

Report in Relation to Pre-draft Submissions

Ardee Local Area Plan Review 2010 – 2016

Table of Contents

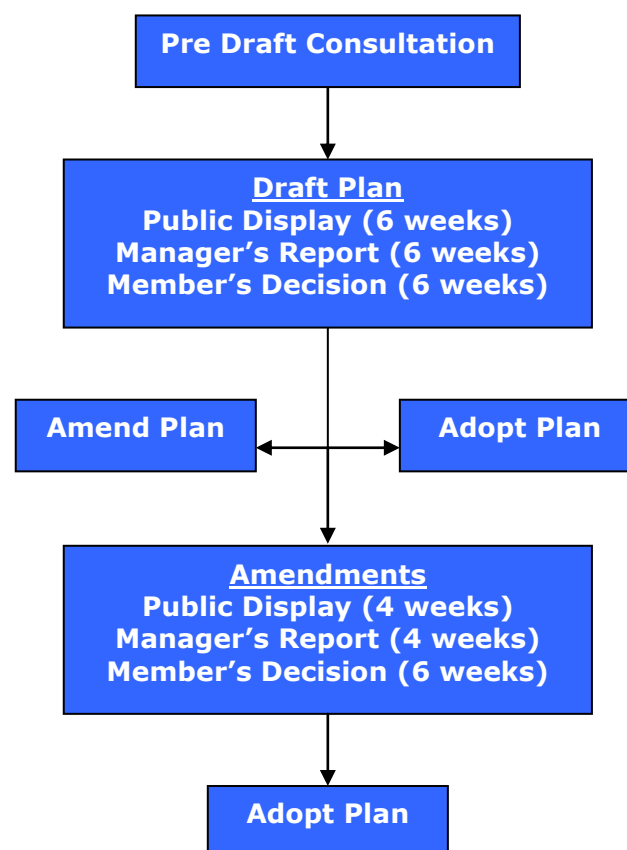
Part 1	Introduction	Page 3
Part 2	Key Issues Raised arising from the written submissions, consultations and at public meetings.	Page 7
Part 3	List of persons and bodies who made submissions	Page 9
Part 4	List of persons and bodies who were consulted	Page 11
Appendix A: Individual summaries of submissions made as considered in Part 2, above.		Page 15
Appendix B: Record of meetings with Mid Louth Area Meeting, meeting with Ardee Town Councillors and Mid –Louth Traders Association.		Page 30
Appendix C: Record of Attendance at public workshop meeting.		Page 31

Part 1 Introduction

Under Section 19(1)(b) of the Planning and Development Act as amended it is stated that a local 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.

A planning authority is required to review a local area plan at least every six years after making the previous local area plan. The local area plan is an important document as it provides a framework for future development and facilitates the appropriate assessment of development applications in the area. It has to be consistent with the objectives of the Louth County Development Plan 2009-2015. The present Ardee Local Area Plan covers the period 2003-2009. The new Plan will cover the period 2010-2016.

The diagram below details the plan preparation process.



The council is at the pre-draft consultation stage. This report outlines the issues raised in public consultation which will inform the draft local area plan.

Legislative Requirements

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 including consultations with any local residents, public sector agencies, non-government agencies, local community groups and commercial and business interests within the area.

The legislation also requires under Section (19) (2), that the formulation of the local area plan must be consistent with the objectives of the Louth County Development Plan 2009 -2015.

The Plan must consist of:

- a written statement
- plan or plans indicating the objectives in such detail as may be determined by the planning authority for the proper planning and development of the area to which it applies, including detail on community facilities and amenities and on standards for the design of development and structures.

Purpose of this Report

The function of this report is to detail issues raised in public consultation and to inform and assist the local authority in consideration of appropriate policies for inclusion in the plan.

Pre-Draft Public Consultation

The Council has engaged in an extensive pre-draft consultation program from the 27th January to 12th March 2010. It included the following:

Newspaper Notice

A notice was published in The Argus and the Dundalk Democrat, notifying the public of the Council's intention to prepare a new Local Area Plan for Ardee on the 26th January 2010. Submissions/observations were invited on the 26th January 2010

Documentation

An Issues Paper 'What do you think?' was prepared and published. It was then widely distributed to voluntary and community groups,

libraries, schools, statutory bodies, service providers, elected members and stakeholders. These provided a brief summary of what the review of the local area plan is about, the main issues involved and details on how to make a submission. The Issues Paper was also posted on the internet to enable comments and observations to be submitted through this medium.

The purpose of the Issues Paper was to help stimulate debate between the planning authority, key stakeholders, landowners and the general public in relation to issues relevant to Ardee.

Submissions and observations could also be submitted via the email to a designated email address (ardeeplan@louthcoco.ie).

Correspondence

The following groups were written to and informed of the Council's intention to prepare a new local area plan for Ardee and were invited to make submissions and observations during the six week public consultation period.

- Ardee Town Councillors
- Mid Louth Elected Members of the Council
- 14 prescribed bodies and service providers
- Mid Louth Traders Association
- 51 community and voluntary groups
- 4 local schools (national school & post primary schools)

Meetings:

Public Workshop Meeting

In addition to the newspaper notices, posters were put up in premises (including the civic centre, library, credit union etc) around the town inviting the public to attend a public workshop meeting.

This event was held at the Mid Louth Civic Centre, Fairgreen, Ardee on Monday 1st February 2010. At this meeting, a presentation was given detailing the main topics to be addressed in the preparation of the new Plan and everyone who wished to discuss issues, policies or

any matter which they considered to be important in formulating the new plan was facilitated.

Meeting with Ardee Town Councillors and Mid Louth Elected Members

Presentations and feed back sessions related to the areas and topics which the local area plan relates were held with the Ardee Town Councillors and Mid Louth Elected Members, on 10th February and the 28th January 2010, respectively.

Meeting with the Mid Louth Traders Association

At the meeting of the Mid Louth Traders Association on 26th February 2010 the Issues Paper was distributed.

