



Comhairle Contae Lú
Louth County Council

Chief Executive's Report on Submissions Received

24th March 2021

Draft Louth
County
Development
Plan

2021-2027

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Part 1

Introduction and Context



1.0 Introduction

Part One of the Chief Executives Report outlines the review process of the current Louth County Development Plan 2015-2021, the legislative requirements for the making of the new development plan, provides an overview of the consultation process, and describes the statutory context and purpose of the Chief Executive's Report. Section One also provides a synopsis of how the Chief Executive's Report shall deal with the submissions/ observations received and also summarises the next steps in the development plan process.

1.1 Review of the Current County Development Plan 2015-2021

In accordance with Section 11 of the Planning and Development Act 2000 (as amended) Louth County Council gave notice on the 27th September 2019 of its intention to commence the review of the existing County Development Plan and to prepare a new County Development Plan.

1.2 Legislative Background for the Louth County Development Plan 2021-2027

The prescribed process for a County Development Plan is set out in the Planning and Development Act 2000 (as amended). It gives a ninety-nine week¹ period for adoption of the Plan.

Section 10 of The Planning and Development Act 2000 (as amended) sets out mandatory objectives which must be included in a Development Plan. These include, inter alia, objectives for the zoning of land, the provision of infrastructure, the conservation and protection of the environment, and the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population. Other non-mandatory objectives are also referred to in the Planning Act. There is also a requirement for a Strategic Environmental Assessment and Appropriate Assessment, Climate Change assessment of the new Development Plan.

In accordance with Article 13A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004), the Council must carry out a Strategic Environmental Assessment (SEA) before the Plan may be adopted. The SEA is an integral part in the development of the Plan.

¹ A pausing of the timeframes occurred from 29th March, 2020 to 23rd May 2020 inclusive, in response to the enactment of the Emergency Measures in the Public Interest (Covid 19) Act 2020.

A Strategic Flood Risk Assessment (SFRA) was undertaken for the plan area having regard to the Ministerial planning guidelines on The Planning System and Flood Risk Management. Flood Risk assessment has integrated into the SEA process. The Strategic Flood Risk Assessment has been published as a separate document in conjunction with the Draft Plan.

In accordance with European and National legislation, the Council carried out a Strategic Environmental Assessment (SEA) and an Appropriate Assessment (AA) under the Habitats Directive, which informed the preparation of this Draft Plan.

These assessments are undertaken so the impact of the proposed Draft Plan objectives on the environment can be evaluated and used to inform the direction of the Draft Plan to ensure that our built environment responds to the sensitivities and requirements of the wider national environment.

Ministerial Guidelines issued to Planning Authorities regarding their functions under the Planning Acts have been considered in the making of this Plan and have been implemented in the various chapters, in accordance with Section 28 of the Planning and Development Act 2000 (as amended).

1.3 Form & Content of the Draft Louth County Development Plan 2021-2027

There are 5 Volumes in the Draft Louth County Development Plan, details of which are provide in the table below:

Table 1: Draft Plan Content

Volume	Title
Volume 1	Written Statement
Volume 1a	Book of Maps for: Regional Growth Centres, Self – Sustaining Growth Towns and Rural Policy Zones
Volume 2	Town and Village Statements
Volume 3	Appendices
Volume 4	Record of Protected Structures
Volume 5	Environmental Reports, Strategic Environmental Appraisal, Appropriate Assessment and Strategic Flood Risk Assessment

Table 2: Chapters in Volume 1

CHAPTER	CONTENT
Chapter 1	Introduction
Chapter 2	Core Strategy and Settlement Strategy
Chapter 3	Housing
Chapter 4	Social and Community
Chapter 5	Economy and Employment
Chapter 6	Tourism
Chapter 7	Movement
Chapter 8	Natural Heritage, Biodiversity and Green Infrastructure
Chapter 9	Built Heritage and Culture
Chapter 10	Utilities
Chapter 11	Environment, Natural Resources and Coast
Chapter 12	Climate Action
Chapter 13	Development Management Guidelines
Chapter 14	Implementation and Monitoring.

Table 3: Appendices in Volume 3

APPENDIX	CONTENT
Appendix 1	Development Plan Mandatory Requirements
Appendix 2	Infrastructure Assessment and Land Use Evaluation
Appendix 3	Draft Louth Housing Strategy
Appendix 4	Draft Louth Retail Strategy
Appendix 5	Tree Surveys of Drogheda and Dundalk
Appendix 6	Tree Protection
Appendix 7	Views and Prospects
Appendix 8	Green Infrastructure Strategy
Appendix 9	Zones of Archaeological Potential
Appendix 10	Walled Towns
Appendix 11	Louth Architectural Conservation Areas (ACAs)
Appendix 12	Ardee Architectural Conservation Area Character Appraisal
Appendix 13	Guidelines for works in Conservation Areas
Appendix 14	A Guide to ACAs in Louth
Appendix 15	Development Management Guidelines for ACAs
Appendix 16	Characteristics of Vernacular Buildings
Appendix 17	Implementation of Ministerial Guidelines

1.4 Consultation Process

1.4.1 Pre Draft Plan Consultation Process

The Pre-Draft consultation stage was undertaken from 27th September 2019 until 26th November 2019. A total of 244 submissions were received during this period. The opinions and views set out in the written submissions and of those expressed and recorded at the public consultation events/stakeholder meetings, were considered. The Chief Executives Report on the Pre Draft Consultation sets out the response of the Chief Executive to the issues raised together with recommendation for the preparation of the Draft Plan.

