

Matrix Assessment

Explanation of Symbols

Environmental Indicator Symbols

The symbols portrayed below are used in the assessment



Biodiversity



Air & Climatic Factors



**Population
& Human Health**



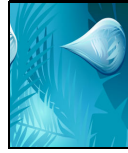
Material Assets



Soil



Cultural Heritage



Water



Landscape

Rating system used to indicate environmental impacts

Positive Impact	Indirect Positive Impact	Negative Impact	Indirect Negative Impact	Neutral Impact	Uncertain
					

POLICY Nr.	CHAPTER 2 CONSERVATION & HERITAGE								TTL
									
CON 1	To promote the implementation of the Louth's Heritage.								16
CON 2	To promote greater involvement by landowners in the conservation of Special Areas of Conservation (SACs), proposed Natural Heritage Areas (pNHAs) and Special Protection Areas (SPAs).								13
CON 3	To raise awareness of the value of biodiversity and gather important information on the ecology of species and habitats.								12
CON 4	To promote the designation of sites of geological interest as National Heritage Sites.								10
CON 5	To promote the protection of the landscape through the implementation of the Landscape Guidelines issued by the Minister for the Environment and the Louth Landscape Character Assessment..								8
CON 6	To consider the designation of Landscape Conservation Areas to protect specific important landscapes								8

POLICY NR	CHAPTER 2 CONSERVATION & HERITAGE										TTL
CON 7	To cooperate with the Regional Planning Authority and adjoining local authorities, public agencies and community interests to protect regionally significant heritage assets, environmental quality and to identify threats to existing environmental quality in a transboundary context throughout the region.	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	13
CON 8	To afford protection to the landscapes and natural environments of the county by permitting only those forms of development that are considered sustainable in rural areas and do not unduly damage or take from the character of the landscape or natural environment.	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	12
CON 9	To cooperate with adjoining local authorities, both north and south of the border, to ensure that the environment is maintained in a sustainable manner and support the coordinated designation of sensitive landscapes and policy approaches with adjoining areas.	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	13

POLICY NR	CHAPTER 2 CONSERVATION & HERITAGE	TTL							
CON 10	To promote and develop the objectives of the Biodiversity Action Plan for Louth 2008 - 2012.								9
CON 11	To resist any development that would be harmful to or that would result in a significant deterioration of habitats or disturbance of species.								10
CON 12	To resist any development that would be harmful or that would result in a significant deterioration of habitats and/ or disturbance of species.								7
CON 13	To promote awareness and protect, where appropriate, areas of geological interest.								5
CON 14	To resist any development that would be harmful or that would result in a significant deterioration of habitats or disturbance of species in a SAC.								10
CON 15	To ensure that an appropriate assessment* of the implications of any proposed development on these sites or development likely to impact on an SAC that are outside the designated area (or any other SAC identified during the period of this plan) is undertaken in view of the sites conservation objectives.								7

POLICY Nr	CHAPTER 2 CONSERVATION & HERITAGE									TTL
										
CON 16	To protect trees and woodlands of special amenity value and where appropriate put in place tree preservation orders for this purpose.	✓✓	✓✓	✓✓	✓✓	✓✓	△	✓	✓✓	12
Con 17	To investigate the feasibility of carrying out a survey of all trees of special amenity value within the county.	✓✓	✓✓	✓✓	✓	✓	△	△	✓✓	9
CON 18	It is the policy of the planning authority that development shall only be permitted on the above sites or any others identified over the period of this plan, where an appropriate assessment carried out to the satisfaction of the planning authority, indicates that it will have no significant adverse effect (such as disturbance, pollution or deterioration of the quality) on the protected area.	✓✓	✓	✓	✓✓	✓		△	✓✓	8
CON 19	To protect trees and woodlands of special amenity value and where necessary put in place tree preservation order for this purpose.	✓	✓✓	△	△	✓	△	✓✓	✓✓	8

