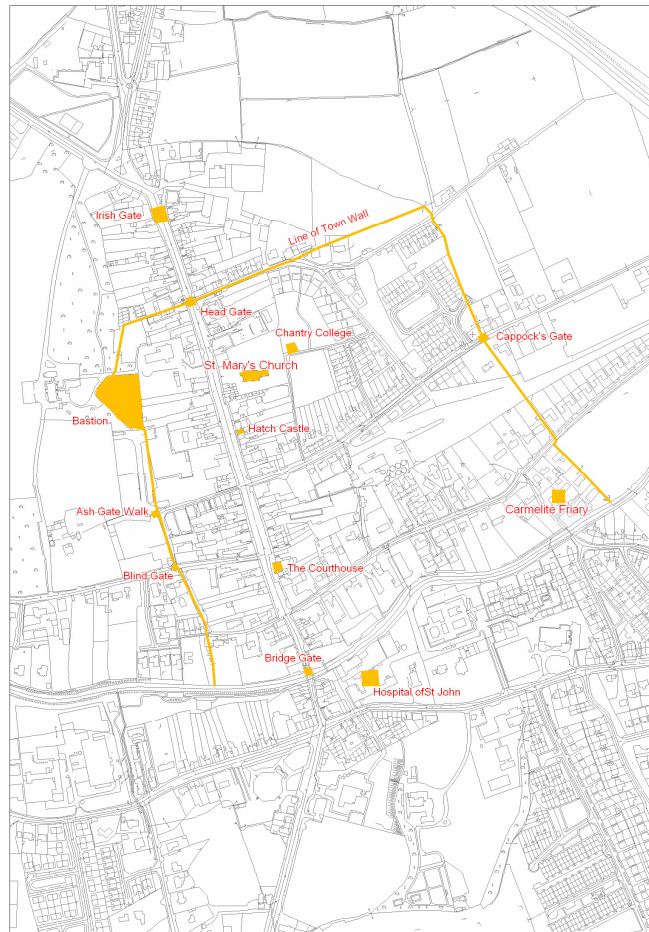
### Built Environment

## 6.8 Historic Town Centre

Ardee is an example of a medieval walled town with a distinctive central main street and long, narrow plots extending away on each side. This identity is enhanced by Hatch's Castle and Ardee Castle, surviving medieval fortified town houses, and the intact street pattern.

*The Walled Town of Ardee Conservation and Management Plan 2010* seeks to protect the setting of surviving structural and archaeological remains of the town walls that once enclosed Ardee, providing the town and its walls with a strong and consistent identity.

The planning authority recognises the historical significance and heritage resource of Ardee's medieval town walls and defences and the area enclosed by them.



This plan will seek to protect and retain the historic integrity of the medieval town and support its integration and preservation in future developments.

*Policy*

*NBE 16 To protect and retain the historic integrity of the medieval town and support its integration and preservation in future development.*

*NBE 17 To promote the objectives of the Walled Town of Ardee Conservation and Management Plan 2010 which include the creation of a town wall walk, the enhancement of public realm with particular regard to Market Square, the demarcation of the former town walls and gates.*

**6.9 Architectural Conservation Area**

The 2003 Ardee Local Area Plan designated Irish, Market, Castle, Bridge and William Street an architectural conservation area (ACA). Ardee, originally a medieval walled town, is now an important shopping and commercial centre for the mid-Louth area and hinterlands. It is lined by good houses two and three storeys in height, with slated pitched roofs, interesting shopfronts and distinguished by two late medieval tower houses. The southern end of the town features the river and some attractive rubble stone warehouses. This area includes the majority of the town's protected structures. The boundaries of the ACA are illustrated on the Objectives Map.

This plan will continue to preserve and enhance the character of the built heritage within the Architectural Conservation Area which contributes to the appreciation of protected structures.

*Policy*

*NBE 18 To preserve and enhance the character of the Architectural Conservation Area.*

*NBE 19 To require that any development within or affecting the conservation area preserves or enhances the character and appearance of the architectural conservation area, respecting the character of the existing architecture in scale, design and materials.*

*NBE 20 To apply a presumption in favour of retaining any building in the ACA which makes a positive contribution to the character and appearance of the area.*

*NBE 21 To require all development proposals to take account of the Council's specific conservation objectives for Ardee as contained in Appendix 5 of the Louth County Development Plan 2009-2015.*

**6.10 Protected Structures**

Following the national survey of architectural heritage and the review of the Louth County Development Plan 2009-2016, some 90 protected structures were identified within the boundaries of Ardee Town and listed in the Record of Protected Structures. These buildings both commercial and residential, have a significant influence on the townscape of Ardee. Among these are Ardee Castle, St Brigid's Hospital and the Ardee bakery site.

A protected structure, unless otherwise stated in the *Record of Protected Structures (RPS)*, includes the exterior and interior of the structure, the land lying within its curtilage, any other structures and their interiors lying within that curtilage, plus all fixtures and fittings which form part of the interior or exterior of any of these structures.

An up-to-date RPS, incorporating any additions or deletions within the lifetime of the Plan, will be maintained on the council's website or can be checked in the council's offices. Structures may be added to the RPS outside of the Plan review process without the requirement to make a variation of the Plan. Developers and persons proposing to purchase buildings are advised to check the updated RPS.

The location of the protected structures within the Plan area are illustrated on the Objectives Map and details are listed in Appendix A. This plan will continue to promote the retention, preservation and enhancement of protected structures and their settings for future generations.

### **6.10.1 Proposals for works to protected structures**

Proposals for works to protected structures should be:

- Accompanied by appropriate documentation as described in the *Architectural Heritage Protection Guidelines for Planning Authorities* of the Department of the Environment, Heritage and Local Government, to enable a proper assessment of the proposed works and their impact on the structure or area.
- In keeping with the character of the building and to preserve the special architectural or historical character and any features they possess
- Of a quality of design and sympathetic in terms of scale and form to the original building and in the use of materials and other details of the period and style.
- Carried out in accordance with DoEHLG *Architectural Heritage Protection Guidelines for Planning Authorities* and best practice and supervised by an appropriately qualified professional.

#### **Policy**

**NBE 22** *To permit the deletion of structures from the Register of Protected Structures and the demolition or significant modification of a protected structure, only in exceptional circumstances.*

**NBE 23** *To ensure that new development, either adjacent to or at a distance from a protected structure, shall complement and be sympathetic to the structure and its setting in terms of its design, scale, height, massing, alignment and use of materials.*

**NBE 24** *To identify and seek to add buildings which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest to the Record of Protected Structures.*

**NBE 25** *To require proposals for alterations to protected structures to be in keeping with the character of the building and appropriate with their surroundings and be of a high quality of design and sympathetic in terms of scale and form to the original building and in the use of materials and other detail to the period and style of the original building.*

**NBE 26** To require all applications relating to protected structures to be accompanied by appropriate documentation as described in the Architectural Heritage Protection Guidelines for Planning Authorities of the Department of the Environment, Heritage and Local Government, to enable a proper assessment of the proposed works and their impact on the structure or area and shall be carried out in accordance with DEHLG Architectural Heritage Protection Guidelines for Planning Authorities and best practice and supervised by an appropriately qualified conservation architect

### **6.11 Heritage Gardens and Designed Landscapes**

The National inventory of Architectural Heritage has listed Red House and St Brigid's Complex as heritage gardens and designed landscapes.

**Figure 6.2 Map of Red House, Heritage Garden and landscape**



#### **Policy**

**NBE 27** To ensure that new development will not adversely affect the site, setting or views to and from Red House and St Brigid's Complex heritage gardens and landscapes.

### **6.12 Views and Prospects**

There are a number of views, both strategic and local, in the town which are of special amenity value and are considered worthy of protection. Their positions are illustrated by the Objectives Map. It is important to consider the location of high buildings and smaller scale development which may impinge on these views.

**Table 6.3 Views and Prospects of Special Amenity Value**

Reference	Views and Properties
V1	Mulladrillen Hill and Mullaghash from the Town Centre
V2	Ardee Castle
V3	Castle Guard Motte

*Policy*

**NBE 28** To prohibit development that would interfere with views and prospects of special amenity value as identified in table 6.3.

**6.13 Archaeology**

Ardee contains an Area of Special Archaeological Interest which includes the town centre and extends eastward, as detailed by the Objectives Map, in addition to 29 monuments which are recorded in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994. Archaeological remains constitute important evidence of Ardee's past and are a finite resource which is vulnerable to development. The archaeology of Ardee is an important asset and its preservation is a legitimate objective against which the needs of development must be assessed and balanced.

*Policy*

**NBE 29** To ensure that any development, whether above or below ground, adjacent to a site of special archaeological interest shall not be detrimental to the character of the archaeological site or its setting and be sited and designed with care to protect the monument and its setting.

**NBE 30** To require applicants to include an assessment of the likely archaeological potential of their site as part of the planning application for all development within the Ardee Area of Special Archaeological Interest and other sites of archaeological potential and where the Council considers it appropriate, require that an on site assessment is carried out by trial work prior to a decision on a planning application being taken.

**NBE 31** To ensure that monuments, sites and buffer areas included in the Record of Monuments and Places in zoned lands be excluded from development and included within areas of open space.

## 7. Ardee Town Centre

### 7.1 Introduction

This section of the Plan aims to address issues that include land use principles, urban design, traffic and mobility management and environmental improvements.

**7.1.2** The town centre area comprises Irish, Market, Castle, Bridge, William and John Streets. The town centre is the cultural, social, retail and commercial heart of Ardee. In addition to being the principal location for retail development, it is also important for a wide range of other commercial activities, both large and small. This adds to the vitality and diversity of the town centre. The introduction of new or retention of existing businesses in the centre will help support other uses and add to this vitality.

The number of residential properties in the town centre is an asset, many adding to the visual amenities as well as vitality and sense of security.

**7.1.3** This plan aims to support the continued operation of existing retail and commercial uses in the town centre and to reduce the level of under-utilised retail and commercial space, in order to provide for the increased activity associated with planned population growth and to resist the loss of residential uses in the centre.

#### *Policy*

**ATC 1** *To preserve and strengthen the town centre as the main focus for retail and commercial development to serve the needs of the town's people and wider rural hinterlands..*

**ATC 2** *To encourage social, cultural and residential development within the town centre.*

**ATC 3** *To resist the loss of residential uses in the town centre and to encourage new residential uses in the centre, particularly underused or vacant space above shops and in mixed use schemes.*

**ATC 4** *To ensure that new development has proper regard to residential amenity. Regard will be given to safeguard residents from the inappropriate location of new uses and conditions of operations in certain areas.*

### 7.2 Traffic and Access

In the town centre there is extreme conflict between road vehicles and pedestrians given the volumes of traffic passing through the town. While traffic management plans, including pay parking, have improved the situation, it is only with the advent of the provision of by-passes on the N2 and N52 that this situation will be wholly alleviated. To promote the social and economic well-being of the town centre, increasing priority will need to be given to pedestrians and cycling rather than to vehicles, in as far as it is possible.