1.4.2 Current Consultation Process for Draft Plan

The Planning and Development Act 2000 (as amended) requires that the Draft Plan is put on public display for not less than 10 weeks. This consultation period ran from Wednesday 14th October 2020 to Wednesday 23rd December 2020 (12noon). The consultation process comprised a number of elements, see Table 4 below:

Table 4: Draft Plan Public Consultation

Type	Details	Date
Newspaper Notice	Advert published in 2 no. newspapers: Argus and Drogheda Independent re: Notification of Draft Plan (Appendix 3) Public display period from 14/10/2020 to 23/12/2020 (12 noon), • Details on how to make a submission; • Dedicated email to deal with submissions on the Draft Plan.	13/10/2020
Public Display	Hard copies of the Volumes 1-5 of the Draft Plan and associated Maps were put on public display in the following locations: • County Hall, Millennium Centre, Dundalk • Dundalk Townhall, Crowe Street, Dundalk. • Drogheda Civic Offices, Fair Street, Drogheda • Ardee Civic Office, Fairgreen Ardee	14/10/2020

Type	Details	Date
Newspaper Notice	Advert in 5 no. newspapers: Argus, Dundalk Democrat, Drogheda Independent, Dundalk Leader and Drogheda Leader. Details regarding the Public Consultation process (see details regarding zoom planning clinics)	16/11/2020
Copies of Plan	Hard copy/link to soft copy of the Draft Plan delivered/mailed to all elected members, Oireachtas members, prescribed bodies and other external stakeholders	14/10/2020-20/10/2020
Email	Community and Voluntary groups operating in Louth and registered with Louth PPN – via Friday Communiqué.	14/10/2020
Website	- Notification of Draft Plan, dates for acceptance of submissions etc. published on dedicated website page and latest news sections of website. - Details of public consultation process - Contact details	14/10/2020 13/11/2020 Updated as and when necessary.
Twitter	- Series of tweets re: Notification of draft Plan on public display and dates for submissions. - Details of public consultation process - Details of narrated presentation	14/10/2020 16/10/2020 Updated and retweeted as necessary.
Other Websites /Facebook	Talk of the Town website and Facebook pages	17/11/2020
Narrated Presentation	Overview of the Draft Louth County Development Plan available on website	16/11/2020
Dedicated email	Dedicated email address set up to deal with any queries in relation to the draft Plan: devplanqueries@louthcoco.ie	09/11/2020

Type	Details	Date
Zoom Planning Clinics	Due to COVID-19 restrictions, 'Virtual Planning Clinics' were advertised to take place on the following dates: 19/11/2020 10.00am – 1.00pm 20/11/2020 10.00am – 1.00pm 01/12/2020 6.00pm – 8.00pm 02/12/2020 6.00pm – 8.00pm 03/12/2020 6.00pm – 8.00pm 04/12/2020 6.00pm – 8.00pm	19/11/2020 - 04/12/2020
Other Zoom – Planning Clinics	Requests for virtual planning clinics outside of the above times were accommodated. A number of virtual planning clinics were held outside the above hours to facilitate members of the public.	18/11/20 @ 6.30pm 24/11/20 @ 7pm

833 no. submissions were received during the public consultation period, 763 no. submissions made online at louthcdp@louthcoco.ie and 70 no. submissions were received by post/hand. There were 25 submissions received after the 12 noon dead-line which have not been considered. Two of the 833 submissions received were subsequently withdrawn. Only submissions made via email or by hardcopy within the timeframe were accepted. All valid submissions received have been considered in the preparation of this CE Report. A full list of the submissions received (name and number) is available in Appendix 1 .Table 5 below provides a list of submissions made by politicians.