Submissions Received

Some 37 individual submissions and observations were received during the pre—draft public consultation phase. A summary of the submissions, the issues raised in the public workshop meeting, meeting with Ardee Town Councillors and mid Louth elected members are contained in this report as follows.

The main issues were extracted and organised under submission type which include local issues, community-based, zoning request/development proposal, infrastructural issues, protected structures and environmental issues.

Next stage in the plan preparation process

The next stage in the plan preparation process is the drafting local area plan. The issues raised in public consultation will inform the objectives and policies in the draft plan. When the draft plan is produced it will be put on public display for a minimum of six weeks.

Part 2 Key Issues Raised

1. A significant number of submissions received sought the provision of footpaths, a cycleway and lighting along the Castleguard Road, along the N33 Link Road within the town boundary and adjoining both roundabouts on the Dundalk and Carrickmacross Roads. Submission also sought that road safety be improved by increasing visibility at Christ the King roundabout and reducing visibility at the roundabout on the Carrickmacross Road.

2. Facilitate the provision of a range of community facilities and amenities in Ardee including club facilities for Square United and the Ardee Running Club, a track and field facility, toilet facilities and bandstand in Fairgreen Park, toilet facilities in Bridge Street, a health facility, a swimming pool and a gym. Improve the amenities of Fairgreen and Riverside Parks by providing surveillance cameras.

3. Facilitate the provision of a school at the northern end of the town.

4. To maintain and protect the vitality of the town, new development should be directed to the town centre as opposed to the Link Road.

5. Improve and protect the road network by providing the proposed N2 and N52 by-passes and safeguard the carrying capacity and efficiency of national routes.

6. Implement traffic management measures to improve pedestrian safety including the provision of pedestrian lights throughout the main street, at the Kells Road and Dunleer Road junctions, on the Drogheda Road and between St Patrick's Terrace and Fairgreen Park and by reducing amounts of traffic travelling through certain residential areas.

7. Facilitate public access to Ardee Castle and utilise it to promote tourism.

8. Maintain public access to the lane leading from Jervis Street through the grounds of St Joseph's Hospital to the Golf Links Road and provide for recreational and functional cycling in town.

9. Remove Lanney's shopfront from the Record of Protected Structures and include the residence in St Brigid's Hospital. Another submission seeks the exclusion of the ESB premises at Barrett's Lane from the Architectural Conservation Area.

10. Protect the town's natural resources including the River Dee, Mulladrillen Hill and Castleguard Motte from inappropriate development. With reference to the River Dee, provide a riparian buffer zone along its banks, avoid culverting of tributaries, maintain and improve access to it and promote the river at the centre of tourism development of the town.

11. Improve public transport by providing a bus stop in a central location along the main street and by increasing the number of bus services between Ardee, Dundalk and Drogheda.

12. New residential developments should be consistent with the height of adjoining properties and local landscape and should not provide for pedestrian or cycle linkages into adjoining established residential areas. Promote transition zones between uses, intensification of development in certain areas, retail fronting onto Link Road and significant population growth.

13. Improve both waste water treatment and water treatment and regulate water abstraction from Dee. Utilise discharges from the waste water treatment plant to irrigate willow crops. Also, require new development to incorporate ducting for all services.

14. Twelve submissions relate to specific land parcels and include zoning requests and development proposals for these lands. This includes both the zoning of additional lands and rezoning for proposed residential development, rezoning lands for retail development and recreational purposes within the town boundary. In addition lands are proposed for commercial development outside of the town boundary.

15. Comment in relation to the SEA lists issues that should be considered during the preparation of the Plan and advise the Draft Plan should also be screened for Appropriate Assessment.

Part 3 List of Persons and Bodies who made submissions

No.	Name/Position	Organisation/Address
1	Miriam Clarke & Anna Keenan	Ardee Tidy Towns
2	Albert Byrne	28 Bridge Street, Ardee, Co. Louth
3	Brendan Courtney	Mapastown, Ardee, Co. Louth
4	Cllr. Dolores Minogue	Jervis Street, Ardee, Co. Louth
5	Padraig McKenny	Carrick Road, Ardee, Co. Louth
6	Cllr Leonard Hatrick	5 Chapel View, Louth Village, Co. Louth
7	Cllr Fintan Malone	84 Cherrybrook, Ardee, Co. Louth
8	L. Berkeley-Hill	Mullameelan, Ardee, Co. Louth
9	Tony Murphy	27 Sliabh Breagh, Ardee, Co. Louth
10	Bus Eireann	Bus Eireann, Dundalk, Co. Louth
11	Cllr. Leonard Hatrick	5 Chapel View, Louth Village, Co. Louth
12	Sean O'Brien	Stickillen Road, Ardee, Co. Louth
13	Sarah Nic Lochlainn	Fuchsia House, Restaurant, Ardee, Co. Louth
14	Ardee Concert Band	Cookstown, Ardee, Co. Louth
15	National Roads Authority	St. Martin's House, Waterloo Road, Dublin 4
16	Planning & Building Unit, Dept.	Portlaoise Road, Tullamore, Co. Offaly
17	Albert Developments Limited	c/o Michael Cummings & Co. Ltd, Town Planning Consultant, 2 Jocelyn Place, Dundalk, Co. Louth
18	Aldi Stores	John Spain Associates
19	Sean Lambe	c/o VCL Consultants, 13 Ashdale, Wheaton Hall, Drogheda
20	Tony McGuinness	Richardstown Lodge, Ardee, Co. Louth
21	Escadia Ltd.	Market Street, Ardee, Co. Louth
22	Tesco Ireland Ltd.	c/o DPP, 15 Harcourt Street, Dublin 2

