



Variation No. 2 of the Louth County Development Plan 2009 - 2015

Louth County Core Strategy

Adopted 10th January 2012

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Part 1

Introduction

1.0 Introduction

This is Variation no. 2 of the Louth County Development Plan 2009 - 2015 – Core Strategy –Louth County Core Strategy.

This variation includes a number of elements:

1. Introductory Report.
2. Insertion of core strategy, written statement and maps into the County Development Plan 2009 - 2015.
3. Amendments to a number of sections of the Development Plan which will be superseded by the Core Strategy variation. Where there is conflict between the Core Strategy Variation (i.e. written statement and associated maps) and other sections of the County Development Plan, the Core Strategy and associated maps shall take precedence.

1.1 Reason for Variation

The variation is necessary to ensure compliance with the Planning and Development (Amendment) Act 2010 as it relates to core strategies. The purpose of the core strategy, as set out in the Planning and Development (Amendment) Act 2010 is to show that the development objectives in the Development Plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines.

According to Section 10(1b), a core strategy must be prepared no later than one year after the making of Regional Planning Guidelines and the Development Plan shall be varied accordingly to include the core strategy, unless more than 4 years have expired since the making of the development plan and when the regional planning guidelines are made.

The Border Regional Authority, Regional Planning Guidelines 2010 – 2022 were made on 28th September 2010 while the Louth County Development Plan 2009 – 2015 was adopted in 16th December 2009. Consequently, this Core Strategy has been prepared in order to comply with the legislative requirements for the remaining statutory life of the aforementioned Development Plan.

1.2 Variation Process

There are 2 stages in the variation process. These are detailed below:

Stage 1 – Preparation of core strategy variation

- Sending notice and a copy of the variation to specified bodies
- Public display of variation and environmental reports, and invitation of submissions.

Stage 2 - Making of the core strategy variation

- Preparation by the manager of a report on submissions received.
- Consideration by members of the draft variation and manager's report.

- Making of the variation by accepting or amending the draft, *except* where an amendment(s) represents a material alteration of the draft variation. In this case material amendments go on public display including amending the environmental report if necessary.
- Preparation of manager's report on submissions.
- Consideration of the amendment and managers report by elected members.
- Members make the variation.
- Published notice of making of variation.

1.3 Strategic Environmental Assessment

In complying with the SEA Directive (2001/42/EC) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004, SEA stage I screening was carried out on the proposed variation. This has concluded that the environmental effects of implementing the core Strategy are unlikely to be significant and therefore a full SEA will not be required for the strategy.

1.4 Appropriate Assessment Screening

In complying with the Circular Letter SEA 1/08 and NPWS 1/08 an Appropriate Assessment (Stage 1) was carried out on the proposed Variation. Implementation of the proposed Core Strategy shall be subject to compliance with Articles 6 and 10 of the Habitats Directive to ensure no negative impacts on the conservation objectives of Natura 2000 sites. It concluded that the core strategy should not give rise to significant adverse impacts on the integrity of any Natura 2000 sites and as such Stage 2 Appropriate Assessment would not be required.

1.5 Strategic Flood Risk Assessment

To inform the proposed variation a Strategic Flood Risk Assessment has been undertaken in accordance with 'Planning System and Flood Risk Management-Guidelines for Planning Authorities'. It has utilised available flood risk indicators to identify lands which are potentially at risk from flooding.

Part 2

Louth County Core Strategy

1.1 Introduction

The Core Strategy has been introduced as a requirement of the Planning and Development Acts 2000 - 2010. The purpose of this Strategy is to set out a medium to longer term quantitatively based strategy for the spatial development of the function area of the planning authority. It is consistent with the National Spatial Strategy and the Border Regional Planning Guidelines in supporting balanced development throughout the County in parallel with the growth of Dundalk as a Gateway and Drogheda as a Primary Development Centre. It gives effect to the settlement hierarchy and balances the growth forecasts at local level in the county and existing zoning.

The Louth County Development Plan was adopted in December 2009 and hence remains valid, robust and current.