**Policy**

**ATC 5** *To improve mobility through traffic management, improvements to pavements, installation of a cycle way, provision of access for mobility impaired and public transport thereby enhancing its role as the business, social and commercial heart of Ardee.*

**7.3 Car Parking**

The main locations for on and off street car parking in Ardee are detailed under section 4, Infrastructure, of this Plan. There are exists provision for 146 public car parking spaces within the town centre, comprising 100 on-street spaces and 46 in the Health Centre and Bridge Street car parks.

It is acknowledged that with the continued population expansion of the town, and in order to give pedestrians and cyclists increasing priority within the town centre, the provision of car parking spaces will need to increase. It is proposed to provide a total of 147 new car parking spaces in the following locations as detailed in table 7.1.

**Table 7.1 Additional Proposed Car Parking Spaces**

<b>Location</b>	<b>Number of Spaces</b>
Ash Walk	72
Irish Street	25
O'Carroll Street	50
<b>Total</b>	<b>147</b>

It is considered that the provision of these additional spaces and appropriate signage will add to the attractiveness of Ardee as a shopping town and a place to visit.

Car parking requirements for new developments are detailed in paragraph 8.6 and table 8.6 of the Louth County Development Plan 2009-2015.

**Policy**

**ATC 6** *To increase the provision of off-street car parking spaces in convenient locations, adjacent to the town centre.*

**7.4 Future Town Centre Development.**

It is a key strategic objective of this Plan to consolidate and protect the role of the town centre as the principal retail and commercial centre of the town. There are a number of sites within the town centre that are considered to be important to secure the future of the town centre in terms of retail uses as detailed below.

- **SuperValu**

On completion, the redevelopment of SuperValu, off Market Street and the construction of a retail mall will comprise a total of 4,070 square metres of floor space and include a café, offices, a multi-storey car park (422spaces) and a surface car park with 78 spaces. Amongst the important features of this development are the provision of some 72 public car parking spaces and an access road to the N52 (Kells Road). This new link will significantly reduce traffic volumes turning off Castle Street and Ash Walk and will ease congestion on the main streets.

- **Irish Street**

Another important site is to the extreme north-east of the town centre. Zoned in the previous local area plan 'to provide for town centre expansion and consolidation', this area is under utilised. The comprehensive development of the site could provide an opportunity to provide for retail, offices, residential, cultural, healthcare and other commercial uses. Sited at the northern approach of the town, the development of this site could also add to the vitality and viability of existing commercial premises in Irish Street by increasing pedestrian activity in this area of the town. It is of the utmost importance that development of this area makes proper provision for effective pedestrian, cycling and vehicular links between the development, the town centre and the residential zoned lands between it and the N33.

- **Ardee Bakery site**

The re-use of the Ardee Bakery site would make a positive contribution to the town centre and vivacity of this area. Any new proposals should have regard to the protected structure, its contribution within Ardee's architectural conservation area (ACA) and zone of archaeological importance.

- **Bridge Street / River Dee**

The site to the rear of the Bridge Street car park fronting on to the River Dee offers an opportunity for additional town centre uses. It is considered important that any proposed development must take cognisance of the provisions of policy NBE 2, to establish a minimum 10 metre wide riparian along the river. It will also be important to consider views of it, particularly from the Riverside Park, the height and setting in relation to existing development and its location within the ACA and zone of archaeological importance. Issues in relation to effective pedestrian and vehicular movements would also have to be addressed to the satisfaction of the planning authority.

**Policy**

**ATC 7** To secure the future of the town centre as the primary area for retail uses in line with the Louth Retail Strategy 2009.

**ATC 8** To ensure that there are appropriate opportunities for retail and town centre uses, so that the town centre can provide for the planned population growth of Ardee and its hinterlands

*ATC 9 To promote and facilitate the development of Ardee Town Centre (as defined by Land Use Zoning Map) as an Opportunity Site.*

### **7.5 Ardee Castle**

This Plan, while recognising the heritage value of Ardee Castle or St Leger's Castle, its former judgement chambers and its setting, aims to promote the potential of this site as a museum. Consideration will be given to other appropriate uses which could include a tourism office, an interpretation centre or other civic or cultural use. Any new proposals must protect the integrity of this national monument and its setting.

*Policy*

*ATC 10 To promote the potential of Ardee Castle and its former judgement chambers as a museum or other civic or cultural use which must protect the integrity of this national monument and its setting*

### **7.6 Urban Design and Heritage**

The pattern of development of Ardee town centre is linear in form running north to south, to which a number of streets are aligned at right angles. The burgage plot pattern survives well along both sides of Market Street and a number of narrow lanes which may have once separated medieval houses are present. Buildings such as Ardee castle and Hatch Castle, which date from the 15<sup>th</sup> Century, together with the street pattern give Ardee a distinctive medieval form that adds to the town's attractiveness and unique character.

The Main Street, William and John Street have a unique portfolio of buildings of historical and architectural merit. There are many important protected commercial and residential buildings in the centre and a number of recorded monuments. The presence and potential impact of these buildings is under-appreciated as views are generally obstructed by traffic. The visual amenities of the main street are impaired by a confusion of overhead wires, a number of vacant facades, clutter of signage and severely pollarded street trees.

The installation of a designated cycle lane along the main street would make the town less dominated by vehicular traffic. Also the sensitive design of new shopfronts and renovation to existing shopfronts could greatly improve the appearance of the streetscape.

There is a need to develop a comprehensive urban streetscape scheme in the context of the completion of the N2 bypass or/and N52 bypass to Ardee, which should be undertaken with particular respect to both buildings and areas of architectural and historic importance. Such a scheme would act as a catalyst for investment in the town centre.

Ardee's Tidy Towns committee is very active in promoting improvement schemes in the urban landscape which are important in helping to make the town centre more attractive, safe and easily assessable to all. The Council will continue to co-operate with the committee and other local groups in the town.

*Policy*

*ATC 11 To enhance the appearance of the town centre through good design in all developments including that of new shopfronts and facades and the renovation of existing, landscaping and public art.*

*ATC 12 To encourage development in the town at a scale that is compatible with the existing fabric and built form and which retains historic burgage plots, laneway pattern and building lines.*

*ATC 13 To encourage development on lands to the rear of existing properties on a comprehensive and integrated fashion. Piecemeal development on a site-by-site basis however, will be resisted.*

*ATC 14 To encourage development that is consistent with the vernacular architecture of the town, especially buildings with immediate street frontage. The council however will encourage innovation with regard to the interpretation of the form of new developments to arrive at solutions that can be integrated with the existing physical characteristics of the town.*

*ATC 15 To require that the design of new developments have regard to views of existing landmark buildings.*

*ATC 16 To develop a comprehensive urban streetscape scheme in the context of the completion of the N2 bypass or/and N52 bypass in order to improve the quality, image and appeal of the local urban environment. This scheme should have particular respect to both buildings and areas of architectural and historic importance, address the needs of all ages and abilities and give greater priority to pedestrians, cyclists and public transport.*

*ATC 17 To co-operate with the Ardee Tidy Town Committee and other community groups in the implementation of environmental improvement schemes.*

*ATC 18 To encourage the removal of visually intrusive elements such as overhead cables and inappropriate signage.*

## 8. Development Strategy for Ardee



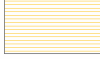



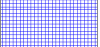
### 8.1 Introduction

The settlement strategy contained in the Louth County Development Plan 2009 - 2015 acknowledges the role of Ardee within the county settlement hierarchy and promotes the development of Ardee as a medium sized town for urban strengthening to serve the needs of the local community and drive development within the locality

It is an aim of this Plan to manage the growth of the Ardee town in a manner that provides for gradual expansion, in line with provisions for additional employment opportunities, community facilities and services.

### 8.2 Spatial Strategy

This Plan sets out a spatial strategy to direct future growth within the urban area. The development strategy identifies seven distinct character areas in the Plan area as listed below and illustrated by figure 8.1.

Town Centre	
Northeast Ardee Master Plan Area, Cappocksgreen	
Mulladrillen Hill and Rathgory	
Dawson Demesne	
St Brigid's and St Joseph's Complexes	
North East Environs	
Red House	

**Table 8.1: Character Area Objectives**

Area	Objective
<b>Town Centre</b>	To provide, protect and enhance town centre facilities and consolidate and strengthen the existing role of the town centre and continue to protect and enhance the built environment, particularly views, the architectural conservation area, the historic town core and protected structures.
<b>Northeast Ardee Masterplan Area 2008</b>	Provide for new residential development and supporting community facilities in accordance with the Northeast Ardee Masterplan and a primary school site to provide for the integration of this area into the overall development strategy for the town. <i>Where any provision of the Northeast Ardee Masterplan Area conflicts with the provisions of the Louth County Development Plan 2009-2015 or this local area plan, the provisions of the Masterplan shall cease to have effect.</i>
<b>Mulladrillen Hill and Rathgory</b>	To provide for new residential communities in accordance with an approved Masterplan for the entire area of residential zoned lands and the provision of a public park containing a minimum of 4.9 hectares (12 acres) in relation to the hatched area.
<b>Dawson's Demesne</b>	To provide for new residential communities in accordance with an agreed master plan and subject to the preservation of the Castleguard Motte and its settings, views to it and the provision of public access.
<b>St Brigid's &amp; St Joseph's Complexes</b>	To conserve and protect the setting of institutional buildings, the woodlands, the town wall and the earthen rampart. Provide for a 1.6 hectare primary school site, further institutional uses and use ancillary to and associated with this land use and limited residential development (not more than 10% of complex area).
<b>North East Environs</b>	To promote and provide for new industrial and related uses and to make provision of a minimum 10 metre wide riparian corridor along the River Dee.
<b>Red House</b>	To provide for tourism and leisure uses subject to the appropriate protection of the proposed natural heritage area, the historic garden and landscape, trees and woodlands and protected structures and their settings contained therein.

**Policy**

**DEV 1** *To promote the development of Ardee as a medium sized town for urban strengthening to serve the needs of the local community and drive development within the locality and devise a strategy that will guide new development within the plan area in accordance with principles of sustainable development in order to improve the quality of life of the inhabitants of Ardee.*

**DEV 2** *To manage growth within the identified development areas in a manner that will achieve inclusive and sustainable development and comply with the objectives as set out in table 8.1.*

### 8.3 Residential Phasing Strategy

**8.3.1** With reference to section 3, Population and Housing, in order to accommodate the growth in population projected in Ardee over the period of this Plan, amounting to some 150 persons, it is necessary for land to be provided for 80 residential units\*. The area of land necessary to achieve the population growth proposed in this Plan, based on an average density of 30 dwellings per hectare would equate to some 2 hectares. There is in excess of 60 hectares of undeveloped residential zoned land within the town boundaries capable of accommodating an additional population of 2,100. This is more than sufficient to cater for the projected population over this Plan period.

