

Ardee SEA Screening Report

**Planning and Development Acts 2000 – 2006
Planning and Development (Strategic Environmental Assessment)
Regulations 2004**

Ardee Draft Local Area Plan 2010 – 2016



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Executive Summary

Strategic Environmental Assessment – An Overview

The purpose of the European Union Strategic Environmental Assessment (SEA) Directive (2001 / 42 / EC) is to ensure that the environmental consequences of certain plans and programmes are identified, assessed and mitigated during the preparation and before the adoption of the plans and projects.

The SEA Directive applies to the preparation or review of plans and programmes, the first formal preparatory act of which takes place on or after 21 July 2004. The Planning and Development Strategic Environmental Assessment (SEA) Regulations 2004 (S.I. 435 of 2004) transpose into Irish law the requirements of the SEA Directive. These regulations deal with the transposition in respect of the land-use planning sector. The SEA Regulations stipulate that SEA is mandatory for certain plans while screening for SEA is required for other plans that fall below the specified thresholds.

Ardee Village and Local Area Plan

Ardee is located some 20km south west of Dundalk and 20km north west of Drogheda on the intersection of the N2 Dublin – Derry Route and N52 Ardee to Nenagh. The N33 Ardee link road provides direct access from Ardee to the M1 motorway. Ardee is thus strategically placed with regard to road accessibility and transport both nationally and regionally. The River Dee traverses the southern part of the town.

Ardee with an estimated population of 4,700, is the third largest town in County Louth after Dundalk (population 35,085*) and Drogheda (population 30,303*). The accessibility of Ardee to Dublin and its proximity to Drogheda and Dundalk has had a significant influence on the development of the town over the last decade.

The rate at which the town's population increased between 2002 and 2006, some 20.7%, slowed down significantly, to 5.3% between 2006 and the present. It is envisaged that given the current economic climate, the number of properties for sale and the departure of immigrants that the population will continue to grow at a much slower rate or stabilise. The Louth County Development Plan 2009 - 2015 has allocated a projected target population for Ardee of 4,700 persons.

Ardee's primary function is as a local service centre providing retail, health, education, community facilities and employment for its own population and an extensive hinterland.

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 and hence a statutory plan was prepared in 2003 – the Ardee Local Area Plan 2003 – 2009. This Plan is being reviewed and a new local plan for the period 2010 – 2016 prepared.

The local area plan will provide a framework for future development and facilitate the appropriate assessment of development applications in the area. It is intended that Ardee will continue to develop in a coordinated manner appropriate to the existing character (natural and built) and landscape setting of the town while reflecting the needs of the local community.

SEA Screening of the Ardee Local Ardee Plan

Screening for SEA is required with the preparation of the Ardee Local Area Plan 2010-2016. There are a number of articles and schedules contained in the SEA regulations that deal with SEA and local area plans - articles 14A to 14J and schedules 2A and 2B. Screening of the Ardee Local Area Plan has been carried out in accordance with Schedule 2A of the Planning and Development (SEA) Regulations 2004.

Need for a SEA

Louth County Council considers that, on the basis of the assessment undertaken thus far, a full SEA would not be required for the preparation of the Ardee Local Area Plan, given the relatively limited anticipated growth of Ardee village and the likelihood that significant environmental effects will not arise.

This report provides the relevant environmental authorities with the means to provide Louth County Council with their recommendation on whether the preparation of the Ardee Local Area Plan warrants SEA. The detailed basis for this assessment is presented in the main body of the screening report.

1.0 Introduction

1.1 Purpose of Strategic Environmental Assessment

The purpose of the European Union Strategic Environmental Assessment (SEA) Directive (2001 / 42 / EC) is to ensure that the environmental consequences of certain plans and programmes are identified, assessed and mitigated during the preparation and before the adoption of the plans and projects.

The SEA Directive applies to the preparation or review of plans and programmes, the first formal preparatory act of which takes place on or after 21 July 2004. The Planning and Development Strategic Environmental Assessment (SEA) Regulations 2004 (S.I. 435 of 2004) transpose into Irish law the requirements of the SEA Directive. These regulations deal with the transposition in respect of the land-use planning sector. The SEA Regulations stipulate that SEA is mandatory for certain plans while screening for SEA is required for other plans that fall below the specified thresholds.

The Planning and Development (Strategic Environmental Assessment) Regulations (S.I.) No 436 of 2004, require that Strategic Environmental Assessment (SEA) be carried out in respect of Regional Planning Guidelines; City and County Development Plans; Development Plans by Town Councils, where the population of the area is 10,000 persons or more; Local Area Plans (LAPs) for areas with a population of 10,000 persons or more, and Planning Schemes in respect of Strategic Development Zones.

1.2 Purpose of Screening Report

Screening is the process for deciding whether a particular plan (development plan or LAP) (where the population involved is less than 10,000 persons) or a variation to a plan, would be likely to have significant effects on the environment, and would thus warrant SEA. The SEA Regulations 2004 require case-by-case screening of such plans and variations based on the criteria set out in Schedule 2A of the Planning and Development Regulations 2001. These criteria must be considered when determining the likely significant effects on the environment caused by development proposals in a particular plan. This report sets out the screening process followed by Louth County Council in its assessment of the likely significant effects on the environment that may be caused through the implementation of a Local Area

Plan for Ardee 2010 - 2016.

1.3 Ardee: Location and Context

Ardee is located some 20km south west of Dundalk and 20km north west of Drogheda on the intersection of the N2 Dublin – Derry Route and N52 Ardee to Nenagh Road. The N33 Ardee link road provides direct access from Ardee to the M1 motorway. Ardee is thus strategically placed with regard to road accessibility and transport both nationally and regionally. The River Dee traverses the southern part of the town.

The pattern of development is linear in form, formed by Market Street and Castle Street running north-south, to which a number of streets are aligned at right angles. The burgage plot pattern survives well along both sides of Market Street and a number of narrow lanes which may have separated medieval houses, are present. Buildings such as Ardee Castle and Hatches Castle, which date back to the 15th Century, together with the street pattern, give Ardee a distinctive medieval form that adds to the town's attractiveness and unique character.

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 and hence a statutory plan was prepared in 2003 –the Ardee Local Area Plan 2003 – 2009. This Plan is being reviewed and a new local plan for the period 2010 – 2016 prepared.

Ardee had a total population of 4,301 persons in 2006 according to the Census of Population 2006. This represented a 20.7% rise in population since the 2002 Census which recorded a population of 3,568. This was mainly as a result of commuter derived demand for residential development facilitated by the improved road infrastructure created during this period. Between 2006 and January 2010, it is estimated that the population increased at a somewhat lower rate of 5.3%.by a further 232 persons to a total of 4,533,

1.4 Ardee and the County Louth Settlement Hierarchy

Ardee town is placed on the second tier of the county settlement strategy as set out in the County Development Plan 2009 – 2015. It is the policy of the Louth County Development Plan 2009 – 2015 to *'promote the development of Ardee as a medium sized town for urban strengthening to serve the needs of the local community and drive development within the locality'*.

A population increase of 399 persons is allocated to Ardee giving it a target population of 4,700 for the year 2016.

1.5 Ardee Local Area Plan

Louth County Council the planning authority for the administrative area of county Louth, is preparing a Local Area Plan for Ardee under Part II, Section 18 of the Planning and Development Act, as amended.

The Louth County Development Plan 2009 – 2015 (prepared under the provisions of the Planning and Development Act 2000, as amended) is the current overarching Plan for the area.

The local plan area covers the statutory boundary of the town of Ardee and includes the townlands of Ardee, Townparks, Rathgory, Mulladrillen, Dawsons Demesne, Cappocksgreen, Riverstown, Stoneylane, Glebe and Mullameelan. The plan shall be entitled the "Ardee

Local Area Plan” and shall operate for a period of six years from the date of its adoption, or until the plan is varied or a new plan is made. It replaces the Ardee Local Area Plan 2003 – 2009.

1.6 Purpose of the Ardee Local Area Plan

Ardee with an estimated population of 4,700, is the third largest town in County Louth after Dundalk (population 35,085*) and Drogheda (population 30,303*). The accessibility of Ardee to Dublin by reason of its strategic road infrastructure and its proximity to Drogheda and Dundalk has had a significant influence on the development of the town over the last decade. Ardee’s primary function is as a local service centre providing retail, health, education, community facilities and employment for its own population and an extensive hinterland. Over the past decade its expansion has been based on demand for commuter driven residential. The rate at which the town’s population increased between 2002 and 2006, some 20.7% significantly slowed down between 2006 and now to 5.3%. It is envisaged that given the current economic climate, number of properties for sale and the departure of immigrants that the population will continue to grow at a much slower rate or stabilise. The Louth County Development Plan 2009 - 2015 has allocated a projected target population for Ardee of 4,700 persons.

An assessment of the Ardee Local Area Plan 2003 -2009, shows that there are some 60 hectares of undeveloped residentially zoned lands within the plan boundaries which when developed could facilitate the growth of the population of Ardee to 10,000. Consequently there is no need to increase the residential zoning provision.

To achieve balanced economic development in County Louth, the 2003 -2009 Plan addressed a scarcity of lands zoned for industry and employment generating activities. Additional lands were therefore zoned for these purposes. There are currently an estimated 70 hectares of undeveloped lands within the town boundary zoned for a variety of commercial, industrial and associated uses. There would not appear, at this stage, to be a need to zone any additional lands for these purposes over the period of the new plan.

The plan aims to provide a framework for future development and facilitate the appropriate assessment of applications in the town. It is intended that Ardee will develop in a coordinated manner appropriate to the existing character (natural and built) and setting of the town while reflecting the needs of the local community.