1.2 Overview of Population distribution, Housing Supply and Location in County Louth

County Louth had an estimated population of 122,640¹ in 2010. The 2006 census shows that 64.39% of the population is classified as urban and 35.61% classified as rural. This is due to the presence within the county of the two largest regional towns in the State. While Louth is more urbanised than other border counties, the rural settlements and countryside have experienced unprecedented housing demand and growth over a continued period since the 1996 census. This growth has not always been accompanied by a corresponding increase in community, recreational, educational and piped infrastructure services.

The County has experienced an imbalance in housing supply and housing demand. In 2010 there was an excess supply of 7.95% which equated to some 3,770 surplus housing units. As a result there were some 600 vacant housing units and 47 unfinished housing developments in the county.

The 2006 census revealed that 13.4 % of all dwellings in County Louth were unoccupied on census night which is slightly below the national average. However, within the rural electoral divisions of Carlingford, Drummullagh and Greenore, in particular, the number of unoccupied dwellings was significantly higher, as detailed in table 1.

Table 1 Unoccupied Dwellings – Census Night 2006

	Occupied	Unoccupied	Total Housing Stock	% Vacancy Rate
Carlingford	488	402	890	45
Drummullagh (Omeath)	396	234	630	37
Greenore	303	125	428	29
<i>County Louth</i>	<i>39,381</i>	<i>6,107</i>	<i>45,488</i>	<i>13.4</i>

Sources: CSO 2006

¹ Source Border Regional Authority Planning Guidelines 2010 – 2022
The 2011 census records the population of the County as 122,808.

This represents a very significant level of vacancy and is reflective of the demand for holiday homes and second homes prevalent in these highly scenic areas. Since 2006 this problem may have been further compounded by additional house completions.

Within the County Plan area (excluding Dundalk and Environs and Drogheda and Northern Environs) as of late 2010 there were extant planning permissions for 1,736 dwelling units, some 47 unfinished residential developments and 293 new dwellings which were vacant, as illustrated in table 2.

Table 2: Extant Permissions, Unfinished Residential Developments and Vacant Dwellings in County Louth, 2010

Location	Ardee	Dunleer	Category I Settlements	Category II Settlements	Total
Extant Permissions (No. of units)	616	40	830	250	1,736
Number of Unfinished Residential Developments	8	1	39	n/a	47
New Vacant Dwellings	31	7	230	25	293

The *Regional Planning Guidelines Review in relation to Gateway and Hub Targets*, (B. Hughes, B. Williams, D. Redmond, October 2009) found that much of the surplus housing in the border region is in the wrong locations, that is, not in the Gateway and Hub towns. It is important to achieve population growth within these designated growth centres in order to achieve the critical population mass necessary to sustain high level services, community and recreational facilities and a strong level of job creation.

1.3 Vision for County Louth

As set out in Chapter 1 of the County Development Plan the vision for County Louth is of a place where people want to live, work, visit and invest now and in the future, that is well, planned, well managed, safe and inclusive and where there exists equality of opportunity for all .

The realisation of this vision is pursued by seeking to secure the strategic objectives of the Plan which include:

- Directing new development in accordance with the settlement strategy which will provide for the sustainable development of the county for the period 2009 - 2015 and beyond.
- Protection of rural communities in a sustainable manner by ensuring compact development in the county's smaller towns and villages and by protecting the open countryside from urban generated and unsustainable one off housing.

This Strategy seeks to promote and manage the sustainable future development of the County. It sets out target population levels and housing land requirements in accordance with the settlement strategy as set out in chapter four of the County Development Plan and seeks to facilitate sequential residential development that is commensurate with the nature and extent of the settlements.

The Core Strategy is supported by the economic development, employment and tourism policies (included in chapter 7), rural housing policies (chapter 4) and the policies relating to transport and communications (chapter 8).

The policies of the County Development Plan support the roles of Dundalk, Drogheda, Ardee and Dunleer as the main centres for employment generating activities. It also acknowledges the need for greater employment opportunities in smaller settlements in rural areas to sustain rural communities. Hence a number of the settlement plans have identified and zoned land for small scale businesses and enterprise.

1.4 Strategy Coverage

The County Core Strategy covers the area of County Louth, excluding the municipal boundaries of Dundalk Town Council together with Dundalk Environs and Drogheda Borough Council and the Northern Environs of Drogheda.

Residential phasing strategies have been included in the Ardee and Dunleer Local Area Plans 2010 – 2016 which are consistent with the objectives of this Strategy.

