



Comhairle Contae **Lú**
Louth County Council

Chief Executives Report on Submissions received
in respect of Proposed Variation No. 3 of the Louth
County Development Plan 2021-2027 (as varied)

September 2025



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1 Section One - Overview

1.1 Introduction

This Report forms part of the statutory process for varying a Development Plan and is prepared under Section 13(4) of the Planning and Development Act 2000 (as amended).

This Report includes:

1. A list of the persons or bodies who made submissions or observations;
2. A summary of the submissions/observations made under this section; and
3. A response from the Chief Executive to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

1.2 Previous Variations to the Louth County Development Plan 2021-2027

1.2.1 Variation No. 1

This is the third Proposed Variation to the Louth County Development Plan 2021-2027.

Variation No. 1 was proposed for the following reasons:

1. To update the County Development Plan to take account of the methodology and housing projections as set out in the Section 28 Guidelines 'Housing Supply Target Methodology for Development Planning' and the 'Projected Housing Demand by Local Authority Area 2020-2031 – ESRI NPF Scenario Housing Supply Target' provided by the Department of Housing, Local Government and Heritage in December 2020. This will ensure that the housing provision in the Development Plan is consistent with, and aligned with, national and regional policy.
2. To update the County Development Plan to ensure it is consistent with Part V of the Planning and Development Act as amended by the Affordable Housing Act 2021.

Variation No.1 to the Louth County Development Plan 2021-2027 was adopted on the 18th July 2022.

1.2.2 Variation No. 2

Variation No. 2 was proposed for the following reasons:

1. To update the County Development Plan to take account of the Guidelines 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' published by the Department of Housing, Local Government and Heritage in January 2024 and issued under Section 28 of the Planning and Development Act 2000 (as amended).



Section 28 provides that planning authorities shall have regard to Ministerial Guidelines and shall apply any specific planning policy requirements (SPPRs) of the Guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended), in the performance of their functions.

Variation No. 2 to the Louth County Development Plan 2021-2027 was adopted on the 20th May 2024.

1.3 Reasons for Proposed Variation No. 3

The reason for this Variation is:

1. To take account of the Dundalk Local Area Plan 2025-2031, as adopted on 6th March 2025 and to ensure consistency between the Plans. The Proposed Variation will include amendments to the following elements of the County Development Plan:
 - Volume 1: Written Statement
 - Volume 1A: Zoning and Flood Zones and Composite Maps for Dundalk
 - Volume 3: Appendices
 - Volume 5: Strategic Flood Risk Assessment

This report has been subdivided into two sections as follows:

Section One:

Provides an overview of the statutory process to date and sets out the legislative background and requirements for the preparation of the Chief Executives Report under the Planning and Development Act 2000 (as amended).

Section Two:

Contains a full listing of each of the submissions received during the public consultation phase. A summary of the main issues raised in each submission is provided together with the Chief Executive's response and recommendations, taking into account the proper planning and sustainable development of the County, the statutory obligations of any local authority in the area and any relevant policies or objectives of the Government or Government Minister.

This Report is now formally submitted to the Elected Members for consideration on 22nd September 2025.

1.4 Public Consultation

A copy of the Proposed Variation No. 3 and the accompanying Strategic Environmental Assessment Screening and Appropriate Assessment Screening, together with the Dundalk LAP Zoning and Flood Zones and Composite Maps were available for inspection from Wednesday 30th July 2025 until 4pm on Thursday 28th August 2025. The documents in respect of this variation were available at the following locations:



Louth County Council - Customer Service Desks

- Louth County Council, Millennium Centre, Dundalk
- Louth County Council, Town Hall, Dundalk
- Louth County Council, Fair Street, Drogheda
- Louth County Council, Mid Louth Civic Services Centre, Ardee

Louth County Council – Public Libraries

- Louth Library, Dundalk
- Drogheda Library
- Ardee Library
- Dunleer Library
- Carlingford Library

The proposed Variation (No. 3) of the Louth County Development Plan 2021-2027 (as varied) was also available for inspection on the Council's [Online Consultation Portal](#).

1.5 Next Steps

It is required that the report of the Chief Executive be prepared and submitted to the Elected Members not later than 8 weeks after giving notice of the intention to make the Proposed Variation. This report is being circulated to the Elected Members on the 22nd September 2025.

In accordance with Section 13(5)(a) of the Planning and Development Act 2000 (as amended) the Elected Members shall consider the Proposed Variation and the report of the Chief Executive. The Elected Members are then required, in accordance with Section 13(5)(b) of the aforementioned Act, to complete their consideration of the Proposed Variation and the report of the Chief Executive within 6 weeks of receiving the Chief Executive's Report.

Following this, the Elected Members must, in accordance with Section 13(6)(a) of the Planning and Development Act 2000, as amended, resolve to make the variation to the Development Plan, either with or without the proposed alterations or they may refuse to make it. Material alterations require a further public display period of 4 weeks.

In making the variation to the Louth County Development Plan 2021-2027 (as varied), the Members shall be restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, the statutory obligations of any Local Authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government.

If adopted, the variation to the County Development Plan shall have effect from the day that the variation is made.



2 Section Two – Submissions

2.1 Submissions Received

Twenty-one (21) submissions were received in relation to Proposed Variation No. 3 of the Louth County Development Plan 2021-2027 (as varied). The full list of submissions received are detailed in Appendix 1 of this report.

Each submission is summarised in the following section of this Report and the Chief Executive's response and recommendation to each submission is also provided.

2.2 Summary of Submissions and Chief Executive's Response and Recommendations

Submission Ref. No.	LH-C150-V3-001
Submitted by:	Environmental Protection Agency
Summary of Main Issues Raised:	
The submission acknowledges notice of the Proposed Variation No. 3 to the Louth County Development Plan 2021-2027 and associated Strategic Environmental Assessment (SEA) screening. The submission notes the Council's determination that a SEA is not required for this Variation. An overview is provided of the role of the EPA as an environmental authority under the SEA Regulations. For land use plans at county level, a 'self-service' approach is provided via the guidance document 'SEA of Local Authority Land Use Plans - EPA Recommendations and Resources'. This document is updated regularly and sets out key recommendations for integrating environmental considerations into Local Authority land use plans. Sustainable Development It is recommended that the Council ensure the County Development Plan, as amended, is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure provision should be provided during the lifetime of the Plan. The Variation should also align with national commitments on climate change mitigation and adaptation, and incorporate any relevant recommendations in sectoral, regional, and local climate adaptation plans. The Plan should also be consistent with key relevant higher-level plans and programmes, including the 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (OPW, 2009). Available Guidance & Resources The submission also references a range of SEA resources and guidance. Future Modifications to the Plan Any future modifications to the Plan should be screened for likely significant effects, using the SEA Regulations. Appropriate Assessment The Plan should comply with the requirements of the Habitats Directive where relevant. Where an Appropriate Assessment is required, the key findings and recommendations should be incorporated into the SEA and the Plan.	



Environmental Authorities

Under SEA regulations, consultations should be undertaken with statutory bodies and adjoining Planning Authorities whose area is contiguous to the area of the Plan.

Chief Executive's Response:

The referenced document: 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' has been incorporated and referenced within the accompanying documents of the Variation, whereby it was determined that a Strategic Environmental Assessment is not required.

The Louth County Development Plan 2021-2027 and subsequent Variation No. 3 provide the policy framework to facilitate the provision of new and upgrading of existing critical service infrastructure during the lifetime of the Plan. The Council will continue to work alongside agencies and stakeholders in the delivery of such infrastructure projects throughout the County.

The Variation aligns with national commitments on climate change mitigation and adaptation and is consistent with relevant higher-level plans and programs. The Environmental Reports and Variation have taken cognisance of the referenced documents, and any future modifications will be screened for their impacts. All relevant statutory bodies and adjoining authorities have been notified of the Variation.

Chief Executive's Recommendation:

No change.

Submission Ref. No.

LH-C150-V3-002

Submitted by:

Abel Cornea

Summary of Main Issues Raised:

The submission requests the rezoning of lands extending to 3-acres (1.21ha) at White River Manor, Tinure, Co. Louth from Rural Policy Zone 2 to Residential.

A map identifying the location of the subject lands was not included as part of this submission.

Chief Executive's Response:

The reason for Proposed Variation No. 3 of the Louth County Development Plan 2021-2027 is to update the LCDP to take account of the Dundalk Local Area Plan 2025-2031, as adopted on the 6th March 2025, and to ensure consistency between the Plans. Section 1.3 of the Proposed Variation outlined that submissions/observations which do not relate to the Proposed Variation will not be considered.

Accordingly, having regard to the location of the land in question (Tinure), this submission does not relate to the Proposed Variation and will therefore not be considered.

Additionally, under current legislation a review of the Louth County Development Plan is due to commence at the end of Q3 of 2025. At Draft Plan public consultation stage there will be an opportunity to make a submission requesting the rezoning of lands.

Chief Executive's Recommendation:

No change.



Submission Ref. No.

LH-C150-V3-003

Submitted by:

Transport Infrastructure Ireland

Summary of Main Issues Raised:

Transport Infrastructure Ireland (TII) is responsible for the maintenance and operation of safe and efficient national road and light rail networks. The submission outlines national, regional and local policy in relation to the transport network, including specific reference to the M1 motorway and its strategic function connecting Dublin and Belfast.

TII have previously provided comments during key stages of the Dundalk Local Area Plan. Having reviewed the Proposed Variation, the following amended wording is suggested to the Policy Objective to be inserted into Section 7.5.1 of the County Development Plan, so it is aligned with Policy Objective MOV 3 in the Dundalk Local Area Plan:

'To support the ~~progression and~~ implementation of ~~projects identified in~~ the Dundalk Local Transport Plan ~~and the projects identified therein~~'. The footnotes associated with Policy Objective MOV 3 are also recommended to be included in the County Development Plan.

This is to ensure Variation is consistent with the Dundalk LAP and to ensure the implementation of the detailed policy objectives.

Chief Executive's Response:

The above comments are noted and in the interests of consistency, this policy objective will be amended to reflect the wording of Policy Objective MOV 3 in the Dundalk Local Area Plan.