* 2006 Census of Population

1.7 Need for SEA

The local plan area covers the statutory boundary of the town of Ardee. This boundary has been used in determining whether there is a need the need for SEA with the preparation of the Ardee LAP (Appendix A).

The main topics considered are:

- **Population:**

The target population for Ardee town for 2016 as set down in the Louth County Development Plan 2009 – 2016 is 4,700. The plan area will therefore not exceed 10,000 people during the six year lifetime of the plan.

- **Sites of National or International Importance:**

The plan area encompasses one site of national importance, namely Ardee Woods (Red House) which is a proposed Natural Heritage Area. (Appendix B)

In proximity to the plan area are (‘as the bird flies’:

- Ardee Cutaway Bog (1.4km) – proposed Natural Heritage Area (pNHA)
- Kildemock Marsh (3.2km) – proposed Natural Heritage Area (pNHA)
- Stabannon – Braganstown (4.2km) – proposed Natural Heritage Area (pNHA)
- Louth Hall (6km) – proposed Natural Heritage Area (pNHA)
- Reaghstown Marsh(8.1km) – proposed Natural Heritage Area (pNHA)
- Mellifont Abbey Woods (8.1km) – proposed Natural Heritage Area (pNHA)
- Stabannan/Braganstown (4.2km) – Special Protection Area (SPA)
- Dundalk Bay (13km) - Special Protection Area (SPA)
- Dundalk Bay (13km) – Special Area of Conservation (SAC)
- River Boyne and River Blackwater (xxkm) - (SAC)

(Appendix C)

- **Local Natural Assets:**

1. The River Dee and adjoining passive recreational areas.
2. Trees protected by Tree Preservation Orders (TPO1-Fox Covert; TPO2- Ardee Golf Club and TPO3 Red House) (Appendix D)
3. Seven Champion trees in grounds of Red House as listed in the *Tree Register of Ireland* by the Tree Council of Ireland and the Irish Tree Society.
4. Sites identified in *The Ecology of Ardee –An Ecological Survey of the High Amenity Areas in Ardee, County Louth* prepared on behalf of Ardee Tidy Towns Committee namely, i) Lands at St. Joseph’s and St. Bridget’s Hospitals; The Riverside Walk and Shortcut; The Railway Walk and the Wildlife & Sensory Garden. The latter is located outside the southern boundary of the plan area. (Appendix E)
5. Trees of significance as identified in *The Ecology of Ardee –An Ecological Survey of the High Amenity Areas in Ardee, County Louth*. (The Old Rectory, Kells Road; Red House, Dundalk Road and The Woodlands at St. Joseph’s Hospital)
6. Trees and Woodlands of Special Amenity Value as listed in 2003-2009 local area plan and Louth County Development Plan 2009 – 2016.

Ref	Location
TP 1	Red House, Dundalk Road
TP 2	St. Joseph’s, Town Parks Road
TP 3	St. Bridget’s Hospital, Kells Road
TP 4	The Island, Bridge Street

TP 5	Moorehall and Parochial House
TP 6	Convent Grounds
TP 7	The Old Rectory, Kells Road

- **Local Assets – Architectural and Archaeological:**

An Architectural Conservation Area covers the length of the main street and there are some ninety protected structures within the proposed plan boundaries. (Appendix F)

A wide Area of Special Archaeological Interest includes the entire town centre and extends eastwards. There are also some 31 recorded monuments listed in the Record of Monuments and Places within the Plan area. (Appendix G)

A Conservation and Management Plan for the Wall Town is currently being prepared.

Accordingly, Louth County Council considers that on the basis of the assessment thus far, SEA is not required for the local area plan under the provisions of the SEA Regulations 2004. Nonetheless, a screening process is required to determine whether the local area plan is likely to have significant environmental effects and to facilitate the relevant environmental authorities with the means to provide Louth County Council with their recommendation on whether the preparation of a local area plan for Ardee warrants a SEA.

The screening report is available to the public on the Louth County Council website at www.louthcoco.ie and from the Economic Development and Future Planning Section in County Buildings.

2.0 Assessment in Terms of Schedule 2a of The Planning and Development (Strategic Environmental Assessment) Regulations 2004

2.1 THE CHARACTERISTICS OF THE PLAN HAVING REGARD IN PARTICULAR TO:

2.1.1 The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources;

The proposed plan will have land-use zoning objectives which will guide and provide a framework for any future development in the area. The local area plan will establish a statutory land use framework and identify areas for development and provide a development strategy outlining the location, nature, size, activities and operating conditions permissible in the area, which may require environmental mitigation measures. Thus the plan shall contain information on the likely significant effects on the environment of implementing the plan.

2.1.2 The degree to which the plan influences other plans, including those in a hierarchy

The proposed plan will provide specific land use zones in an area where development has been previously guided through the provisions of the Ardee Local Ardee Plan 2003 -2009 and the Louth County Development Plans. As the county plan is on a higher tier in the plan hierarchy, the proposed local area plan will be consistent with this plan and will therefore not have any adverse effects on the Louth County Development Plan.

Ardee is situated to the south–west of County Louth in the administrative area of Louth County Council and is some 4 km from the border with Meath County Council. It is therefore considered that the Ardee local area plan will not impact on any other local authorities' development plan or local area plan.

Ardee sewage waste water treatment plant is located in the townland of Cappocksgreen to the east of the town, adjacent to the River Dee. The outflow, after treatment, flows into the River Dee which flows in a west to east direction out to Dundalk Bay. Louth County Council's, Water Services Investment Programme 2010-2012 Assessment of Needs for Local Authorities details that it is proposed to upgrade the waste water treatment plant. The River Dee is included in the Neagh Bann River Basin District Management Plan. It is considered that the effects of the operation of the treatment plant (positive or negative) impacts on the Neagh Bann Basin District Management Plan.

2.1.3 The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development

The proposed plan will ensure that developments in the Ardee plan area will be carried out in a co-ordinated, sustainable manner that is sympathetic to the existing character of the area. The plan will be tailored to the specific needs and attributes of the area with due regard to over-arching planning and environmental policy and legislation.

The plan will be consistent with the provisions of the National Development Plan 2007 - 2013, National Spatial Strategy (2002), Regional Planning Guidelines for the Border Area (under review) and the Louth County Development Plan 2009 – 2016.

It will also have regard to other steering documents which will include but are not limited to:

- National Biodiversity Plan
- National Heritage Plan
- National Sustainable Development Strategy
- Water Framework Directive 2000/60/EC
- Making Ireland Sustainable (2002)
- Retail Planning Guidelines
- Waste Management Plan for the North East Region 2005-2010
- Louth Heritage Plan (2007-2011)
- Biodiversity Plan for County Louth 2008-2012
- Best Practice Urban Design Manual
- Planning Guidelines on Sustainable Residential Development in Urban Areas
- Retail Strategy for County Louth 2009
- Flood Risk Guidelines for Local Authorities
- SEA Directive and Guidelines

2.1.4 Environmental problems relevant to the plan

Significant environmental problems have not been identified in relation to the proposed plan. Ardee's town is public water scheme is sourced from the River Dee and wells. Under the Mid Louth Regional Water Supply Scheme the water treatment plant is to be upgraded to address quality and supply issues.

It is proposed to upgrade the existing sewage treatment plant due to insufficient assimilative capacity of receiving waters. Works are programmed for construction in 2012.

2.1.5 The relevance of the plan for the implementation of European Union Legislation on the environment (e.g. plans linked to waste management or water protection)

The local area plan will be part of a hierarchy of plans. The local area plan shall be consistent with the Louth County Development Plan 2009 – 2015. Issues relating to European Union Legislation on the environment are provided for in the Louth County Development Plan. The objectives and policies of the Ardee local area plan shall be consistent with the Louth County Development Plan.

2.2 CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED, HAVING REGARD, IN PARTICULAR, TO:

2.2.1 The probability, duration, frequency and reversibility of the effects

Given the significant areas of undeveloped zoned lands already zoned for residential, commercial, industrial and other related uses it is not envisaged that there will be a need to zone additional lands.

It is intended that the plan should last for a period of six years from the date of its adoption and will subsequently be reviewed every six years. Due to the provisions of the Planning and Development Act (as amended) Part II, Section 10 (8)9, zoning set out in the proposed plan may be amended through a variation or a subsequent plan. Although this section of the Act relates specifically to development plans, it is considered to apply by extension to local area plans, as local area plans must be consistent with the over-arching county development plan.

The implementation of the Ardee Local Area Plan shall impact on the plan area in a phased manner throughout the lifetime of the plan and shall create an established development pattern for the future of the area. New structures shall be built, old structures of importance shall be protected, attributes of the environment and landscape shall be enhanced and protected and new facilities and amenities shall be provided. It is anticipated that the implementation of the Ardee Local Area Plan shall make a positive contribution to the area.

The plan shall set out a development strategy that will support the sustainable development of Ardee whilst protecting the environment and providing adequate facilities and amenities for the local community. The plan will set out policies and objectives to mitigate any adverse impacts on the following:

Human beings, flora, and fauna

It is envisaged that the human population will increase due to natural growth and in-migration. This may cause development on agricultural land. There is often always be a loss of hedgerows and trees with development on agricultural land. This has an undesirable impact on the flora and fauna of the area. Louth County Council shall aim to mitigate the impacts of such losses through the creation of green corridors, protection of significant trees and promotion of landscaped and biodiversity-friendly areas within new and existing developments.