POLICY NR	CHAPTER 2 CONSERVATION & HERITAGE								TTL
CON 20	To investigate the feasibility of carrying out survey of all trees of special amenity value within the county.	✓	✓	✓	✓	△	✓	✓	6
CON 21	To require an assessment of the implications of any proposed development on significant trees and hedgerows and streams located on lands that are being considered for development. Survey and protection procedures detailed in the appendices, will be required by the planning authority.	✓	✓	✓	✓	△	✓	✓	8
CON 22	To increase deciduous, native tree coverage in the county by promoting the planting suitable trees along public roads, residential streets, parks and other areas of open space.	✓	✓	✓	✓	✓	✓	✓	10
CON 23	To promote such initiatives as private and community driven tree planting schemes.	✓	✓	✓	✓	✓	✓	✓	11
CON 24	To ensure that any development, both above and below ground, adjacent to a site of special archaeological interest shall not be detrimental to the character of the archaeological site or its setting and be sited and designed with care to protect the monument or the setting of the site.	△	✓	△	△	△	✓	✓	3

POLICY NR	CHAPTER 2 CONSERVATION & HERITAGE										TTL	
CON 25	Within Areas of Special Archaeological Interest and other sites of archaeological potential, the council will require applications to include an assessment of the likely archaeological potential as part of the planning application and may require that an onsite assessment is carried out by trial work prior to a decision on a planning application being taken.										                  	3
CON 26	To have a presumption against the total or substantial demolition of any protected structure or proposed protected structure										            	1
CON 27	To ensure that new development either adjacent to or at a distance from a protected structure shall complement and enhance the structure or its setting in terms of its design, scale, height, massing, alignment and use of material.										            	2
CON 28	To encourage the sympathetic retention, reuse and rehabilitation of protected structures and their settings.										            	4

POLICY NR	CHAPTER 2 CONSERVATION & HERITAGE	TTL							
Con 29	To require that any development proposal takes account of the council's specific ACA objectives contained in appendix 5.								
CON 30									
CON 31	To require that all works to protected structures be carried out in accordance with DoEHLG conservation guidelines and best practice and supervised by an appropriately qualified professional.								
									

POLICY NUMBER	CHAPTER 2 CONSERVATION & HERITAGE								TTL
CON 32	To ensure that the redevelopment of the towns of historic interest including Ardee, Carlingford, Collon, Termonfeckin and Dunleer, includes the retention of existing street layout, historic building lines and traditional plot widths where these derive from medieval or earlier origins.								5
CON 33	There will be a presumption in favour of retaining any building in an architectural conservation area that makes a positive contribution to the character or appearance of the area.								5
CON 34	To require that any development proposal takes account of the council's specific architectural conservation area development guidelines contained in the appendix.								5
CON 35	To require that any new development on the periphery of Whitestown, Newtown Monasterboice and Salterstown does not detract from the existing character of the designated ACA.								6

POLICY NUMBER	CHAPTER 2 CONSERVATION & HERITAGE								TTL	
CON 36	Development will not normally be permitted which would adversely affect the site, setting or views to and from heritage gardens and designed landscapes.									7
CON 37	To encourage the protection, restoration and appreciation of the vernacular heritage of Louth in both the towns and rural areas of the County.									5

POLICY NUMBER	CHAPTER 3 RURAL DEVELOPMENT & NATURAL RESOURCES									TTL
RD 1	To support the implementation of the policies identified in the NSS, Regional Planning Guidelines and Rural Development Programme 2007-2013 pertaining to the sustainable and balanced development of Co. Louth's rural areas	✓✓	✓✓	✓	✓	✓✓	✓✓	✓	✓	11
RD 2	To continue to co-operate with the County Development Board to implement the CLAR Programme in the Cooley Area.	✓✓	✓✓	△	△	✓	✓	✓	✓✓	10
RD 3	To encourage farmers in the county to participate in the REPS scheme in the interests of environmental protection and the safeguarding of sensitive and vulnerable rural landscapes.	✓✓	✓✓	✓✓	✓	✓✓	✓✓	✓	✓✓	13
RD 4	To secure vibrant and viable rural communities by promoting sustainable development and settlement patterns in rural areas, environmentally friendly agricultural practices and the protection of the natural resources, environment and landscapes of the countryside.	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	15

POLICY NR	CHAPTER 3 RURAL DEVELOPMENT & NATURAL RESOURCES								TTL
RD 5	To encourage the development of alternative rural based enterprises where the scale and nature of such enterprises and scale are not detrimental to the amenity of the area, adjoining dwellings and where the proposal can meet all other planning requirements.	✓ ✓	✓ ✓	✓	✓ ✓	✓ ✓	✓	✓ ✓	13
RD 6	To ensure that such new developments do not impinge on areas of special amenity value or on areas designated as sensitive landscapes.	✓	✓	✓	✓	✓ ✓	✓	✓ ✓	10
RD 7	Facilitate the location of certain resource based and location specific developments of significant regional or national importance and critical infrastructure projects at suitable locations in rural areas.	✓	✓	✓	✓	✓ ✓	✓	✓ ✓	10
RD 8	To maintain a vibrant and healthy agricultural sector based on the principles of sustainable agriculture and associated activities as a cornerstone of rural development and prosperity.	✓ ✓	✓ ✓	✓ ✓	✓	✓	✓	✓ ✓	12

