Chapter 12
Implementation and Monitoring

12.1 Introduction

The Plan sets out the council's vision and strategy for the sustainable development of the county over the period 2009 to 2015. It contains a wide range of objectives and policies covering the broad range of functions of the council. It is essentially a contract between the council and the people of County Louth and there is a statutory obligation on the council to implement its provisions. This will present many challenges in the years ahead, particularly since the economic climate has changed significantly for the worse since the period of the previous plan which is now replaced. Therefore, there is no guarantee that the range of specific objectives and projects included in the Plan will be carried out in full or in part as this will depend on the availability of funding. However, the policies in relation to the manner in which the council seeks to protect the heritage, environment and well being of the people of Louth is not, by and large, funding dependent. Therefore, in this regard, the council will implement all relevant policies and objectives as contained in the Plan.

The implementation of the policies, targets and projects contained in the Plan does not fall to the council alone. The people of the county, as individuals and through community groups, developers, government agencies and others with the good of County Louth at heart, will be required to play a significant role if the Plan is to be fully delivered.

The Plan will also be regularly reviewed to assess progress and to determine whether amendments are required. Therefore, the council may carry out variations of the Plan from time to time, where it is considered that such amendments are warranted.

12.2 Local Area Plans

A programme of local area plan (LAP) reviews will commence following the making of the Plan. Local area plans must be consistent with the policies and objectives of the Plan, and will set the context for the zoning of land at a local level for the use solely or primarily of particular areas for particular purposes, whether residential, commercial, industrial, agricultural, recreational, open space or otherwise or a mixture of these uses. In addition to the local area plans, it may be necessary to pursue the implementation of the strategic objectives of the Plan through the preparation of further studies addressing individual themes about which references are contained in the Plan. This would include, for example, the proposal to prepare a joint strategy for the Boyne Valley in partnership with Meath County Council and Drogheda Borough Council.

12.3 Public Funding

Funding for the various projects, programmes and objectives of the Plan will be dependent on capital funding from the government under the *National Development*

Plan 2007 – 2013 and from other sources such as the National Roads Authority. The council's own funds will also be allocated under the annual budget adopted by the members in November of each year. As previously referred to, the availability of funding, even for important maintenance and capital projects may be under threat due to the deterioration in the government's finances. Therefore, the implementation of Plan in respect of capital projects will be dependent on the availability of funding.

12.3.1 Section 48 Contributions Scheme

In accordance with the provisions of *Sections 48 of the Planning and Development Act 2*000, the council has prepared a Development Contributions Scheme. All development proposals are required by conditions attaching to planning permissions to make a financial contribution towards the costs incurred by the council, or likely to be incurred, in the provision of public infrastructure.

During the building boom of the past decade, especially since the introduction of the new scheme, significant funding has been acquired for worthwhile and important capital projects provided for under the Schemes. The Schemes is due for review in 2009. However, having regard to the decline of the building industry, the amount of funding from this source is likely to be reduced significantly over the period of the Plan, unless there is a marked upturn in the economy and the building sector, in particular. The making of or the review of the Development Contributions Scheme, is a reserved function.

Special contributions may also be imposed under *Section 48 (2) Planning and Development Act 2*000, where specific public works not covered under the general scheme and which facilitate development, have been carried out or will be carried out.

12.3.2 Section 49 Contribution Scheme

Under this provision, councils can require financial contributions for major infrastructural works such as roads, railway lines or major drainage projects. Like the Section 48 scheme, this is also a reserved function. No section 49 schemes already were made during the course of the previous plan but the council will reserve the right to make such a scheme if circumstances warrant it.

12.4 Private Funding

12.4.1 Private Sector

The bulk of the development and investment proposed in this Plan will come through the private sector. This refers specifically to the industrial, residential and commercial development that will take place in the county over the Plan period. The council will also consider entering into arrangements with the private sector to secure the delivery of essential infrastructure and investment where appropriate, and subject to any infrastructure thus provided being available to all who might require access to it.

12.4.2 Public Private Partnerships

Public Private Partnerships (PPP) are agreements between public sector organisations and private sector investors and businesses for the purposes of delivering specific projects related to public services and infrastructure. Such an approach can involve a number of different types of project, including:

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

The PPP fund for local authorities provides start-up funding for projects outside the main investment programmes for example roads and water, covered under the National Development Plan. Such projects would include feasibility studies, the preparation of business plans and preliminary design work.

12.5 Bonds

Developers will be required to give security to the council in the form of a cash deposit, bank bond or insurance company bond, to ensure satisfactory completion of estates until such time as they are taken in charge by the local authority. The value of the bond and the cash deposit will be reviewed during 2010 and thereafter on the first of January of each year in accordance with the Wholesale Price Index for the Construction Industry.

12.6 Phasing

The timely provision of supporting community facilities in tandem with the development of areas is important in ensuring a high quality, sustainable development takes place. All large scale development proposals shall be phased having regard to the delivery of both of physical and social infrastructure and orderly expansion outwards from the existing built up area.

12.7 Enforcement

The council has extensive powers under the *Planning and Development Act 2000* 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 seek to 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.

12.8 Monitoring and Review

The purpose of monitoring and review is to assess the effectiveness or otherwise of policies and objectives in terms of achieving stated aims and objectives. *Section 15(2) of the Planning and Development Act 2000 (as amended*) states that, '*the manager shall, not later than two 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'*.

Section 95(3) (a) of the Act expressly requires that the two year report includes a review of progress on the housing strategy.

Following adoption of the Plan, key information requirements will be identified focusing on those policies and objectives central to the aims and strategy of the Plan. These will be utilised in the review process.

In addition to the manager's progress report, the council will continue to monitor the implementation and operation of the Plan on an ongoing basis. Where it is considered that modifications or adjustments are required in the interest of the proper planning and sustainable development, variations of the Plan may be introduced.