Soil, water, air, climatic factors and landscape

Soil, water, air and climatic factors are intrinsically linked and help shape the landscape. Protections of such features help maintain the unique landscape character of an area. The Plan shall contain objectives and policies that will protect the landscape setting of Ardee and environs and address loss of soil to building and increased run-off from building .

Material assets

Material assets include buildings, roads and architectural, archaeological and cultural heritage. Material assets are inherently linked to the landscape and are constantly evolving due to human and natural activity such as construction and flooding. It is envisaged that such activity will continue in Ardee town. The plan shall contain policies and objectives to enhance / improve the existing material assets whilst providing appropriate protection to the environment.

2.2.2 The cumulative nature of the effects

The limited anticipated growth of Ardee town will occur in a phased manner in compliance with the Settlement Strategy of the Louth County Development Plan 2010 -2016. Subsequently it is considered that there will not be any significant adverse cumulative effects on the environment with regard to the proposed plan. However it is anticipated that the provision of housing, employment opportunities and community facilities and amenities will attract more residents to the town and will thus lead to the further growth of the town over a period of time (longer than the life time of the local area plan).

2.2.3 The trans-boundary nature of the effects

Likely significant trans-boundary effects have not being identified in relation to the Ardee Local Area Plan 2010-2016.

2.2.4 The risks to human health or the environment (e.g. due to accidents)

The plan will include a development strategy that will mitigate impacts on human health and the environment caused by development envisaged in the plan. The plan will be in line with the Louth County Development Plan which includes mandatory objectives as stipulated

in Part II, Section 10(2) (k) 10 of the Planning and Development Act (as amended) in relation to the Seveso Agreement. The Ardee Plan Area does not include any SEVESO sites and as such, possible risks to human health or the environment due to accidents have not been identified.

2.2.5 The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected)

The proposed plan will provide a framework plan for an area that has been subject to much development. The plan will accommodate residential units in line with the Settlement Strategy in the Louth County Development Plan. The implementation of the Ardee Local Area Plan will accommodate a moderate increase in population to accommodate local natural growth and in-migration.

2.2.6 The value and vulnerability of the area likely to be affected due to;

a) Special natural characteristics or cultural heritage

There is considerable agricultural land within the town which contains significant hedgerows, some woodland and a wide variety of flora and fauna. There will often be a loss of habitat when agricultural land is built upon by removal of grassland, flora, tree and hedgerow removal.

An Architectural Conservation Area covers the length of the main street and there are some ninety protected structures within the proposed plan boundaries. All planning applications that occur within this area will be referred to the Conservation Officer and to the Department of Environment Heritage and Local Government (DoEHLG). The main threats to protected structures and ACAs would be from proposed adjoining developments external to the ACA that would not respect the character (important views and spaces, and the historic settlement pattern in terms of scale, height, grouping, density, design & materials of the existing buildings). There will often be pressure to demolish buildings of architectural significance. Such applications will be referred to Louth County Council Conservation Officer and the DoEHLG.

The Ardee Local Area Plan will include appropriate objectives and policies to avoid the degradation of the area's special natural and cultural characteristics. Significant likely effects on Ardee's special natural characteristics or cultural heritage are not anticipated.

b) Exceeded environmental quality standards or limit values

The plan shall contain objectives and policies which will seek to reduce the overall impact of development in the area in order to protect the flora, fauna and unique landscape setting and features of the area. Exceeded environmental quality standards or limit values are not anticipated.

c) Intensive land-use

The plan shall contain land-use zoning objectives for the area, containing a development strategy of land-use and density objectives, design guidelines and building standards appropriate to the existing character of the area, with due regard to the Best Practice Urban Design Manual, Draft Planning Guidelines on Sustainable Residential Development in Urban Areas and Ardee's position in the Louth County settlement hierarchy. The development strategy shall seek to reduce the potentially negative impacts of intensive land use that can arise in the absence of an appropriate tailored plan for the area.

2.2.7 The effects on areas or landscapes which have recognised National, European Union or other International protection status

The plan area encompasses one site of national importance, namely Ardee Woods (Red House) which is a proposed Natural Heritage Area. Ardee is also located in proximity to the 10 other sites which have National and European Union protection status as listed in paragraph 1.7 above.

The plan shall contain appropriate objectives and policies which will reduce and mitigate any impact resulting from the implementation of the plan. It is envisaged that the plan will not have any significant likely adverse effects on areas or landscapes with National, European Union or other International protection status.

3.0 Need for a SEA

Louth County Council considers that on the basis of the scale of development envisaged and of the assessment undertaken thus far, whereby the specific context of the local area plan for Ardee has been assessed against the environmental significance criteria as outlined in Schedule 2A of the SEA Regulations 2004, the Ardee Local Area Plan will not have any significant likely effects on the environment and subsequently does not require SEA.

4.0 Consultation Process

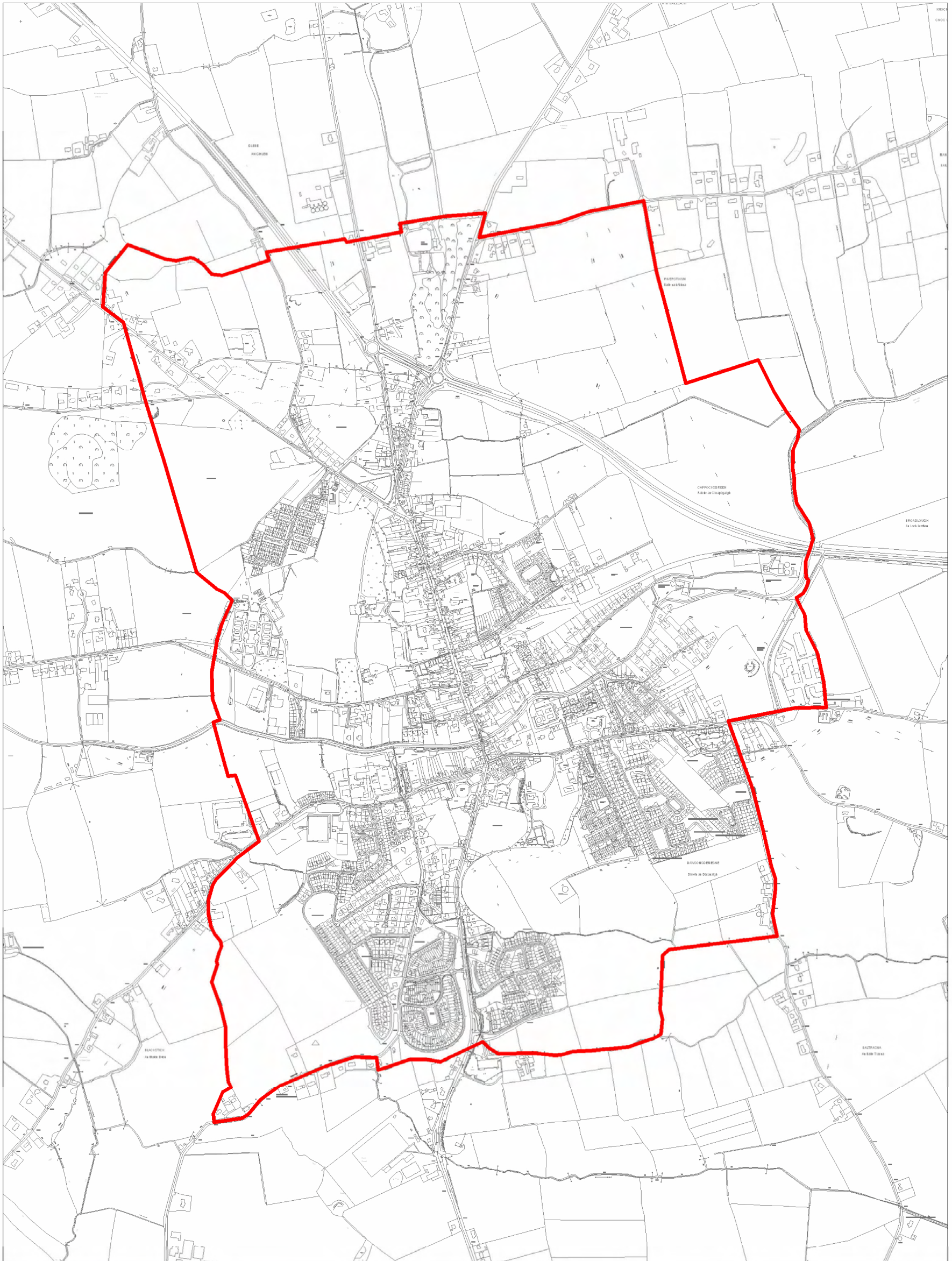
4.1 Preparation of Draft Ardee Local Area Plan 2010 – 2016

Louth County Council has commenced the public consultation process with regard to the preparation of the Ardee Local Area Plan 2010 - 2016. The public consultation process comprised, a public notice, an 'Issues Paper', a public consultation workshop and the invitation of written submissions.

The issues raised during the pre-draft stage public consultation process will be outlined in a pre-draft public consultation report.