Chief Executive's Recommendation:

Amend the wording of Policy Objective MOV XX to be inserted after MOV 5 in Section 7.5.1 of the County Development Plan as follows (including associated footnotes):

'To support the ~~progression and~~ implementation of ~~projects identified in~~ the Dundalk Local Transport Plan ~~and the projects identified therein~~'^{1 2}.

- 1. The detail associated with new transport infrastructure projects referred to in this Plan and associated Local Transport Plan, including locations and any associated mapping, that are not already permitted or provided for by existing plans/programmes/etc. is non-binding and indicative. Such new projects shall be subject to feasibility assessment, taking into account the environmental constraints and the objectives of the Plan relating to mobility. A Corridor and Route Selection Process will be undertaken for such projects where appropriate. Proposed interventions will be required to demonstrate that they are consistent with all relevant legislative requirements.*
- 2. The provision of active travel routes within new developments may act as 'greenways' if they contribute to effective connectivity to the proposed greenway network.*



Submission Ref. No.	LH-C150-V3-004
Submitted by:	Health & Safety Authority (HSA)
Summary of Main Issues Raised:	
Advised to consult the HSA 'Guidance on Technical Land-Use advice' and would advise that Development Plans contain: 1. Planning policy in relation to major accident hazard; 2. The consultation distances and generic advice, where applicable, supplied by the Authority to Louth County Council in relation to such sites; 3. A policy on the siting of new major hazard establishments; and 4. Mention of the following notified establishments and their respective Consultation Distances: • BAK Bulk Services Red Barns Dunleer 300m. • Cooley Distillery 400m. • Flogas Ireland Limited (Drogheda) 600m. Where relevant, the notified establishments should be indicated on Variation No.3 to the Louth County Development Plan 2021-2027.	
Chief Executive's Response:	
The comments within the HSA's submission are noted. Regard will be given to 'Guidance on Technical Land Use Advice' when drafting any future text or policy objectives in relation to major accident hazards and major accident establishments. Section 11.2 of the Louth County Development Plan 2021- 2027 pertains to 'Major Accidents – Seveso Sites' and remains applicable. It should be noted that the three notified establishments mentioned in the submission are outside of the Dundalk settlement boundary and are not applicable to this Proposed Variation.	
Chief Executive's Recommendation:	
No change.	

Submission Ref. No.

LH-C150-V3-005

Submitted by:

Stephen Peck MRTPI on behalf of Dalran
Developments Ltd.

Maps illustrating lands referenced in Submission:

Location of subject lands: Adjacent to Clermont Business Park, Haynestown, Dundalk

Current LCDP 2021 – 2027 Zoning

Proposed Zoning for Variation No. 3

LCDP 2021 – 2027



Summary of Main Issues Raised:

Submission Requests Summary:

The submission seeks to retain the existing E1 General Employment zoning and considers that these lands are more suitable for employment zoning than use as public open space. The subject lands are close to existing employment zoned lands and road infrastructure and are capable of being serviced and developed. The zoning of these lands is supported by various national and local policies. The submission seeks to address the flood risk concerns and proposes mitigation measures to overcome any remaining impact of flooding. The submission contends that the use of CFRAM mapping was not intended to be used to support land use zoning decisions.

A Stage 3 Flood Risk Assessment (FRA) was carried out in support of the submission which indicates that flood risk is substantially less than shown in the CFRAM mapping and thus mitigation measures such as the construction of a raised embankment or compensation storage may be appropriate and will not displace coastal flood risk elsewhere.

The Stage 3 FRA has submitted justification tests to justify that flood risk can be managed at the site and that development could proceed at the subject site subject to other planning criteria being satisfied.



The submission claims that the proposed development works on site should only be permitted once the Justification Test for Development Management has been passed.

Submission Details:

The submission focuses on the current zoning of the land, proposed re-zoning, flood risk assessments, including a Stage 3 Flood Risk Assessment, infrastructure availability, and economic viability for development.

The submission requests that the land retains its current E1 General Employment zoning rather than being rezoned to H1 Open Space. It includes detailed information on flood risk management guidelines, flood risk assessment, hydraulic modelling, mitigation measures against various types of flooding, and recommendations for minimising potential flood risks at the site.

The submission can be summarised into four sections:

1. Introduction

This section provides information on the ownership of the subject site and the premise for the submission i.e. a request to retain the E1 General Employment zoning. The introduction also includes a map of the existing and proposed land use zonings.

2. Evaluation & Suitability for E1 General Employment Zoning

The evaluation as to the suitability of the subject lands for E1 General Employment zoning states that Dundalk is a designated Regional Growth Centre which is supported by various national and local policies.

The submission outlines that Variation No. 3 of the LCDP 2021 – 2027 needs to zone lands for E1 General Employment that are well-located, well-served by infrastructure, available, and economically viable. These lands are appropriately located within the designated Regional Growth Centre of Dundalk and having regard to its spatial planning context, these lands should continue to be zoned as E1 General Employment. The subject lands are well-served by infrastructure, are available for development and are economically viable.

3. Suitability for H1 Open Space

This section identifies that the H1 Open Space zoning pertains to the Flood Zone extents and concludes that an E1 General Employment zoning would be appropriate due the nature of the flood risk i.e. coastal flooding. It is argued that the removal of the H1 Open Space would not prejudice the overall open space provision as the lands are not open for public access and there is sufficient open space and community zonings within the Plan area.

4. Flood Risk

The submission includes a detailed Stage 3 Flood Risk Assessment report which sets out a rationale for the continuation of the E1 General Employment zoning.

The basis upon which Louth County Council rezoned lands from E1 General Employment to H1 Open Space was seemingly determined by indicative CFRAM flood zone mapping and not by reference to OPW/ RPS CFRAM maps which were available for the subject site, and which should have been used to inform development plans.

A Stage 3 (FRA) was carried out to inform this submission which is a higher quality evidence base than the indicative CFRAM mapping which informed zonings on the Dundalk LAP and Louth County Plan previously.



The FRA report specifies mitigation measures for identified flood risks on site including the provision of raised embankments for coastal flooding and compensation storage for the identified fluvial risk. The FRA contains several flood risk mitigation measures where flood risk can be appropriately mitigated, stating that the lands will not cause adverse impacts elsewhere and confirmation that the existing E1 General Employment zoning would pass the justification tests as set out in the 'Guidelines on The Planning System and Flood Risk Management (2009)'.

In the adoption of the zoning amendments for the Dundalk LAP 2025 – 2031 the submission cites that no Justification Tests were carried out in this instance despite concerns being raised by the OPW and OPR.

Chief Executive's Response:

Land Use Zoning

The subject lands are located in Flood Zone A. The 'Planning System and Flood Risk Management Guidelines' (2009) recommend that development should generally be avoided. Given the location of the subject lands on the edge of Dundalk alongside the fact that there is a substantial quantum of lands zoned for employment generating uses within the development boundary of Dundalk the Justification Test for retaining an employment zoning on these lands would not be passed. Taking this into consideration a H1 Open Space zoning is considered appropriate for these lands.

Flood Zones

The Flood Zones in this location are based on the Flood Extent Mapping from the OPW's Catchment based Flood Risk Assessment and Management (CFRAM) Programme, 2016.

Stage 3 Flood Risk Assessment

The Stage 3 Flood Risk Assessment included in the submission is noted. A Stage 3 Flood Risk Assessment was also included in the submission on these lands during the public consultation of the Draft Dundalk Local Area Plan. The submitter is advised that there is an opportunity to submit a request to the OPW to revise flood extents via their Flood Map Review Request Form (<https://www.floodinfo.ie/map-review/>). As part of this process the onus would be on the submitter to demonstrate that the published flood map for the location does not reflect the current conditions. In order to allow sufficient time for engagement between the parties it is considered that it would be appropriate for this to take place separate to any statutory process such as this Variation.

Additionally, under current legislation a review of the Louth County Development Plan is due to commence at the end of Q3 of 2025. If there are any updates to the Flood Maps during the review period, a review of land use zones can be carried out. At Draft Plan public consultation stage there will be an opportunity to make a submission requesting the rezoning of lands.

Chief Executive's Recommendation:

No change.

Submission Ref. No

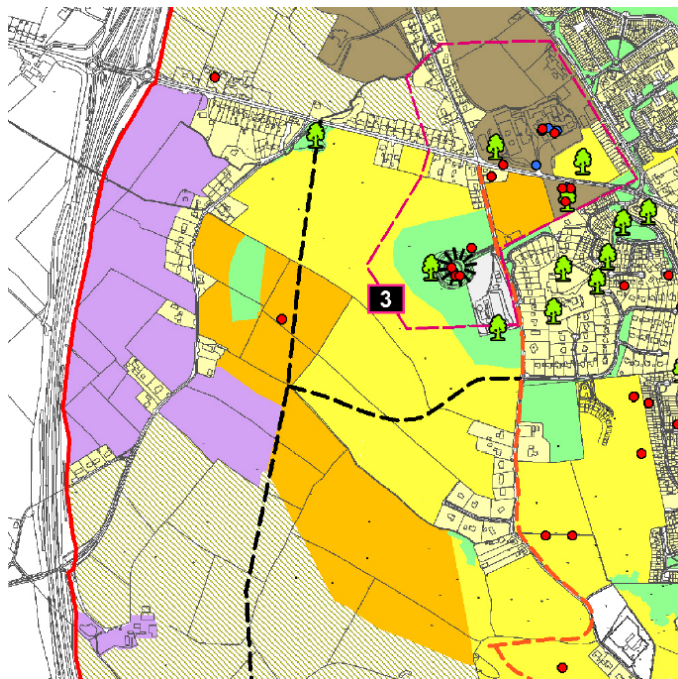
LH-C150-V3-006

Submitted by:

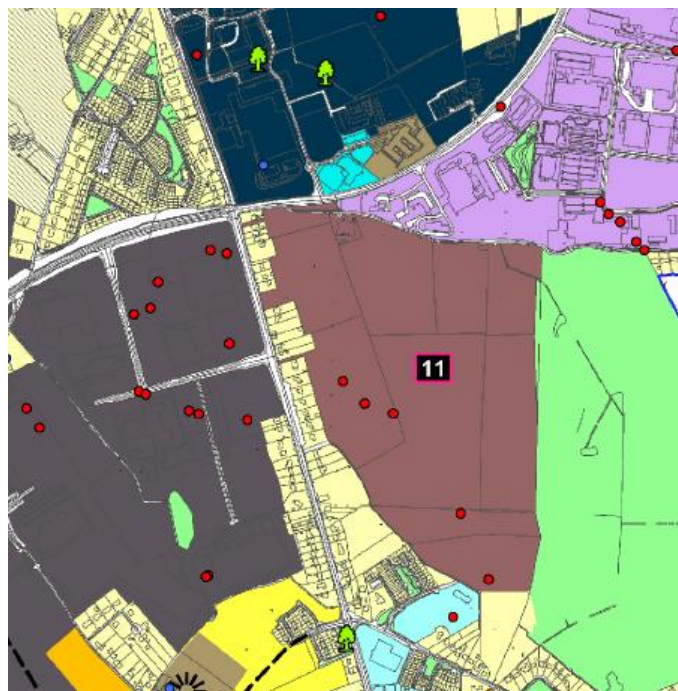
Department of Education and Youth

Maps illustrating lands referenced in Submission:

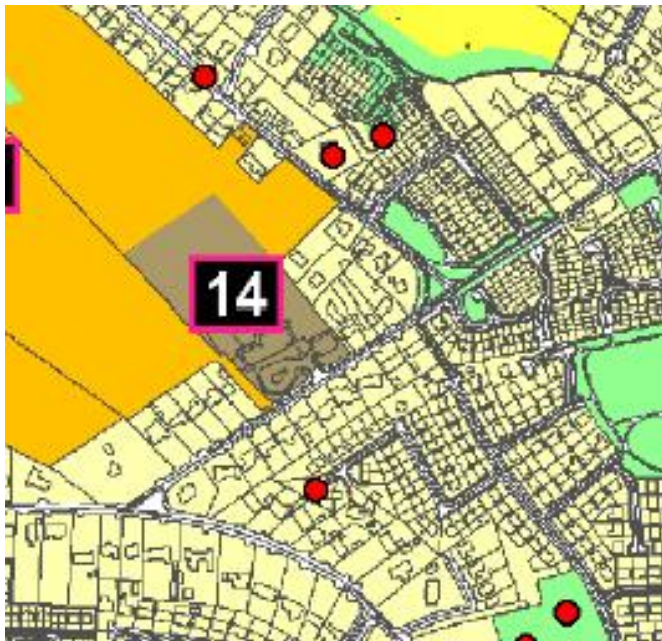
Lands identified as Spot Objective 3 (Dundalk – Mount Avenue Masterplan area)



Lands identified as Spot Objective 11 (Dundalk – Xerox Junction, Dublin Road)



Lands identified as Spot Objective 14 (Dundalk – Lands to the rear of St. Francis School)



Summary of Main Issues Raised:

The background to the purpose of the submission is set out.

The submission notes that there is no change to Dundalk's projected population growth, and the Department is mindful of the housing allocation for Dundalk and re-affirms projected school place requirements.

The Department notes the proposed text for Spot Objective 3 and the inclusion of a 1.3ha site to be reserved for future educational facilities. However, it is not clear from the text as to which zoning matrix is to be applied to the lands within the Spot Objective 3 and Masterplan area. Therefore, it is considered that once the 1.3ha site has been identified, it should be appropriately zoned.

In relation to Spot Objective 11, the requirement to utilise this site will be dependent on factors such as the timing and delivery of future residential development. The Department will monitor development and engage with the Council.

The Department notes and welcomes the text associated with Spot Objective 14.

The importance of working with the Council is acknowledged and the Department looks forward to continuing to work in co-operation.

Chief Executive's Response:

Spot Objective No. 3 contained within Proposed Variation No. 3 requires the provision of neighbourhood and community facilities and states that, the community facility will consist of a 1.3ha site to be reserved for future education facilities. Except for the lands in the vicinity of Castletown motte, the lands on, and in the vicinity of Spot Objective 3 are zoned as A2 New Residential (Phase 1). In accordance with Chapter 13, Section 13.21.6 of the Louth County Development Plan 2021-2027 (as varied), both 'Community Facilities' and 'Education Facilities' are 'Open for Consideration' on lands zoned as A2 New Residential (Phase 1).



The decision to include a Spot Objective relating to the provision of neighbourhood and community facilities (including a school) was to provide the designer with greater flexibility in the layout of the Masterplan area. If the location of the school is identified and agreed prior to, or during the review of the County Development Plan, there will be an opportunity to amend the land use zoning to identify the location of the school as part of the Development Plan process.

In relation to Spot Objective 11, it is acknowledged that the delivery and timing of residential development will influence whether a site ought to be reserved for a school. Spot Objective 11 states: "In the event that the primary use of the lands shall be for residential development the developers shall engage with the Planning Authority in relation to the potential requirement for lands to be reserved for a school on the lands." In this regard, if it becomes apparent that these lands will be utilised primarily for residential accommodation the Council will engage with the Department of Education to identify an appropriate location for a school. This will be reviewed on an ongoing basis.

Chief Executive's Recommendation:

No change.

Submission Ref. No.

LH-C150-V3-007

Submitted by:

Murnaghan Brothers Ltd., William Baldwin
& Patrick McParland

Map illustrating lands subject of submission:

Location of subject lands: Fairhill, Ardee Road, Dundalk



Summary of Main Issues Raised:

A copy of the submission to the Dundalk LAP was provided in conjunction with this submission. The submission to the Dundalk LAP requested that lands at Fairhill, Ardee Road, Dundalk are rezoned from L1 Strategic Reserve to A2 New Residential Phase 1 (Reference No. LH-C79-DDLAP-26).

It is stated that the submission to the Proposed Variation No. 3 is in relation to the Chief Executive's 'No Change' response to the Dundalk LAP submission.

Merits of the Proposal:



1. The Chief Executive states that the lands, if developed, would support consolidation of the town centre area.
2. The Office of the Planning Regulator (letter dated 28/07/21) expressed concern that lands were zoned for housing which were further away from the town centre than more favourably located lands.

Demerits of the Proposal:

1. Railway line would impede connectivity to the lands to the east.

Reply: The proximity of the rail line is an advantage to the proposal and to the Dundalk economy. The building of a new train station would alleviate congestion as well as serving the Louth County Hospital, DkIT and the industrial campus. Iarnród Éireann would have to be involved in any discussions.

2. Residential Development to continue in the Mount Avenue Area.

Reply: As there is a deficiency in housing supply it would be advantageous to open lands to the west of the town for housing. It would have the effect of stabilising house prices for new customers.

3. The quantum of land is too large

Reply: Phased development is open for consideration.

4. Masterplan Requirement

Reply: A masterplan for the lands was developed and accepted by Louth County Council (09/10/09). Work didn't materialise due to impact of the downturn. The three companies involved in the submission survived and are ready to embark on this project. It is accepted that a new Masterplan is necessary, and the companies are willing to work on a new plan.

5. Access

Reply: Access to the site can be achieved through 3ha of land belonging to William Baldwin which extends to the Ardee Road. Whilst waiting on the proposed WIR route from the Carrickmacross to Ardee Roads, the existing Ardee Road may be capable of taking a considerable amount of new traffic, this would be discussed with Louth County Council.

Chief Executive's Response:

The reason for Proposed Variation No. 3 of the Louth County Development Plan 2021-2027 is to update the LCDP to take account of the Dundalk Local Area Plan 2025-2031, as adopted on the 6th of March 2025 and to ensure consistency between the Plans.

As part of the Local Area Plan process a submission was made requesting the subject lands are re-zoned from L1 Strategic Reserve to A2 New Residential Phase 1. In the Chief Executive's Report in response to this submission in the Local Area Plan process it was acknowledged that the location of these lands is such that their development would support the consolidation of the town centre area however, the quantum of lands zoned for residential use was sufficient to meet the housing allocation during the life of the Plan and therefore no change to the zoning of these lands was recommended.

The Section 28 Guidelines – NPF Implementation: Housing Growth Requirements were published in July 2025. Louth County Council are currently undertaking a 'Settlement Capacity Audit' to ascertain if there is sufficient zoned and serviced/serviceable land to meet the housing growth requirements in the County as set out in these Guidelines for the remainder of the Development Plan period i.e. November 2027. A Report regarding same will be circulated to the Elected Members, the Minister, and the Office of Planning Regulator once completed. If this Report concludes that additional lands are required to be zoned, a Variation to the County Development Plan would be required. This would be separate to the current Variation process and would include a public consultation during which submissions relating to proposed residential zonings could be considered.



Additionally, under current legislation, a review of the Louth County Development Plan is due to commence at the end of Q3 of 2025. At Draft Plan public consultation stage submissions relating land use zoning can be made.

Chief Executive's Recommendation:

No change.

Submission Ref. No.

LH-C150-V3-008

Submitted by:

Patrick Rooney

Summary of Main Issues Raised:

The submission relates to lands in Omeath and requests the rezoning of the strip of lands to the north of the Cluain na Mara housing development and immediately to the south of the Uisce Éireann wastewater treatment plant from L1 Strategic Reserve to Residential.

A map identifying the location of the subject lands was not included as part of this submission.

Chief Executive's Response:

The reason for Proposed Variation No. 3 of the Louth County Development Plan 2021-2027 is to update the LCDP to take account of the Dundalk Local Area Plan 2025-2031, as adopted on the 6th March 2025, and to ensure consistency between the Plans. Section 1.3 of the Proposed Variation outlined that submissions/observations which do not relate to the Proposed Variation will not be considered.

Accordingly, having regard to the location of the land within the village of Omeath, this submission does not relate to the Proposed Variation and will therefore not be considered.

Additionally, under current legislation, a review of the Louth County Development Plan is due to commence at the end of Q3 of 2025. At Draft Plan public consultation stage there will be an opportunity to make a submission requesting the rezoning of lands.

Chief Executive's Recommendation:

No change.

Submission Ref. No.

LH-C150-V3-009

Submitted by:

Meath County Council

Summary of Main Issues Raised:

No observations.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

N/A.