No.	Name/Position	Organisation/Address
23	Dee & Glyde Fishing Dev. Assoc	9 Slieve Breagh, Ardee, Co. Louth
24	Electricity Supply Board	Lower Fitzwilliam Street, Dublin
25	Alison Duffy	Alisonduffy1@hotmail.com
26	Stoneylane Developments. Ltd.	c/o Frank Aiken Associates, Greenvale Mill, Cappocksgreen
		Ardee, Co. Louth
27	Eamon & Seamus Rogers	c/o Strategic Planning, KSA, Fingal Bay Bus Park, Balbriggan
		Co. Dublin
28	Eamon & Seamus Rogers	c/o Strategic Planning, KSA, Fingal Bay Bus Park, Balbriggan
		Co. Dublin
29	Eamon & Seamus Rogers	c/o Strategic Planning, KSA, Fingal Bay Bus Park, Balbriggan
		Co. Dublin
30	Eamon & Seamus Rogers	c/o Strategic Planning, KSA, Fingal Bay Bus Park, Balbriggan
		Co. Dublin
31	Ardee Educate Together	Dundalk Road, Ardee, Co. Louth
32	Scoil Mhuire Na Trocaire	Ardee
33	Ardee Active Retirement	c/o Mary Dunne, William Street, Ardee
34	Ardee Commercial Business Park	c/o Dennis Williams Consulting, Mill St, Dundalk
35	Eastern Regional Fisheries Board	15a Main Street, Blackrock, Co. Dublin
36	Office of Environmental Assessment	Inniscara, Co. Cork
37	The Dept. of Communications, Energy & Natural Resources	29-31 Adelaide Road, Dublin 2
37	Dept. of Environment, Heritage & Local Government	Dun Sceine, Harcourt Lane, Dublin 2

Part 4 List of persons and bodies who were consulted

Name	Address
Community & Voluntary Groups Ardee	
Ardee Sports Project (I.W.A.)	John Street Business Park, John Street, Ardee, Co. Louth.
Ardee Active Retirement	c/o Mary Dunne, William Street, Ardee, Co. Louth.
Riverbank Residents Assoc	c/o Kevin Reilly, 2 Riverbank, Ardee, Co. Louth.
College Park Residents Assoc.	c/o Claire Keenan, Cappocksgreen, Ardee, Co. Louth.
Campbells Park/Dawsons	c/o Michael Murray, Demesne Res. Association, 16 Dawsons Demesne, Ardee, Co. Louth.
Sliabh Breagh Residents Assoc.	c/o Marie Kerr, 37 Sliabh Breagh, Ardee, Co. Louth.
River Bank Residents Assoc.	c/o Kevin Aylward, 5 Riverbank, Jervis Street, Ardee, Co. Louth.
De La Salle Residents Assoc.	c/o Colm Carey, 22 De La Salle Crescent, Ardee, Co. Louth.
Cherrybrook Residents Assoc.,	c/o Oliver McKenna, 100 Cherrybrook, Ardee, Co. Louth.
Ardee Concert Bank	Ash Walk, Ardee, Co. Louth.
Ardee Tidy Towns Committee	c/o Brendan Matthews, Tierney Street, Ardee, Co. Louth.
Ardee Trader's Assoc	c/o Hughie O'Neill, O'Neill Sportswear, Castle St, Ardee, Co. Louth.
Catherine Duffy	Meitheal Ath Fherdia, Convent of Mercy, Ardee, Co. Louth.
Dolores McCann	CORI, Convent of Mercy, Ardee, Co. Louth.
Geraldine McCormack	Ferdia Community Development Company, 28 Castle Street, Ardee, Co. Louth.
Ardee Vincent De Paul	c/o Michael Rice, St. Mary's Conference, Tierney Street, Ardee, Co. Louth.
Ardee Community Dev. Co. Ltd	Hasley, Ardee, Co. Louth.
Hunterstown Rovers GFC	c/o Malachy McKenna, Smarmore, Ardee, Co. Louth.
The Haven Community	91 Ferdia Park, Ardee, Co. Louth.
Ardee Concert Band	c/o Niall Doherty, 5 Cuchalainn Terrace, Ardee, Co. Louth.
Ardee Golf Club	c/o Seamus Rooney, Townparks, Ardee, Co. Louth.
College Park Residents Association	c/o Albert Mullarkey, Market House Lane, Ardee, Co. Louth.
Special Needs Active Parents	c/o Janette Kane, 91 De La Salle Crescent, Ardee, Co Louth.
Very Ref. Peter Murphy P.P	Parochial House, Hale St, Ardee, Co. Louth.

Name	Address
Permanent TSB	27 Market Street, Ardee, Co. Louth.
Ulster Bank	Irish Street, Ardee, Co. Louth.
Ardee Credit Union	Market Street, Ardee, Co. Louth
Ardee Parish Centre	Hale Street, Ardee, Co. Louth.
Ardee Community School.	Ardee, Co. Louth.
Mid-Louth Civic Centre	Fair Green, Ardee, Co. Louth.
Ardee Library	Market Square, Ardee, Co. Louth.
Very Ref. Peter Murphy PP	Parochial House, Hale Street, Ardee, Co. Louth.
Ardee Town Councillors	
Cllr. Leonard Hatrick	5 Chapel View, Louth Village, Dundalk, Co Louth
Cllr. Jim Tenanty	Riverbank, Jervis Street, Ardee, Co Louth.
Cllr. Michael Farrelly	19 Cherrybrook, Ardee, Co Louth.
Cllr. Mary Kavanagh	Belpatrick, Smarmore, Drogheda, Co Louth.
Cllr. Fintan Malone	84 Cherrybrook, Ardee, Co Louth.
Cllr. Pearse McGeough	8 St. Mary's Villas, Kilsaran, Castlebellingham, Co. Louth.
Cllr Dolores Minogue	Jervis Street, Ardee, Co Louth.
Cllr Finnan McCoy	92 Rockfield Close, Ardee, Co Louth.
Cllr. Padraig McKenny	Carrick Road, Ardee, Co Louth.
Louth Community & Voluntary Forum	
John Roche	Louth Community Games, Begrath, Tullyallen, Drogheda, Co. Louth.
Caroline Flanagan	Youth Work Ireland, Craobh Rua Community Youth, 36 Dulargy Avenue, Muirhevnemor, Dundalk, Co. Louth.
Paul Owens	Cox's Demesne Youth & Community Project Ltd, 15-16 Oakland Park, Dundalk, Co. Louth.
Mary Malone	Old Drogheda Society, "Sunbury" Dublin Rd, Drogheda, Co. Louth.
Sean Crudden	Greenore Cooley Fishermans Association, Jenkinstown, Dundalk , Co. Louth.

