



# Chapter 14

## Implementation and Monitoring



## 14 IMPLEMENTATION AND MONITORING

### 14.1 INTRODUCTION

The Plan sets out the Council’s vision and strategy for the sustainable development of the County over the period 2021-2027. Included within the Plan are a broad range of policy objectives that provide a framework for the future growth and development of the County.

The Council has a statutory obligation to implement the provisions of the Plan and is committed to securing its objectives.

The Council will continue to occupy a leadership role in progressing and securing the policy objectives of the Plan thereby enhancing economic prosperity, promoting Drogheda and Dundalk as Regional Growth Centres, facilitating the transition to a low carbon County, promoting the County’s unique cultural, built and natural heritage, developing communities, integrating land use and planning as well as, ensuring sustainable use of natural resources.

In providing this leadership role, the Council will foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan.

The implementation of the Plan is also dependant on a number of factors including political support, Council funding and the availability of capital from other sources. Due to the uncertain economic climate as a result of COVID 19, the provision of funding may present a challenge in the years ahead.

The Plan will also be regularly reviewed to assess progress, and to determine where amendments are required.

Therefore, the Council may carry out a variation of the Plan from time to time, where it is considered such amendments are warranted.

### 14.2 LEGISLATIVE BACKGROUND

The *Planning and Development Act 2000 (as amended)* provides under:

Section 15 (1) that it shall be the duty of a Planning Authority to take such steps within its powers as may be necessary for securing the objectives of the Development Plan, and;

Section 15(2) that the Manager of the Planning Authority shall, not more than 2 years after the making of a Development Plan, give a report to the members of the authority on the progress achieved in securing the objectives referred to in subsection (1).

#### 14.2.1 Urban Area Plans and Local Area Plans

An important driver of the Plan Strategy is to bring policies to a more detailed local level through Urban Area Plans and Local Area Plans. The strategic and broad-ranging policy objectives of the Plan provide a general framework, but not necessarily the detailed treatment required for significant proposals in certain areas.

Urban/Local Area Plans will be prepared for the following settlements:

- Drogheda – A Joint Urban/Local Area Plan is to be prepared in collaboration with Meath County Council; and
- Dundalk.

Local Area Plans will be prepared for the following settlements:

- Ardee and Dunleer.

## 14.3 SOURCES OF FUNDING

### 14.3.1 Public Funding

Funding for the various projects, programmes and policy objectives of the Plan will be dependent on capital funding from the government. The Council's own funds will also be allocated under the annual budget adopted by the Elected Members each year. As previously referred to, the availability of funding over the lifetime of the Plan is uncertain and will be dependent on the medium and long term impacts of COVID 19 on the national and international economy.

### 14.3.2 Development Contributions

It is considered reasonable that contributions be paid towards Local Authority investment in the provision of infrastructure and services by developers who benefit from such provision. The Council may, when granting planning permission under *Sections 34, 48 and 49 of the Planning and Development Act (as amended)*, attach conditions requiring the payment of financial contribution(s) in respect of public infrastructure and facilities, benefiting the development. Details of such contributions are set out in the *Louth County Council Development Contributions Scheme 2016-2021 (and any subsequent scheme)*, which came into effect on the 19<sup>th</sup> September 2016. This contribution scheme will be reviewed during the life of the Plan.

### 14.3.3 Additional Funding Sources

The Rural and Urban Regeneration and Development Funds arising from the National Development Plan, in support of the National Planning Framework and other national strategies are available to support the implementation of Regional and Local authority development plans and Local Economic and Community Plan objectives.

The Climate Action Fund which aims to support initiatives that contribute to the achievement of Ireland's climate and energy targets will leverage investment by public and private bodies. The Disruptive Technology Innovation Fund aspires to support Ireland's innovation ecosystem and to drive collaboration between public bodies, research, Small and Medium sized Enterprises' and industry.

Additional National and EU level programmes include the Re-building Ireland Action Plan, the Neighbourhood Scheme, National Lottery Facility Funding, as well as other funding mechanisms available from the various Government Departments and other agencies.