Submission Ref. No.	LH-C150-V3-010
Submitted by:	Department of Transport
Summary of Main Issues Raised:	
The Climate Action Plan sets an ambitious target to shift 30% of the fleet to electric by 2030, with private fleet electrification expected to provide the largest share of emission abatement in the short to medium term. To achieve this, the delivery of a network of public electric vehicle (EV) charging stations are required at key locations. The 'EV Infrastructure Strategy 2022-2025' sets out a roadmap for the delivery of EV charging infrastructure. Arising from this Strategy, is the 'National EV infrastructure Plan' which comprises the 'National Road Network EV Charging Plan to 2030' and the 'Regional and Local EV Charging Network Plan'. Together, these plans provide for delivering EV Infrastructure on national roads, at destination and neighbourhood locations to provide infrastructure to support the transition to EVs and address user needs. All Local Authorities County Development Plans should include for provision of such infrastructure. Planning Applications should also consider adequate provision, particularly where there may be requirements under the Energy Performance of Buildings Directive.	
Chief Executive's Response:	
The reason for Proposed Variation No. 3 of the Louth County Development Plan 2021-2027 is to update the LCDP to take account of the Dundalk Local Area Plan 2025-2031, as adopted on the 6th March 2025, and to ensure consistency between the Plans. Section 1.3 of the Proposed Variation outlined that submissions/observations which do not relate to the Proposed Variation will not be considered. While the Variation has no specific policy updates or amendments in relation to EV provision across the County, this is already provided for within the Louth County Development Plan 2021-2027 (as varied). Policy Objectives MOV 10 and MOV 11 support the roll out of EV charging infrastructure throughout the County, with Section 13.16.9 requiring all car parking areas to provide charging points, the number of which is decided on a case-by-case basis on assessment of the planning application but a minimum target provision of 20% of the total spaces. The stated documents are noted for future reference. The submitter will have an opportunity to make a submission in relation to this matter during the review of the Louth County Development Plan which will commence at the end of Q3 of 2025.	
Chief Executive's Recommendation:	
No change.	



Submission Ref. No.

LH-C150-V3-011

Submitted by:

Eastern and Midland Regional
Assembly (EMRA)

Summary of Main Issues Raised:

The submission sets out the overall context of the Regional Assembly and outlines the importance of the Regional Spatial and Economic Strategy (RSES) and the need to ensure that variations to a development plan are consistent with the RSES and are fully aligned with local, regional and national planning policy. EMRA welcomes the Proposed Variation to the development plan and sets out observations in relation to specific topics as outlined below.

Dundalk is identified as a Regional Growth Centre in the RSES growth strategy and is located in the Gateway Region and on the Dublin-Belfast Economic Corridor. The submission considers that the Proposed Variation is consistent with the RSES by aligning the Louth CDP 2021-2027 and the Dundalk Local Area Plan and EMRA supports the proposed amendments to the LCDP in principle.

The submission notes that the Proposed Variation promotes the development of 'Key Development Areas' in Dundalk which include St. Nicolas Quarter, Park Street/Francis Street and St. Patrick's Church and Dundalk Port. This is in support of RPO 4.19 of the RSES.

The identification of lands at Mount Avenue as a strategic area for sustainable urban expansion is in line with the RSES and the Assembly welcomes the preparation of a masterplan for Mount Avenue which will help guide future development in a coordinated and sustainable manner. This approach aligns closely with the '10-minute town' concept.

The Assembly draws the Council's attention to the 15-minute city pathway document (published by the Assembly) which identifies public policy support, ongoing actions, good practice examples and funding opportunities to support the '15-minute city' and '10-minute town' concepts.

The Assembly notes and welcomes proposed Policy Objective EEXX which encourages on-site renewable energy projects and other business led initiatives aimed at reducing carbon emissions and which aligns with RPO's 6.23 and 7.40 of the RSES.

The Proposed Variation provides for a masterplan for Mullagharlin which is identified as a strategic location for Foreign Direct Investment (FDI). This aligns with RPO 4.21 of the RSES.

The submission highlighted the enhanced intercity rail connective proposed in the All-Island Strategic Rail Review (AISRR) which has the potential to strengthen Dundalk's competitiveness by supporting improved business access, attract investment, reduced reliance on private car for economic and commuting purposes.

The submission notes the policy objective for supporting Dundalk Institute of Technology (DkIT) as a centre of excellence for education, innovation and research and its aim to achieve a technological university status. This aligns with RPO 4.22 of the RSES.



The Assembly notes and welcomes the inclusion of a policy objective supporting the Dundalk Local Transport Plan (LTP) which aligns with Section 8.3 of the RSES and RPO 8.6 which requires a LTP for selected settlements in the region. The submission draws the Council's attention to the Sustainable Mobility Academy, and which is a key output of the Pathfinder 27 Project, the Smart and Sustainable Mobility Accelerator Programme (SSMA) being delivered by EMRA.

The Proposed Variation places emphasis on environmental protection and biodiversity and the Assembly is pleased to see a clear commitment to considering the recommendations of the National Restoration Plan 2026, once adopted.

The Assembly notes Policy Objective ENV 50 which requires a Coastal Erosion Assessment Report for any development within 100m of the coastline and the Assembly welcomes an evidence-based approach to coastal planning which is consistent with RPO 7.4 of the RSES.

The submission sets out that, in terms of residential development, the Proposed Variation aligns with RPO's 3.3 and 9.10 and is also considered complementary to the Guiding Principles for Healthy Placemaking (Section 9.4 of RSES).

The Proposed Variation also indirectly supports RPOs 4.19 – 4.25 of the RSES.

The Assembly considers that the Proposed Variation does not impact on the Core Strategy chapter of the development plan and considers that the Proposed Variation is consistent with the RSES.

The Authority notes that screening for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) was undertaken as part of the Proposed Variation.

Overall, the Assembly considers that the Proposed Variation is consistent with the Regional Spatial and Economic Strategy (RSES).

Chief Executive's Response:

The Council welcomes the support of EMRA in relation to the Proposed Variation and the confirmation from EMRA that the Proposed Variation is consistent with the RSES.

Chief Executive's Recommendation:

No change.

Submission Ref. No.

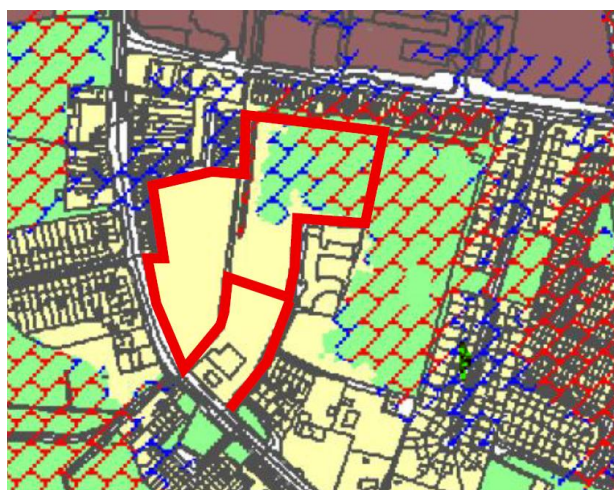
LH-C150-V3-012

Submitted by:

Stephen Ward on behalf of Zirbac DLK Ltd.

Map showing land subject to submission:

Location of subject lands: East of Hill Street, Dundalk



A1 Existing Residential
 H1 Open Space
 Flood Zone A
 Flood Zone B

Summary of Main Issues Raised:

The submission begins by stating that the Proposed Variation process undermines the hierarchy of plans as set out in the Planning and Development Act by importing a lower tier plan and aligning it with a higher order County Plan. Questions were raised that the zoning maps proposed changes and specifically objects to the proposed rezoning of lands from A1 Existing Residential to H1 Open Space.

The submission questions the purpose of the variation and takes issue with the fact that the variation is being presented as a fait accompli document and considers that the public consultation process associated with the variation is therefore undermined.

The submission advises that the LCDP had been supported by a SFRA which identified flood risk zones and included justification tests for lands at Hill Street and other lands at Red Barns Road which had passed the justification test for development similar to this site.

The submission advises that there is a substantial portion of land situated off the Dublin Road that is not identified as being vulnerable to flooding and is located in Flood Zone C where flood risk mitigation measures could be designed to allow for the development of the wider site owned by Zirbac Dundalk Ltd. The submission advises that the proposal to rezone the lands to Open Space runs contrary to compact settlement policies as advised by National, Regional and local planning policies.

- The previous Strategic Flood Risk Assessment (SFRA) carried out as part of the 2021 – 2027 County Development Plan (as varied) deemed the lands were suitable for development and passed the justification test in that regard. It is noted that no Justification Tests were carried out as part of Variation No. 3 for the rezoning of lands from Residential to Open Space.
- These lands are unsuitable for use as Open Space as they are located to the rear of existing houses with no prospect of being used functionally as public open space.
- Retaining the A1 Existing Residential zoning will allow these lands to be developed for residential use together with providing for open space.



Chief Executive's Response:

The reasons for this Variation are set out in Section 1.3 of the Proposed Variation document.

The preparation of a Local Area Plan for Dundalk is an objective of the County Development Plan. Indeed, Policy Objective CS 14 of the County Development Plan seeks to prioritise the preparation of a Local Area Plan for Dundalk. In this context, and in order to support the implementation of the County Development Plan, a Local Area Plan for Dundalk was prepared.

In recognition of the planning hierarchy and Section 19(2) of the Planning and Development Act 2000 (as amended), Policy Objective DM 3 was included in the Dundalk Local Area Plan which requires a variation to the County Development Plan to be undertaken following the adoption of the Local Area Plan to ensure the alignment of the Plans. The Proposed Variation seeks to update the County Development Plan to take account of the Dundalk Local Area Plan in this regard.

In the Proposed Variation the zoning of the subject lands is A1 Existing Residential and H1 Open Space. The areas proposed to be zoned H1 Open Space are located in Flood Zones A and B. The 'Planning System and Flood Risk Management Guidelines' (2009) recommend that development should generally be avoided in areas at risk of flooding, with such areas being identified for less vulnerable uses.