1.5 Legal Status

The Core Strategy is prepared in accordance with the requirements of Section 7 the Planning and Development Acts 2000 - 2010. It is a variation of the Louth County Development Plan 2009 - 2015 and therefore applies for the lifespan of the existing development plan.

1.6 Format

The Core Strategy comprises of this written statement and a background document. The background document includes an evidence based approach to the overall strategy.

1.7 Settlement Strategy and Settlement Hierarchy

The settlement strategy and hierarchy for the County are set out in chapter 4 of the Louth County Development Plan 2009 – 2015. These aim to allocate population growth and channel development in line with the principles of the National Spatial Strategy and the Regional Planning Guidelines. They support balanced development throughout the County in parallel with the growth of Dundalk as a Gateway and Drogheda as a Primary Development Centre and the strengthening of their links to other significant urban centres in the Border Region and beyond. These reflect the principles of the core strategy.

There is an intrinsic link between land use and transportation and therefore the settlement strategy and policies seek to locate the majority of new development within existing towns and other settlements where car dependency can be reduced and public transport, cycling and walking infrastructure can be more economically and sustainably provide.

In order to comply with the Retail Planning Guidelines for Planning Authorities (revised 2005) the Louth Retail Strategy was prepared and adopted in 2002 and reviewed in 2009. This strategy and ministerial guidelines have informed the retail policies as set out in chapter 7 of the Plan. The Planning Guidelines for the Border Region 2010 -2022 project that the population in the county will be 132,648 in 2016. This is broadly in line with the low population scenario cited in the retail strategy and hence the lower estimated floor space provision is considered to be realistic.

Figure 1 identifies the road network for the County, the Dublin – Belfast inter-urban rail route and ports of Dundalk, Drogheda, Clogherhead and Greenore in relation to the settlement hierarchy.

1.8 Population Targets and Future Population Distribution

The Louth County Development Plan, as adopted, contains a comprehensive approach to the allocation of population in the County. In particular in chapter 1, table 1.8 details the target population allocation for settlements in the county having regard to the role of the settlement and its position in the settlement hierarchy. This Core Strategy is building on an established policy of allocating target population in compliance with the Regional Planning Guidelines 2010 – 2022, in a rational and sustainable manner.

Table 3 illustrates the population targets for the County. Over the period of this Plan to 2015 it is anticipated that the total population for the county will increase to 132,648. This represents an increase in the population of some 10,008 between 2010 and 2016. The projected population figure for the county set out in Chapter 1 is broadly compliant with the RPG target figures.

The Louth Housing Strategy is currently under review to ensure compliance with these targets.

Table 3 Population Targets for County Louth

Year	Population Target	Population increase
2006	111,267	-
2010	122,640	11,373
2016	132,648	10,008
2022	142,800	10,152

(Source: RPG 2010 - 2022)

The RPG's set out the target population increase to be allocated to Dundalk, Drogheda and to the remainder of the county. The upper tier of the county's settlement hierarchy comprises Dundalk and Drogheda. In order to promote and facilitate the achievement of critical mass within the Gateway of Dundalk and develop Drogheda as an important strategic urban settlement some 70% of future population growth is directed towards these two towns.

The remaining 30% of the population and household growth is to be directed to smaller towns, villages and the rural area. This is represented by the remaining share in table 4.

Table 4 Population Targets for 2016 to 2022

Year	County	Dundalk	Drogheda*	Remaining Share
2006	111,267	35,085	30,303	45,879
2010**	122,640	38,200	32,331	52,109
2016	132,648	42,300	35,373	54,975
2022	142,800	47,200	38,415	57,185

(Source: RPG 2010 - 2022)

*Excludes population targets for the environs of Drogheda within County Meath

**Estimate

1.9 Allocation of Population and Household Growth in Settlement Hierarchy

Having regard to the population targets figures in table 4, table 5 illustrates the target population within the settlement hierarchy. The Remaining Share (that is 2,866 persons) has been distributed between the other tiers in the settlement hierarchy - Ardee, Dunleer, Category I Settlements, Category II Settlements and rural areas directly in proportion to the 2010 populations.

The population targets for Ardee and Dunleer have been adjusted to match the target populations for these settlements as set out in their respective local area plans for 2010 – 2016. Subsequently the figure for the rural areas has been reduced marginally to accommodate this.