**8.3.2** To facilitate the orderly and sustainable development of the town, to meet the housing needs of the town in a sustainable manner through the efficient use and provision of services, it is considered necessary that residential lands be release in phases.

A phased approach must encompass organic growth from the centre of the town outwards, must have regard to projected population growth for Ardee, take into account the availability of physical and social infrastructure and the built and natural environment.

**8.3.3** Due to the prevailing downturn in property development, it has become a feature of many applications for residential developments to seek 10 year planning permissions. Such extended permissions, would hinder the proper planning and sustainable development of Ardee as they require that capacity in infrastructure to be reserved for unnecessarily long periods and could thus prevent other appropriate development. In addition given that such permissions would extend well beyond the period of the Plan, the monitoring and review the local area plan would be difficult. An extension for the appropriate period over and above the initial five years will be considered if the application for extending the appropriate period meets with the requirements as set out in Section 42 of the Act (as amended).

#### *Policy*

**DEV 3** *To facilitate orderly and sustainable development through the implementation of an overall phasing strategy as follows:*

*(1) Phase I residential development comprises committed dwelling units, residential development in the town centre (as zoning) where residential is provided as part of a mixed development with commercial uses, enabled area and infill housing development\* where it is a permitted use or a use open for consideration and providing that the necessary physical and social infrastructure is available. As the stock of vacant lands (from development) becomes exhausted, that is 75% is built on, the presumption will move towards the release of land in Phase II.*

*(2) Phase II residential development comprises land to the north of the River Dee which redresses the imbalance of residential development between the north and south of Ardee. This also provides for organic growth from the urban fabric of the town*

centre and does not result in 'leap-frogging'. Development of these lands is subject to the availability of physical and social infrastructure. As the stock of vacant lands (from development) becomes exhausted, that is 75% is built on, the presumption will move towards the release of land in Phase III.

(3) Phase III residential development comprises of lands south of the River Dee which provides for organic growth from the urban fabric of the town centre and does not result in 'leap-frog' development. Development of these lands is subject to the availability of physical and social infrastructure.

**DEV 4** To apply the principle that should any of the committed permissions referred to DEV 3(1) above lapse, the land shall no longer automatically be regarded as remaining in the current Phase but shall revert to the Phase appropriate to their location as set out in DEV 3(2).

**DEV 5** To only consider granting permission for the extension of duration of an existing planning permission for residential development, where the proposed development applies with policy DEV 3.

**DEV 6** To restrict the duration of a permission for residential development, or where residential development forms a part of the development, to 5 years.

\*Infill housing development is defined as 'the development of a relatively small gap between existing buildings'.

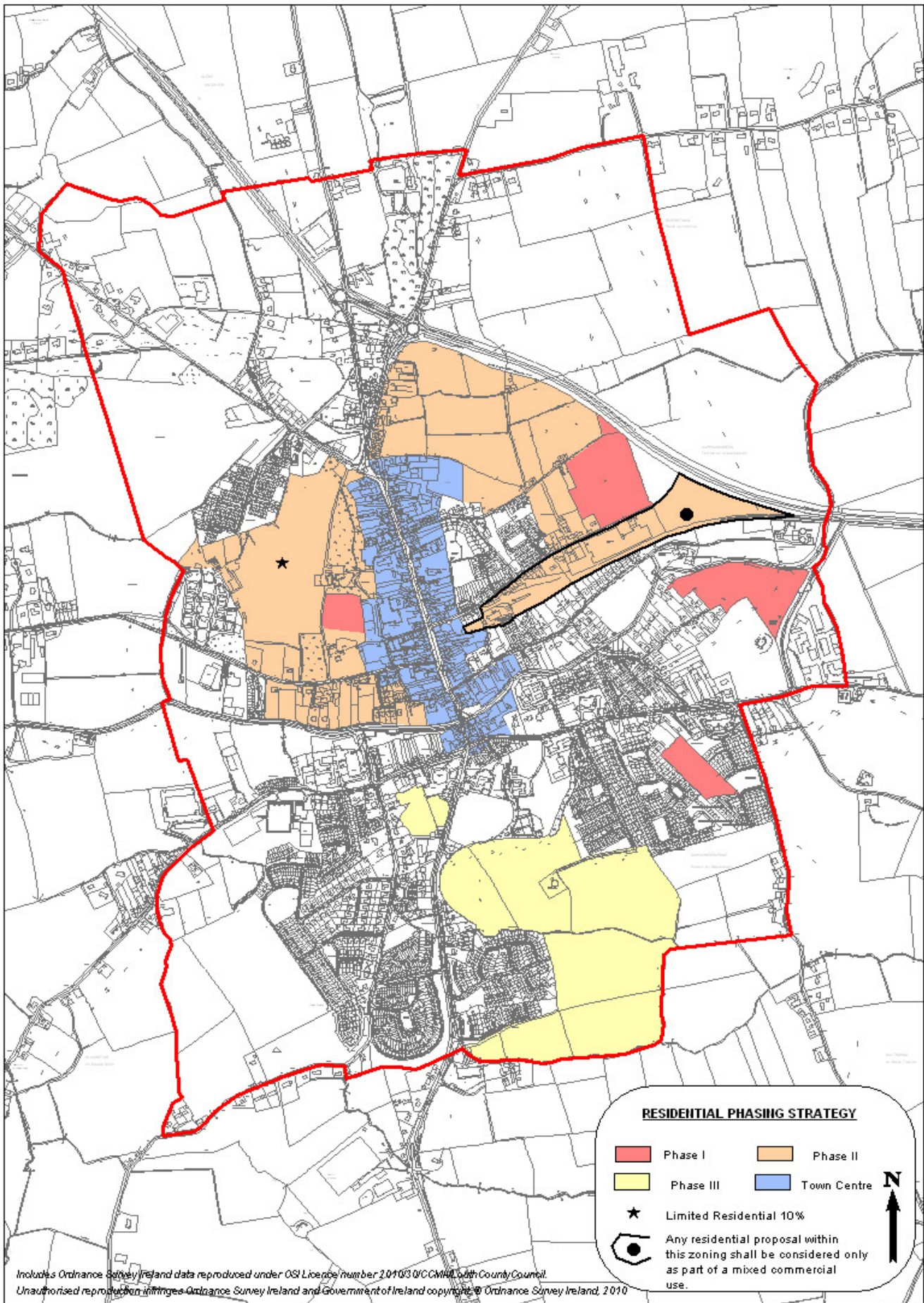
Table 8.2 details the quantities of land available in each Phase, potential number of residential units, on the basis of 30 units per hectare, and increases in population that can be accommodated. Additional areas where residential areas are permissible are the town centre, one-off type development. In addition, in Phase II residential development is permissible within zone Commercial/ Residential and Light Industry Zone which is part of a mixed commercial development. It is not possible to accurately predict the extent of future residential development in these areas.

**Table 8.2 Land Area, Number of Residential Units and Population that can be accommodated in each Phase.**

	Area of Land Hectare / Acres (Approximate)	Number of Residential Units that could be accommodated	Population that could be accommodated	Additional Areas
Phase I	11/27	330 (Granted)	891	Town Centre and one off houses
Phase II	24.5 / 60	735	1,984	Town Centre, one off houses and within Commercial/ Residential and Light Industry Zone**.
Phase III	21/51	641	1,731	Town Centre and one off houses
Total		1,706	4,606	

\*Based on average household occupancy of 2.7 persons

\*\* Any residential proposal within this zoning shall be considered only as part of a mixed with commercial uses.



## 8.4 Connectivity and Integration within the Plan Area

Promoting connectivity and integration within and between existing and proposed communities is of utmost importance. Ardee contains a number of large established residential communities. It is important to ensure that these are consolidated and that there is ease of access to essential services and community facilities.

Proposals for residential development within the Plan area should include design statements and briefs to demonstrate how the proposal will merge with existing development and how they connect to existing and proposed community facilities and public transport provision.

### *Policy*

*DEV 7 To require applicants for residential development of 50 units or more, to demonstrate, through the use of master plans, design statements and briefs, how the proposed development will provide for effective connectivity and integration within and between existing and proposed communities.*

## 8.5 Land Use Zoning

It is a requirement of the *Planning and Development Act 2000* that a local area plan shall consist of a plan or plans indicating objectives for the proper planning and sustainable development of the area to which it applies. The following paragraphs detail the land use strategy adopted in this local area plan.

The Ardee Local Area Plan 2010 - 2016 includes a total of ten land use zones and the areas within each, both developed and undeveloped, are set out in table 8.2.

**Table 8.3: Developed and Undeveloped Areas within Land Use Zonings**

Zone	*Developed (ha)	Undeveloped (ha)	Total (ha)
Residential	89	70	159
Town Centre	20	-	20
Commercial/Business Use	2	14	16
Commercial/ light industrial /residential	2.45	2.4	4.85
Industrial and related uses	8.44	70	78.44
Institutional Lands	6	21	27
Community and Education Facilities	23.58	1.8	25.38
Recreational Lands	26	-	26
Strategic Land Reserve	-	62.6	62.6
Land Reserved for Agriculture	-	1.5	1.5

## 8.6 Land Use Zoning Objectives

The land use zones and objectives in respect of each zone identified in the plan are set out in table 8.3 and are included on the land use zoning map (Map 1). The permitted uses, uses open for consideration in certain circumstances and not permitted uses within each land use zone are contained within the zoning matrix.

**Table 8.4 Land Use Zoning Objectives**

Zone	ABB.	Land Use Zoning Category and Objective	Colour
1	RE	To protect and / or enhance existing residential communities and provide for new residential communities.	Yellow
1(a)	RE(a)	To provide for residential development subject to the provision of a public park containing a minimum of 12 acres.	Yellow/white
2	TC	To provide, protect and enhance town centre facilities and enable town centre strengthening.	Blue
3	CB	To provide for mixed commercial/business uses.	Pink/white
4	CR	To provide for mixed commercial / light industrial/residential uses.	Orange
5	IN	To protect existing industrial activity and to provide for new industrial and related uses.	Pink
6	IB	To conserve and protect the setting of institutional buildings.	Olive green
7	RH	To provide for tourism and leisure proposals.	Hatched blue
8	CF	To protect, provide and improve community facilities.	Red
9	OA	To provide, protect and enhance open space, amenities and recreation.	Green
10	SL	Strategic land reserve for future development.	Green/white
11	AL	Land reserved for agriculture	Hatched green
12	PU	Public Utility	Hatched Red
13	EA	To provide for the development of housing for older people, specifically designed for flexibility and adaptability to accommodate the physical and cognitive needs of residents as they develop over time.	Red
14	RT	To provide for the development of a single modern format supermarket of up to 2,500 m <sup>2</sup> of net retail floorspace (including food and non-food floorspace).	Blue

## 8.7 Zoning Matrix

**8.7.1** Table 8.4 includes the land use zonings and objectives for the plan area. Permitted development within each zone will be determined having regard to the zoning matrix set out below. Uses other than the primary use for which an area is zoned may be permitted in certain circumstances provided that they are not in conflict with the primary use zoning objective.