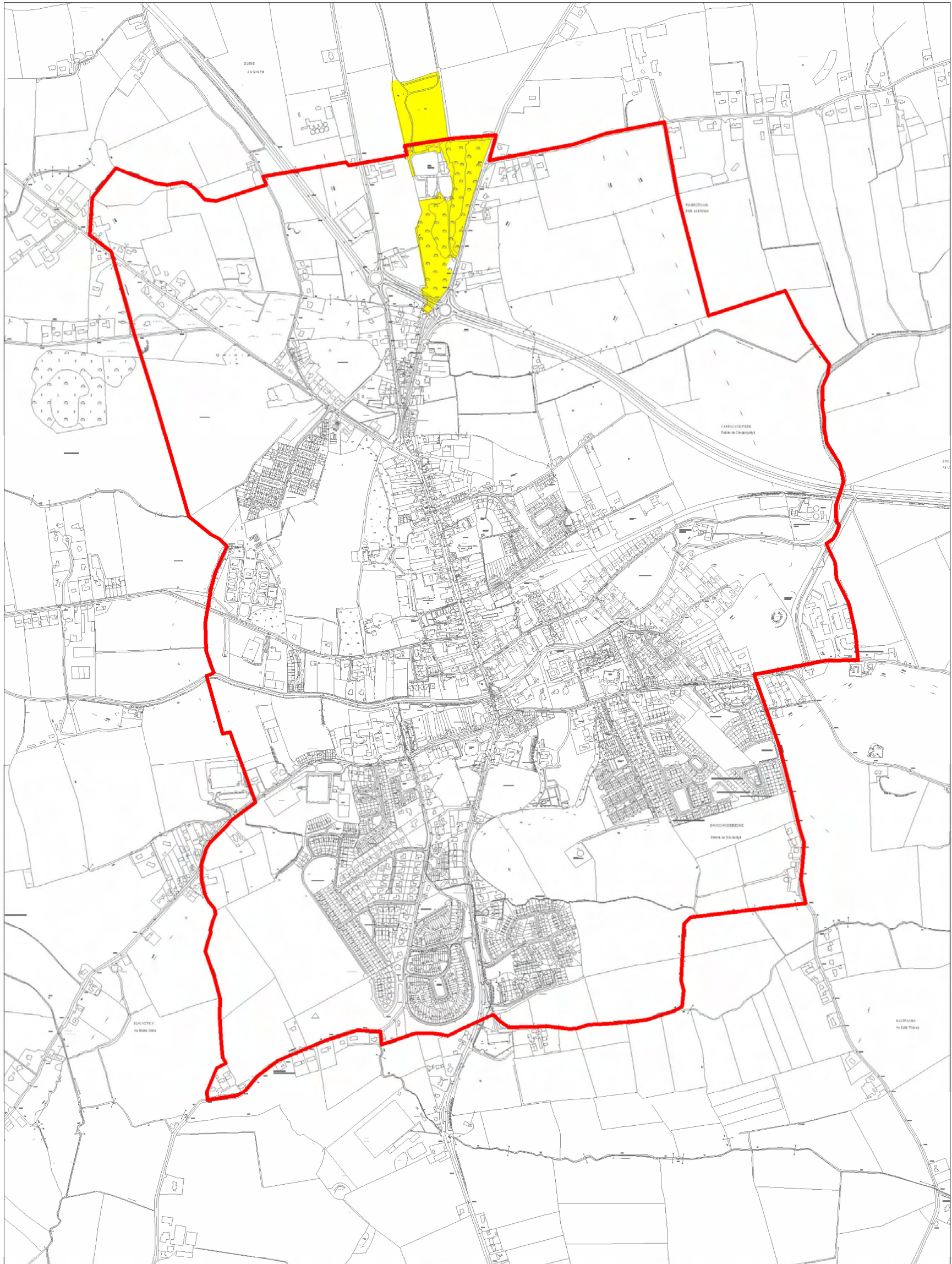
4.2 Determination of the need for SEA for the preparation of the Ardee Local Area Plan

In terms of the provisions of Article 14A of the SEA Regulations, following the appropriate consultation period with the environmental authorities, - the Environmental Protection Agency (EPA), the DoEHLG and the Department of Communications, Marine and Natural Resources (DCMNR)), it will be determined whether or not the proposed Local Area Plan will require a SEA.



 Ardee Local Area Boundary

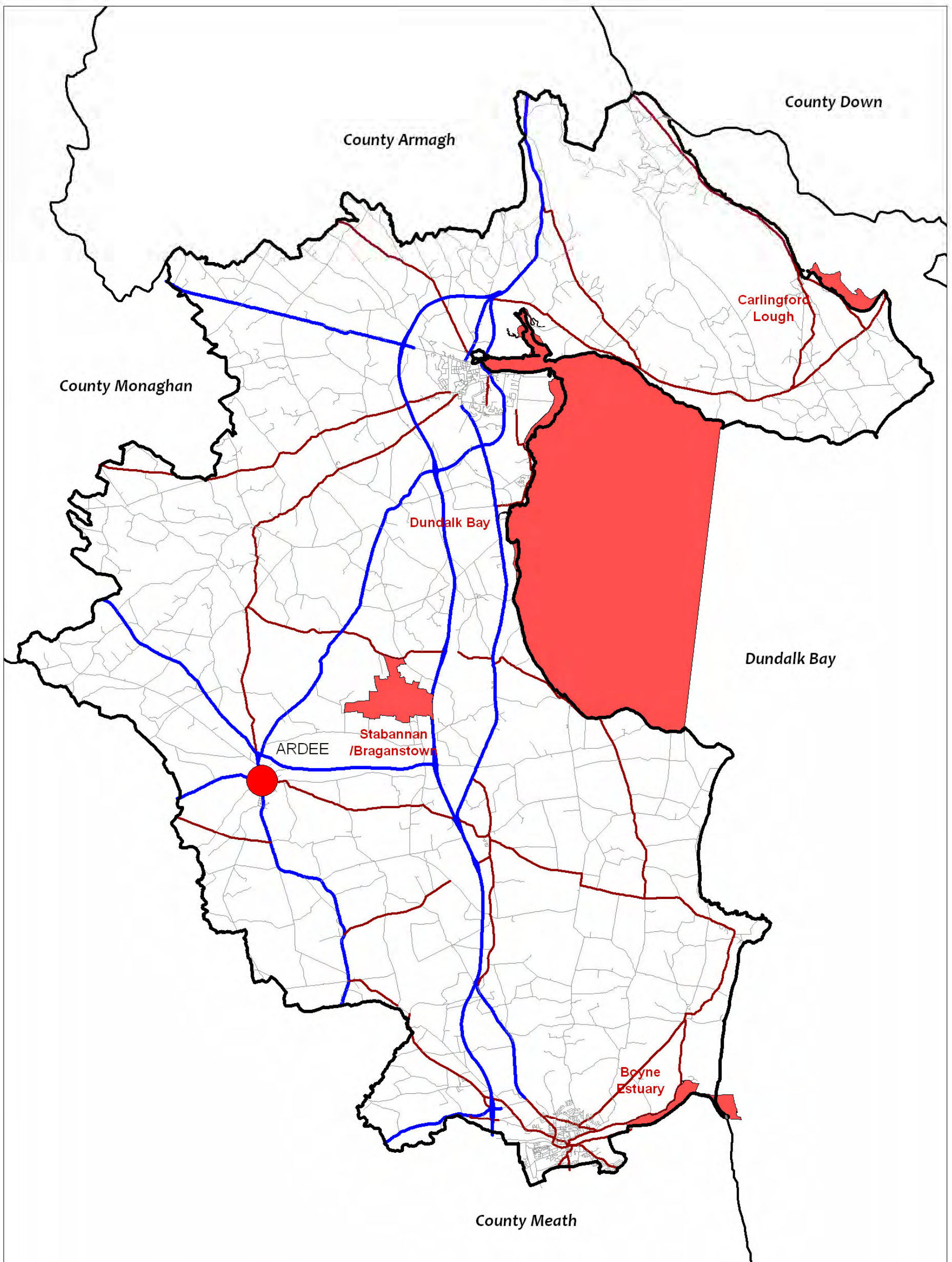
Appendix A



ARDEE Appendix B

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- NHA Ardee Wood (Red House)
- Ardee Local Area Plan Boundary