Some 38% of rural housing will be accommodated within serviced towns and villages while the remainder will comprise 'one – off' type houses within category II settlements and rural areas.

Table 5 Distribution of Existing and Proposed Populations in the Settlement Hierarchy

	Existing Population 2010	Projected Population 2016	Increase in Population	Equivalent Residential Units
Louth	122,640	132,648	10,008	3,695
Dundalk & Environs	38,200	42,300	4,100	1,507
Drogheda & Northern Environs	32,331	35,373	3,042	1,086
Ardee	4,500*	4,700	200	77
Dunleer	1,830*	1,995	165	62
Category I Settlements	13,280**	14,010	730	281
Category II Settlements	2,949**	3,111	162	62
Rural Area	29,505**	31,160	1,610	619

**The 2010 population figures for Dunleer and Ardee have been based on a house count survey, while elsewhere figures have been calculated utilising the Geo Directory address database.*

***Based on Geo-Directory/RPG figures.*

1.9.1 Population Allocation within the Remaining Share of the County, 2010 – 2016

A population growth of 2,866 is allocated to the County area outside of Dundalk and Drogheda. The smaller towns of Ardee and Dunleer, Category I and Category II Settlements and the rural areas will accommodate an additional 1,110 households over the period of this Plan.

The importance of Ardee as the third largest settlement in the county after Dundalk and Drogheda is recognised by the *Louth County Development Plan 2009 – 2015*. It is placed at Level 2 in the settlement hierarchy along with Dunleer. The Plan and the Core Strategy promote the development of Ardee as a medium size town for urban strengthening to serve the needs of the local community and, drive development within the locality. They also facilitate the growth of Dunleer with associated community facilities, services and employment opportunities. This growth should be commensurate with growth in economic activity, provision of public transport and in line with capacity in water services. The phasing of housing lands as set out in their respective local area plans should ensure that these towns grow at a suitable and sustainable scale, appropriate to their position in the hierarchy. As detailed in table 6, an additional 77 households have been allocated to Ardee and 63 to Dunleer.

Category I Settlements have experienced unprecedented residential growth² over the past decade. The growth experienced in Tullyallen, Termonfeckin, Clogherhead Castlebellingham / Kilsaran and Dromiskin is largely based on commuter development. Economic development has not matched the rate of population growth and there has been severe pressure on social infrastructure and demand for school places. Carlingford and Omeath have experienced substantial residential development pressure, due to the attractiveness of their locations on Carlingford Lough, for second homes and investment properties. Within these settlements there are extant permissions in the region of 830³ units, unfinished estates and where supply has outstripped demand, vacant dwellings⁴. The continued development of these villages in the absence of supporting infrastructure would exacerbate existing unsustainable commuting patterns and speculative development. Furthermore, such development would jeopardise the achievement of critical mass in Dundalk and Drogheda.

Settlement Plans for Annagassan, Baltray, Castlebellingham/Kilsaran, Carlingford, Clogherhead, Collon, Dromiskin, Knockbridge, Louth Village, Omeath, Tallanstown, Termonfeckin and Tullyallen, including zoning maps and objectives, are now included within the development plan. These replace the local area plans. A total increase in population of 730, equivalent to 281 households, is allocated to these settlements.

At level four in the settlement hierarchy Category II (a) Settlements comprise eleven smaller rural settlements and at level five, twenty-two Category II (b) Settlements. Overall they contain some 160 hectares of undeveloped lands⁵ which are not the subject of land use zoning objectives. However each settlement has a development envelope as set out in Appendix 6, within which one-off type housing is provided for subject to local qualifying criteria, in order to assist in

² Table 3.1 Background Document

³ Table 3.3 Background Document

⁴ Table 3.5 Vacant dwellings Background Document

⁵ Tables 4.7 and 4.8 Background Document

satisfying rural generated housing need. Within each Category II (a) settlement there is a delineated 'core' area, within which pending the provision of public foul drainage, residential densities of 20 per hectare are open for consideration. Given the current economic conditions it is considered unlikely that such infrastructure will be provided. Elsewhere in these settlements and in Category II (b) settlements densities of 5 houses per hectare are permissible.