**8.7.2** The Zoning Matrix illustrates the acceptability or unacceptability of various uses for each of the zones. The land use zoning matrix is intended to provide guidance to potential developers and the general public on the category of uses which are permitted, open for consideration in certain circumstances or are not permitted. The matrix relates to land use only and important factors such as density, building height, design standards and traffic generation are also relevant in establishing whether or not a development proposal would be acceptable at a particular location.

**Table 8.5 Land Use Zoning Matrix**

Land Use	RE & RE(a)	TC	CB	CR	IN	CF	OA	SL	IB	RH	EA	RT
Dwelling	Y	Y	N	O(8)	O <sup>1</sup>	N	N	N <sup>2</sup>	O <sup>3</sup>	N	Y	N
Guesthouse	O	Y	Y	Y	N	N	N	N	O	Y	N	N
Hotel	N	Y	Y	O	N	N	N	N	O	Y	N	N
Restaurant	N	Y	Y	O	N	N	N	N	O	Y	N	N
Pub	N	Y	N	O	N	N	N	N	O	Y	N	N
Shop (convenience)	O(4)	Y	N	O <sup>6</sup>	O(5)	N	N	N	N	N	N	Y(9)
Shop (comparison)	N	Y	N	N	N	N	N	N	N	N	N	N
Retail warehouse	N	N	N	N	N	N	N	N	N	N	N	N
School	Y	Y	O	O	N	Y	N	N	Y	O	N	N
Medical and Related Consultant	Y	Y	O	O	N	Y	N	N	O	O	O	O
Health centre	Y	Y	O	O	N	O	N	N	Y	O	O	N
Nursing home	Y	Y	O	O	N	O	N	N	Y	Y	O	N
Community Facility	Y	Y	O	O	O	Y	N	N	Y	O	O	O
Recreational buildings	O	Y	O	O	O	Y	O	N	Y	O	O	O
Cultural uses	N	Y	O	O	O	Y	N	N	Y	O	O	O
Offices -Class 2	N	Y	N	N	N	N	N	N	N	N	N	N
Offices -Class 3	N	Y	O	Y	Y	N	N	N	N	N	N	N
Garages, panel beating and car repairs	N	O	O	O	Y	N	N	N	N	N	N	N
Petrol station	N	Y	Y	O	O	N	N	N	N	N	N	O(10)

Motor sales	N	Y	Y	O	Y	N	N	N	N	N	N	N
Public Car park	N	Y	Y	O	Y	N	N	N	O	N	N	N
Cinema, dancehall, disco	N	Y	O	O	N	O	N	N	N	N	N	N
Warehouse /storage & distribution	N	N	N	N	Y	N	N	N	N	N	N	N
Lorry park /store/ depot	N	N	N	N	Y	N	N	N	N	N	N	N
Industry	N	N	N	N	Y	N	N	N	N	N	N	N
Industry (light)	N	O	N	Y	Y	N	N	N	N	N	N	N
Playing fields Park/playground	Y	Y	Y	Y	Y	Y	Y	Y	Y	O	O	N
Place of worship	O	Y	Y	O	O	Y	N	N	O	O	O	N
Tourist camping site/ caravan park	N	N	Y	N	O	N	N	N	O	O	N	N
Halting site	O	O	Y	N	O	N	N	N	N	N	N	N
Amusement Arcade	N	Y	N		N	N	N	N	N	N	N	N
Hot food take-away	N	Y	O	N	N	N	N	N	N	N	N	N
Utility structures	O	O	O	O	O	O	O	O	O	O	O	O
Crèche/playschool	Y	Y	Y	Y	O	O	N	N	Y	O	N	N

Y = 'permitted use' - is in compliance with the primary zoning and is acceptable in principle.

O = 'open for consideration' - is a use that by reason of its nature and scale would not be in conflict with the primary zoning objective for the area.

N= 'not permitted use' - is a use that would be contrary to the zoning objectives and sustainable development.

**Note:**

(1) One –off houses will be considered on a limited basis only for qualifying landowners or members of their immediate families and there is a demonstrable housing need. For the purposes of this provision a qualifying landowner is where the land has been in family ownership for a minimum of 25 years.

(2) Residential development including one-off houses is not appropriate as such development would prejudice the future development of the area.

(3) Only limited residential development is open for consideration (Maximum 10% of total area of complex)

(4) A local shop only is defined as a convenience retail unit of not more than 100 square metres in gross floor area.

(5) Less than 50m<sup>2</sup> gross floor area.

(6) Less than 100m<sup>2</sup> gross floor area.

(7) Recreational and community buildings associated with passive and active recreation.

- (8) Any residential proposal within this zoning shall be considered only as part of a mixed with commercial uses, not exceeding 50% of total floor area.
- (9) A single modern format supermarket of up to 2,500 m<sup>2</sup> of net retail floorspace (including food and non-food floorspace).
- (10) Petrol station only in association with supermarket as referred to in footnote 9 above.

## 9.0 Design Principles and Development Management Standards

### 9.1 Design Principles

The fundamental aim of this local area plan for Ardee is to promote appropriate development in a sustainable manner fitting the town and to provide for quality living, working and community environments. **All new planning applications must comply with the development management design principles and standards as set out in this section and in the Louth County Development Plan 2009 - 2015.**

#### *Policy*

*DP 1 To require that all developments are in accordance with the design principles and development management standards as set out in section 9 of the Ardee Local Area Plan 2010 - 2016 and as set out in the Louth County Development Plan 2009 – 2015*

*DP 2 To implement Article 6(3) of the EU Habitats Directive, and to subject any plan or project likely to impact on Natura 2000 sites, whether directly, indirectly or in combination with other plans or projects, to an appropriate assessment in order to inform decision making.*

### 9.2 All New Development

#### 9.2.1 Car Parking

Car parking provision will be required for all developments within or convenient to the development. This provision should be as per the standards set out in table 9.1 below.

Land-use	Urban/Brownfield No. of Spaces per Unit	Sub-urban/Greenfield No. of Spaces per Unit
<b>Dwellings</b>	1 per dwelling	2 per dwelling
<b>Apartments</b>	1 per dwelling	2 per dwelling
<b>Residential Institutions</b>	1 per two units	1 per two units
<b>Retail</b>	1 per 20m <sup>2</sup>	1 per 10m <sup>2</sup>
<b>Bar /Discos/Dancehalls</b>	1 per 5 m <sup>2</sup> public space	1 per 5 m <sup>2</sup> public space
<b>Restaurant/Function Room</b>	1 per 10 m <sup>2</sup> public space	1 per 5 m <sup>2</sup> public space
<b>Hotel/Guest House</b>	1 per 2 bedrooms	1 per bedroom
<b>Offices</b>	1 per 40 m <sup>2</sup>	1 per 30 m <sup>2</sup>
<b>Banks /Financial Inst.</b>	1 per 30 m <sup>2</sup>	1 per 25 m <sup>2</sup>
<b>Industrial</b>	1 per 50 m <sup>2</sup>	1 per 50 m <sup>2</sup>
<b>Warehousing</b>	1 per 100 m <sup>2</sup>	1 per 75 m <sup>2</sup>
<b>Retail warehousing*</b>	1 per 40 m <sup>2</sup>	1 per 25 m <sup>2</sup>

<b>Cash &amp; Carry</b>	1 per 50 m <sup>2</sup>	1 per 25 m <sup>2</sup>
<b>Showrooms</b>	1 per 50 m <sup>2</sup>	1 per 25 m <sup>2</sup>
<b>Cinemas/ Theatres</b>	1 per 10 seats	1 per 5 seats
<b>Conference Halls/churches</b>	1 per 10 seats	1 per 5 seats
<b>Schools</b>	1 per class room	1 per class room
<b>Clinics/Doctor's Surgery</b>	3 spaces per consulting room	3 spaces per consulting room
<b>Leisure Centres/ Clubs</b>	1 per 50 m <sup>2</sup> public space	1 per 30 m <sup>2</sup> public space
<b>Nursing Homes</b>	1 per employee and 0.5 per bed	1 per employee and 0.5 per bed

Parking bays shall be a minimum of 5 metres x 2.5 metres with circulation aisles at least 6 metres wide. Parking for persons with mobility impairment should be provided at a rate of one space per ten spaces, and each space shall be a minimum of 3.5 metre wide.

In addition to the car parking standards, sufficient space will be required for all service vehicles involved in the operation of the business or building within the curtilage.

### **9.2.2 Plot Ratio**

The maximum site coverage permitted in industrial areas shall be 50% and the maximum plot ratio shall be 2:1. In town centre sites site coverage shall not exceed 80%.

### **9.2.3 Building Lines**

Where there are established building lines, particularly on infill development sites, these should be respected. However in order to reduce the often regimented appearance of suburban layouts a more varied building line will be encouraged.

### **9.2.4 Energy Requirements**

All new developments are required to comply with improved energy ratings as set out under the amended *Building Regulations (S.I. No. 854 of 2007)* and to demonstrate that a minimum of 25% of the energy requirements of the building is from renewable sources.

### **9.2.5 Pedestrian and Cycle Infrastructure**

To require that master plans and planning applications for new developments identify pedestrian and cycle paths within the site and externally to adjoining residential areas, the town centre, existing services, schools and community facilities.

### **9.2.6 Naming of Developments**

The council will require the naming of developments to reflect local or historical place names in accordance with the Department of the Environment and Heritage and Local

Government circular entitled Naming of Streets and Roads, Numbering of houses and the Use of Irish. The naming of all developments shall seek and gain the approval of the Louth Local Authorities Place Names Committee.

### 9.2.7 Public Art

Public art should be provided alongside infrastructure and development schemes and planning applications for residential schemes in excess of seventy five dwelling units, through the *Percent for Arts Scheme* administered by the Department of the Environment, Heritage and Local Government. The council should be consulted on opportunities for permanent art to reflect the area's heritage and to enhance focal points within towns, villages and developments.

### 9.2.8 Management

Where it is intended that roads, services or public spaces will be retained in private or communal ownership, estate management schemes should be prepared and implemented. These arrangements must be approved by the council and covered by a condition attached to the relevant planning permission.

### 9.2.9 Infrastructure

To require, where feasible, that electricity and other infrastructure in new development be laid underground.

## 9.3 Residential Development

**9.3.1** Masterplans are required for larger scale residential developments in accordance with the check list set out in 5.5.1 of the Louth County Development Plan 2009-2016.

**9.3.2** Homezone design principles will be encouraged in the design of residential layout, where appropriate in the town centre and edge of centre sites. Characteristics of such developments are detailed in 5.6 of the Louth County Development Plan 2009-2015.

### 9.3.3 Density Standards

	<b>Units per Hectare</b>	<b>Note</b>
<b>Centrally located sites</b>	30 plus	Mainly residential schemes or mixed use schemes
<b>Edge of centre sites</b>	20-30	Include a variety of housing types – detached dwellings, terraced and apartment style
<b>Edge of town</b>	15-20	Densities lower than 15 units per hectare will be considered provided that this lower density does not represent more than 20% of the total planned housing stock. Such lower densities are aimed at reducing demand for scattered one off housing.