POLICY NR	CHAPTER 3 RURAL DEVELOPMENT & NATURAL RESOURCES									TTL
RD 9	To facilitate the development of agriculture while ensuring that natural waters, wildlife habitats and conservation areas are protected from pollution.	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	△ △	△	✓ ✓	11
RD 10	To encourage and facilitate agricultural development whilst ensuring that such development does not result in a negative effect on the scenic amenity of the countryside and in particular, that it does not impinge on any scenic views, the protection of which is an objective of the development plan.	✓	✓	△	✓	✓	✓	✓	✓ ✓	8
RD 11	To encourage and facilitate agricultural diversification into related agri-businesses subject to the retention of the holding for primarily agricultural use and the proper planning and development of the area.	?	✓	?	?	?	✓	△	?	2
RD 12	To consider farm based diversification which is complementary to the farm and is operated as part of the holding.	?	✓	?	?	✓	✓	△	?	2

POLICY NR	CHAPTER 3 RURAL DEVELOPMENT & NATURAL RESOURCES									TTL
										
RD 13	To encourage rural diversification intended to supplement farm incomes such as production of dairy products (such as cheese and yoghurt), strawberry production, horse livery, organic food production, specialist farming practices such as flower growing, equine facilities and specialised animal breeding or other forms of diversification.	?	?	?	?	?	✓	△	?	2
RD 14	To encourage farmers to see themselves as custodians of the countryside and the rural landscapes which are valuable to the present and future generations.	✓	✓	✓	✓	✓	✓	△	✓	11
RD 15	To ensure that agricultural buildings are designed and appropriately sited to integrate into the landscape	△	✓	△	△	△	✓	✓	✓	6
RD 16	To ensure that adequate waste and agricultural activities adhere to all legislation on water quality including the Water Framework Directive, Nitrates Directive and Phosphorus Regulations.	✓	✓	✓	✓	✓	△	△	✓	11

POLICY NR	CHAPTER 3 RURAL DEVELOPMENT & NATURAL RESOURCES									TTL
RD 17	To ensure that agricultural developments are designed and constructed in a manner that will ensure that watercourses and sources of potable water are protected from the threat of pollution.	✓✓	✓	✓✓	✓✓	✓✓	△	△	✓	10
RD 18	To support tourism enterprises that are developed in conjunction with established rural activities and to facilitate the development of agri – tourism.	✓✓	✓	✓✓	✓✓	✓✓	△	✓	✓✓	12
RD 19	Increase the quality of beaches in the County and in so doing contribute to the development of the tourism industry and to the enjoyment of the facilities by the people of the county.	✓✓	✓✓	△	✓✓	✓	△	△	✓✓	9
RD 20	Support the development of an Integrated Coastal Zone Management Plan in line with government policy for coastal zone management and having regard to Coastal Zone Management – A Draft Policy for Ireland.	✓✓	✓	△	✓✓	✓✓	△	△	✓✓	9
RD 21	Resist development along the coast which would detract from its visual appearance and conflict with its recreational and leisure functions.	✓✓	✓	△	✓✓	✓	✓	△	✓✓	9

POLICY NR	CHAPTER 3 RURAL DEVELOPMENT & NATURAL RESOURCES								TTL
RD 22	Work closely with the Department of Agriculture, Fisheries and Food in its work to identify and manage the risks associated with coastal flooding.	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	15
RD 23	Ensure that any development on the Foreshore does not detract from the visual amenities of the coast and the public enjoyment thereof.	△	△	△	△	✓	✓	✓✓	6
RD 24	To support the Government Forestry Strategy which aims to increase forest cover and to encourage state and private forestation, both native broadleaf and coniferous species, in appropriate locations, in co-operation with Coillte.	?	?	?	✓✓	△	△	?	3
RD 25	To support the development of renewable energy in rural areas where proposals are consistent with the landscape objectives of this plan, the protection of the natural and built environment and the visual and residential amenities of the area.	?	?	?	✓✓	✓	△	?	3