Name	Address
Breeda Tuite	Tullyallen, Drogheda, Co. Louth
Archbishop Michael D. Hynes	Cooley Environmental & Health Group, 5 Anglesea Terrace, Greenore, Co. Louth.
Derek McHugh	Louth Tidy Towns Together Reaghstown, Ardee, Co. Louth
Harry McCarthy	Grange & District Residents Association, Irish Grange, Carlingford, Co. Louth.
Helen Brogan	Tele Training Company, 76 Marian Park, Drogheda, Co. Louth.
Eugene Matthews	Dunleer Community Development Board, The Dairy, Dunleer, Co. Louth.
Oliver Smyth	Clogherhead Development Group Ltd, Chapel Road, Clogherhead. Co. Louth.
Amanda McGinn	Muirhevnemor Community Council, 10 Hazelhurst, The Loakers, Blackrock, Co. Louth.
Larry McCarthy	Redeemer Family Resource Centre, Cedarwood Park, Dundalk, Co. Louth.
Marie Walsh	203 Rathmullen Park, Drogheda, Co. Louth.
Annemarie Everitt	Oriel Cove Residents Association, 116 Oriel Cove, Clogherhead, Co. Louth.
Tony Mullins	Boyne Hall Residents Association, 12, Boyne Hall, Drogheda, Co. Louth.
Phil Conyngham	Residents Associations, DFORTA, 117 Brookville, Drogheda, Co. Louth.
Hazel McGeough	Spina Bifida Hydrocephalus Ireland, Unit 6, John Street Business Park, Ardee, Co. Louth.
Ciaran McLoughlin	IWA Sports, John Street Business Park, Ardee, Co. Louth.
Alan Maguire	PWDI, 63A Father Murray Park, Dundalk, Co. Louth.
Benedicta Attoh	Women from Minorities Network, 8 Brookwood Lawns, Red Barns Road, Dundalk, Co. Louth.
Ide Lenihan	36 Matson Lodge, Drogheda, Co. Louth.

Name	Address
Bunmi Salako	Louth African Womens Support Group, 3 Claddagh Park, Tom Bellew Avenue, Dundalk, Co. Louth.
Olive Sharkey	Kilkerley ICA, Ballinurd, Kilkerley, Dundalk, Co. Louth.
David Nail	Seagull Club, 13 Jocelyn Street, Dundalk, Co. Louth.

Appendix A Individual summaries of submissions made as considered in Part 2, above.				
Type	No	Name/ Organisation	Address	Summary
	1.	Miriam Clarke & Anna Keenan Ardee Tidy Towns	Tierney Street, Ardee, Co. Louth	This submission makes the following comments: - Planting on N33 link road which has been removed during the construction of the new roundabout, should be re-instated. - A footpath and cycleway should be provided along the N33 link road and at the Carrickmacross Roundabout.
	2.	Albert Byrne	28 Bridge Street, Ardee, Co. Louth	This submission seeks the following: - A footpath linking the Railway Walk to the Ardee Business Centre. - Improved visibility at junction off the N33 Link Road to the Ardee Business Centre, for e.g. visibility stickers - A footpath at Red House roundabout
	3.	Brendan Courtney	Mapastown, Ardee, Co. Louth	This submission relates to the following: - At the Carrickmacross Road Roundabout traffic coming from Carrick/Derry Road travels through the roundabout at high speed, as drivers can see up the town. This makes it difficult for traffic to enter the roundabout from the Dundalk Road. - A footpath is needed on south west side of N33 Link Road.
	4.	Cllr. Dolores Minogue	Jervis Street, Ardee, Co. Louth	This submission raises the following issues: - Square United and Ardee Running Club require facilities. Square United currently use the Community School changing facilities which are located ¼ mile from the pitch they use. Ardee Running Club, which has many young girl members, has no access to toilets or changing facilities. - A pedestrian link is required between Castleguard Road to Town

				Centre.
	5.	Padraig McKenny	Carrick Road, Ardee, Co. Louth	This submission seeks the following: • Zoning of an area between Kells Road and Golf Links Road for recreational purposes. • Rezoning of an area of land to the rear of existing dwellinghouses, located between the roundabout at Dundalk Road and Riverstown Cross, from industrial to residential.
	6.	Cllr. Leonard Hatrick	5 Chapel View, Louth Village, Co. Louth	This submission seeks the following: • New developments are required to include ducting for all services. • Installation of additional pedestrian lights throughout the main street and at Kells Road and Dunleer Road junctions. • Provision of a school site at northern end of the town. • Provision of toilet facilities and a bandstand in Fair Green • Relocation of Helmet into Fair Green in order to improve visibility at Christ the King Roundabout.
	7.	Cllr. Fintan Malone	84 Cherrybrook, Ardee, Co. Louth	This submission relates to the following: • Questions how many retail developments will be sought on N33 Link Road, which will result in Ardee becoming a ghost town. • Seeks provision of a walkway and cycle lane from the Castleguard Road to the N33 and from the N33 to the town centre. • States that no cycle-ways or pedestrian accesses should be permitted between established residential and new residential areas as they have resulted in anti-social behaviour. • Castleguard (listed monument) and Mulladrillen Hill should not be developed for housing. Views of the Hill of Mulladrillen from Drogheda Road and town centre should be preserved. Quotes extract from An Bord Pleanala report which considered Mulladrillen Hill-'an amenity to be treasured by the people of Ardee' • Ardee needs a 'one-stop-shop' health facility. • The replacement of small cottages e.g. those adjacent to Riverside