### 9.3.4 Private Amenity Space

All new residential units will have access to an area of private amenity space. In apartment and innovative layouts, private amenity space may be provided in the form of shared private areas, courtyards, terraces, patios, balconies and roof gardens or any acceptable combination of these.

Dwelling Unit Type	Min. Private Open Space Standard ( m <sup>2</sup> )
<i>Houses - 1 and 2 bedrooms (Greenfield/suburban)</i>	60
<i>Houses - 3 plus bedrooms (Greenfield/suburban)</i>	80
<i>Houses (Town Centre/brown field)</i>	50
<i>Apartments/Duplexes (Greenfield/suburban)</i>	
<i>1 bedroom unit</i>	20
<i>2/3 bedroom unit</i>	40
<i>Apartments/Duplexes (Town Centre/brownfield)</i>	
<i>1 bedroom unit</i>	10
<i>2/3 bedroom unit</i>	20

Where it is considered appropriate in the interests of protecting residential amenity, the council will attach planning conditions requiring that certain categories of exempted development permissible within the curtilage of a private dwelling will not take place. This may include domestic garages, sunrooms and extensions.

### 9.3.5 Public Open Space

#### Qualitative Standards

Open space networks should be:

- (1) An integral part of an overall development and provide linkages to adjoining areas of residential and community facilities.
- (2) Arranged to facilitate the retention of existing landscape features, such as mature trees, hedgerows, biodiversity rich areas, streams, rivers and archaeological remains. The provision of high-quality landscaping, including the provision of semi mature trees, should be an integral part of any residential development.
- (3) Finished levels for public open space relative to adjoining areas and full details of hard and soft landscaping, play equipment and furniture should be provided as part of planning applications.
- (4) Passive surveillance, accessibility and linkages to other public open spaces,

existing and proposed, should be incorporated into the layout. Peripheral areas, narrow tracks, back land areas and poorly proportioned areas will not be considered acceptable.

- (5) No area of public open space should be less than 200 square metres in area and no boundary shall be less than ten metres in length.
- (6) Where residential developments are in close proximity to public parks or other natural amenities or in the town centre, a relaxation of the above standards may be permitted. Where open space standards cannot be achieved, more intensive recreational facilities may be accepted by the council in lieu.
- (7) Provision should be in a variety of forms to cater for the active and passive recreational needs of the community including:
  - Informal, flat kick-about areas
  - Playgrounds for a specific age group, that is, local equipped play areas (LEAP) as specified by the National Playing Fields Association for 4-8 year olds or a neighbourhood equipped areas for play (NEAP) for 8-12 year olds.
  - Circuit training facilities
  - Formal playing fields
  - Village greens in larger developments
  - Landscaped gardens
  - Small parks or natural parkland utilising existing and enhancing native flora and fauna
  - Seating and rest areas
  - Paved areas should be designed using sustainable urban drainage principles (SUDS)

### Quantitative Standards

	Minimum Percentage of the gross Site Area
<b>Standard Requirement*</b>	15 %
<b>Institutional Lands</b>	20 %

#### 9.3.6 Privacy and Spacing between Buildings

A distance of at least 22 metres is recommended between the windows of habitable rooms which face those of another dwelling. In the case of windows of non-habitable rooms, within 22 metres of another facing window, obscure glazing may be acceptable.

Roof terraces and balconies are not acceptable where they would directly overlook neighbouring habitable rooms or rear gardens.

Where new buildings are located very close to adjoining buildings, the council may require that daylight and shadow projection diagrams be submitted. The recommendations of *Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice (B.R.E.1991)* or *B.S. 8206 Lighting for Buildings, Part 2 1992: Code of Practice for Day lighting* should be followed.

### 9.3.7 Internal Space Requirements

Tables 5.9, 5.10, 5.11, 5.12, 5.13, 5.14 and 5.15 set out in the Louth County Development Plan 2009-2016 which are abstracted from the DoEHLG guidelines -*Quality Housing for Sustainable Communities 2007* and *Sustainable Urban Housing: Design Standards for New Apartments (2007)*, set out the required space provision and room size requirements for typical dwellings and apartments.

All proposed residential developments should be designed to comply with these guidelines and in the case of apartment proposals, also comply with the requirements of policies RES 22 and RES 23 set out in the Louth County Development Plan 2009-2016.

### 9.3.8 Waste Storage Provision

Refuse enclosures should be designed so that they are integrated with the building or boundary enclosures and are well screened.

Units type	Provision requirements
<b>Detached</b> <b>Semi Detached</b>	Direct external access should be made available from the rear of the dwelling to the public road for collection.
<b>Terraced</b> <b>Duplex</b>	Communal bin storage facilities should be provided at secure, well screened locations convenient to the units served and for the purposes of collection.
<b>Apartment</b>	Communal bin storage facilities should be provided in a secure well ventilated space within the basement of the apartment block convenient to the units served and for the purposes of collection.

### 9.3.10 Building Heights

In general, all new development should be consistent in height with adjoining structures. Within developments there should be a mixture of typologies and sizes. Except in exceptional circumstances, the council considers that residential buildings should not exceed four storey's in height, including roof space development.

### 9.3.11 Taking in Charge of Housing Developments

The Council will take in charge on request, housing developments of two or more houses where the development has been completed to the satisfaction of the council in accordance with the permission and any conditions to which the permission is subject and having regard to the policy document *Procedures for Taking in Charge of Recently Completed Housing Estates*.

## 9.4 Development Management Standards for Industrial and Commercial Developments

The council will require that industrial and commercial lands be developed to a very high standard in campus style settings, combining aesthetics with enterprise and attracting high

calibre business occupiers. In spatial terms this will mean the development of a series of innovative landmark buildings set in attractive landscaped grounds. New development proposals should aim to provide design excellence realised within a hierarchical road structure and a hard and soft landscaping framework.

#### **9.4.1 Landscaping and Amenity**

A detailed, high quality landscape plan, planting schedule, planting programme and management plan will be required with all applications. Planting shall include semi-mature trees in order to reduce the visual impact of structures on surrounding areas. Preference shall be given to native or other wildlife friendly species (for example butterfly bush and mock orange) as these will be of greater benefit to native animals. Landscaping should ensure that the buildings will not be dominated by extensive areas of parking, hard standing and roads, thereby detracting from the quality of the environment.

The provision of a buffer zone of not less than fifteen metres in width will be required where industrial and other land uses adjoin to ensure amenities of adjacent properties are not adversely affected. There should be no significant amenity loss (by way of noise, smell or other nuisance) to immediate neighbours or the area in general resulting from the nature of the proposed business, the amount of traffic generated or the servicing arrangement.

#### **9.4.2 Surface Water Drainage**

Adequate measures should be taken by commercial/industrial users and developers in the treatment and disposal of surface water to prevent pollution, including the adoption of the principles of sustainable urban drainage systems (SUDS) in designing surface water management arrangements.

#### **9.4.3 Sustainable Design**

All commercial and Industrial development should adopt a sustainable approach to design and building methods including passive design, use of solar energy, low energy performance buildings and the use of renewable energy supplies, in association with Sustainable Energy Ireland and having regard to the Guidelines for Sustainable Design and Energy Efficiency in Buildings as set out in paragraph 9.7 of the Louth County Development Plan 2009-2015. Applications must demonstrate that a minimum of 25% of the energy requirements of any new building is from renewable sources.

#### **9.4.4 Car Parking, Loading and Unloading Provision**

Car parking shall be provided in accordance with the standards detailed in table 9.1 of the Plan. However in order to encourage modal shift, a reduction in the car parking standards will be considered where alternative transport arrangements involving greater use of sustainable transport solutions such as public transport, walking and cycling is provided.

All surface car parking areas should preferably be located behind the building line, out of view of the general public. Where this is not practical, parking areas should be suitably screened and landscaped.

Sufficient loading and unloading bays should be provided. These should be of sufficient size to accommodate loading and unloading operations without encroachment onto any public road or footpath or interfere with the safety and free flow of vehicular traffic or pedestrians.

#### **9.4.5 Design**

Where two or more commercial or industrial buildings are being developed, a uniform design for boundary treatments, roof profiles and building lines is recommended. The scale and design of proposed development should be in keeping with the surrounding area and adjoining developments.

#### **9.4.6 Site Coverage and Plot Ratios**

The maximum site coverage permitted in industrial areas shall be 50% and the maximum plot ratio shall be 2:1.

#### **9.4.7 Open Storage**

Any open storage areas shall be located behind the building line and be adequately screened from public view.

#### **9.4.8 Roads, Cycle paths and Footpaths**

The width of all internal industrial estate roads shall, generally, not be less than 7.3 metres with minimum radii of 10.5 metres at junctions.

Visibility splays shall not be less than 90m x 3.0m with visibility over ground between 0.6 to 1.05 metres, within speed control zones. Elsewhere the Minimum Visibility Standards as set out in Table 8.4 of the Louth County Development Plan 2009 - 2016 shall apply.

Footpaths shall not be less than 1.8 metres in width. Preference is made to segregated cycle paths within the site which should link externally to adjoining residential areas, the town centre and services.

#### **9.4.9 Nuisance**

The 'good neighbour' principle should be applied in respect of all industrial and commercial developments where conflict could arise with other established uses. In particular, noise emissions, whether from plant, machinery or traffic, shall comply with the provisions of Noise Regulations (S.I. No. 140 of 2006).

#### **9.4.10 Foul Sewerage**

All discharges of trade effluents to sewerage networks or receiving waters shall be subject to a Water Pollution Act Discharge Licence. Specified appropriate pre-treatment of trade effluents shall be required prior to discharge to council sewers.

#### **9.4.11 Public Water Supplies**

All supplies to industrial developments shall be metered and consumers shall be charged on basis of usage in accordance with guidelines set out in the *Water Services Pricing Policy*.

#### **9.4.12 Fire Prevention**

Adequate storage and hydrant capacity should be provided in consultation with the fire department of the council.

#### **9.4.13 Signage**

A uniform signage scheme shall be devised and submitted as part of the planning application for the development to which it relates, signage shall be kept to a minimum in order to ensure high quality and to safeguard the amenities of the area. Billboards or free standing signage will not normally be permitted.

### **9. 5 Town Centre**

It is important that the town centre is attractive, safe and easily accessible to all.

#### **9.5.1 Historic core, Architectural Conservation Area and Protected Structures**

Any proposed developments within the historic core of the Plan, the ACA or involving modifications to a protected structure shall comply with the requirements as set out in section 7.6 of this Plan together with Chapter 2 and Volume 2 of the Louth County Development Plan 2009-2015 Plan.

#### **9.5.2 Shopfronts**

The council will encourage the preservation of authentic, traditional shopfronts and the provision of good quality contemporary designs.