The population within these settlements has increased by 600 persons since 2006 which is equivalent to some 230 new households. The growth within these settlements has been a disproportionate⁶. A number of settlements have experienced substantial residential development whilst others have experience little. A collective target increase in population of 165 is allocated to these settlements. Given their limited size it is not considered appropriate or necessary to distribute this figure to the individual settlements. It is the policy of the County Development Plan to restrict residency in Category II settlements to county based local needs. It will therefore be important to monitor the demand for residential development. If required policy pertaining to local needs qualification may be reassessed in the review of this Plan.

Since 2006, permission has been granted for, on average, 340 rural houses per year⁷. In recent years this figure has been falling from 422 in 2007 to 152 in 2010. It is therefore considered reasonable to allow for 619 rural housing units over this Plan period. DEHLG guidelines state that where local needs assessment criteria have been satisfied and subject to compliance with stated requirements in relation to location, environment etc, rural housing needs should be accommodated. This principle has been encompassed in the rural housing policy in chapter 4.

⁶ Tables 4.1 and 4.2 Background Document

⁷ Table 5.2 Background Document

Table 6 Potential Housing and Population Growth within Settlements

Settlement	Target Population 2016	Total Growth Population Target 2016	Projected Housing Demand 2010 - 2016	Housing Land Required (Ha)	Aver Density Units/Ha	Existing Land Zoned For Residential Use ² (Ha)	Excess (Ha)
Dundalk and Environs	4,100	42,300	1,507	54	42	904	850
Drogheda and Northern Environs	3,042	35,373	1,086	42	40	355	341
Ardee	200	4,700	77	11	30	60	49
Dunleer	165	1,995	63	4.5	30	14.4	9.9
Category I Settlements	730	14,010	281	21	20	198	177
Category II Settlements	162	3,111	62	18.6	5	-	-
Rural Area	1,610	31,160	619	-	-	-	-
Total	10,009	132,649	3,695	151.1	-	1,531.4	1,426.9

**Headroom requirement of 50% extra over and above actual predicted land / unit requirements has been included in these figures.*

1.10 Phasing and Release of Residential Zoned Lands

Table 6 illustrates the availability of zoned land in the settlement hierarchy, the household allocation for 2010 – 2016, housing land requirement and excess in zoning. The density consigned to each settlement has had regard to *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG, 2009*, the position of the settlement in the county hierarchy and public infrastructure provision.

Phasing of housing lands has been implemented to ensure that towns and villages grow at a suitable and sustainable scale, appropriate to their position in the settlement hierarchy and to manage the oversupply of residential land. For Dundalk and Drogheda this is provided in their respective core strategies. To manage the sustainable development of Ardee and Dunleer, residential development has been phased in their respective local area plans and is consistent with the core strategy.

In order to ensure consistency between the core strategy and household allocations and residential zoned land requirement within the Category I settlement plans it is necessary to address the excess of residential zoning. As detailed in table 7, the overall target growth in these centres is 730 persons amounting to 281 residential units. Based on an average of 20 units per hectare this equates to 21 hectares. This figure includes 50% head room for market

choice. Hence there is currently an excess of 154 hectares of residential zoning within the Category I Settlements.

The following three mechanisms which are set out in the DEHLG Circular PSSP6/2010 – *Guidance Note on Core Strategies* (November 2010) have been considered in addressing this excess:

- 1. Prioritising / phasing of development – by indicating on relevant maps and tables, where surplus capacity of land will be regarded as a strategic reserve and that proposals for the development of such lands for housing shall not be considered for development purposes during the plan period.*
- 2. Alternative Objectives – by indicating lands will be considered for alternative appropriate uses within the plan period such as employment, amenity, community or other uses.*
- 3. Discontinuing the Objective –by deletion of the zoning objective and related lands from the written statement and maps of the development plan.*

In consideration of the above options cognisance has been taken of the need to consolidate these settlements by keeping them physically compact and applying the sequential approach to land-use zoning. A prioritising / phased approach encompassing organic growth from the centre of the settlement outwards has been utilised, having regard to the settlement function. In addition the following factors have been taken into consideration: environmental constraints, capacity of environment infrastructure⁸, availability of community, social and commercial facilities, accessibility, taking into account the availability of physical and social infrastructure and cognisance of the built and natural environment

Phasing proposals relate to two phases of development; one for the duration of this plan and a second phase ‘strategic reserve’ for consideration beyond 2015. The inclusion of such lands as a strategic reserve will not in any way imply a prior commitment on the part of Louth County Council regarding their future zoning during the review of the subsequent County Development Plan for the period 2016 - 2022.