Table 5: Submissions from Politicians:

	Submission No.	Section
Elected Members		
Cllr. John Reilly	028	Rezone Carlingford.
Cllr. Edel Corrigan	263	Rural Policy General – Composite Response
Cllr. James Byrne, Cllr. Sean Kelly, Cllr. Andrea Mc Kevitt, Cllr. John Sheridan and Senator Erin McGreehan	520	Rural Policy General – Composite Response
Cllr. Delores Minogue	532	General Rural Policy General – Composite Response



Cllr. Marianne Butler, Cllr. Maria Doyle and Cllr. Pío Smith	650	Rezone Dundalk
Cllr. Antóin Watters	671	Rural Policy General – Composite Response
Cllr. Conor Keelan	770	General
Drogheda District Elected Members. Cllr Kevin Callan, Mayor of Drogheda, Cllr. James Byrne, Cllr Joanna Byrne, Cllr. Tom Cunningham, Cllr. Michelle Hall, Cllr. Fiachra Mac Raghnaill, Cllr Paddy Mc Quillan, Cllr. Declan Power, Cllr. Pío Smith, Cllr. Eileen Tully	826	General
Cllr Marianne Butler	828	General
Oireachtas Members		
Fergus O' Dowd TD	802	General Rural Policy General – Composite Response
Senators		
Seanator John McGahon	690	Rural Policy General – Composite Response
Seanator Erin McGreehan	778	General Rural Policy General – Composite Response

The Council wishes to express its appreciation to those who made enquiries, submissions and/or attended Zoom planning clinics. The large number of submissions and observations received highlights the significant level of public interest in the plan-making process. Not later than 22 weeks after the notice of the Draft Plan going on display, the Chief Executive is required to produce a report listing the submissions, summarising the issues raised, preparing responses and making recommendations.

1.5 Purpose and Content of the Chief Executive's Report

The purpose of the Chief Executive's Report is to report on the outcome of the consultation process on the Draft Louth County Development Plan, set out the Chief Executive's response to the issues raised in the submissions, and to make recommendations on changes to the Draft Plan. The report forms part of the statutory procedure for the preparation of a new Development Plan.

Under Section 12 (4)(a) of the Planning and Development Act 2000 (as amended) the Chief Executive is required to prepare a report on any submissions and observations received and submit the report to the Members of the authority for their consideration. The report is required to:

- List the persons or bodies who made the submissions or observations,
- Summarise the recommendations, submissions and observations made by the Office of the Planning Regulator,
- Summarise the submissions and observations made by any other persons, in relation to the draft development plan.
- Summarise the issues raised, and Recommendations made by the relevant regional assembly and outline the recommendations of the Chief Executive in relation to the manner in which those issues and recommendations should be addressed in the draft development plan;
- Give the response by the Chief Executive to the issues raised, taking account of any directions of the members of the authority, the proper planning and sustainable development of the area, the statutory obligations of the local authority and any relevant policies or objectives of the Government or of any Minister of the Government.

1.6 Approach to Consideration of Submissions

Following the initial recording and scanning of all submissions, each was reviewed and categorised as a submission from prescribed bodies, zoning submission, rural policy general submission, general submission or submission pertaining to the Record of Protected Structures.

Part 2

Section 1: Provides a Chief Executive summary, response, and recommendations to submissions from Prescribed Bodies.

Section 2: Provides a Chief Executive summary, response, and recommendations to zoning submissions: 2a Drogheda, 2b Dundalk, 2c Ardee, 2d Dunleer, 2e Self Sustaining Towns, 2g Level 5 Settlements (Rural Nodes) and 2h Rural Area.

Section 3: Rural Policy General – Composite Response

A substantial quantum of submissions was received by the Planning Authority referencing rural policy and other related and miscellaneous issues. Having considered each submission individually it was apparent that there was a commonality in terms of themes raised therein, which if addressed individually would result in an extremely lengthy, voluminous and repetitive document. In the interests of clarity, brevity, ease of access and completeness it was considered appropriate to amalgamate the submissions under specific topics and provide a corresponding Chief Executive response to each topic thereafter. Similar to the approach adopted elsewhere throughout the CE Report, the resultant Chief Executive Recommendations are provided separately.

Section 4: Provides a Chief Executive summary, response, and recommendations to General submissions

Section 5: Provides a Chief Executive summary, response, and recommendations to submissions relating to additions/ deletions to the Record of Protected Structures.

1.7 Interpretation of Chief Executives Report

Please note in this document, proposed omissions to the text in the Draft Louth County Development Plan 2021-2027 are denoted using ~~striketrough~~ and any amended or additional text is indicated in **red** font.

1.8 Next Stages

Under Section 12 (5) of the Act, following receipt of this Chief Executive's Report, the members are required to consider the Draft and the Chief Executive's Report. Such consideration must be completed within 12 weeks, within which the members may accept or amend the Draft Plan. Material alterations made must go on public display, under Section 12 (7), giving people an opportunity to comment on the proposed amendments only. This is followed by the preparation of a Chief Executive's Report for members on any submissions or observations received on the proposed material amendments. Members may then make the Development Plan with or without the proposed amendments or with modifications to the proposed amendments as they consider appropriate. The 'Adopted Plan' comes into effect six weeks from the day that it is made.

This report is submitted to you, the Elected Members for consideration.



Chief Executive

24th March 2021



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