Design criteria for shopfronts should ensure that:

- Entrances are fully accessible to all people with mobility difficulties.
- Where a shopfront involves two or more units, that it is divided with separate fascias and columns to reflect the separate units.
- The shopfront respects the building's elevation and architectural details. Period shopfronts on protected structures and in ACAs should be retained.
- The design takes into account adjacent shopfronts where they make a positive contribution to the streetscape.

#### **9.5.3 Security Shutters**

The mounting or location of rollers on the exterior of shop premises where such shutters would detract from the streetscape and ambience of the town or village will be discouraged.

Innovative solutions including traditional wrought iron window guards or security shutters which provide a high degree of transparency which allows the window display to be visible will be considered.

#### **9.5.4 Canopies and Blinds**

The incorporation of blinds, where required, into the shopfront fascia so that they are capable of being retracted when not in use, will be encouraged. Curved and Dutch canopies will be discouraged.

#### **9.5.5 Signage**

A proliferation of signs within town and village centres, which would detract from the visual amenities of the streetscape and which would interfere with the free flow and safety of vehicular and pedestrian traffic movements, will be discouraged.

The following guidelines should be applied in the design of town centre signage:

- Signage should be kept to a minimum and be of a size, design, scale and degree of illumination which is compatible with the surrounding area.
- Signage above fascia level, free standing signage and billboards will not normally be permitted.
- Only one projecting sign per unit will be permitted at fascia level.
- Signs should not adversely affect the safety or free flow of traffic, including pedestrian traffic.
- The location of free standing advertisements and other objects shall be discouraged in the interest of pedestrian safety. Any such objects shall be *subject to license under Section 254 of the Planning and Development Act, 2000*.
- *In new development a uniform signage scheme should be prepared and submitted with the planning application for the relevant development.*

#### **9.5.6 Site Coverage**

Site coverage shall not exceed 80%.

#### **9.5.7 Height**

The height of proposed buildings should respect the height of adjoining structures on either side. Normally buildings in excess of four storeys in height will be discouraged except at key locations or landmark sites where taller buildings might be acceptable. The height of new developments should not detract from views of existing protected structures and landmark buildings.

#### **9.5.8 Overshadowing and Overlooking**

Where three or four storey buildings are proposed adjoining lower buildings, the council will require that the developer submit daylight and shadow projection diagrams and demonstrate that the adjoining properties will not be unduly affected by the proposed development.

Windows and balconies of new building should avoid overlooking of adjoining property, particularly residential property.

## **10. Environmental Assessment**

### **10.1 Introduction**

It is a requirement of the Planning and Development Act, 2000, that a local area plan shall contain information on the likely significant effects on the environment of implementing the plan. Two key pieces of such legislation which have been transposed into Irish law are the EU Strategic Environmental Assessment (SEA) Directive (2001/42/EC) and the EU Habitats Directive (92/43/EEC).

The purpose of the SEA Directive is to ensure that environmental consequences of certain plans and programmes are identified and assessed during their preparation and before their adoption and that the plans or programmes are modified where adverse impacts are likely and/or that appropriate mitigation measures are incorporated to alleviate potential impacts.

The Habitats Directive is one of the key pieces of legislation in Europe's nature conservation policy. It establishes the Natura 2000 network of protected sites which includes Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), and the strict system of species protection. The Directive provides protection for many animals and plant species, which are of European importance.

Article 6(3) of the Directive requires that Appropriate Assessment (AA), or screening for AA, be undertaken to determine the impact of plans and projects on Natura 2000 sites, which including land use plans such as the Ardee Local Area Plan LAP. The DEHLG has prepared guidelines on the incorporation of these processes into Irish plan making.

The DEHLG has prepared guidelines on the implementation of both the SEA process and the AA process into Irish plan making. It is a legal requirement that all land-use plans in Ireland comply with the provisions of both of the aforementioned directives.

### **10.2 Strategic Environmental Assessment**

The purpose of the European Union Strategic Environmental Assessment (SEA) Directive (2001 / 42 / EC) is to ensure that the environmental consequences of certain plans and programmes are identified, assessed and mitigated during the preparation and before the adoption of the plans and projects.

The SEA Directive applies to the preparation or review of plans and programmes, the first formal preparatory act of which takes place on or after 21 July 2004. The Planning and Development Strategic Environmental Assessment (SEA) Regulations 2004 (S.I. 435 of 2004) transpose into Irish law the requirements of the SEA Directive. These regulations deal with the transposition in respect of the land-use planning sector. The SEA Regulations stipulate that SEA is mandatory for certain plans while screening for SEA is required for other plans that fall below the specified thresholds.

The Planning and Development (Strategic Environmental Assessment) Regulations (S.I.) No 436 of 2004, require that Strategic Environmental Assessment (SEA) be carried out in respect of Regional Planning Guidelines; City and County Development Plans; Development Plans by Town Councils, where the population of the area is 10,000 persons or more; Local Area Plans

(LAPs) for areas with a population of 10,000 persons or more, and Planning Schemes in respect of Strategic Development Zones.

### **10.2.1 SEA Screening**

Louth County Council has prepared a SEA Screening Report to assess the need for a SEA for the Ardee Local Area Plan as required under Article 14A of the SEA Regulations. The SEA Screening Report sets out the screening process followed by Louth County Council in their assessment of the likely significant effects on the environment, that may be caused through the implementation of this Plan.

The report concluded that the Council considered that on the basis of the scale of development envisaged and of the assessment undertaken thus far, whereby the specific context of the local area plan for Ardee has been assessed against the environmental significance criteria as outlined in Schedule 2A of the SEA Regulations 2004, that the Ardee Local Area Plan will not have any significant likely effects on the environment and subsequently does not require SEA.

### **10.2.2 Consultation with Environmental Authorities**

Louth Local Authorities have consulted the appropriate environmental authorities, (the DoEHLG, the Environmental Protection Agency (EPA) and the Department of Communications, Energy and Natural Resources (DCENR)) in relation to the intention to prepare a plan and the SEA Screening Report as required under Article 14A of the SEA Regulations.

The environmental authorities noted the Council's position in regard to the need for SEA of the plan and listed a number of issues that should be considered during the preparation of the Plan, where relevant and appropriate, namely:

- Regard to relevant guidelines and certain plans, compliance with appropriate EU Directives
- Appropriate Assessment Screening incorporating recent NPWS Guidance
- Drinking water quality
- Wastewater Treatment
- Groundwater Vulnerability and Surface Water Quality
- Flood Risk Assessment in accordance with "*The Planning System and Flood Risk Management - Guidelines for Planning Authorities*", (DEHLG, 2009)

### **Relevant guidelines and certain Plans, compliance with appropriate EU Directives**

The Council have referred to plans, strategies, guidelines and legislation in their environmental assessment of the proposed plan as recommended by the relevant environmental authorities including but not limited to the National Development Plan 2007 – 2013, Sustainable Development – A Strategy for Ireland 1997, the National Spatial Strategy 2002 - 2020, the Draft North East Region Planning Guidelines 2010 - 2016, the Louth County Development Plan 2009 – 2015, the Biodiversity Action Plan for County Louth 2008 – 2012, the Louth Heritage Plan 2007 – 2011, the Waste Management Plan for the North East Region 2005-2010, the Neagh Bann River Basin District Management Plan, the Guidelines on Sustainable Residential Development in Urban Areas 2008, the Planning System and Flood Risk Management Consultation Guidelines for Planning Authorities 2009, the Residential Density Guidelines 1999, the SEA Guidelines 2004, the Water Framework Directive 2000, the SEA Directive 2001,

the Habitats Directive 1992 (Article 6(3) covers Appropriate Assessment) and the Birds Directive 1979.

### **Appropriate Assessment Screening incorporating recent NPWS Guidance**

An Appropriate Assessment Screening of the Draft Ardee Local Area Plan 2010 – 2016 incorporating the guidelines produced by the Department of the Environment, Heritage and Local Government for *the Appropriate Assessment of Plans and Projects in Ireland, 2010*.

### **Drinking water quality**

Ardee is currently supplied with water from a treatment plant located on the River Dee at Curraghbeg. The treatment plant is currently being upgraded to incorporate pH adjustment to optimise treatment and thus water quality. It is a policy of this Plan *'To upgrade the water treatment plant and integrate the Ardee Plant into the Mid Louth Regional Water Supply Scheme'*.

### **Waste Water**

The existing Wastewater Treatment plant in Ardee is currently treating a population equivalent (PE) of 5800 and operating beyond its nominal capacity of 5000 PE. However effluent monitoring results consistently comply with Urban Wastewater Directive requirements. Subject to approval from the Department of the Environment, Heritage and Local Government and availability of finance, it is intended to incrementally address this capacity constraint with first stage works incorporating provision of new inlet pumping station, storm tanks and possibly tertiary treatment. Should these works proceed they will allow the plant cater for a population equivalent of 8000 population equivalent. It is a policy of this plan *'To upgrade and expand the capacity of the waste water treatment plant as the population of Ardee expands'*.

### **Surface Water Quality and Groundwater Vulnerability**

This Plan includes a policy *'To require the submission and implementation of sustainable urban drainage system (SUDS) based designs for new and brownfield developments'* in order to manage surface water and safeguard ground water.

### **Flood Risk Assessment in accordance with "The Planning System and Flood Risk Management - Guidelines for Planning Authorities", (DEHLG, 2009)**

The Office of Public Works is producing an indicative flood risk mapping for the county which shall be made available for the purposes of land use planning. This report shall be valuable in carrying out a flood Risk Assessment for Ardee. In the absence of this information, within Section 4, Figure 4.1 in this Plan identifies areas that might be expected to be prone from flooding (source OPW Benefiting Lands). Furthermore policy xx states that *'To ensure, where appropriate, that proposed developments in areas identified at risk of flooding shall conform with the "Guidelines for Planning Authorities, The Planning System and Flood Risk Management", 2008 or any subsequent version of this document issued by the Department of Environment, Local Government and Heritage, during the lifetime of the Plan. The sequential approach detailed in these guidelines will be applied to all development and, if deemed necessary by the planning authority, the justification test as set out in the guidelines will also be applied.*

## **Conclusion**

Louth County Council considers that on the basis of the scale of development envisaged and the screening and assessment undertaken for Ardee in terms of the environmental criteria as outlined in Schedule 2A of the SEA Regulations 2004, the Ardee Local Area Plan will not have any significant likely effects on the environment.

In terms of the provisions of Article 14A of the SEA Regulations and following the appropriate consultation period with the environmental authorities (the EPA, the DCENR and the DoEHLG), Louth County Council consider that a full SEA is therefore not required for the Ardee Local Area Plan.

### **10.3 Appropriate Assessment**

The purpose of Article 6(3) of the EU Habitats Directive 92/43/EEC is to ensure that certain plans and programmes do not impact negatively on any Natura 2000 site. It states that Appropriate Assessment is required where a project or plan may give rise to significant effects upon a Natura 2000 site.