The submission refers to lands in the Dundalk central area passing the Justification Test in the Strategic Flood Risk Assessment carried out as part of the Dundalk Local Area Plan. As a point of clarity, the Justification Test is required to be carried out on lands that are at risk of flooding and the uses or development that would be generally inappropriate. The lands located within the flood zone were identified as 'Open Space' in the Local Area Plan, and therefore a Justification Test was not required.

Potential for residential development on A1 Existing Residential lands

The landholding as detailed on the maps included in the submission includes lands zoned A1 Existing Residential and H1 Open Space. The principle of residential development remains acceptable on the lands zoned A1 Existing Residential.

Planning history on subject lands

A Large-Scale Residential Development (LRD) application (25/60018) for 194 apartments was refused on the subject lands by An Coimisiún Pleanála in July 2025. The primary reason for refusal relates to flooding related issues and the development being contrary to The Planning System and Flood Risk Management Guidelines due to the location of a highly vulnerable residential use in areas of flood risk.

Conclusion

Taking the foregoing into account, it is considered that a H1 Open Space zoning on these lands, as identified in the Proposed Variation, is considered appropriate.

Chief Executive's Recommendation:

No change.

Submission Ref. No.

LH-C150-V3-013

Submitted by:

Stephen Peck MRTPI on behalf of Michael,
June and Audrey Naylor

Map showing land subject to submission:

Location of subject lands: East of Hill Street, Dundalk



Figure 13 – Louth County Development Plan 2021 – 2027: Dundalk Zoning & Flood Zones (red = flood zone A; blue = Flood Zone B as taken from OPW/RPS CFRAM hydraulic modelling)

Summary of Main Issues Raised:

The submission primarily seeks the retention of the A1 Existing Residential zoning within the LCDP 2021- 2027. The submission seeks that Louth County Council publish all relevant Dundalk Flood Relief Scheme Project data on which the Dundalk LAP flood zones are based. There is a small portion of lands adjoining Dunmore Estate currently zoned H1 Open Space, and the submission considers that it should be rezoned as A1 Existing Residential. In addition, the submission requests that all 'Trees and Woodland of Special Amenity Value' on the subject site should be removed.

Flood Risk Assessment

The basis upon which Louth County Council rezoned lands H1 Open Space from A1 Existing Residential on lands west of Dunmore, Dundalk (subject site) was seemingly determined by indicative CFRAM flood zone mapping and not by reference to OPW/RPS CFRAM maps which were available for the subject site, and which should have been used to inform development plans.

A Stage 2 Flood Risk Assessment was undertaken for the subject site with respect to Louth County Council's proposal to rezone most of the site from A1 Existing Residential to H1 Open Space.

This concluded that flood risk on the site can be appropriately mitigated and still not cause adverse flooding impacts elsewhere.

The submission challenges the fact that the Flood Zones are based on the CFRAMS data but are likely based upon Flood Relief Scheme Project 2024 data.

Without the flood modelling data, the submission contends that conclusions about relevant zonings should not be undertaken without any degree of validity.



The zoning change used in the Dundalk Local Area Plan (LAP) 2025 – 2031 were based on indicative CFRAM Maps which is contrary to OPW Guidance. The OPW/RPS CFRAM Maps show substantially less risk of flooding than the indicative CFRAM Maps.

The proposed zoning change is therefore premature pending the implementation of Flood Risk Management Plan (FRMP) measures for Dundalk. This FRMP advises that channel conveyance along the River Blackwater at Lisnaree is improved by replacing two undersized culverts. An improvement in conveyance capacity is also recommended on the original Ramparts routing close to Tesco. Refinements are also recommended to enhance the accuracy of the CFRAM model.

There are contradictions within the indicative CFRAM maps which show the site to be potentially at risk of coastal flooding. The OPW RPS CFRAM maps show the site to be not at risk of coastal flooding.

Fluvial flood zones A, B, and C are present on site. Development including residential buildings has been deemed acceptable previously subject to a Justification Test having been carried out and passed. Mitigation measures such as compensation storage could be used on site to facilitate construction in fluvial Flood Zone B.

Chief Executive's Response:

The areas proposed to be zoned H1 Open Space are located in Flood Zones A and B. The 'Planning System and Flood Risk Management Guidelines' (2009) recommend that development should generally be avoided in areas at risk of flooding, with such areas being identified for less vulnerable uses. The flood zones in the Proposed Variation and the Dundalk Local Area Plan have been informed by the hydrological analysis and modelling carried out as part of the Dundalk Flood Relief Scheme Study.

Dundalk Flood Relief Scheme Data

The draft flood extent maps were provided to inform the preparation of the Dundalk Local Area Plan (2025 – 2031). It is acknowledged that these draft flood extent maps remained as 'working documents' and were subject to potential future changes that may arise through the quality assurance process before acceptance as the final and agreed Hydraulic Report and associated flood extent mapping.

The final agreed Hydraulic Report is programmed to be completed in Q4 of 2025. Once the Hydraulic Report has been approved, Louth County Council intends to make the report and associated flood extent mapping publicly available.

The flood extents in the study area have changed from the CFRAM project (2018) for various reasons including, but not limited to:

- Updated hydrological assessment,
- Additional/updated topographical and CCTV survey information,
- Additional infrastructure included in the current model that was missing/unknown/not included at CFRAM stage,
- Changes to infrastructure/watercourses since CFRAM stage,
- A conservative approach to assumptions made during the hydraulic analysis, and
- Increased mesh resolution to improve accuracy.

It is recognised that the hydraulic model and its outputs are open to interpretation however, the Chief Executive is satisfied with the current version of the hydraulic model and the baseline flood extents and does not intend to amend or adjust the current version of the hydraulic model.

Stage 2 Flood Risk Assessment

A Stage 2 Flood Risk Assessment was included with the submission. It is not considered that this Flood Risk Assessment presents any information that would warrant a change of land use zoning. It is noted



that the same Flood Risk Assessment was included in a submission made on these lands to the Dundalk Local Area Plan.

Planning history

It is noted that under planning reference 21/1121, permission was refused for 66 dwellings. One of the refusal reasons related to flooding related issues and the development being contrary to The Planning System and Flood Risk Management Guidelines due to the location of the development in an area of flood risk.

Open Space lands in Dunmore Estate

With regards to the open space lands between unit No's 20 and 24 Dunmore, it is noted that following a review of the planning history drawing for this development, this area was identified as a 'turning area'. The formal open space identified is between unit No's 15 and 23 Dunmore.

It is accepted that this 'turning area' is not a formal area of open space as part of the Dunmore development therefore consideration could be given to amending the zoning to A1 Existing Residential.

However, taking account of the fact that the lands are located within the flood zone as per the flood zone maps in the Dundalk LAP an open space zoning is more appropriate.

Trees and Woodlands of Special amenity value:

Trees and Woodlands of Special Amenity Value on the subject site were approved as part of the Dundalk LAP which was adopted on the 6th March 2025. These Trees and Woodlands form part of the site which is subject to Flood Zone A/B and it is considered appropriate to retain them as part of the H1 Open Space zoning and thus it is recommended that they are not removed.

Chief Executive's Recommendation:

No change.

Submission Ref. No.

LH-C150-V3-014

Submitted by:

Residents of Congress Avenue, Mount St. Oliver, Cherrybrook Drive, Marian Park and Priest Lane, Drogheda

Summary of Main Issues Raised:

The submission relates to lands in Drogheda and requests the following:

- The re-zoning of the Watery Hill embankment and the slope to the south of the An Cairéal Apartments, Drogheda from A1 Existing Residential to H1 Open Space/Conservation zoning; and
- The designation of the historic Watery Hill Steps and retaining wall at the Congress Avenue bend as an Architectural Conservation Area (ACA) and inclusion of same, in the Record of Protected Structures (RPS).

A map identifying the location of the subject lands was not included as part of this submission.

Chief Executive's Response:

The reason for Proposed Variation No. 3 of the Louth County Development Plan 2021-2027 is to update the LCDP to take account of the Dundalk Local Area Plan 2025-2031, as adopted on the 6th March 2025, and to ensure consistency between the Plans. Section 1.3 of the Proposed Variation outlined that submissions/observations which do not relate to the Proposed Variation will not be considered.



Accordingly, having regard to the location of the land in question in Drogheda this submission does not relate to the Proposed Variation and will therefore not be considered.

Additionally, under current legislation a review of the Louth County Development Plan is due to commence at the end of Q3 of 2025. At Draft Plan public consultation stage there will be an opportunity to make a submission requesting the rezoning of lands.

Chief Executive's Recommendation:

No change.

Submission Ref. No.

LH-C150-V3-015

Submitted by:

Office of Public Works (OPW)

Summary of Main Issues Raised:

The submission relates specifically to flood risk management. The submission welcomes the following:

- The addition of Policy Objective IU 25 to align with INF 27 of the Dundalk LAP which protects waterways from inappropriate development within riparian zones.
- The provision of a policy objective requiring development proposals within the boundary of Dundalk to comply with Policy INF 21 of the Dundalk LAP relating to developments in Flood Zones A & B and the Justification Tests.
- The inclusion of the SFRA carried out as part of the Dundalk LAP as an appendix to the SFRA of the County Development Plan subject to the resolution of issues noted in the OPW commentary at Draft Plan and Material Alteration stage of the Dundalk LAP.

In addition to the above, the submission notes the proposed updated wording to Policy Objective ENV 50 which no longer requires the submission of a Coastal Erosion Assessment Report for all developments within 100m of the coastline outside of the main settlements, with the requirement now being determined on a case-by-case basis. The submission sets out that it may be beneficial to specify the criteria which would determine that a Coastal Erosion Assessment Report would be required.

Chief Executive's Response:

Louth County Council is committed to reducing and minimising flood risk and the Proposed Variation will ensure consistency with the Dundalk LAP and the associated SFRA.

In relation to the wording of Policy Objective ENV 50, it is not considered necessary to set out specific criteria which would determine the requirement of a Coastal Erosion Assessment Report. The proposed wording is considered to allow for flexibility, through the development management process, to request the preparation of a Coastal Erosion Assessment Report where considered necessary upon assessment of any application for development.

Chief Executive's Recommendation:

No change.



Submission Ref. No.