POLICY NR	CHAPTER 3 RURAL DEVELOPMENT & NATURAL RESOURCES									TTL
RD 26	To consider any individual renewable energy proposal on its merits having regard to Wind Energy Development Guidelines for Planning Authorities and any other relevant guidance									4
RD 27	To ensure that all existing and proposed quarries comply with the requirements of the document 'Quarry and Ancillary Facilities – Guidelines for Planning Authorities, 2004'									7
RD 28	To prevent development that would hinder the efficient or effective recovery of the county's aggregates resources.									3
RD 29	To ensure that the extraction of stone and mineral materials is carried out in a manner that is sustainable and has due regard to the protection of the environment.									10
RD 30	To refer any application for development to the Geological Survey of Ireland, where it relates to mineral extraction, quarrying developments/extensions and development involving excavations greater than 50,000m3 in volume or 1 hectare in area.									10

POLICY NR	CHAPTER 3 RURAL DEVELOPMENT & NATURAL RESOURCES	TTL							
									
RD 31	There will be a presumption in favour of granting planning permissions to bone-fide applicants for rural generated housing, where the qualifying criteria set down in chapter 4, (paragraph 4.7) are met and where standards in relation to siting design, drainage and traffic safety set down in this plan are achieved.		 		 				-3
RD 32	There will be a presumption against 'urban generated' housing in the rural areas of the county or where standards in relation to siting design, drainage and traffic safety set down in this plan are not achieved.	 		 	 	 		 	10
RD 33	Permit only very limited development appropriate to these sensitive landscapes. This would include active recreational amenities such as pedestrian and cycle paths, equestrian trails, ecological corridors, small scale ancillary recreational facilities, agriculture and related activities. Certain unique, location tied or resource based developments and renewable energy schemes will be open to consideration.	 	 	 	 	  		 	12

									TTL
	✓✓	✓✓	✓✓	✓✓	✓✓	?	△	✓✓	11
	✓	✓	✓	✓✓	✓✓	?	△	✓✓	9
	✓✓	✓	✓✓	✓✓	✓✓	△	△	✓✓	11

POLICY NR	CHAPTER 3 RURAL DEVELOPMENT & NATURAL RESOURCES
RD 34	Development of a residential, commercial, industrial or other similar nature will not be considered appropriate.
RD 35	To permit only essential resource / infrastructure based developments and developments necessary to sustain the existing local rural community. Such development would include limited “one-off” housing*, farm developments, extensions to existing authorised uses, tourism related projects (excluding holiday homes) and renewable energy schemes.
RD 36	Multi-unit residential, large scale intensive industrial, agricultural and commercial developments or other developments of a similar scale or nature would not be considered appropriate within this zone.

POLICY NR	CHAPTER 3 RURAL DEVELOPMENT & NATURAL RESOURCES									TTL
										
RD 37	To only permit development that would not be detrimental to the visual and recreational amenities of the coast. Such development would include limited "one-off" housing*, extensions to existing authorised uses and farmyards, tourism, (excluding holiday homes) leisure and recreation related projects, and renewable energy schemes.									11
RD 38	Multi-unit residential developments, large-scale intensive agricultural, industrial, and commercial developments or other developments of similar scale or nature would not be considered appropriate within this zone.									11
RD 39	To permit limited "one-off" housing*, extensions to existing authorised uses and farmyards, institutional/educational, tourism, (excluding holiday homes) leisure and recreation related projects and renewable energy schemes.									-1
RD 40	Multi-unit residential, large scale industrial and commercial developments, or other developments of similar scale or nature, would not be considered appropriate within this zone.									11

POLICY NR	CHAPTER 3 RURAL DEVELOPMENT & NATURAL RESOURCES	TTL							
RD 41	To consider developments falling within the following categories; limited “one-off” housing* agricultural developments; developments to be used for leisure, recreation and tourism; holiday accommodation including cottages and lodges, where these are part of an existing or proposed integrated tourism complex; hotels/ guest houses / B & B’s; extensions to existing authorised commercial and industrial developments; diversified agricultural activity / farm enterprises; renewable energy schemes, public utility infrastructure and certain resource based and location specific developments of significant regional or national importance and critical infrastructure projects.								
		-1							
RD 42	Multi-unit residential, conventional industrial and commercial development appropriate to existing settlements, developments directly adjacent to rural motorway interchanges would not be considered appropriate within this zone.								
		11							