The DEHLG guidelines on the implementation of the AA process detail that in addition to any Natura 2000 sites encompassed by a draft plan, the AA should consider the likely impact on a site within a zone within a 15 km radius. There are three designated sites within this distance of Ardee, namely Stabannon and Braganstown Special Protection Area (site 004091), Dundalk Bay Special Protection Area (site 004026) and Dundalk Bay Special Area of Conservation (000455).

Appropriate Assessment comprises a number of different stages. The first stage is AA Screening, the purpose of which is to evaluate the effects of a project or plan, either alone or in combination with other projects or plans, upon a Natura 2000 site and determine whether it cannot be objectively shown that the plan will, or will not, have adverse impacts on the Natura 2000 site.

Appropriate Assessment Screening follows four steps:

- Determining whether the project or plan is directly connected with or necessary to the management of the site;
- Describing the project or plan and the description and characterisation of other projects or plans that in combination have the potential for having significant effects on the Natura 2000 site;
- Identifying the potential effects on the Natura 2000 site;
- Assessing the significance of any effects on the Natura 2000 site.

#### **10.3.3 Appropriate Assessment Screening for Ardee**

Louth County Council has undertaken AA Screening as part of the preparation for the draft Ardee Local Area Plan. This has concluded that on the basis of the scale of development envisaged and the screening and assessment undertaken for Ardee under Article 6(3) of the EU Habitats Directive and in terms of the environmental criteria as outlined in Schedule 2A of the SEA Regulations 2004 and the DoEHLG guidelines, the draft Ardee Local Area Plan would not have any significant likely effects on Natura 2000 sites.

### ***Natura 2000 Sites***

There are no Natura 2000 sites within the local area plan boundary. The nearest sites include Stabannon and Braganstown Special Protection Area (site 004091) situated 4.2km north east of Ardee and Dundalk Bay Special Protection Area (site 004026) and Dundalk Bay Special Area of Conservation (000455) some 13km away.

### ***Conclusion of Appropriate Assessment Screening Report***

The report considered that the Draft Local Area Plan for Ardee poses no risk of a significant effect on the Natura 2000 sites and as such requires no further assessment.

## **Appendix A**

## Protected Structures within Ardee Local Area Plan Area

## Protected Structures within in Ardee Local Area Plan Area

(Please refer to the most up-to-date Record of Protected Structures on the Council's website.)

I. D. No.	Map Sheet	Townland	Address	Name	Description	Notes	NIAH No. <small>see buildingsofireland.ie</small>
Lhs014-006	14	Ballybailie	Dundalk Road, Ballybailie	Red House	Country House	Detached five-bay three-storey house, built c. 1810, attached to early eighteenth century house to north, now forming three-storey wing. Semi-octagonal single-storey porch projecting from centre of east elevation.	13901401
Lhs017-002	17	Townparks	Irish Street Townparks	"J.malone"	Shop	Terraced two-bay two-storey house, built c. 1840 with original 1885 shopfront. Return, additions and outbuilding to rear	13823049
Lhs017-003	17	Townparks	Irish Street, Townparks	Ulster Bank	Bank/financial Institution	Georgian style built c. 1910. four-bay three-storey bank. Pilastered three-bay shopfront to cash office with a broad carriage arch.	13823051
Lhs017-004a	17	Townparks	Irish Street, Townparks	Stone Warehouse At Rear Of Ulster Bank	Warehouse	Rubble stone warehouses with brick arched heads and surrounds to windows	
Lhs017-004b	17	Townparks	Irish Street, Townparks	Sansom Electric	Warehouse	Detached multiple-bay three-storey former corn mill, built c. 1820, now in use as offices.	13823050
Lhs017-005	17	Townparks	Market Street, Townparks	First Active & Bartle Landy Financial Services	Office	Five-bay two-storey building with cement rendered front.	
Lhs017-006	17	Townparks	Market Street, Townparks	St. Mary's Church Of Ireland	Church	Detached stone Church of Ireland church, built c. 1810, on site of earlier church. West-facing, four-bay nave, aisle to south, west front with advanced three-stage bell tower to centre.	13823052
Lhs017-007	17	Townparks	Market Street, Townparks	Former Wesleyan Chapel	Vet Clinic	Freestanding three-bay gable-fronted single-storey former Methodist church, built 1852, now in use as kennels, attached to south to single-storey shop building. small hard Gothic building.	13823053
Lhs017-008	17	Townparks	Market Street, Townparks	House South Of Wesleyan Chapel ( J.b. Kiernan )	House	End-of-terrace three-bay two-storey former house, built c. 1840, now in use as veterinary surgery. Single- and two-storey flat-roofed extensions to rear c. 1960.	13823054
Lhs017-009	17	Townparks	Market Street Townparks	Hatch Castle	Towerhouse	Rectangular, four-storey tower house with rounded corners. C15 or C16. Two semi circular turrets project at rear. renovated in 1837 as a dwelling.	13823055
Lhs017-010	17	Townparks	Market Street, Townparks	Three Storey House Abutting Hatch Castle-south	House	Four-bay three-storey former house built c. 1860, now in use as commercial premises.decorative door surround. PCV windows	13823056
Lhs017-011	17	Townparks	Castle Street, Townparks	Bank Of Ireland	Bank/financial Institution	Corner-sited detached four-bay two-storey bank, built c. 1890, extended c. 1980. with small pavillion-like entrance blocks at each end & carriage arch to south. Single-storey hipped porches to north and south of front (west) elevation; porch to south housing cash machine.	13823001
Lhs017-012	17	Townparks	Castle Street, Townparks	Kearney's Drapery Store	Shop	Five-bay two-storey building with shopfront and carriage arch. replacement windows	
Lhs017-013	17	Townparks	Castle Street, Townparks	Liscou	Shop	unusual shopfront	
Lhs017-014	17	Townparks	16 Castle Street , Townparks	"J. Kiernan " Solicitor	Office	Four-bay two-storey building with plastered façade and carriage arch	13823002

I. D. No.	Map Sheet	Townland	Address	Name	Description	Notes	NIAH No. <small>see buildingsofireland.ie</small>
Lhs017-015a	17	Townparks	Castle Street, Townparks	House 1 South Of J.kieran Solicitor	House	Three-bay two-storey house, plastered façade with plaster quoins	13823003
Lhs017-015b	17	Townparks	Castle Street, Townparks	House 2 South Of J.kieran, Solicitor	House	Terraced three-bay, two-storey house, built c. 1860	13823003
Lhs017-016	17	Townparks	Castle Street, Townparks	Roadside Water Pump Outside Ardee Castle	Waterpump	Freestanding cast-iron water pump, c. 1890, now disused.	
Lhs017-017	17	Townparks	Castle Street, Townparks	Ardee Castle	Castle	Attached multiple-bay four-storey stone tower house, built c. 1600, converted to court house c. 1850. Projecting corner towers to north-west and south-west, largely rebuilt c. 1850, three-bay two-storey infill between towers c. 1850 Also known as Pippard'	13823004
Lhs017-018	17	Townparks	Castle Street , Townparks	" Ardee Bread Company "	Shop	End-of-terrace eleven-bay two-storey former bakery, built c. 1860, now in use as builder's yard. Single-storey return to south-east c. 1950, along Tisdale Street, Edwardian shopfront with gold incised lettering	13823007
Lhs017-019	17	Townparks	Castle Street , Townparks	" Lanney's "	Shop	four-bay two-storey building with replacement shopfront	
Lhs017-020	17	Townparks	Castle Street , Townparks	" Ardee Fireplaces "	Shop	two-bay, two-storey building with shopfront	
Lhs017-021	17	Townparks	Castle Street, Townparks	Sweeny Byrne/imbue	Shop	Attached six-bay two-storey former house, built c. 1850, now in use as commercial premises. Integral carriage arch to south of front (east) elevation, two-storey return and extension to rear, shops to ground floor, offices to first floor.	13823039
Lhs017-022	17	Townparks	Castle Street, Townparks	Allied Irish Bank	Bank/financial Institution	built c. 1870, Five-bay three-storey building with decorative fanlight over door and modern renovations to shopfront. now with bank to ground floor and guest house to upper floors.	13823040
Lhs017-023a	17	Townparks	11 Bridge Street, Townparks	Bridge St, West Side, Two Storey House 1	Terraced House	Two-bay two-storey terraced house with pebble dash finish to front and brick heads and surrounds to opes.	
Lhs017-023b	17	Townparks	13 Bridge Street, Townparks	Bridge St, West Side, Two Storey House 2	Terraced House	Two-bay two-storey terraced house with pebble dash finish to front and brick heads and surrounds to opes. replacement windows	
Lhs017-023c	17	Townparks	15 Bridge Street, Townparks	Bridge St, West Side, Two Storey House 3	Terraced House	Two-bay two-storey terraced house with pebble dash finish to front and brick heads and surrounds to opes. replacement windows	
Lhs017-023d	17	Townparks	17 Bridge Street, Townparks	Bridge St, West Side, Two Storey House 4	Terraced House	Two-bay two-storey terraced house with pebble dash finish to front and brick heads and surrounds to opes. replacement windows	
Lhs017-024	17	Townparks	19 Bridge Street, Townparks	"Hamill's Public House" & Attached Premises	Public House	Five-bay two-storey built c. 1900, building with art deco ceramic tiled shopfront with pub to ground floor. Elaborate pub front to south, central entrance door giving to first floor, simpler shopfront to north, integral carriage arch to north end.	13823028

I. D. No.	Map Sheet	Townland	Address	Name	Description	Notes	NIAH No. <small>see buildingsofireland.ie</small>
Lhs017-025a	17	Townparks	18 Bridge Street, Townparks	Bridge St, East Side, Two Storey House	Terraced House	Two-bay two-storey house with pebble-dash façade and brick heads and jambs to opes.	
Lhs017-025b	17	Townparks	Bridge Street, Townparks	Bridge St, East Side	Terraced House	Two-bay two-storey house with pebble-dash façade and brick heads and jambs to opes. Replacement windows.	
Lhs017-027a	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 1	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-027b	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 2	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-027c	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 3	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-027d	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 4	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-027e	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 5	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-027f	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 6	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-027g	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 7	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-028	17	Townparks	College Park, Cappocksgrreen	Chantry College	Ruin	from 1487, only southern part survives, a rectangular three-storey structure with high pointed gables.	
Lhs017-029a	17	Townparks	St. Vincent's Road, Townparks	St. Vincent's Road Cottages 1	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029b	17	Townparks	St Vincent's Road, Townparks	St Vincent's Road Cottages 2	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029c	17	Townparks	St Vincent's Road, Townparks	St Vincent's Road Cottages 3	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029d	17	Townparks	St Vincent's Road, Townparks	St Vincent's Road Cottages 4	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029e	17	Townparks	St Vincent's Road, Townparks	St Vincent's Road Cottages 5	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029f	17	Townparks	St Vincent's Road, Townparks	St Vincents Road Cottages 6	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029g	17	Townparks	St Vincent's Road, Townparks	St Vincents Road Cottages 7	Cottage	c. 1930, terraced cottage, three-bay with central door	