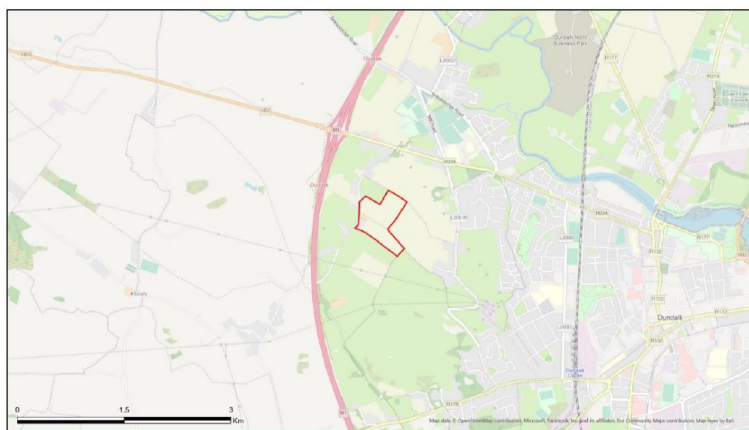
LH-C150-V3-016

Submitted by:

**MKO Planning & Environmental
Consultants on behalf of Philomena Kirk**

Map showing land subject to submission:

Location of subject lands: Greyacre Road, Dundalk



Summary of Main Issues Raised:

The submission is made in relation to the above lands outlined in red above at Greyacre Road, Dundalk which currently have split zonings of: A3 New Residential Phase 2, E1 General Employment and H1 Open Space. The submission requests the subject lands are rezoned as per one of the following options:

- Option 1: Proposes the rezoning of 'A3 New Residential Phase 2' to 'A2 New Residential Phase 1' only.
- Option 2: Proposes the rezoning of A3 New Residential Phase 2' and 'E1 General Employment' to 'A2 New Residential Phase 1'.

While it is acknowledged that the Proposed Variation seeks to update the LCDP 2021-2027 to take account of adopted Dundalk Local Area Plan, the recent publication of the Section 28 Ministerial Guidelines (2025) on NPF Implementation: Housing Growth Requirements requires the consideration of additional zoning of residential lands, thereby this submission has been made.

The submission additionally contains site specific information and national, regional and local policy context. A rationale for the rezoning options is then provided alongside indicative rezoning maps. The submission concludes that Option 2 is the preferred option, with an appendix attached outlining services within a 2km radius of the site.

Chief Executive's Response:

As acknowledged within the submission, the reason for Proposed Variation No. 3 of the Louth County Development Plan 2021-2027, as varied, is to update the CDP to take account of the Dundalk Local Area Plan 2025-2031, as adopted on the 6th March 2025, and to ensure consistency between the Plans.

Section 1.3 of the Proposed Variation outlined that submissions/observations which do not relate to the Proposed Variation will not be considered. Accordingly, having regard to the rezoning request, this submission does not relate to the Proposed Variation and will therefore not be considered at this stage.

The Section 28 Guidelines – NPF Implementation: Housing Growth Requirements were published in July 2025. Louth County Council are currently undertaking a 'Settlement Capacity Audit', to ascertain if



there is sufficient zoned and serviced/serviceable land to meet the housing growth requirements in the County as set out in these Guidelines for the remainder of the Development Plan period i.e. November 2027. A Report regarding same will be circulated to the Elected Members, the Minister, and the Office of Planning Regulator once completed. If this Report concludes that additional lands are required to be zoned, a Variation to the County Development Plan would be required. This would be separate to the current Variation process and would include a public consultation during which submissions relating to proposed residential zonings could be considered.

Additionally, under current legislation a review of the Louth County Development Plan is due to commence at the end of Q3 of 2025. At Draft Plan public consultation stage there will be an opportunity to make a submission requesting the rezoning of lands.

Chief Executive's Recommendation:

No change.

Submission Ref. No.

LH-C150-V3-017

Submitted by:

**McCutcheon Halley on behalf of
Glenveagh Properties PLC**

Summary of Main Issues Raised:

Submission made in respect of their client's land which have been excluded from Proposed Variation No. 3. The submission welcomes this approach, and it is agreed that the lands in question do not form part of the Proposed Variation.

Relevant Policy Context for subject lands.

The zoning, policy, objectives, text and mapping in the County Development Plan takes precedence over same in the LAP. This is also a requirement of Section 18(4)(b) of the Planning and Development Act 2000 (as amended), which provides that where any provision of an LAP "conflicts with" the provisions of the development plan, the provision of the local area plan "shall cease to have effect".

Policy Objective DM 3 of the adopted Dundalk LAP states that until such times as the CDP is varied, to include the LAP, the CDP takes precedence. As the Proposed Variation does not include the land parcel, the 'A2 New Residential Phase 1' zoning remains for the subject lands.

The validity of the purported change made in the Dundalk Local Area Plan has been questioned in legal proceedings bearing the name and title Glenveagh Homes Limited v. Louth County Council, High Court 2025 570 JR. The proceedings were commenced on 29 April 2025 and remain pending.

Section 28 NPF Implementation: Housing Growth Requirements: Guidelines for Planning Authorities:

The publication of these Guidelines requires Louth County Council to provide for a housing growth of 1,677 homes annually, an increase of almost 300 homes annually from the current CDP target (1,380). This amounts to a 22% increase in housing supply targets yearly from 2025 to 2034.

The Guidelines also make provision for 50% headroom. This increases the annual housing supply targets by a further 839 units to a total provision (including max headroom) of 2,516 units.

The Guidelines require under Policy Objective 2 that the '*additional provision*' is reflected within the relevant City or County Development Plan."



The LRD application made by our clients for the subject lands, in accordance with its 'A2 New Residential Phase 1' zoning, will contribute 502 units to these targets. The Further Information Response is currently being drafted and will be submitted in due course.

Chief Executive's Response:

Following the adoption of the Dundalk Local Area Plan, leave has been granted by the High Court for a Judicial Review of the Local Area Plan as it relates to lands with an area of c.14 hectares located to the west of the Blackrock Road and south of Bóthar Maol. Rather than delaying the Variation process until after a judgement in response to the Judicial Review has been issued, these lands have not been included in this Proposed Variation.

Comments regarding Section 18(4)(b) of the Planning and Development Act 2000 (as amended) and, Policy Objective DM 3 are noted.

The Section 28 Guidelines – NPF Implementation: Housing Growth Requirements were published in July 2025. Louth County Council are currently undertaking a 'Settlement Capacity Audit' to ascertain if there is sufficient zoned and serviced/serviceable land to meet the housing growth requirements in the County as set out in these Guidelines for the remainder of the Development Plan period i.e November 2027. A Report regarding same will be circulated to the Elected Members, the Minister, and the Office of Planning Regulator once completed. If this Report concludes that additional lands are required to be zoned, a Variation to the County Development Plan would be required. This would be separate to the current Variation process and would include a public consultation during which submissions related to proposed residential zonings could be considered.

Chief Executive's Recommendation:

No change.

Submission Ref. No.

LH-C150-V3-018

Submitted by:

Office of the Planning Regulator (OPR)

Summary of Main Issues Raised:

1. Local Transport Plan (Observation 1)

The OPR welcomes the preparation of the LTP as part of the Dundalk LAP and the principle of the inclusion of a new policy objective relating to the LTP as part of the Proposed Variation within Chapter 7, Section 7.5.1 to align with Policy Objective MOV 3 of the LAP.

The wording of the new policy objective to be inserted in the CDP (*'to support the progression and implementation of projects identified in the Dundalk Local Transport Plan'*), differs slightly from the wording of Policy Objective MOV 3 which has a dual emphasis and supports the implementation of the Dundalk LTP and individual projects.

The Office advises that the Planning Authority should amend the Proposed Variation's Local Transport Plans Policy Objective in Chapter 7, Section 7.5.1 of the Development Plan to replicate the wording of Policy Objective MOV 3 and the associated footnotes of the Dundalk LAP.



2. Provision of Community and Neighbourhood Facilities in Mount Avenue Masterplan (Recommendation 1)

The OPR welcomes the updated reference to the Mount Avenue Masterplan in Section 13.5 and Spot Objective 3 (Section 13.6) of the County Development Plan. While the Office is satisfied with the overall approach, the Planning Authority is recommended to:

Include text within Section 13.5, in Table 13.1 and/or Spot Objective 3 within Section 13.6, in Table 13.2 of the County Development Plan to state that the future Mount Avenue Masterplan must identify the locations for neighbourhood centre and community facilities within appropriate zoned lands on associated maps/diagrams, and in particular, identify the location of future education facilities in consultation with the Department of Education and any relevant prescribed bodies e.g. TII and NTA.

Other Matters

The OPR noted a number of anomalies which should be reviewed in the interest of consistency and clarity:

- Policy Objective EE (Section 5.13.6) of County Development Plan has been updated to refer to Mullagharlin Masterplan. Part of the policy objective continues to refer to previous framework plan area;
- Ensure the content of updated Table 8.8 of the County Development Plan is consistent with Table 10.5 of LAP, in particular the reference numbers and full details of locations listed;
- Ensure the content of updated Table 8.15 of the County Development Plan is consistent with Table 10.6 of LAP;
- Update the legend of Proposed Variation Map 8.12 Trees & Woodlands of Special Amenity Value Dundalk in Chapter 8, Section 8.11.2 and Appendix 8 of County Development Plan by removing reference to TWSAV and replacing it with DLK (to correspond with new reference numbers in Proposed Variation Table 8.8 of CDP).

Chief Executive's Response:

1. Local Transport Plan

The Council welcomes the comments of the OPR and in the interest of consistency, the suggested amendments to the policy objective and the inclusion of the associated footnotes are considered appropriate. This point is also raised within Submission No. 003 (Transport Infrastructure Ireland).

2. Provision of Community and Neighbourhood Facilities in Mount Avenue Masterplan

The provision of the neighbourhood and community facilities will be a central element of any Masterplan being prepared for the Mount Avenue area. The Planning Authority will ensure that these facilities will be conveniently located to ensure they are accessible and will facilitate the creation of an active, sustainable community where there is a high degree of permeability. It is common practice in the preparation of Masterplans that landowners engage with key stakeholders such as the Department of Education and Youth and infrastructure providers. Section 13.5 of the Louth County Development Plan 2021-2027 indicates that the Planning Authority will work closely with all key stakeholders in the progression of Masterplans. Any Masterplan for the Mount Avenue Area will be required to be prepared in accordance with the requirements of this section of the Plan. Taking this into account, it is not considered necessary to include the additional text relating to consultation with the Department of Education and Youth, and relevant prescribed bodies as set out in Recommendation 1 of the OPR submission.