POLICY NR	CHAPTER 4 SETTLEMENT STRATEGY										TTL
SS 1	To maintain the settlement hierarchy within the county and to encourage residential development within each settlement that is commensurate with its position in the hierarchy and the availability of public services and facilities.										6
SS 2	To co-operation with Dundalk Town Council and Drogheda Borough Council to facilitate the development of Dundalk and Drogheda and to maintain their positions at the top of the settlement hierarchy.										4
SS 3	To review, in partnership with Dundalk Town Council, the Dundalk and Environs Development Plan 2003 – 2009 and to make a new plan for the period 2009 -2015.										7
SS 4	To investigate, together with Drogheda Borough Council and Meath County Council, the feasibility of preparing a unitary development plan for Drogheda incorporating both its northern and southern environs when the current plan falls due for review.										7

POLICY NR	CHAPTER 4 SETTLEMENT STRATEGY										TTL
SS 5	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 and to review the Ardee Local Area Plan following the adoption of the County Development Plan.		 								6
SS 6	To facilitate the growth of Dunleer to a population of 3,500 with associated community, facilities, services and employment opportunities and to review the Dunleer Local Area Plan following the adoption of the County Development Plan.		 								6
SS 7	To promote and facilitate limited development within Category I Settlements that is commensurate with the nature and extent of the existing settlement and to support their role as local service centres.		 								6
SS 8	To review the local area plans for Category I Settlements following the adoption of the County Development Plan.		 								5

POLICY NR	CHAPTER 4 SETTLEMENT STRATEGY	TTL
SS 9	To provide for the construction of one-off type houses and to zone land within Category II (a) settlements in identified core areas, for small scale multi unit developments (not more than 12 units per application) in accordance with the permitted density set out in table 4.3 above and pending the provision of public foul drainage.	                3
SS 10	To restrict residential development within Category II (a) and (b) settlements to that required to satisfy county based local needs and to apply an occupancy condition of 7 years in respect of all dwellings permitted.	        5
SS 11	To allow a maximum of 6 units in any one planning application for one-off type houses where public foul drainage is not available.	        1
SS 12	Where multi unit developments are permitted within the same landholding planning permission will not be granted for any additional units on the holding until the permitted development is fully completed and occupied.	        0

CHAPTER 4 SETTLEMENT STRATEGY		TTL							
POLICY NR									
SS 13	To limit the floor area of one-off type houses, whether by way of extension or otherwise, to not more than 220 sq. metres.								
SS 14	To protect and enhance community and recreational facilities. Applications which would result in the loss of areas of amenity, important biodiversity areas, community facilities or playing fields will not be considered favourably.								
SS 15	To ensure that the design and arrangement of dwellings are complementary and reflect the existing character of the settlement. In this regard applicants will be required to demonstrate that the proposal is consistent with the document <i>Building Sensitively and Sustainably in County Louth</i> and the section 4.8 contained within this chapter.								
SS 16	To permit rural generated housing in order to support and sustain existing rural communities and to restrict urban generated housing in order to protect the visual amenities and resources of the countryside								

POLICY NR	CHAPTER 4 SETTLEMENT STRATEGY	TTL							
									
SS 17	To ensure that the proposed development is consistent with the strategic objective for the development zone in which it is located (as outlined in Table 3.3, page 61).	✓	✓	✓	✓	✓	✓	✓	16
SS 18	To require that the design and siting of the proposed house is such that it does not detract from the rural character of the landscape or the visual amenities of the area. In this regard, applicants will be required to demonstrate that the proposal is consistent with the document Building Sensitively and Sustainability in County Louth and the guidelines contained in section 4.8 of this chapter.	✓	✓	✓	✓	✓	✓	✓	13
SS 19	To require that applicants for one-off houses in the countryside demonstrate compliance with the qualifying criteria as detailed above.	✓	✓	✓	✓	✓	⚠	✓	7
SS 20	Applicants who qualify to build within a rural area on the basis of residency within development zone 5, will not be deemed to qualify to build within any other development zone.	✓	✓	✓	✓	✓	⚠	✓	7

POLICY NR	CHAPTER 4 SETTLEMENT STRATEGY
SS 21	There will be a presumption against granting planning permission within development zones 2, 3 and 4 where there is an alternative site available within zone 5.
SS 22	To attach an occupancy condition of 7 years in respect of all planning permissions for new dwellings in rural areas.
SS 23	To permit clustered development of 2, 3 or 4 dwellings only which reflect a traditional 'clachan' type layout that can be incorporated into the landscape in an unobtrusive and discreet manner and accessed by a rural style lane.
SS 24	To require that any dwelling permitted within a clustered development has a site area of 0.2 hectares (0.5 acres) and a maximum floor area, including any extensions thereto, of 220 square metres.
SS 25	Presumption against the demolition of vernacular dwellings where restoration or adaptation is a feasible option.