I. D. No.	Map Sheet	Townland	Address	Name	Description	Notes	NIAH No. <small>see buildingsofireland.ie</small>
Lhs017-029h	17	Townparks	St Vincent's Road, Townparks	St Vincents Road Cottages 8	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-030	17	Townparks	Cappocksgreen	Cappock's Gate, Ardee Town Wall	Fortifications	remnants of Medieval Town Wall	
Lhs017-031	17	Townparks	Moore Hall Townparks	De La Salle Monastery	Monastery	Detached five-bay two-storey monastery with decorative door case built c. 1890. T-plan with central breakfront to south block (front elevation), metal fire escape to north-east of south block, single-storey pitched roof service wing to north.	13823013
Lhs017-032	17	Townparks	Moore Hall Townparks	Parochial House	House	Detached three-bay two-storey parochial house, built c. 1870. with hipped roof and bracketed eaves, incl courtyard buildings. replacement windows. Square on plan, two-storey returns to north, single-storey flat-roofed entrance porch to south c. 1900.	13823014
Lhs017-033	17	Townparks	Moore Hall, Townparks	Convent Of Mercy	Convent/nunne ry	Attached five-bay two-storey stone convent school, built c. 1855	13823018
LHS017-033B	17	Townparks	Townparks	Convent Of Mercy Gate Lodge	Gate Lodge	Detached single-storey with attic former gate lodge, built c. 1860,	13823016
LHS017-033C	17	Townparks	Moorhall Street Townparks	Convent Of Mercy Gates	Gates/railings	Gateway, built c. 1860. Pair of limestone ashlar octagonal gate piers, quadrant wing walls, gabled pedestrian entrance gateway to east. Piers with projecting chamfered plinths, splayed string courses, quatrefoil carved frieze panels, splayed cornice caps;	13823015
LHS017-033D	17	Townparks	Moorhall Street, Townparks	Convent Of Mercy Gate Lodge	Gate Lodge	Detached single-storey with attic former gate lodge, built c. 1860, now in use as private residence. Canted five-sided extension to east.	13823016
LHS017-033E	17	Townparks	TOWNPARK S	Convent Of Mercy (Former School)	School	Detached single-storey former school, built c. 1920, now in use as a community facility. Two four-bay buildings arranged in L-plan with flat-roofed corrugated-iron garage in south-east corner.	13823017
LHS017-033F	17	Townparks	Convent of Mercy Chapel, Townparks	Convent Of Mercy Chapel	Chapel	Attached stone chapel, built c. 1870. Two-bay aisle to north between main convent and square-plan two-storey gabled stair tower to north-west, projecting single-storey gabled porch to south-west.	13823020
Lhs017-034	17	Dawsonsdemesne	Dawsons Demesne	Castle Guard Fort	Motte	from 1185. During C18plan appears to have been of an octagonal surrounded by an octagonal curtain wall. Two ramparts and ditches encircled the motte.	
Lhs017-035	17	Townparks	Fair Green Road, Townparks	St. Joseph's Hospital / Ardee House	Country House	Detached seven-bay three-storey over basement former house, built c. 1780, now in use as hospital.	13823035
Lhs017-036	17	Townparks	John Street, Townparks	Old St. Mary's Church	Church	Freestanding former Roman Catholic church, built 1829, remodelled 1860, deconsecrated 1974, now used as shop.	13823026
Lhs017-037	17	Townparks	Kells Road ( off )Townparks	Town House	Towerhouse	C15 rectangular stone castle, three-storeys.	

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Lhs017-038	17	Townparks	Kells Road Townparks	St. Briget's Hospital	Hospital	Detached multiple-bay, red brick, two-storey hospital, built 1933. Designed by architect HT Wright.	13823032
LHS017-038B	17	Townparks	Saint Brigid's Hospital Chapel, Townparks	Saint Brigid's Hospital Chapel	Chapel	Detached six-bay single-cell chapel, built 1933. Rectangular-plan with semi-circular chancel to north and flat-roofed sacristy to north-east.	13823033
Lhs017-039	17	Dawsonsdemesne	O'Carroll Street , Dawsonsdemesne	Former Railway Station Building	Railway Station	Detached multiple-bay single-storey former railway station, built c. 1880, now in use as commercial premises.	13823060
Lhs017-040	17	Dawsonsdemesne	O'Carroll Street , Dawsonsdemesne	Two Storey Red Brick House .	House	Detached three-bay single-storey with dormer attic, red brick house with yellow brick trim. Former station master's house, built c. 1880, now in use as private residence. Gabled dormer over central bay, return to east.	13823059
Lhs017-041	17	Dawsonsdemesne	O'Carroll Street , Dawsonsdemesne	Former Railway Locomotive Shed	Locomotive Shed	Three-bay, single storey building of squared rubble, arch headed windows with yellow brick surrounds.	13823060
Lhs017-042	17	Townparks	Castle Street, Townparks	V1 Clothing	Shop	Attached three-bay two-storey house, built c. 1860, remodelled c. 1950, now with shop to ground floor. Two-storey return to rear. Decorative plaster surrounds to windows.	13823062
Lhs017-043	17	Townparks	Castle Street , Townparks	Decafe	Shop	Three-bay, two-storey, red brick gable fronted house with brick detail at apex, built c. 1915. Replacement windows at first floor. Now in use as café and flats.	13823041
Lhs017-044	17	Townparks	Castle Street Townparks	Ferdia Arms	Public House	Georgian house with fanlight Corner-sited attached five-bay two-storey former house, built c. 1800, now in use as public house and restaurant. L-plan, six-bay return to Barrett's Lane with integral carriage arch to west end.	13823038
Lhs017-045	17	Townparks	Irish St , Townparks	Anderson's	Public House	End-of-terrace two-bay two-storey house, built c. 1840, formerly also in use as shop and public house. Integral shopfront to ground floor, two-storey return to north-west, sash windows with architraves	13823045
Lhs017-046	17	Townparks	William Street  Townparks	William Street	House	Terraced three-bay two-storey house built c. 1830. With decorative fanlight, door case carriage arch and sash windows. single-storey lean-to return to south-west (rear) elevation, single-storey flat-roofed extension centre rear	13823021
Lhs017-047	17	Townparks	Irish St , Townparks	Four-bay House With Fanlight	House	End-of-terrace four-bay two-storey house, built c. 1800. decorative fanlight, plastered façade and sash windows.	13823047
Lhs017-048	17	Townparks	20 Irish Street Townparks	Three-bay House With Fanlight	House	Terraced three-bay two-storey house, built c. 1840. With decorative fanlight and carriage arch, plastered façade,sash windows.	13823048

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Lhs017-049	17	Townparks	William Street Townparks	" Annies "	House	terraced three-bay, two-storey house, with modern shopfront, decorative fanlight, doorcase, and carriage arch, replacement windows at first floor.	13823022
LHS01 7-053	17	Townparks	Warehouse, Market Street  Townparks	Warehouse	Warehouse	Detached four-bay three-storey warehouse, built c. 1850.	13823057
LHS01 7-055	17	Townparks	Sheridan Services Castle Street	Sheridan Services	House	Terraced five-bay two-storey house, built c. 1840. Integral carriage arch to north, shopfront inserted to south c. 1970, two-storey extension to east, further additions to north and east c. 1970.	13823006
LHS01 7-056	17	Townparks	Bridge Street  Townparks	Bridge Street Bridge	Road Bridge	Single-span road bridge over river, built c. 1860.	13823008
LHS01 7-057	17	Townparks	Bridge Street  Townparks	Ardee Clinic	House	Attached five-bay two-storey house, built c. 1870, now also in use as clinic. Northern most bay angled to follow streetline, two-storey rendered pitched and flat roof returns to rear (east).	13823009
LHS01 7-059	17	Townparks	Moorhall  Townparks	Bridge Leisure	Granary	Attached six-bay three-storey gable-fronted former warehouse, built c. 1870, now in use as apartments and amusement arcade. Rectangular-plan, westernmost two-bays angled, single-storey flat-roofed extension to north c. 1970.	13823011
LHS01 7-060	17	Townparks	Odea Agri Seeds Limited, Moorhall	Odea Agri Seeds Limited	Warehouse	Attached multiple-bay three-storey gable-fronted warehouse, built c. 1860. L-plan with attached in-situ concrete warehouse c.1960 to north incorporating west wall of part of original warehouse, further in-situ concrete pitched roof range to east.	13823012
LHS01 7-061	17	Townparks	National School, Drogheda Road  Townparks	Ardee Monastery National School	School	Detached multiple-bay single-storey school, built 1938.	13823023
LHS01 7-062	17	Townparks	John Street	The Church Of The Nativity Of Our Lady	Church	Detached multi-bay Roman Catholic church, built 1974. Octagonal plan, flat-roofed main entrance to east with cantilevered canopy, secondary entrances to north, south and west.	13823024
LHS01 7-063	17	Ardee	Ardee Workhouse John Street	Ardee Workhouse/vocational School/farrels	Factory	Detached T-plan multiple-bay former workhouse, built c. 1850, later used as vocational school, now in commercial use.	13823025
LHS01 7-064	17	Townparks	John Street  Townparks		Gates/railings	Freestanding stone gateway, built c. 1860. Segmental-headed opening leading from carpark to south to stone steps to north descending to graveyard. Atdjoining St Mary's Church - Now Shop.	13823027

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LHS01 7-065	17	Townparks	Cuchulainn House, Bridge Street	Cuchulainn House	House	Attached five-bay three-storey former house, built c. 1800, now in use as flats. U-plan, lower two-storey extension to west c. 1900.	13823029
LHS01 7-070	17	Townparks	Sir Frederick Foster Memorial, Market Square,	Sir Frederick Foster Memorial	Monument	Freestanding stone monument, erected 1861.	13823042
LHS01 7-072	17	Cappocksgreen	Cappocksgreen	Manor Mill / Leg Mill / Meadow Mill	House	Detached three-bay two-storey former mill house, built c. 1850. Two-storey return to rear (east), single-storey flat-roofed extension to south-west corner	13823061
LHS01 7-073	17	Townparks	Castle Street, Townparks		House	Terraced two-bay two-storey house, built c. 1840. Two-storey return to east partially engaged with castle to north.	13823005
LHS01 7-075	17	Townparks	Lambs Lane,	Saint Joseph's Terrace	House	Terraced three-bay two-storey house, built c. 1920. Two-storey flat-roofed extension to rear (north) c. 1960	13823058
LHS01 7-082	17	Townparks	Irish Street, Townparks		House	Terraced two-bay two-storey house, built c. 1840. Shopfront to north ground floor c. 1970.	13823043
LHS01 7-083	17	Townparks	Irish Street, Townparks		House	Terraced three-bay two-storey house, built c. 1840. Integral carriage arch to south, entrance to house to north.	13823044