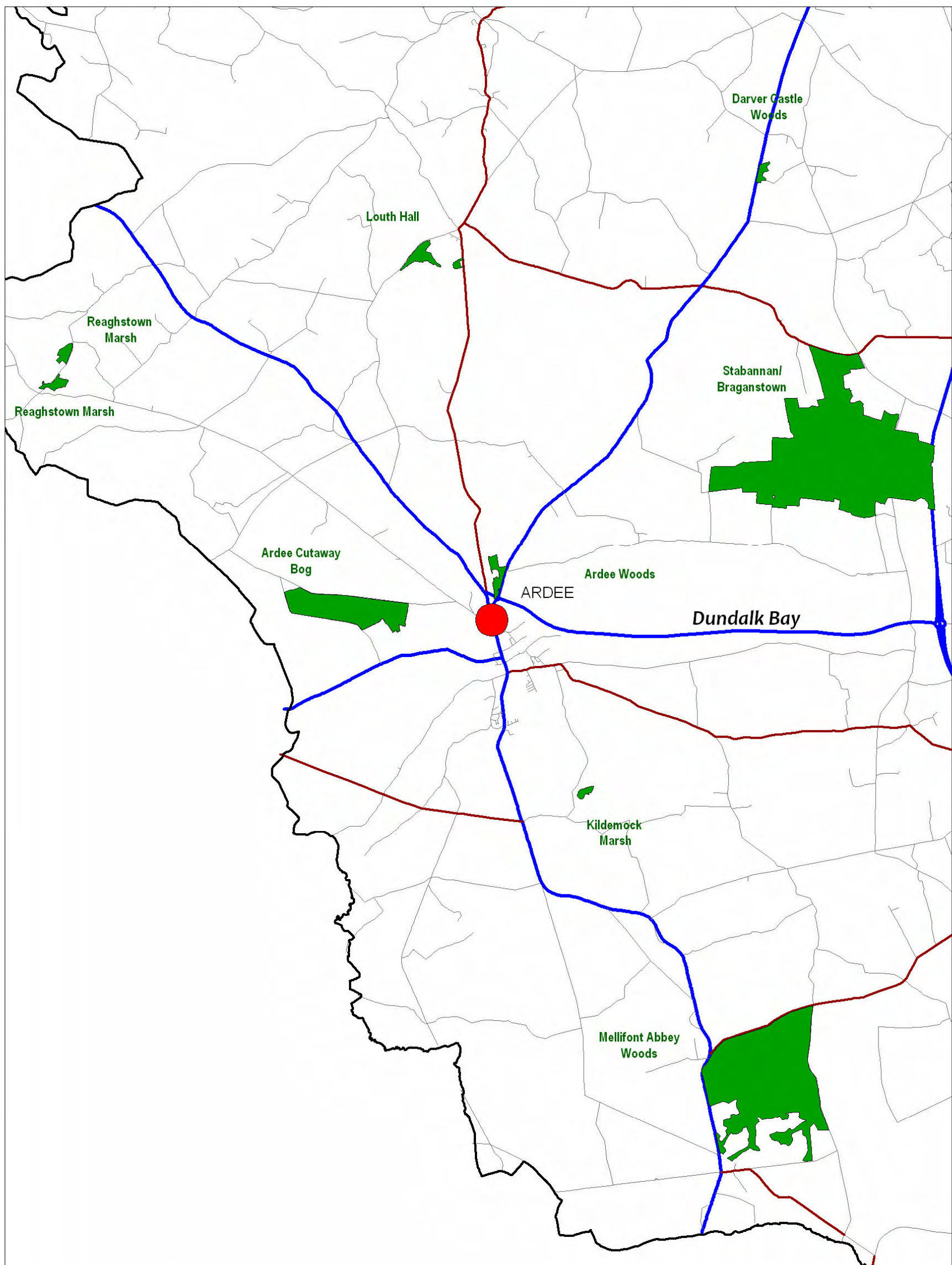


Special Protection Area (SPA)

Appendix C

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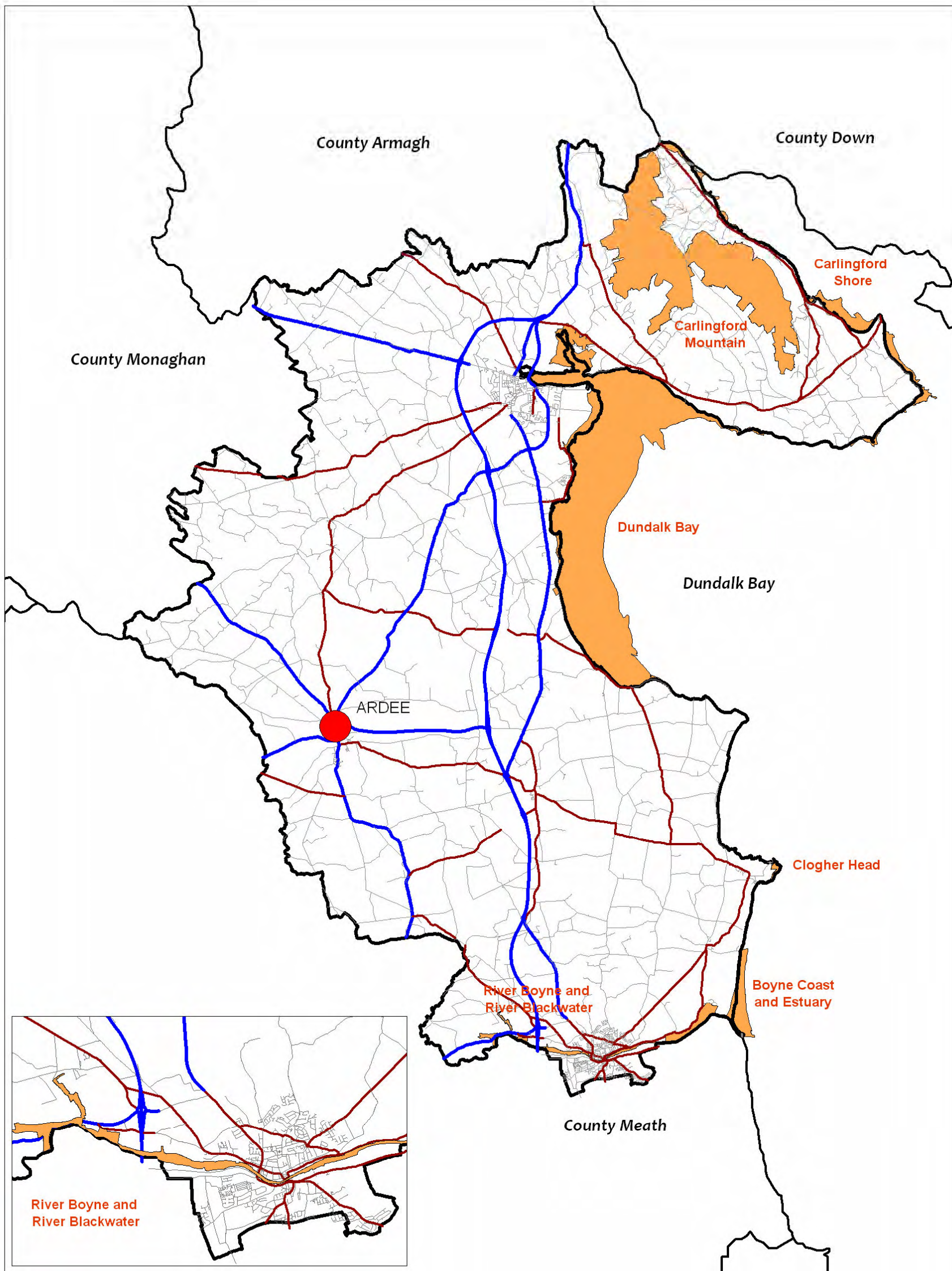


Proposed Natural Heritage Areas (pNHA)

Appendix C



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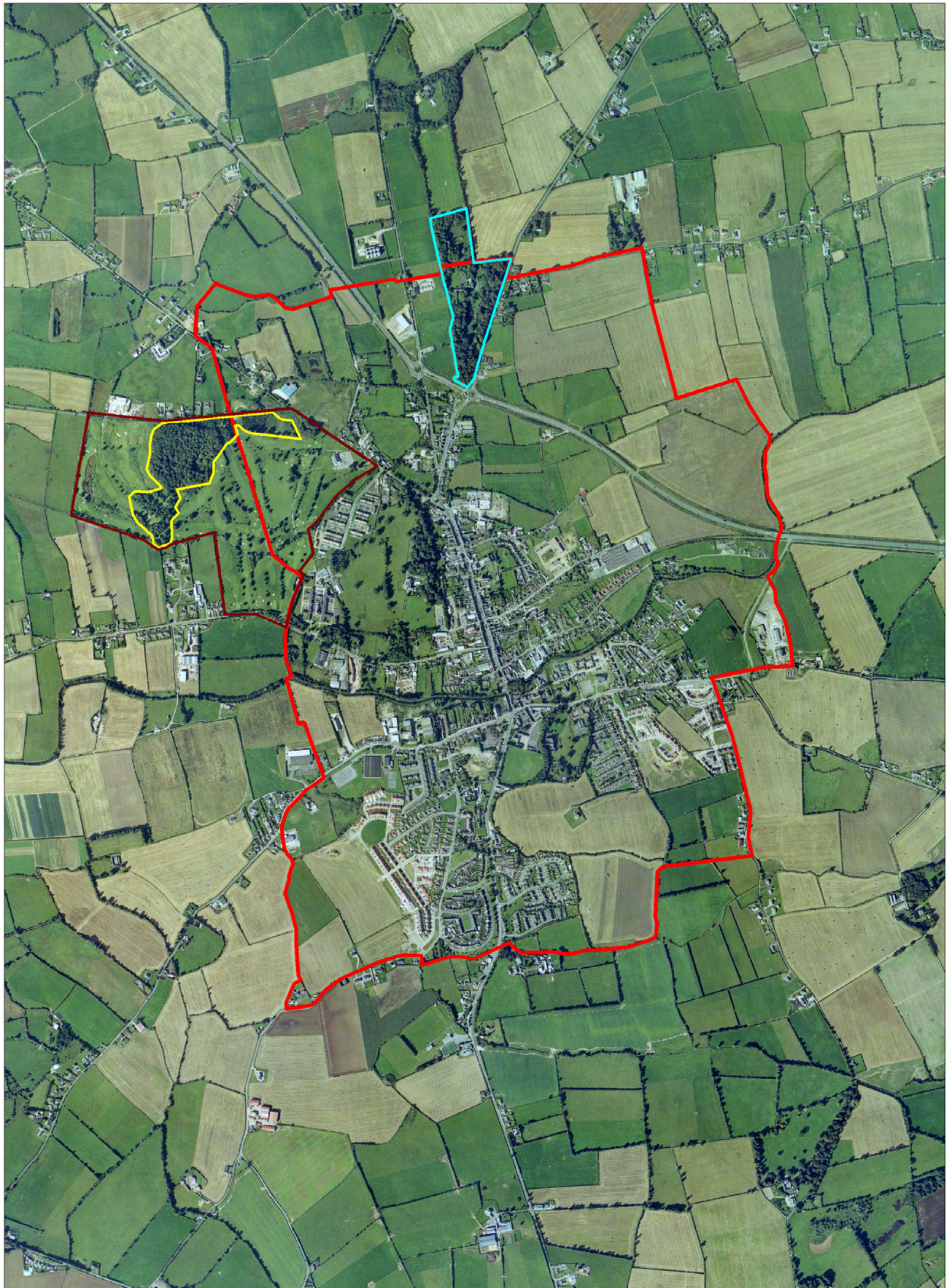