Other Matters

- The comments of the OPR in relation to the wording of Policy Objective EE 43 are noted and the wording will be updated accordingly.
- The Council will review and updated Table 8.8 of the County Development Plan to ensure consistency with Table 10.5 of the Local Area Plan.
- The Council will review and updated Table 8.15 of the County Development Plan to ensure consistency with Table 10.6 of the Local Area Plan.

The comment of the OPR in relation to legend within Map 8.12 is noted. The legend of the Proposed Variation Map 8.12 Trees & Woodlands of Special Amenity Value Dundalk (Chapter 8, Section 8.11.2 and Appendix 8) will be updated to remove the reference to TWSAV and replace with DLK.

Chief Executive's Recommendation:

1. Local Transport Plan

Amend the wording of Policy Objective MOV XX to be inserted after MOV 5 in Section 7.5.1 of the County Development Plan as follows (including associated footnotes):

'To support the ~~progression and~~ implementation of ~~projects identified in~~ the Dundalk Local Transport Plan ~~and the projects identified therein~~'^{1 2}

- 1) The detail associated with new transport infrastructure projects referred to in this Plan and associated Local Transport Plan, including locations and any associated mapping, that are not already permitted or provided for by existing plans/programmes/etc. is non-binding and indicative. Such new projects shall be subject to feasibility assessment, taking into account the environmental constraints and the objectives of the Plan relating to mobility. A Corridor and Route Selection Process will be undertaken for such projects where appropriate. Proposed interventions will be required to demonstrate that they are consistent with all relevant legislative requirements.
- 2) The provision of active travel routes within new developments may act as 'greenways' if they contribute to effective connectivity to the proposed greenway network.

2. Provision of community and neighbourhood facilities in Mount Avenue Masterplan

No change.

Other Matters

- Update the wording of Policy Objective EE 43(Section 5.13.6) as follows: 'EE 43: To continue to support the implementation of the Mullagharlin ~~Framework Plan 2008~~ ~~Masterplan~~ (See Appendix 4 of Dundalk LAP) which will ensure that future development in the ~~Framework Masterplan~~ Plan area will be of a design and layout of international quality that will allow Dundalk to continue to compete for international investment.
- Update Table 8.8 of the County Development Plan as follows to ensure consistency with Table 10.5 of the Local Area Plan. In the interest of clarity, updates have been made to the following submissions: DLK 3, DLK 5 (duplicate), DLK 7, DLK 18 and DLK 38 with amendments shown in **GREEN** text for ease of reference.

Table 8.8: Trees and Woodlands of Special Amenity Value in Dundalk

Current Reference Number in CDP	New Ref. Number in CDP	Location	Current Reference Number in CDP	New Ref Number in CDP	Location
TWSAV45	DLK 1	St. Helena's Park	TWSAV67	DLK 18	To the rear of Dunmore /ESB, Avenue Road
TWSAV46	DLK 2	Marist Grounds, St. Mary's Road	TWSAV68	DLK 19	Ladywell Shrine, and surrounds, Dublin Road
TWSAV47	DLK 3	Derryhale Hotel, Carrick Road No. 6 Carrickmacross Road	TWSAV69		Opposite Ladywell Tee, Dublin Road
TWSAV48		Fairhill, Ardee Road	TWSAV70	DLK 61	Lands north of Langsfield, Dublin Road. Bayview House, Dublin Road
TWSAV49	DLK 4	In the curtilage of Rath - Knockbridge Rd/ Ardee Road	TWSAV71		Muirhevna
TWSAV50	DLK 5	Lisnawully, House Carrick Road	TWSAV72	DLK 63	Along the stream within the grounds of DKIT Grounds of DKIT, Dublin Road
TWSAV51	DLK 6	Brookfield House, Ardee Road	TWSAV73	DLK 20	The Laurels
TWSAV52	DLK 7	St. John of God (Hilltop services) and lands to the SW (site of former workhouse) Former St. Oliver's Hospital, Ardee Road	TWSAV74		Church of Ireland (Green Church) Church St.
TWSAV53	DLK 8	Mount St. Oliver Plunkett Shrine and lands to the south of the entrance, Ardee Road	TWSAV75	DLK 21	Carroll Village - Old De La Salle Field
TWSAV54	DLK 9	North side of Carrick Road: Rucky Hill either side of entrance to Deer Park	TWSAV76	DLK 22	Long Walk
TWSAV55	DLK 5	Lisnawully, Mount Avenue	TWSAV77	DLK 23	Demesne



TWSAV56	DLK 10	Entrance to McArdles Brewery St. Margaret's	TWSAV78	DLK 29	Park View
TWSAV57	DLK 11	The Crescent / Crescent Park	TWSAV79	DLK 30	Trees on Mount Avenue
TWSAV58	DLK 12	Grammar School, The Crescent	TWSAV80	DLK 31	De La Salle, Mill Road
TWSAV59		P.J. Carroll's, Dublin Road	TWSAV81		Fatima Church – Toberona – Rugby Club
TWSAV60	DLK 13	Hoey's Lane and Muirhevnemor Park District Park	TWSAV82	DLK 32	Entrance to Grey Acre, Castleblaney Road
TWSAV61	DLK 14	Blackrock Road	TWSAV83	DLK 33	Castletown Cemetery
TWSAV62		St. Malachy's School, Anne St.	TWSAV84	DLK 34	St. Louis Convent / Castletown Castle
TWSAV63	DLK 15	Ice House Hill and surrounds including lands to the west of Pearse Park	TWSAV85	DLK 35	Castle Park, Castle Heights, Headford House, The Paddock, Mount Avenue
TWSAV64	DLK 16	Brook Street/Ardee Terrace	TWSAV86		Farndreg Estate
TWSAV65	DLK 17	Louth Disability Services/Mounthamilton House, Carrick Road	TWSAV87		Castle Park
TWSAV66		New Forest/Clarkes Forest	TWSAV88	DLK 37	Newry Road: Red Cow
TWSAV89		Dowdallshill, Newry Road	TWSAV99	DLK 47	Catholic Church, Blackrock
TWSAV90	DLK 38	Motte and Bailey, Doylesfort Road / Brickfields / Newry Rd.	TWSAV100	DLK 48	Haggardstown House / Bellfield, Dublin Road
TWSAV91	DLK 39	South of Riverside Crescent	TWSAV101	DLK 49	Church Road, Haggardstown
TWSAV92	DLK 40	Fairgreen, Fairgreen Row	TWSAV102	DLK 50	Marl House, Church Road, Haggardstown
TWSAV93	DLK 41	Point Road – The Towers and two adjoining properties to the west	TWSAV103	DLK 51	Seafield House, Seafield Road
TWSAV94	DLK 42	The junction of Bothar Maol and the Blackrock Road	TWSAV104		East Side of Seafield Road
TWSAV95	DLK 43	Northern Boundary Within the curtilage of Bunker Lodge, Sandymount	TWSAV105	DLK 52	Fairy Mount, Seafield Road
TWSAV96	DLK 44	In the vicinity of Field House, Sandymount	TWSAV106	DLK 53	Cockle Hill Road (Coast Road close to bend)



TWSAV97	DLK 45	Sandymount /Rockmount	TWSAV107	DLK 54	Cú Chulainn Castle (Castletown Mount)
TWSAV98	DLK 46	The Crescent, Blackrock			
	DLK 24	Courthouse Square		DLK 25	Kelly's Monument
	DLK 26	Entrance to library, Roden Place		DLK 27	Douglas Place
	DLK 28	Northern side of Jocelyn Street and Seatown Place		DLK 36	Between Farndeg Estate and Marion Park
	DLK 55	Lands to the South of Willow Grove, area known as 'The Gut'		DLK 56	Former landfill site, Newry Road
	DLK 57	Farm buildings and house south of graveyard/north side of Racecourse Road (West)		DLK 58	Carnbeg Hotel and Spa
	DLK 59	Ashling Park		DLK 60	Lands to the rear/in the vicinity of Texaco Station, Ardee Road
	DLK 62	Louth Meath Education and Training Board Grounds of St Leonard's Garden			

- Update Table 8.15 of the County Development Plan as follows to ensure consistency with Table 10.6 of the Local Area Plan. In the interest of clarity, amendments were made to the following: DLK VP1, VP3, VP4, VP6 – VP9, VP11, VP14, VP11 and VP15.

Note: the wording in brackets within VP3, VP4, VP6-VP9 And VP11 were for information purposes only and have now been deleted to align with the text with Table 10.6 of the Dundalk LAP.