Table 7 details the amount of land zoned in phase I in each of the Category I settlements and the excess land included in phase II. It details that the amount of land allocated for residential development over the period of this Plan, 43.91 hectares exceeds the identified 21 hectares as set out in the Regional Planning Guidelines that is required to accommodate the target population for these settlements. This figure is considered to be justifiable in that all the land identified for phase I residential development is located in the centres of these settlements and will provide for consolidation of the existing urban fabric. This land will provide for an additional head room for market choice which is considered desirable in the current economic climate.

⁸ Table 3.6 Background Document

Table 7 Residential Zoning in Category I Settlements

Settlement	Target Population Allocation 2016	Household Allocation 2010 - 2016	Allocated Housing Land 2010 – 2016 (Ha)	Aver. Density unit/ ha	Existing Land Zoned for Residential Use (Ha) Phase I	Excess (Ha) Phase II
Annagassan	730	281	2	20	12	10
Baltray			1.96	20	10	8.04
Carlingford			3.93	20	20.5	16.57
Castlebellingham/ Kilsaran			6	20	31	25
Clogherhead			4	20	4	0
Collon			2	20	7	5
Dromiskin			6.2	20	36	29.8
Knockbridge			1.3	20	5	3.7
Louth Village			1.3	20	12	10.7
Omeath			4.62	20	27	22.38
Tallanstown			1.7	20	12	10.3
Termonfeckin			6.2	20	17	10.8
Tullyallen			2.7	20	4.5	1.8
Total					43.91	-

CS 1 To promote household and population growth in the county in accordance with table 6 and table 7 of the core strategy.

CS 2 To facilitate orderly and sustainable development in Category I Settlements for the duration of this plan, through the implementation of an overall phasing strategy as follows:

(i) Phase I residential development comprises of residential development which forms part of mixed development⁹ in defined village centres (as zoned), additional residential land which facilitates the consolidation and organic growth of these settlements as identified in the land use maps contained within the settlement plans and infill development¹⁰.

(ii) Phase II, strategic reserve to allow proper planning and sustainable development beyond 2015.

Reference -table 3.1 of the background document.

The housing need of persons who are from County Louth or who work within County Louth

⁹ Not more than 50% of overall floor area.

¹⁰ Infill housing development is defined as ‘the development of a relatively small gap between existing buildings’.

1.11 Strategic Flood Risk Assessment (SFRA)

In the context of national guidance on flood risk as published in *'The Planning System and Flood Risk Management – Guidelines for Planning Authorities'*, a strategic flood risk assessment has been prepared. It provides an appraisal and assessment of available flood risk data for the towns, villages and settlements contained in the boundary of the Louth County Development Plan 2009 – 2015. It identifies flood risk indicators where land may be at significant risk of flooding and where a detailed flood risk assessment is therefore necessary.

1.12 Conclusion

The success of both the Core Strategy and the Settlement Strategy will be dependent on the ability of the Council to channel development into the identified settlements. Whilst the policies of the Plan promote and facilitate this, the success of these will be the extent to which development outside these designated settlements can be managed.

Monitoring of how many one-off dwellings are granted permission, constructed and their location is vital for identifying those areas of the county which are under the most urban pressure. Such details are important in planning terms as they form the basis for monitoring the effectiveness of the policies contained in the 2009 - 2015 Plan and will form the basis for future policy.

CS 3 To require that a 'Core Strategy Population and Phasing Statement' will be submitted with all planning applications for residential development on zoned land detailing how the application complies with the core strategy household allocations and phasing proposals included in the settlement plans.

Part 3

Proposed amendments to the written statement of the Louth County Development Plan 2009 – 2015

Proposed Amendments to the written statement of the Louth County Development Plan 2009 – 2015.

The proposed variation consists of the inclusion of the core strategy and amendments to the written statement of the Louth County Development Plan 2009 – 2015.