Special Area of Conservation (SAC)

Appendix C



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— Ardee Local Area Boundary
— Ardee Golf Club

— Red House Ardee
— Fox Covert, Ardee

Appendix D

I. D. No.	Map Sheet	Townland	Address	Name	Description	Notes	NIAH No. see buildingsofireland.ie
Lhs014-006	14	Ballybailie	Dundalk Road, Ballybailie	Red House	Country House	Detached five-bay three-storey house, built c. 1810, attached to early eighteenth century house to north, now forming three-storey wing. Semi-octagonal single-storey porch projecting from centre of east elevation.	13901401
Lhs017-002	17	Townparks	Irish Street Townparks	"J.malone"	Shop	Terraced two-bay two-storey house, built c. 1840 with original 1885 shopfront. Return, additions and outbuilding to rear	13823049
Lhs017-003	17	Townparks	Irish Street, Townparks	Ulster Bank	Bank/financial Institution	Georgian style built c. 1910. four-bay three-storey bank. Pilastered three-bay shopfront to cash office with a broad carriage arch.	13823051
Lhs017-004a	17	Townparks	Irish Street, Townparks	Stone Warehouse At Rear Of Ulster Bank	Warehouse	Rubble stone warehouses with brick arched heads and surrounds to windows	
Lhs017-004b	17	Townparks	Irish Street, Townparks	Sansom Electric	Warehouse	Detached multiple-bay three-storey former corn mill, built c. 1820, now in use as offices.	13823050
Lhs017-005	17	Townparks	Market Street, Townparks	First Active & Bartle Landy Financial Services	Office	Five-bay two-storey building with cement rendered front.	
Lhs017-006	17	Townparks	Market Street, Townparks	St. Mary's Church Of Ireland	Church	Detached stone Church of Ireland church, built c. 1810, on site of earlier church. West-facing, four-bay nave, aisle to south, west front with advanced three-stage bell tower to centre.	13823052
Lhs017-007	17	Townparks	Market Street, Townparks	Former Wesleyan Chapel	Vet Clinic	Freestanding three-bay gable-fronted single-storey former Methodist church, built 1852, now in use as kennels, attached to south to single-storey shop building. small hard Gothic building.	13823053
Lhs017-008	17	Townparks	Market Street, Townparks	House South Of Wesleyan Chapel (J.b. Kiernan)	House	End-of-terrace three-bay two-storey former house, built c. 1840, now in use as veterinary surgery. Single- and two-storey flat-roofed extensions to rear c. 1960.	13823054
Lhs017-009	17	Townparks	Market Street Townparks	Hatch Castle	Towerhouse	Rectangular, four-storey tower house with rounded corners. C.15 or C.16. Two semi circular turrets project at rear. renovated in 1837 as a dwelling.	13823055
Lhs017-010	17	Townparks	Market Street, Townparks	Three Storey House Abutting Hatch Castle (South)	House	Four-bay three-storey former house built c. 1860, now in use as commercial premises.decorative door surround. PCV windows	13823056
Lhs017-011	17	Townparks	Castle Street, Townparks	Bank Of Ireland	Bank/financial Institution	Corner-sited detached four-bay two-storey bank, built c. 1890, extended c. 1980. with small pavillion-like entrance blocks at each end & carriage arch to south. Single-storey hipped porches to north and south of front (west) elevation; porch to south housing cash machine.	13823001
Lhs017-012	17	Townparks	Castle Street, Townparks	Kearney's Drapery Store	Shop	Five-bay two-storey building with shopfront and carriage arch. replacement windows	
Lhs017-013	17	Townparks	Castle Street, Townparks	Liscou	Shop	unusual shopfront	
Lhs017-014	17	Townparks	16 Castle Street , Townparks	"J. Kiernan " Solicitor	Office	Four-bay two-storey building with plastered façade and carriage arch	13823002
Lhs017-015a	17	Townparks	Castle Street, Townparks	House 1 South Of J.kieran Solicitor	House	Three-bay two-storey house, plastered façade with plaster quoins	13823003

I. D. No.	Map Sheet	Townland	Address	Name	Description	Notes	NIAH No. see buildingsofireland.ie
Lhs017-015b	17	Townparks	Castle Street, Townparks	House 2 South Of J.kieran, Solicitor	House	Terraced three-bay, two-storey house, built c. 1860	13823003
Lhs017-016	17	Townparks	Castle Street, Townparks	Roadside Water Pump Outside Ardee Castle	Waterpump	Freestanding cast-iron water pump, c. 1890, now disused.	
Lhs017-017	17	Townparks	Castle Street, Townparks	Ardee Castle	Castle	Attached multiple-bay four-storey stone tower house, built c. 1600, converted to court house c. 1850. Projecting corner towers to north-west and south-west, largely rebuilt c. 1850, three-bay two-storey infill between towers c. 1850 Also known as Pippard'	13823004
Lhs017-018	17	Townparks	Castle Street , Townparks	" Ardee Bread Company "	Shop	End-of-terrace eleven-bay two-storey former bakery, built c. 1860, now in use as builder's yard. Single-storey return to south-east c. 1950, along Tisdale Street, Edwardian shopfront with gold incised lettering	13823007
Lhs017-019	17	Townparks	Castle Street , Townparks	" Lanney's "	Shop	four-bay two-storey building with replacement shopfront	
Lhs017-020	17	Townparks	Castle Street , Townparks	" Ardee Fireplaces "	Shop	two-bay, two-storey building with shopfront	
Lhs017-021	17	Townparks	Castle Street, Townparks	Sweeny Byrne/imbue	Shop	Attached six-bay two-storey former house, built c. 1850, now in use as commercial premises. Integral carriage arch to south of front (east) elevation, two-storey return and extension to rear, shops to ground floor, offices to first floor.	13823039
Lhs017-022	17	Townparks	Castle Street, Townparks	Allied Irish Bank	Bank/financial Institution	built c. 1870, Five-bay three-storey building with decorative fanlight over door and modern renovations to shopfront. now with bank to ground floor and guest house to upper floors.	13823040
Lhs017-023a	17	Townparks	11 Bridge Street, Townparks	Bridge St, West Side, Two Storey House 1	Terraced House	Two-bay two-storey terraced house with pebble dash finish to front and brick heads and surrounds to opes.	
Lhs017-023b	17	Townparks	13 Bridge Street, Townparks	Bridge St, West Side, Two Storey House 2	Terraced House	Two-bay two-storey terraced house with pebble dash finish to front and brick heads and surrounds to opes. replacement windows	
Lhs017-023c	17	Townparks	15 Bridge Street, Townparks	Bridge St, West Side, Two Storey House 3	Terraced House	Two-bay two-storey terraced house with pebble dash finish to front and brick heads and surrounds to opes. replacement windows	
Lhs017-023d	17	Townparks	17 Bridge Street, Townparks	Bridge St, West Side, Two Storey House 4	Terraced House	Two-bay two-storey terraced house with pebble dash finish to front and brick heads and surrounds to opes. replacement windows	
Lhs017-024	17	Townparks	19 Bridge Street, Townparks	"Hamill's Public House" & Attached Premises	Public House	Five-bay two-storey built c. 1900, building with art deco ceramic tiled shopfront with pub to ground floor. Elaborate pub front to south, central entrance door giving to first floor, simpler shopfront to north, integral carriage arch to north end.	13823028
Lhs017-025a	17	Townparks	18 Bridge Street, Townparks	Bridge St, East Side, Two Storey House	Terraced House	Two-bay two-storey house with pebble-dash façade and brick heads and jambs to opes.	