### 14.3.4 Private Funding

#### 14.3.4.1 Public Private Partnerships

A Public Private Partnership (PPP) involves a partnership agreement between the public and private sector for the delivery of specific projects relating to public services and infrastructure. Such approaches ensure a commitment to funding due to interlinked public and private assistance and aims at ensuring the most economically efficient manner of development.

Education, local services, health, housing, public transport, roads, solid waste, water/wastewater and other public services can benefit from the approach of a PPP.

Other partnership approaches will be pursued with state and public organisations. Such approaches can involve/several different types of projects, including:

- Design and build;
- Design, build and operate;
- Design, build, operate and finance, and
- Operating contracts.

#### 14.3.4.2 Bonds

To secure the satisfactory completion of development on a site which has been granted planning permission, the Council will require the giving of a cash bond to ensure the completion of the development to the satisfaction of the Council. This is covered under *Section 34(4)(g) of the Planning and Development Act 2000 (as amended)*. This bond may be requisitioned in part or in full where the development has not been satisfactorily completed and used by the Council to ensure the satisfactory completion of the development. This cash bond shall not be released until the estate is taken in charge. The value of the cash bond will be reviewed during the lifetime of the Plan and each year thereafter each year in accordance with the Wholesale Price Index for the Construction Industry.

#### 14.3.4.3 Phasing

The timely provision of supporting infrastructure and community facilities in tandem with the development of areas is important in ensuring high quality, sustainable development takes place.

All large-scale development proposals shall be phased having regard to the delivery of both physical and social infrastructure and orderly development.

#### 14.3.5 Enforcement

The Council has extensive powers under the *Planning and Development Act 2000 (as amended)* to take enforcement action where unauthorised development has occurred, is occurring or where permitted development has not, or is not being carried out, in compliance with the planning permission granted.

The Council will enforce the planning legislation to ensure that the environmental, visual and economic development of the County is not jeopardised by inappropriate and environmentally damaging development and to ensure that the policies and objectives of the Plan are implemented and adhered to.

### 14.4 MONITORING AND IMPLEMENTATION

The Planning Department of the Council is the lead section responsible for monitoring and implementing the Plan, mainly through its development management function. However, it is important to note that this Plan co-ordinates the work and objectives of not only of the Planning, Infrastructure and Economic Development directorate but also the Corporate and Emergency Services, Operations and Environment Services, Housing and Community Services, as well as the Finance and Water Service directorates.

In some instances, the implementation of certain policy objectives may be the responsibility of external bodies such as Irish Water, National Parks & Wildlife Service, Inland Fisheries Ireland, National Transport Authority, Transport Infrastructure Ireland, Environmental Protection Agency etc. The Planning Authority will work in collaboration with the relevant external body to assist in ensuring the implementation of the relevant policy objective.

The Plan policy objectives are specific, measurable, achievable and realistic. However, a number are set within a longer timeframe, thus they may not be fully implemented over the lifetime of this Plan.

On-going monitoring shall take account of residential development permitted in settlements designated under the settlement hierarchy in order to ensure compliance with the population allocations defined by the Core Strategy, and to adjust the approach to permitting development proposals in instances where Core Strategy objectives are not being met.

## 14.5 STATUTORY TWO YEAR REVIEW

In accordance with *Section 15 (2) of the Planning and Development Act 2000 (amended)*, the Plan will be reviewed after 2 years and a progress report will be prepared by the Chief Executive on the achievements in securing the policy objectives of the Plan at that time.

The 2-year Review shall monitor and assess the overall implementation policy objectives including those pertaining to the Core Strategy and the environmental objectives as set out in the Strategic Environmental Assessment. Information utilised to carry out the 2-year review shall come from a variety of sources including other directorates, external bodies, the Central Statistic Office and the Eastern and Midlands Regional Assembly, who update their baseline data on a four-yearly cycle.

The Department are currently reviewing the Development Plan Guidelines and it is anticipated that these may contain more detail on the types of indicators to be utilised in relation to monitoring and review of development plans thus the exact content of the statutory Two Year Review will be determined at the time of writing.