In this document changes to the text follow the format of the County Development Plan with the relevant chapter headings and page numbers. This has been undertaken in a tabulated format. Omissions from the text are denoted using ~~strikethrough~~ and additions by using **bold** text. This facilitates comparison between the adopted County Development Plan and the proposed variation.

Chapter 1																				
Introduction																				
Amendment to Section / Policy No.	Amendment				Page no. of CDP															
Section 1.1.3 Legal Status text	The Planning and Development Act 2000 is the principal act... The Planning and Development Acts 2000 - 2010 is the principle ...				18															
Section 1.4 Strategic Objective 1	Direct new development in accordance with the core strategy and the settlement strategy which will provide for the sustainable development of the county for the period 2009 to 2015 and beyond.				20															
Section 1.6.2 National and Regional Level	<p>Regional Planning Guidelines for the Border Area (2004) (under review) 2010-2022</p> <p>The vision for the Region is “By 2020 2022 the Border Region will be a competitive area recognised as, and prospering from, its unique interface between the two economies, where economic success will benefit all, through the implementation of the balanced development model, which will provide building of distinct sub-regional identities, in an outstanding natural environment with innovative people, which in themselves will be our most valuable asset”.</p> <p>County Louth is located in the east sub-region which is focused on Dundalk Gateway and Drogheda Primary Development Centre. contains the hub towns of Monaghan and Cavan.</p>				25															
Table 1.5 Projected Population Figures for Dundalk and Drogheda	<p>Table 1.5: Projected Growth Figures for Dundalk, and Drogheda and the Remaining Share applying regional growth figures.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Year</th> <th style="text-align: center;">2006</th> <th style="text-align: center;">2011 2010</th> <th style="text-align: center;">2016</th> <th style="text-align: center;">2020 2022</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">Dundalk Gateway and Environs</td> <td style="text-align: center;">35,085</td> <td style="text-align: center;">52,035</td> <td style="text-align: center;">57,759</td> <td style="text-align: center;">63,354</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">38,200</td> <td style="text-align: center;">42,300</td> <td style="text-align: center;">47,200</td> </tr> </tbody> </table>				Year	2006	2011 2010	2016	2020 2022	Dundalk Gateway and Environs	35,085	52,035	57,759	63,354			38,200	42,300	47,200	35
Year	2006	2011 2010	2016	2020 2022																
Dundalk Gateway and Environs	35,085	52,035	57,759	63,354																
		38,200	42,300	47,200																

Drogheda Primary Development Centre and Environs (Louth only)	30,303	52,053	57,759	60,000
Remaining Share*	45,879	52,109	54,975	57,185

**Includes Ardee, Dunleer, Category I, Category II (a) and (b) Settlements and rural areas
Source: Border Regional Authority 2007-2010-2022*

1.9.2
Population
Growth

9. Whereas the figures outlined in table 1.4 above, would seem to be reasonable and reflect current trends, it is considered that the adjusted figures in respect of the NSS targets contained in Table 1.5, are significantly overstated and unlikely to be achieved.

In December 2008, the Central Statistic Office issued revised regional population projection for the period 2011 to 2026. These revised figures suggest that the population of the region will be as set out in table 1.6 below:

Table 1.6: Projected Population for the Border Region 2011 to 2026

2011	2016	2021	2026
515,000	550,000	576,000	592,000

Source: CSO December 2008

The above figures are not broken down on a county basis. This is will be done in the review of the Regional Planning Guidelines which is currently under way. However for the purposes of this County Development Plan, it is necessary to estimate what proportion of the population growth projected for the region will occur in county Louth.

The population of the Border Region and County Louth in 2006 was 468,475 and 111,267 respectively. The percentage of the total population within the six border counties that resided in county Louth in 2006 was 23.8%. By applying the same percentage to the CSO projections, the population of Louth would be as set out in table 1.7.