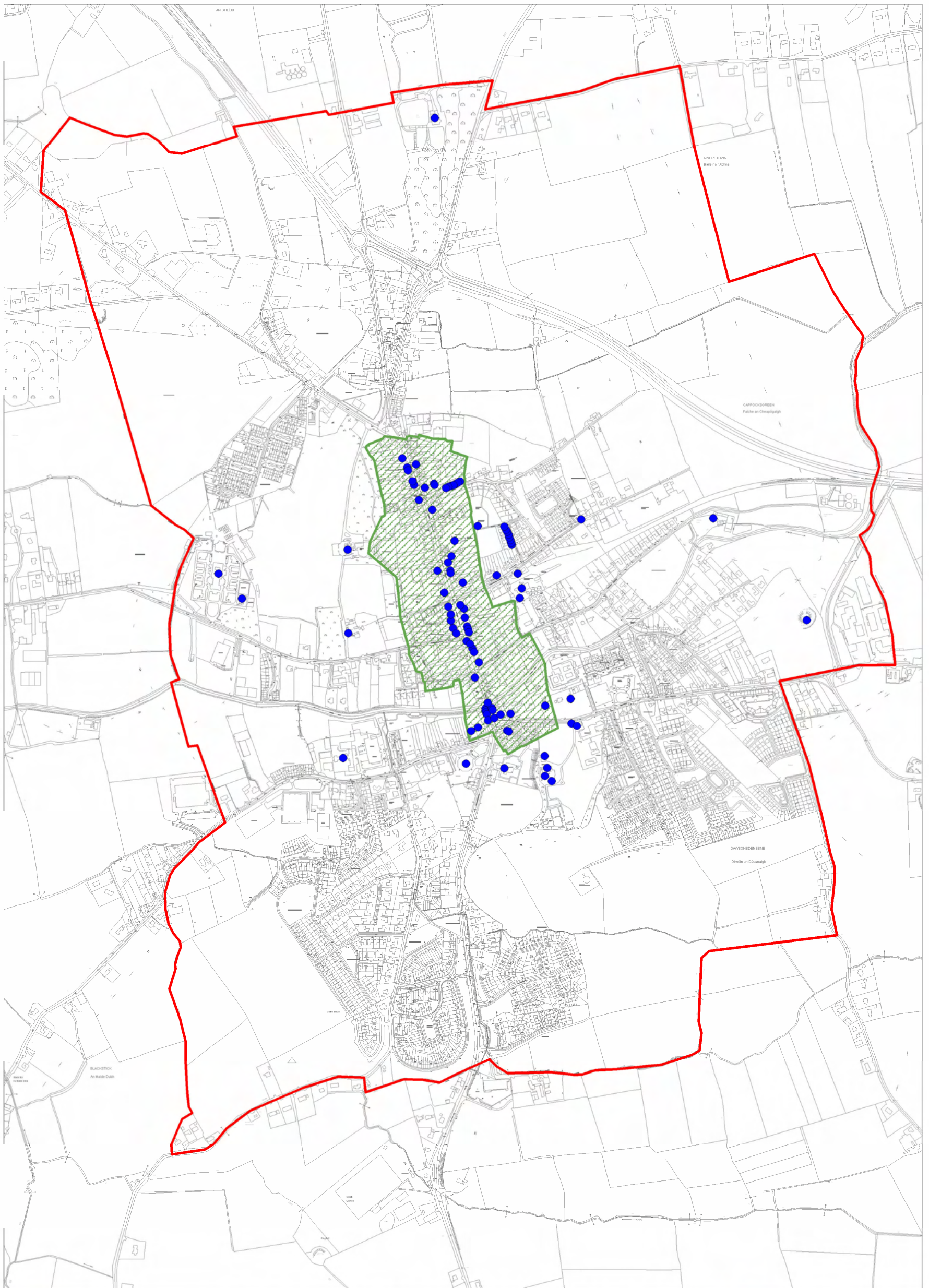
I. D. No.	Map Sheet	Townland	Address	Name	Description	Notes	NIAH No. see buildingsofireland.ie
Lhs017-025b	17	Townparks	Bridge Street, Townparks	Bridge St, East Side	Terraced House	Two-bay two-storey house with pebble-dash façade and brick heads and jambs to opes. Replacement windows.	
Lhs017-027a	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 1	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-027b	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 2	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-027c	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 3	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-027d	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 4	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-027e	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 5	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-027f	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 6	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-027g	17	Townparks	Market House Lane, Townparks	Market House Lane Cottages No 7	Terraced House	1932 terraced cottage, three-bay with central door	
Lhs017-028	17	Townparks	College Park , Cappocksgreen	Chantry College	Ruin	from 1487, only southern part survives, a rectangular three-storey structure with high pointed gables.	
Lhs017-029a	17	Townparks	St. Vincent's Road, Townparks	St. Vincent's Road Cottages 1	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029b	17	Townparks	St Vincent's Road, Townparks	St Vincent's Road Cottages 2	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029c	17	Townparks	St Vincent's Road, Townparks	St Vincent's Road Cottages 3	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029d	17	Townparks	St Vincent's Road, Townparks	St Vincent's Road Cottages 4	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029e	17	Townparks	St Vincent's Road, Townparks	St Vincent's Road Cottages 5	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029f	17	Townparks	St Vincent's Road, Townparks	St Vincents Road Cottages 6	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029g	17	Townparks	St Vincent's Road, Townparks	St Vincents Road Cottages 7	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-029h	17	Townparks	St Vincent's Road, Townparks	St Vincents Road Cottages 8	Cottage	c. 1930, terraced cottage, three-bay with central door	
Lhs017-030	17	Townparks	Cappocksgreen	Cappock's Gate, Ardee Town Wall	Fortifications	remnants of Medieval Town Wall	

I. D. No.	Map Sheet	Townland	Address	Name	Description	Notes	NIAH No. see buildingsofireland.ie
Lhs017-031	17	Townparks	Moore Hall Townparks	De La Salle Monastery	Monastery	Detached five-bay two-storey monastery with decorative doorcase built c. 1890. T-plan with central breakfront to south block (front elevation), metal fire escape to north-east of south block, single-storey pitched roof service wing to north.	13823013
Lhs017-032	17	Townparks	Moore Hall Townparks	Parochial House	House	Detached three-bay two-storey parochial house, built c. 1870. with hipped roof and bracketed eaves, incl courtyard buildings. replacement windows. Square on plan, two-storey returns to north, single-storey flat-roofed entrance porch to south c. 1900.	13823014
Lhs017-033	17	Townparks	Moore Hall, Townparks	Convent Of Mercy	Convent/nunnery	Attached five-bay two-storey stone convent school, built c. 1855	13823018
LHS017-033B	17	Townparks	Townparks	Convent Of Mercy Gate Lodge	Gate Lodge	Detached single-storey with attic former gate lodge, built c. 1860,	13823016
LHS017-033C	17	Townparks	Moorhall Street Townparks	Convent Of Mercy Gates	Gates/railings	Gateway, built c. 1860. Pair of limestone ashlar octagonal gate piers, quadrant wing walls, gabled pedestrian entrance gateway to east. Piers with projecting chamfered plinths, splayed string courses, quatrefoil carved frieze panels, splayed cornice caps;	13823015
LHS017-033D	17	Townparks	Moorhall Street, Townparks	Convent Of Mercy Gate Lodge	Gate Lodge	Detached single-storey with attic former gate lodge, built c. 1860, now in use as private residence. Canted five-sided extension to east.	13823016
LHS017-033E	17	Townparks	TOWNPARKS	Convent Of Mercy (Former School)	School	Detached single-storey former school, built c. 1920, now in use as a community facility. Two four-bay buildings arranged in L-plan with flat-roofed corrugated-iron garage in south-east corner.	13823017
LHS017-033F	17	Townparks	Convent of Mercy Chapel, Townparks	Convent Of Mercy Chapel	Chapel	Attached stone chapel, built c. 1870. Two-bay aisle to north between main convent and square-plan two-storey gabled stair tower to north-west, projecting single-storey gabled porch to south-west.	13823020
Lhs017-034	17	Dawsonsdemesne	Dawsons Demesne	Castle Guard Fort	Motte	from 1185. During C18plan appears to have been of an octagonal surrounded by an octagonal curtain wall. Two ramparts and ditches encircled the motte.	
Lhs017-035	17	Townparks	Fair Green Road, Townparks	St. Joseph's Hospital / Ardee House	Country House	Detached seven-bay three-storey over basement former house, built c. 1780, now in use as hospital.	13823035
Lhs017-036	17	Townparks	John Street, Townparks	Old St. Mary's Church	Church	Freestanding former Roman Catholic church, built 1829, remodelled 1860, consecrated 1974, now used as shop.	13823026
Lhs017-037	17	Townparks	Kells Road (off)Townparks	Town House	Towerhouse	C15 rectangular stone castle, three-storeys.	
Lhs017-038	17	Townparks	Kells Road Townparks	St. Briget's Hospital	Hospital	Detached multiple-bay, red brick, two-storey hospital, built 1933. Designed by architect HT Wright.	13823032
LHS017-038B	17	Townparks	Saint Brigid's Hospital Chapel, Townparks	Saint Brigid's Hospital Chapel	Chapel	Detached six-bay single-cell chapel, built 1933. Rectangular-plan with semi-circular chancel to north and flat-roofed sacristy to north-east.	13823033

I. D. No.	Map Sheet	Townland	Address	Name	Description	Notes	NIAH No. see buildingsofireland.ie
Lhs017-039	17	Dawsonsdemesne	O'Carroll Street , Dawsons Demesne	Former Railway Station Building	Railway Station	Detached multiple-bay single-storey former railway station, built c. 1880, now in use as commercial premises.	13823060
Lhs017-040	17	Dawsonsdemesne	O'Carroll Street , Dawsons Demesne	Two Storey Red Brick House .	House	Detached three-bay single-storey with dormer attic, red brick house with yellow brick trim. Former station master's house, built c. 1880, now in use as private residence. Gabled dormer over central bay, return to east.	13823059
Lhs017-041	17	Dawsonsdemesne	O'Carroll Street , Dawsons Demesne	Former Railway Locomotive Shed	Locomotive Shed	Three-bay, single storey building of squared rubble, arch headed windows with yellow brick surrounds.	13823060
Lhs017-042	17	Townparks	Castle Street, Townparks	V1 Clothing	Shop	Attached three-bay two-storey house, built c. 1860, remodelled c. 1950, now with shop to ground floor. Two-storey return to rear. Decorative plaster surrounds to windows.	13823062
Lhs017-043	17	Townparks	Castle Street , Townparks	Decafe	Shop	Three-bay, two-storey, red brick gable fronted house with brick detail at apex, built c. 1915. Replacement windows at first floor. Now in use as café and flats.	13823041
Lhs017-044	17	Townparks	Castle Street Townparks	Ferdia Arms	Public House	Georgian house with fanlight Corner-sited attached five-bay two-storey former house, built c. 1800, now in use as public house and restaurant. L-plan, six-bay return to Baret's Lane with integral carriage arch to west end.	13823038
Lhs017-045	17	Townparks	Irish St , Townparks	Anderson's	Public House	End-of-terrace two-bay two-storey house, built c. 1840, formerly also in use as shop and public house. Integral shopfront to ground floor, two-storey return to north-west, sash windows with architraves	13823045
Lhs017-046	17	Townparks	William Street Townparks	William Street	House	Terraced three-bay two-storey house built c. 1830. With decorative fanlight, doorcase carriage arch and sash windows. single-storey lean-to return to south-west (rear) elevation, single-storey flat-roofed extension centre rear	13823021
Lhs017-047	17	Townparks	Irish St , Townparks	Four-bay House With Fanlight	House	End-of-terrace four-bay two-storey house, built c. 1800. decorative fanlight, plastered façade and sash windows.	13823047
Lhs017-048	17	Townparks	20 Irish Street Townparks	Three-bay House With Fanlight	House	Terraced three-bay two-storey house, built c. 1840. With decorative fanlight and carriage arch, plastered façade,sash windows.	13823048
Lhs017-049	17	Townparks	William Street Townparks	" Annies "	House	terraced three-bay, two-storey house, with modern shopfront, decorative fanlight, doorcase, and carriage arch, replacement windows at first floor.	13823022
LHS017-053	17	Townparks	Warehouse, Market Street Townparks	Warehouse	Warehouse	Detached four-bay three-storey warehouse, built c. 1850.	13823057
LHS017-055	17	Townparks	Sheridan Services Castle Street	Sheridan Services	House	Terraced five-bay two-storey house, built c. 1840. Integral carriage arch to north, shopfront inserted to south c. 1970, two-storey extension to east, further additions to north and east c. 1970.	13823006