				walk, with 2-storey apartments should not be permitted. • Planning should be consistent with local landscape. • Waste water treatment plant should be upgraded. • Planning notices should be erected at entrances to proposed sites.
	8.	L. Berkeley Hill	Mullameelan, Ardee, Co. Louth	• Considers that a 'track and field facility is' needed for school children. • To maintain activity in town centre, new development should be directed into town centre as opposed to the Link Road. • Town limits should be extended southwards to incorporate St Mary's football field as traffic ignores speed limits in this area where children are walking.
	9.	Tony Murphy	27 Sliabh Breagh, Ardee, Co. Louth	This submission raises the following issues: • Questions the progress of the town by-pass. • Considers that public lighting and a footpath are needed between Ardee Business Park and the Link Road and along the Link Road into town centre. • Provision for cycling in town. • Concerned about the amount of through traffic through Sliabh Breagh to Stoney Lane.
	10.	Ken Mac Pherson	Services Manager, Bus Eireann, Dundalk, Co. Louth	This submission states that the provision of a bus stop in a central town position would provide a better service to the town. Encloses bus stop accessibility design plans.
 	11.	Cllr. Leonard Hatrick	5 Chapel View, Louth Village, Dundalk, Co. Louth	Issues raised: • Additional recreational facilities needed for growing youth population. Particular reference to swimming pool and gym facilities similar to those located in Dundalk and Drogheda. • Ardee Castle should be assessable to general public and utilised to promote tourism. • Street names should be erected on all streets and included on

				maps. • Provision of 'pay for use' public toilet facilities on Old Mill Site, Bridge Street. • Provision of cycle lanes during lifetime of this plan. • The residence of the former R.M.S of St. Brigid's Hospital is added to the Register of Protected Structures. • Public access to the lane leading from Jervis Street through the grounds of St Joseph's Hospital to the Golf Links Road should be maintained.
	12.	Sean O'Brien	Stickillen Road, Ardee, Co. Louth	This submission relates to the protection of natural heritage in the town. It seeks that the existing policy '<i>To protect the views of the hill at Mulladrillen from the town centre and of Castle Guard form the link road and Dunleer</i>' be not only retained, but strengthened and fully enforced. Particular reference is made to Castle Guard and an An Bord Pleanala appeal decision.
 	13.	Sarah Nic Lochlainn	Fuchsia House Restaurant	• Riverside Walk is a lovely facility but needs to be policed as there are problems with people drinking, broken glass etc. • Fairgreen playground is a welcomed facility but needs litter bins, coloured tiles and surveillance cameras to prevent vandalism. • Designated crossing point required from St Patrick's Terrace to Fairgreen. • Provision for recreational and functional cycling in town required. Presently cycling is hazardous for both cyclists and pedestrians. • Would prefer to see protected structures such as Old Bakery being renovated as opposed to additions to Record of Protected Structures. • A castle trail should be developed and promoted. • Improved transport connections need with Dundalk and Drogheda. • Tap water in Ardee tastes very bad. • Development group within town needed, similar to the Business Improvement District Scheme (BIDS) in Dundalk.

	14.	Ardee Concert Band	Cookstown, Ardee, Co. Louth	This submission details the history, extent of the membership and traditional playing locations of the Ardee Concert Band in the town. It seeks the provision of a covered bandstand with a concrete floor and a power supply as a focal point in Fairgreen Park.
	15.	National Roads Authority	St. Martin's House, Waterloo Road, Dublin 4	The NRA welcomes consultation on the preparation of the Ardee Local Area Plan. In summary it requests that the review of the Ardee Local Area Plan ensures: • That the protection of the safety, carrying capacity and efficiency of the existing and future road network is maintained. • An integrated approach to land use and transportation solutions throughout the local area plan area should be undertaken, such that local traffic generated by developments is catered for primarily within the framework of the local (i.e. non-national) road network. Considers it appropriate that a Strategic Transport Assessment (STA) should be undertaken. • Details of the N2 Ardee Bypass (N2/N52) and N2 Ashbourne to Ardee should be incorporated into the review. • Requests that Council reflect on guidance from NRA in relation to national roads, the Retail Planning Guidelines (Presumption against large retail centres located adjacent or close to existing, new or planned national roads/motorways) and Sustainable Rural Housing Guidelines. • Recommends that new developments are designed to ensure a high standard of access by sustainable transport, foot, cycling and private car.
	16.	Planning & Building Unit, Dept. of Education & Science	Portlaoise Road, Tullamore, Co. Offaly	Issues raised: • Details information used to calculate education infrastructural requirements. • Based on the projected target population for Ardee of 4,700 persons by 2016, (399 person increase on 2006 figure) and on the department's criteria this would yield an additional 47 children of

				primary school going age and 34 children of post-primary school going age. This would require circa 2 primary classrooms. The Department considers that it may be possible to add this level of accommodation onto existing primary and post primary schools subject to site suitability, size and school agreement.
	17.	Albert Developments Ltd.	c/o Michael Cummings & Co. Ltd, Town Planning Consultant, 2 Jocelyn Place, Dundalk, co. Louth	Issues raised: This submission requests the rezoning of circa 4 hectares (10acres) of land at Broadlough, Hale Street/Stickillan Road, Ardee (adjoining the eastern boundary of Ardee Business Park) outside the town boundaries, from green belt to enterprise/technology park purposes in the new Local Area Plan. This submission references National, Regional and County policy in addition to the Economic Development of Ardee (2009-2015). The following reasons are given in support of the zoning proposal: • Ardee is the main settlement in mid Louth which has been and will continue to be the focus of economic development. • New business parks/employment centres/building units are required given Ardee's projected population, unemployment rate and objectives of the Indecon Report. • Proposal will assist Louth Economic Forum in the provision of 12,000 new jobs in County. • A key priority for the Economic Development of Ardee as detailed in the Indecon Report seeks 'Further development of existing Business Park in Ardee and possibly adjacent lands'. • Lands can connect to all infrastructure, has excellent road access, and would be developed in a manner that is flexible accommodating the needs of entrepreneurs and its location adjoining Ardee Business Park would provide critical mass in terms of mutual support, synergy and sustainability.
	18.	Aldi Stores	c/o John Spain Associates	This submission seeks that the Plan include appropriate policies and objectives in relation to discount food stores and seek that lands extending to 2.49 acres at Glebe be rezoned to provide for a local service facility,