Table 8.15: Views and Prospects, Dundalk

Current Reference Number in CDP	New Reference Number in CDP	Location of Viewpoint	Direction of View Location
VP 35			Views of the town, Dundalk Bay and towards Cooley and Mourne Mountains
VP 36	DLK VP1	Navy Bank and open space along Point Road	Views northward on the Point Road between the Coe's Road and Soldiers Point Views of the Ring of Gullion, Cooley Mountains and Dundalk Bay



VP 37	DLK VP2	Castletown Motte	Dundalk Bay, Cooley Mountains and Ring of Gullion Views from Castletown Mount
VP 38	DLK VP3	Ardee Road (position of Viewpoint relocated)	Views of the town from the Ardee Road
VP 39			Views of the town from Bothar Blinne, Ard Easmuinn
VP 40	DLK VP4	Old Racecourse Road (position of Viewpoint relocated and merged to one location)	Ring of Gullion and Views north to the Cooley Mountains and south over the town from the former Dundalk-Greenore railway line
VP 41	DLK VP5	Soldier's Point	Views north-east and south from Soldier's Point and views of the Cooley Mountains
VP 42	DLK VP6	Shore Road (position of Viewpoint relocated to north-east to the end of the Shore Road)	Views of the town, Dundalk Bay and Cooley Mountains from the Navy Bank - Shore Road
VP 43			Views from lands east of the racecourse
VP 44	DLK VP7	Coast Road (position of Viewpoint relocated to south-west)	Views of Dundalk Bay and the Cooley Mountains from the Coast Road between McGuigan's Rock and Dundalk Town Council's Boundary
VP 45	DLK VP8	The Crescent to Main Street (position of Viewpoint relocated slightly to west)	Views of Dundalk Bay and Cooley Mountains from the Crescent to Main Street
VP 46	DLK VP9	From Cockle Hill Road (position of Viewpoint relocated slightly to south-west)	Views out to sea from the Cockle Hill Road
VP 47	DLK VP10	Car park at St Fursey's Church, Haggardstown	Views of the Cooley Mountains from the car park at St. Fursey's Church, Haggardstown
VP 48	DLK VP11	The Quays (position of Viewpoint relocated slightly to east)	Views of Dundalk Bay and the Cooley Mountains from St. Mary's Road and junction with Inner Relief Road
	DLK VP12	Dundalk House/Green Church/St Mary's	Cooley Mountains
	DLK VP13	Market Square	Crowe Street, Roden Place, Seatown Place and Barrack Street
	DLK VP14	St Patrick's Cemetery, Dowdallshill	View of Ring of Gullion and Cooley Mountains
	DLK VP15	Newry Road Street , Bridge	View of Castletown River, Castletown Motte, Ring of Gullion, Cooley Mountains and views into town



	DLK VP16	Táin Bridge	Views of Dundalk Bay, River, Castletown Motte, Ring of Gullion, Cooley Mountains
	DLK VP17	The Blackrock Road (east of Bothar Maol junction)	View of Dundalk Bay and Cooley Mountains

Update the legend of Proposed Variation Map 8.12 Trees & Woodlands of Special Amenity Value Dundalk in Chapter 8, Section 8.11.2 and Appendix 8 of County Development Plan by removing reference to TWSAV and replacing it with DLK (to correspond with new reference numbers in Proposed Variation Table 8.8 of CDP).

Submission Ref. No.	LH-C150-V3-019
Submitted by:	Uisce Éireann
Summary of Main Issues Raised:	
No objection to Proposed Variation.	
Chief Executive's Response:	
Noted.	
Chief Executive's Recommendation:	
N/A.	

Submission Ref. No.	LH-C150-V3-020
Submitted by:	Cllr. Marianne Butler
Summary of Main Issues Raised:	
The parcel of land identified as being excluded in Section 1.2 of the Variation Report should have been included as part of the Variation. Whilst leave has been granted by the High Court for a Judicial Review of the Local Area Plan as it relates to these lands, unless there is a specific injunction preventing the Council from adopting the Variation as approved, and now forms part of the Dundalk Local Area Plan then there is no basis not to adopt the variation. Excluding the parcel of land subverts both the planning process and the Judicial Review process. The Council have confirmed that until the variation is complete, the land continues to be zoned A2 New Residential, and the developers are free to seek planning permission for the site, and I believe they have or are in the process of submitting a planning application. If this application is granted, on the basis of the previous zoning, this permission itself prevents the implementation of the decision of democratically elected members exercising their statutory role. It also renders moot the Judicial Review proceedings. Effectively, it would mean that the simple act of lodging an application for Judicial Review gets the landowner the result they want, irrespective of the merits of the case.	



Unless the Council can point to an injunction, or clear legal advice to the effect that the Variation cannot be proceeded with it, there is no reason to exclude it.

Chief Executive's Response:

Following the decision of the High Court to grant leave for a Judicial Review of the Dundalk Local Area Plan as it relates to c.14 hectares of land located to the west of the Blackrock Road and south of Bóthar Maol a legal team was appointed by the Chief Executive to represent the Council. At the monthly Council meeting on 16th June 2025 authorisation was given by the Members to defend the Judicial Review. These proceedings are ongoing at the time of writing.

Advice provided by the Council's legal team indicated that the inclusion of the lands subject to Judicial Review in this Proposed Variation would be pre-judging the case put forward in the Judicial Review proceedings and would compel/result in the applicant of the Judicial Review proceedings (i.e. Glenveagh Homes) commencing a further set of Judicial Review proceedings seeking to quash the Variation. These additional proceedings would result in the Council being faced with additional costs and impact on resources, which could be avoided by limiting the Variation so as to exclude the lands currently subject to Judicial Review pending a resolution of the Judicial Review proceedings.

Taking this advice into account, and in order avoid further exposure to potential litigation and associated costs, the decision was made to exclude the subject lands from the current Variation.

Chief Executive's Recommendation:

No change.

Submission Ref. No.

LH-C150-V3-021

Submitted by:

Thomas Conry

Summary of Main Issues Raised:

The submission requests the rezoning of land folio LH5963F located at Chapel Road, Clogherhead from Rural Policy Zone 2 to A2 New Residential Phase 1. This is to align with the A2 New Residential zoning of the lands located immediately north of the subject site which are also under the ownership of the submitter.

The following reasons for the rezoning are put forward:

- New Section 28 Planning Guidelines- National Implementation Housing Growth Requirements July 2025 requires plans to implement these guidelines.
- To maximise the potential of the full land holding (lands located immediately north of site which are already zoned residential).
- To move forward with a complete planning application to construct some 75 units during the lifetime of the LCDP 21-27.

A folio map is also provided of the lands which displays the different zonings.

Chief Executive's Response:

The reason for Proposed Variation No. 3 of the Louth County Development Plan 2021-2027, as varied, is to update this Plan to take account of the Dundalk Local Area Plan 2025-2031, as adopted on the 6th March 2025, and to ensure consistency between the Plans.



Section 1.3 of the Proposed Variation outlined that submissions/observations which do not relate to the Proposed Variation will not be considered. Accordingly, having regard to the rezoning request relating to lands in Clogherhead, this submission does not relate to the Proposed Variation and will therefore not be considered at this stage.

The Section 28 Guidelines – NPF Implementation: Housing Growth Requirements were published in July 2025. Louth County Council are currently undertaking a ‘Settlement Capacity Audit’, to ascertain if there is sufficient zoned and serviced/serviceable land to meet the housing growth requirements in the County as set out in these Guidelines for the remainder of the Development Plan period i.e. November 2027. A Report regarding same will be circulated to the Elected Members, the Minister, and the Office of Planning Regulator once completed. If this Report concludes that additional lands are required to be zoned, a Variation to the County Development Plan would be required. This would be separate to the current Variation process and would include a public consultation during which submissions relating to proposed residential zonings could be considered.

Additionally, under current legislation, a review of the Louth County Development Plan is due to commence at the end of Q3 of 2025. At Draft Plan public consultation stage there will be an opportunity to make a submission requesting the rezoning of lands.

Chief Executive’s Recommendation:

No change.



3 Appendix One

A total of 21 submissions were received by Louth County Council in relation to Proposed Variation No. 3 of the Louth County Development Plan 2021-2027 (as varied), as detailed in Table 1 hereunder:

Table No. 1 – List of Submissions Received

Submission No.	Submission Reference	Page No. in Report	Name	Submission Made to Draft Dundalk LAP	Submission Made to Draft Dundalk LAP Proposed Material Amendments
1.	LH-C150-V3-001	4	Environmental Protection Agency (EPA)	LH-C79-DDLAP-7	LH-C100-DLKMA-1
2.	LH-C150-V3-002	5	Abel Cornea	N/A	N/A
3.	LH-C150-V3-003	6	Transport Infrastructure Ireland (TII)	LH-C79-DDLAP-136	LH-C100-DLKMA-2
4.	LH-C150-V3-004	7	Health & Safety Authority (HSA)	LH-C79-DDLAP-20	N/A
5.	LH-C150-V3-005	8	Steven Peck MRTPI on behalf of Dalran Developments Ltd.	LH-C79-DDLAP-24	N/A
6.	LH-C150-V3-006	11	Department of Education and Youth	LH-C79-DDLAP-89	LH-C100-DLKMA-14
7.	LH-C150-V3-007	12	Murnaghan Brothers Ltd., William Baldwin & Patrick McParland	LH-C79-DDLAP-26	N/A
8.	LH-C150-V3-008	13	Patrick Rooney	N/A	N/A
9.	LH-C150-V3-009	14	Meath County Council	LH-C79-DDLAP-111	LH-C100-DLKMA-4
10.	LH-C150-V3-010	14	Department of Transport (DoT)	LH-C79-DDLAP-5	LH-C100-DLKMA-13
11.	LH-C150-V3-011	15	Eastern and Midland Regional Authority (EMRA)	LH-C79-DDLAP-22	N/A
12.	LH-C150-V3-012	17	Stephen Ward Town Planning on behalf of Zirbac DLK Ltd.	LH-C79-DDLAP-87	N/A
13.	LH-C150-V3-013	19	Steven Peck MRTPI on behalf of Michael, June and Audrey Naylor	LH-C79-DDLAP-31	N/A
14.	LH-C150-V3-014	22	Residents of Congress Avenue, Mount St. Oliver, Cherrybrook Drive, Marian Park and Priest Lane, Drogheda	N/A	N/A
15.	LH-C150-V3-015	23	Office of Public Works (OPW)	LH-C79-DDLAP-84	LH-C100-DLKMA-9
16.	LH-C150-V3-016	24	MKO Planning and Environmental Consultants on behalf of Philomena Kirk	N/A	N/A



Submission No.	Submission Reference	Page No. in Report	Name	Submission Made to Draft Dundalk LAP	Submission Made to Draft Dundalk LAP Proposed Material Amendments
17.	LH-C150-V3-017	25	McCutcheon Halley on behalf of Glenveagh Properties PLC	LH-C79-DDLAP-21	LH-C100-DLKMA-10
18.	LH-C150-V3-018	26	Office of the Planning Regulator (OPR)	LH-C79-DDLAP-140	LH-C100-DLKMA-7
19.	LH-C150-V3-019	34	Uisce Éireann	LH-C79-DDLAP-56	LH-C100-DLKMA-11
20.	LH-C150-V3-020	34	Cllr. Marianne Butler	LH-C79-DDLAP-145	N/A
21.	LH-C150-V3-021	36	Thomas Conry	N/A	N/A