I. D. No.	Map Sheet	Townland	Address	Name	Description	Notes	NIAH No. see buildingsofireland.ie
LHS017-056	17	Townparks	Bridge Street Townparks	Bridge Street Bridge	Road Bridge	Single-span road bridge over river, built c. 1860.	13823008
LHS017-057	17	Townparks	Bridge Street Townparks	Ardee Clinic	House	Attached five-bay two-storey house, built c. 1870, now also in use as clinic. Northern most bay angled to follow streetline, two-storey rendered pitched and flat roof returns to rear (east).	13823009
LHS017-059	17	Townparks	Moorhall Townparks	Bridge Leisure	Granary	Attached six-bay three-storey gable-fronted former warehouse, built c. 1870, now in use as apartments and amusement arcade. Rectangular-plan, westernmost two-bays angled, single-storey flat-roofed extension to north c. 1970.	13823011
LHS017-060	17	Townparks	Odea Agri Seeds Limited, Moorhall	Odea Agri Seeds Limited	Warehouse	Attached multiple-bay three-storey gable-fronted warehouse, built c. 1860. L-plan with attached in-situ concrete warehouse c.1960 to north incorporating west wall of part of original warehouse, further in-situ concrete pitched roof range to east.	13823012
LHS017-061	17	Townparks	National School, Drogheda Road Townparks	Ardee Monastery National School	School	Detached multiple-bay single-storey school, built 1938.	13823023
LHS017-062	17	Townparks	John Street	The Church Of The Nativity Of Our Lady	Church	Detached multi-bay Roman Catholic church, built 1974. Octagonal plan, flat-roofed main entrance to east with cantilevered canopy, secondary entrances to north, south and west.	13823024
LHS017-063	17	Ardee	Ardee Workhouse John Street	Ardee Workhouse/vocational School/farrels	Factory	Detached T-plan multiple-bay former workhouse, built c. 1850, later used as vocational school, now in commercial use.	13823025
LHS017-064	17	Townparks	John Street Townparks		Gates/railings	Freestanding stone gateway, built c. 1860. Segmental-headed opening leading from carpark to south to stone steps to north descending to graveyard. Atjoining St Mary's Church - Now Shop.	13823027
LHS017-065	17	Townparks	Cuchulainn House, Bridge Street	Cuchulainn House	House	Attached five-bay three-storey former house, built c. 1800, now in use as flats. U-plan, lower two-storey extension to west c. 1900.	13823029
LHS017-070	17	Townparks	Sir Frederick Foster Memorial, Market Square,	Sir Frederick Foster Memorial	Monument	Freestanding stone monument, erected 1861.	13823042
LHS017-072	17	Cappocksgreen	Cappocksgreen	Manor Mill / Leg Mill / Meadow Mill	House	Detached three-bay two-storey former mill house, built c. 1850. Two-storey return to rear (east), single-storey flat-roofed extension to south-west corner	13823061
LHS017-073	17	Townparks	Castle Street, Townparks		House	Terraced two-bay two-storey house, built c. 1840. Two-storey return to east partially engaged with castle to north.	13823005
LHS017-075	17	Townparks	Lambs Lane,	Saint Joseph's Terrace	House	Terraced three-bay two-storey house, built c. 1920. Two-storey flat-roofed extension to rear (north) c. 1960	13823058

I. D. No.	Map Sheet	Townland	Address	Name	Description	Notes	NIAH No. buildingsofireland.ie	see buildingsofireland.ie
LHS017-082	17	Townparks	Irish Street, Townparks		House	Terraced two-bay two-storey house, built c. 1840. Shopfront to north ground floor c. 1970.	13823043	
LHS017-083	17	Townparks	Irish Street, Townparks		House	Terraced three-bay two-storey house, built c. 1840. Integral carriage arch to south, entrance to house to north.	13823044	



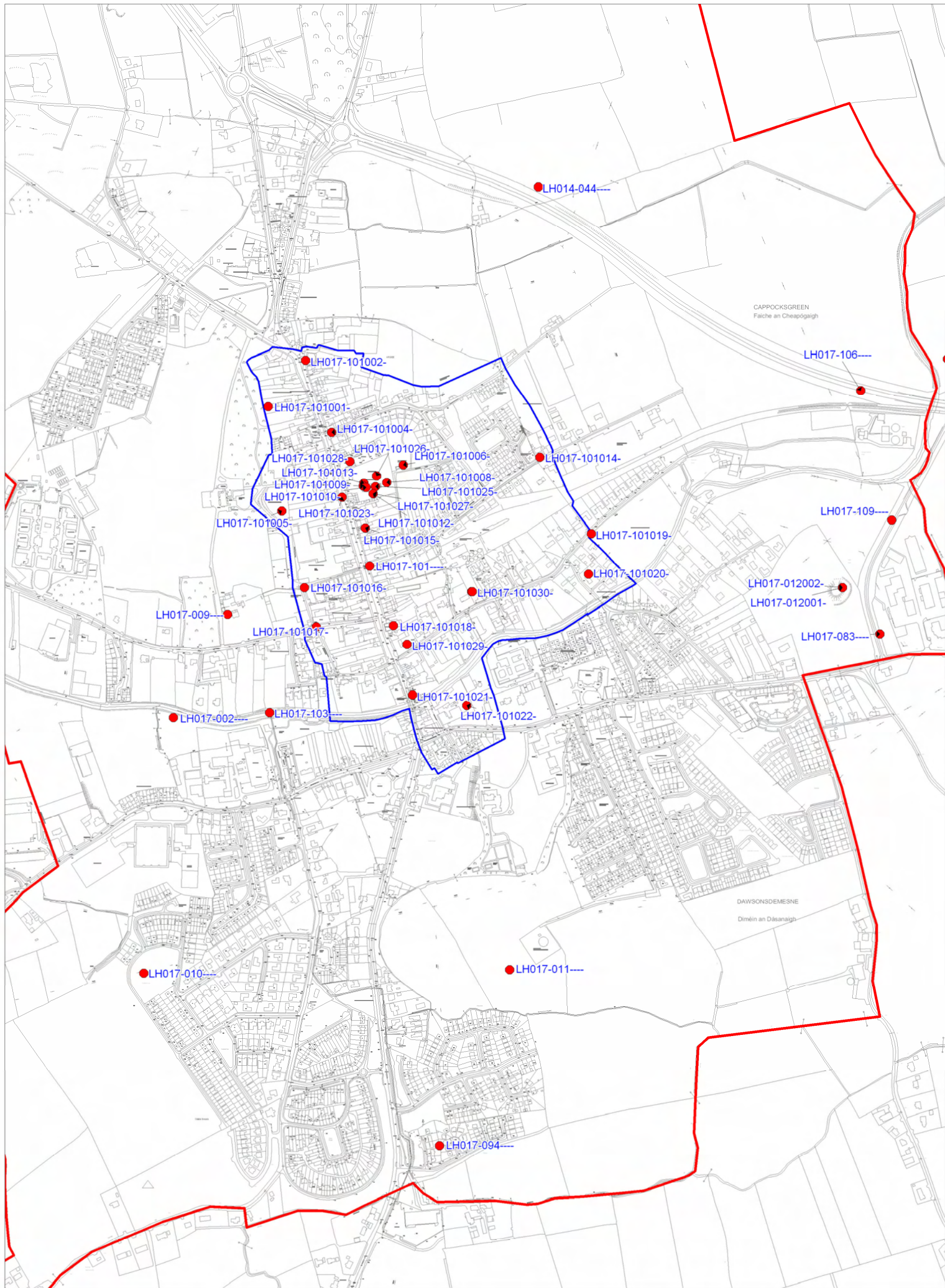
louth
oca
authorities

Refer to Louth County Council
County Development Plan 2009-2015
Volume 2 Record of Protected Structures for further details.

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Location of ACA & Ardee Protected Structures Appendix F

- Protected Structure
- Architectural Conservation Area
- Ardee Local Area Plan Boundary



ARDEE
Area of Archaeological Interest and
Location of Recorded Monuments

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Appendix G

- Recorded Monuments
- Ardee Local Area Plan Boundary
- Area of Archaeological Interest