				rezoned to provide for town centre expansion or include neighbourhood shops (maximum floor area of 1,500sq.m.) as a permitted land use in zone 4. In support of this proposal the submission states: • There are no local service facilities on northern side of Ardee. • Site is strategically placed. • Would provide employment. • Would comply with retail planning guidelines. • Proposal would be closer to town centre than a number of other retail developments granted permission.
	19.	Sean Lambe	c/o VCL Consultants, 13 Ashdale, Wheaton Hall, Drogheda, Co. Louth	This submission relates specifically to lands at Red House (7.5 hectares) and requests that the zoning 'mixed commercial /business uses be modified to allow low density residential development specifically targeted at home based businesses, i.e. houses with attached office units ranging from single person offices up to 5-6 staff. The following is a summary of the reasons given in support of this zoning proposal: • Considers this proposal would be an appropriate vehicle for management and maintenance of property and woodlands. • Existing building lends itself to re-use as hotel or spa facility. • Proposed high quality style of development would provide a residential product not currently available and encourage business to the area. • Lands within town boundary, within walking distance of town centre and employment areas, site can assess infrastructure and would provide a pleasant living environment. • Considered that there is an existing limit on available residential lands due to limited number of vendors.

	20.	Tony McGuinness	Richardstown Lodge, Ardee, Co. Louth	This submission proposes that discharges from the sewerage treatment works be used to irrigate willow crops. The following is a summary of reasons given in support of this proposal: • River Dee water quality is of poor status. The Water Frameworks Directive requires all discharges from treatment works be cleaned up. If not, there is a potential cost. • Increasing stringent requirements have to be met by costly investment in engineering and filtration products with little benefit to job creation or rural diversification. • Controlled irrigation to willow crops is more cost effective and environmentally friendly, provides employment, improves biodiversity and willow chip fuel, for which there is a very high demand in County Louth.
 	21.	Escadia Ltd.	c/o Stephen Ward Consultants, Distillery House, Distillery Lane, Dundalk, Co. Louth	In summary this submission seeks: • To ensure that future retail planning policies for Ardee reflect national, regional and local policy to ensure the robust and unequivocal protection of Ardee Town Centre. • An emphasis on permeability and pedestrian loops to create a successful town centre environment. • A zoned approach to parking requirements. • Removal of 'Lanneys' shop from Record of Protected Structures.
	22.	Tesco Ireland Ltd.,	c/o DPP 15 Harcourt Street, Dublin 2	This submission seeks the rezoning of a brownfield site of 1.63 hectares (4.02 acres) to the south of Ardee Town Centre, along the Drogheda Road, from residential to town centre. The following is a summary of reasons given in support of this proposal: • Site is strategically located and would allow for the development of a retail food store at this edge of centre location, in line with County Louth Retail Strategy. • There has been an infiltration of commercial uses in the surrounding area.

				• Considered a positive and logical direction for the expansion of the town centre and only a short walk. • Assessable to substantial residential areas, south of the River Dee. • Located outside the Ardee Architectural Conservation and Zone of Archaeological potential. • Would represent sustainable development, utilising a brownfield site. • Groundwater contamination on site makes this site more suited to commercial development than residential use. • Proposal would fill a gap in retail offer as identified in County Retail Strategy. • Proposal would generate employment and enable Ardee to strengthen its role as an important and principle shopping town in County.
	23.	Dee & Glyde Fishing Development Association	9 Slieve Breagh Ardee, Co. Louth	This submission mistakes the consultation Issues Paper to be the draft local area plan 2010-2016. Issues raised are summarised as follows: • Suggests that local area plan include a detailed, specific Plan and Programme of Measures to ensure the wastewater infrastructure is upgraded to ensure 'good' status in the River Dee by 2015. Only sections of Dee downstream from discharge point from the waste water treatment plant (WWTP) are 'poor'. • Concern in relation to effectiveness of 2008 upgrade of the WWTP and if the plant has the capacity to deal with increased inflow from new development, in order to ensure the quality of waters in River Dee are not alone unaffected but improved by 2015. • Considers water abstraction from the river should be monitored by a licensing process to ensure waster levels do not drop below a pre-determined level. • Requests that the plan include specific requirement to ensure

				access to river is maintained and improved. • New plan should recognise the contribution Dee & Glyde Fishing Development Association has had to local amenities; place the River Dee at the heart of the protection of environment and at the centre of tourism development of town. • Requests that a strategic environment assessment (SEA) focuses on the River Dee and such factors as flow levels, water quality monitoring system, capacity of river to accept wastewater and requirements of the Waste Framework Directive to be met by 2015.
	24.	Electricity Supply Board & ESB 1927 Properties	Lower Fitzwilliam Street, Dublin	This submission relates to the ESB premises at Barrett's Lane which occupies a site of circa 0.18 hectare (0.44 acres) and states the following: • Supports for the existing town centre zoning objective which is considered consistent with established uses and good and sustainable planning. • Requests that site should be excluded from within boundary of the Architectural Conservation Area.
	25.	Alison Duffy	alisonduffy100@hotmail.com	Issues raised: • Provision of pedestrian crossing or traffic lights required on Drogheda Road for school children walking from Cherrybrook and Sliabh Breagh area. • Advocates that a performance stage or platform be provided in Fairgreen Park to enable all local groups, including Concert Band, to showcase skills in arts, music and drama. • Improvements to bus services to Dundalk and Drogheda needed. • Suggests Ardee Castle would be a great tourist office which could provide information on local attractions and promote tourism.
	26.	Stoneylane Developments Ltd	c/o Frank Aiken Associates, Greenvale Mill, Cappocksgreen, Ardee, Co. Louth	Issues raised: This submission relates to 20 hectares of land located at the south west corner of the town plan area. It seeks the rezoning of 'Strategic land reserved for future plan period' to residential.