Table 1.7: Projected Population for County Louth 2011 to 2026

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

Whilst the above projections are considered realistic, it is accepted that the changed economic circumstances could have a negative impact resulting in an actual population less than that projected. On the other hand, the continued implementation of the National Spatial Strategy and the potential for continued significant growth in both Dundalk and Drogheda could have a positive impact that

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	<p>would result in the above projections being exceeded, particularly if the Regional Planning Guidelines projection of 60,000 for Dundalk and Drogheda were to be achieved. Whilst it remains the policy of the Council to support the growth of Dundalk and Drogheda in accordance with NSS and RPGs targets, it is accepted that the 60,000 figure is unlikely to be reached by the year 2020.</p> <p>Having regard to the projected population figures above Table 1.8 opposite illustrates the target population allocation within the settlement hierarchy are illustrated in the core strategy.</p>																																									
Table 1.8 Target Population Allocation	<table border="1"> <thead> <tr> <th></th> <th>Existing population 2006</th> <th>Projected population 2016</th> <th>Increase</th> <th>% Increase</th> </tr> </thead> <tbody> <tr> <td>Louth County</td> <td>111,267</td> <td>130,900</td> <td>19,633</td> <td>17.6</td> </tr> <tr> <td>Dundalk and Environs</td> <td>35,085</td> <td>42,300</td> <td>7,215</td> <td>20.5</td> </tr> <tr> <td>Drogheda and Environs*</td> <td>35,090</td> <td>42,108</td> <td>7,018</td> <td>20</td> </tr> <tr> <td>Ardee</td> <td>4,301</td> <td>4,700</td> <td>399</td> <td>9.3</td> </tr> <tr> <td>Dunleer</td> <td>2,340</td> <td>2,540</td> <td>200</td> <td>8.5</td> </tr> <tr> <td>Category I Settlements</td> <td>10,022</td> <td>11,746</td> <td>1,724</td> <td>17.2</td> </tr> <tr> <td>Category II Settlements and Rural areas**</td> <td>24,429</td> <td>27,506</td> <td>3,077</td> <td>12.6</td> </tr> </tbody> </table>		Existing population 2006	Projected population 2016	Increase	% Increase	Louth County	111,267	130,900	19,633	17.6	Dundalk and Environs	35,085	42,300	7,215	20.5	Drogheda and Environs*	35,090	42,108	7,018	20	Ardee	4,301	4,700	399	9.3	Dunleer	2,340	2,540	200	8.5	Category I Settlements	10,022	11,746	1,724	17.2	Category II Settlements and Rural areas**	24,429	27,506	3,077	12.6	37
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Chapter 4 Settlement Strategy																																										
4.1 Introduction	The core strategy which outlines the settlement structure for County Louth includes household projections and should be read in conjunction with this chapter. The Core Strategy has been based on the Regional Planning Guidelines for the Border Region 2010 – 2022 and represents the application of national and regional planning policy into the local planning context.	89																																								
4.1 3 rd paragraph	The core strategy and the settlement strategy therein set out in the Plan acknowledge the primary positions of Dundalk and Drogheda at the top of the settlement hierarchy.	89																																								
4.1 4 th paragraph	The core strategy and settlement strategy also seeks to guide the sympathetic development of Ardee, Dunleer and other rural towns, villages and settlements in a fashion that will promote sustainable forms of development, that is, consistent with the proper planning and sustainable development of the county and with the <i>National Spatial Strategy</i> and the <i>Regional Planning Guidelines</i> .	89																																								
Chapter 5 Residential and Community Facilities																																										
5.2	The County Housing Strategy undertaken in 2007 is referred to below. It provides projected housing requirements up to 2013 and 2015. This review projected a net increase of 3,505 in the number of households within the county up to 2009 and an increase of an additional 6,824 up to 2015. Based on a population projection of	126																																								

	<p>130,031 by 2015, which is consistent with the population projection for County Louth contained in chapter 1 of the Plan, there will be an annual requirement for 1,137 residential units up to 2015. However it should be noted that this review was carried out prior to the current economic downturn and therefore the above projections may require downwards adjustment.</p> <p>The Louth Housing Strategy is currently under review to ensure compliance with the target population figures as set out in the core strategy.</p> <p>The core strategy and settlement strategy detailed in this Plan seeks to determine where the majority of these additional units should be best located.</p>	
<p>Chapter 7 Economic Development, Employment and Tourism</p>		
<p>7.1.2 Employment Opportunities in smaller Towns and Villages</p>	<p>The main centres for employment within County Louth are Dundalk, Drogheda, Ardee and Dunleer. The council and the core strategy support the role of these towns as the primary locations for employment generating activities within the county.</p>	<p>174</p>