				The following is a summary of reasons given in support of this proposal: • Lands can be serviced by drainage already installed, are within urban area and road system in this location considered more accessible than in the south west corner of plan area. • Does not consider that adequate land is zoned for residential purposes as some of lands already zoned are in productive agriculture, have access problems and could represent long-term investments to owners. • Advocates that residential zoning most appropriate for this area and that consideration should be given to the quality of zoned land and not the quantity and that the owners of these lands are builders who provide employment and have supported community. • Proposes to Masterplan these lands to include community facilities as are deemed necessary.
	27.	Eamon & Seamus Rogers	c/o Strategic Planning, KSA, Fingal Bay Bus Park, Balbriggan, Co. Dublin	Issues raised: This submission is titled '<i>Strategic submission to future development at Ardee in response to 'What do you think?' Issues Paper</i>'. It details 5 plots of lands owned by clients, their current zoning and proposed zoning. This submission contends that: • Louth County Development Plan significantly underestimates the level of population growth likely in Ardee and that restricting population growth through inadequate provision of lands or other planning policy will have a negative effect on the town and threaten the achievement of critical mass. • The retail provision in Ardee is currently insufficient and out-of-centre retailing zoning needed, in particular comparison retailing. • LAP needs to promote the town's growth and enhance its role. • Plan needs to encourage indigenous employment and retailing to boost employment. Other uses require a flexible approach to zoning.

				- Proposes secondary local service centre along the frontage of employment lands along the N33 Link Road. - Existing LAP does not include a number of uses classes that it is considered the new plan should address. - Plan should promote intensification of sustainable development in certain areas e.g. town centre, brownfield sites and sites adjacent to Ardee By-Pass. - In transitional zones, between one use and the next, particular attention should be paid to use, scale, density, landscaping etc.
	28.	Eamon & Seamus Rogers	c/o Strategic Planning, KSA, Fingal Bay Bus Park, Balbriggan, Co. Dublin	Issues raised: This submission relates to the proposed re-zoning of two landholdings. Site 1, measures 19.82 hectares is located on the north of the N33 link road. It is currently zoned to provide for industrial and related uses and was granted permission for an industrial/business park etc. under planning reference 09509. Site 2 measures 2.44 hectares and is located on the southern side of the N33. This lands is currently has 2 zoning objectives- residential and mixed commercial/residential/light industrial. A retail supermarket was granted permission on these lands under planning reference 09705. This decision is currently under appeal to An Bord Pleanala. - Site 1 -Submission seeks that a specific objection be included for these lands to provide for retail development. - Site 2 - Submission seeks that this site be rezoned for mixed commercial and business uses. Submission contends that Ardee currently experiences retail leakage which threatens its traditional role as a market town and that retailing can provide sustainable local employment. Also advocates that the character of the historic town centre should be preserved and that the tourism potential built on. Considers that an out -of -centre secondary local services centre needs to be developed to accommodate additional retail outlets for convenience and comparison goods.

	29.	Eamon & Seamus Rogers	c/o Strategic Planning, KSA, Fingal Bay Bus Park, Balbriggan, Co. Dublin	This submission proposed the re-zoning of two parcels of land (3 and 4) from industrial uses to residential. Both sites are located west of the town, on the northern side of John Street and extend backwards to the River Dee. On site 3 (2.47ha / 6.1acres) it is proposed to develop houses and on site 4 (3.51ha / 8.68 acres), a nursing home and a retirement complex. The following is a summary of reasons given in support of this proposal: • Existing industrial zoning considered inappropriate given its scale, location, road access and the presence of adjoining residential development. • Sites are close to town centre retail, amenities and services. • Development of these lands would facilitate the extension of the riverside walk.
	30.	Eamon & Seamus Rogers	c/o Strategic Planning, KSA, Fingal Bay Bus Park, Balbriggan, Co. Dublin	This submission relates to (site 5 -18.1ha / 44.68 acres) as illustrated on map submitted), lands in the south-east corner of the town and seeks the rezoning of an irregular shape portion of land from 'Strategic land reserve for future plan period' and 'to protect, provide and improve community facilities' to residential zoning to provide for executive-type, large detached houses. In support of this proposal the submission includes: • 'Strategic land reserve' indicates there is intent on part of the council to zone this land in the medium term. • Considers existing community zoning to be an error and to be inappropriate. • Proposal is preferable to extending town boundary and is a viable and sustainable alternative to one-off rural housing.
	31	Ardee Educate Together	Dundalk Road, Ardee	This submission details that the number of pupils attending Ardee Educate Together primary school has increased from 23 pupils in 2002 to 101 pupils in 2008.

	32	Scoil Mhuire Na Trocaire	Ardee	This submission details the enrolment figures for Scoil Mhuire Na Trocaire for the years 2001 to 2009. It is anticipated that numbers will remain steady –currently 269 pupils attending.
	33	Ardee Active Retirement	c/o Mary Dunne, William St, Ardee (Late submission)	This suggestion puts forward the following 9 suggestions: • Extension of footpath along Link Road and between roundabouts; open Ardee Castle for public use; provide seats adjacent to Ferdia and Cuchulann Statue and other street locations; provision of older peoples exercise park in Fairgreen; employ more litter wardens; longer setting at traffic lights; provision of pedestrian lights at southern end of town and utilise old fountain at foster statues.
	34	Ardee Commercial Business Park	c/o Dennis Williams Consulting, Mill Street, Dundalk (Late submission)	This submission relates to 2.4 hectares of lands currently in industrial and related uses at Currabeg, to the west of Ardee town. • Seek that town boundaries be amended and that this site be governed by the Ardee Local Area Plan and allow for a broader range of uses. • Concerned that current zoning i.e. green belt in Louth County Development Plan could potentially prevent future development of site.
	35	Eastern Regional Fisheries Board	15a Main Street, Blackrock, Co. Dublin.	Issues raised: • River Dee, a popular angling and an important aquatic habitat, is a natural resource that should be protected and enhanced throughout its length in the town • Advocates that the River Dee and its tributaries in town should be protected from inappropriate development. Suggests that a buffer zone should be provided along the river banks which would be extremely valuable from a fishery prospective as it would protect and enhance the aquatic habitat by providing an area for riparian

				vegetation. • Advocates that the River and tributaries could also be afforded protection through the avoidance of construction of culverts. • The existing waste water treatment plant should be upgraded if at capacity, before allowing additional discharges to the plant. • Anxious that any development would not have a negative impact on the River's valuable aquatic habitat and fish stock.
The following submissions relate to the Strategic Environmental Assessment Report				
	36.	Office of Environmental Assessment	Inniscara, Co. Cork	This submission acknowledges receipt of SEA screen report and Council's position in regard to the need for SEA of the plan is noted. Submission lists issues that should be considered during the preparation of the Plan where relevant and appropriate, namely: • Appropriate Assessment Screening incorporating recent NPWS Guidance • Drinking water quality • Wastewater Treatment • Groundwater Vulnerability • Flood Risk Assessment in accordance with "<i>The Planning System and Flood Risk Management - Guidelines for Planning Authorities</i>", (DoEHLG, 2009) • Surface Water Quality These issues are expanded on in an attached appendix. This submission also refers to environmental legislation and guidance that should be incorporated into the Plan.
	37.	The Department of Communications, Energy and Natural	29-31 Adelaide Road, Dublin 2	Correspondence advised that the Department has no observations to make on the Local Area Plan at this time.

		Resources		
	38.	Department of Environment, Heritage and Local Government	Dun Sceine, Harcourt Lane, Dublin 2	Issues raised: - States that the Draft Plan should also be screened for Appropriate Assessment and refers to Departmental Guidance document in this regard. - Important that appropriate assessment procedure is undertaken simultaneous to drafting of Plan so each process informs the other and hence ensure that objectives and policies will have no significant effects on any Natura 2000 site.

 Local Issue
  Zoning request/development proposal
  Protected Structure
  Community
  Infrastructure
  Environmental

Appendix B Record of meetings with Mid Louth Area Meeting, Ardee Town Councillors and Mid-Louth Traders Association.

Mid Louth Area Meeting and Ardee Town Council Meeting
Civic Centre Ardee
28th January 2010 and 10th February 2010, respectively
Pre-draft Ardee Local Area Plan

Issues Raised:

- Considered important that towns such as Ardee provide attractive for living, working and recreation environments, in order to reduce pressure for one-off houses in the countryside.
- Many new houses and buildings do not blend in with existing developments e.g. heights.
- Site notices need to be displayed in all areas where development is likely to have an impact.
- Developers should consult with local residents.
- Viewed walkways and cycle-ways through established residential area to be undesirable. Concerns re: late night activity and anti-social behaviour.
- Concerned that some 60-70% of trees in grounds of Red House have been removed.
- Suggested that Town Boundary be extended to include small adjoining residential areas such as Hill Top, which were perceived as being disadvantaged in relation to voting, refuse collection and sewerage connections.
- Concern re: large number of vacant properties in Ardee town centre and that many other businesses experiencing difficulties.
- The regeneration of the town centre would be of great benefit to the community.
- Eastern and western by-passes should be pushed forward as soon as possible.
- Castle should be promoted as tourist attraction.
- Road between Ash Road and Kells Road needs to be provided.

Appendix C: Record of Attendance at public workshop meeting

Review of Ardee Local Area Plan Public Meeting Attendance Sheet, 1st February 2010 Civic Centre, Ardee, Co. Louth 7 – 9pm Attendance Sheet

Name	Address
Albert Murphy	28 Bridge Street, Ardee, Co. Louth
George Meegan	76 Ferdia Park Ardee, Co. Louth
Gary Newitt	Dromin, Co. Louth
Colm Murphy	Carstown, Togher, Co. Louth
Anna Keenan	Ardee, Tidy Towns
Miriam Clarke	Tidy Towns Committee
Bryan Dunne	Ardee, Co. Louth
Fintan Malone	84 Cherrybrook, Ardee, Co. Louth
Michael Farrelly	19 Cherrybrook, Ardee, Co. Louth
Leonard J. Hatrick	5 Chapel View, Louth Village, Co. Louth
Cllr. Dolores Minogue	Ardee, Co. Louth
Hughie O'Neill	Castle Street, Ardee, Co. Louth.
Paul Leahy	Square United, Ardee, Co. Louth
Seamus McHugh	Square United, Ardee, Co. Louth
Lynda Berkeley	Mullameelan, Ardee, Co. Louth
Pearse McGeoy	Kilsaran, Co. Louth
Tony Murphy	Ardee Saint Vincent De Paul
Brendan Markey	Ardee Tidy Town
Albert Byrne	28 Bridge Street, Ardee, Co. Louth
George Meegan	76 Ferdia Park, Ardee, Co. Louth
Harry Newett	Dromin, Co. Louth
Colm Markey	Carstown, Togher
Anna Keenan	Tidy Towns Committee, Ardee, Co. Louth
Bryan Dunne	Ardee, Co. Louth