							
							7
							7
							3
							2
							8

POLICY NR	CHAPTER 4 SETTLEMENT STRATEGY										TTL
SS 26	To permit a replacement dwelling only where the existing development is deemed unsuitable for restoration but where the roof, external and internal walls of the existing dwelling are substantially intact and where the structure was last used as a habitable dwelling.										5
SS 27	To restrict the floor area of the replacement dwelling to a maximum of 150 square metres or an additional 25% of the footprint of the existing house, whichever is the greater.										0
SS 28	The replacement dwelling shall incorporate the footprint of the replaced house in order to avail of existing landscape features and vegetation.										4
SS 29	To encourage the sensitive refurbishment of existing vernacular dwellings in the interest of preserving the built heritage of County Louth.										8
SS 30	To ensure that the design of the proposal does not erode the siting and design qualities of the building.										8

POLICY NR	CHAPTER 4 SETTLEMENT STRATEGY									TTL
SS 31	To ensure that the design, scale and materials used in the refurbishment are in keeping and sympathetic with the existing dwelling and the size of any extension does not exceed 100% of the original floor area.									5
SS 32	To require that mature landscape features are retained and enhanced, as appropriate.									14
SS 33	To facilitate the provision of accommodation for elderly and dependant relatives within the curtilage of the existing family home subject to the compliance with the above criteria.									3
SS 34	To require that the minimum site areas as set out in table 4.5 above are provided for one-off rural houses.									5
SS 35	To prevent the creation of ribbon development by not permitting more than four houses in a row along any public road. A minimum gap of 400 metres shall be maintained between such developments.									1

POLICY NR	CHAPTER 4 SETTLEMENT STRATEGY	TTL							
									
SS 36	To preserve a clear break of a minimum of 400 metres between the boundary of existing settlements and any permitted development along adjoining roads.								1 
SS 37	To permit infill development where a small gap, sufficient to accommodate one house only within an otherwise substantial and continuously built up frontage.								0 
SS 38	To apply a presumption against development that would exacerbate ribbon development by extending of or leading to the joining up existing developed areas along public roads.								0 
SS 39	To limit the size of extensions to not more than 100% of the floor area of the original dwelling subject to the compliance of the house size / site area requirements as set down in table 4.5 above.								5 
SS 40	To require that the size of any extension be in proportional to and in character with the existing structure in terms of design and use of materials.								5 

POLICY NR	CHAPTER 4 SETTLEMENT STRATEGY								TTL
SS 41	To require that the size of any extension be in proportion to and in character with the existing structure in terms of design and use of materials.								1
SS 42	To require applicants to demonstrate compliance with the appropriate visibility and traffic safety standards as set down in Table 8.4 of the Plan								5
SS 43	To require that new accesses are located so as to minimise the impact on existing roadside boundaries.								2
SS 44	To limit the size and scale of domestic garages to 50 square metres in order to reduce the combined visual impact of the house and garage on the character of the landscape and to protect the amenities of adjoining residential property.								3
SS 45	To restrict commercial or other uses which are not compatible with residential amenity								5

POLICY NR	CHAPTER 4 SETTLEMENT STRATEGY
SS 46	To require that new accesses are located having regard to both road safety and the protection of existing roadside hedgerows and boundaries.
SS 47	To require that where it is necessary to modify or remove the existing roadside boundary in the interest of traffic safety, that the existing boundary is translocated behind the visibility sight line, or that a new boundary consistent with the nature and character of the area is planted behind the visibility sight line.
SS 48	To protect ground water and surface water from contamination from domestic effluent by ensuring that all sites requiring individual waste water treatment systems are assessed by suitability qualified persons in accordance with the recommendation contained in the <i>Wastewater Treatment Manuals - Treatment Systems for Single Houses, published by the by the Environmental Protection Agency, 2000.</i>

POLICY NR	CHAPTER 4 SETTLEMENT STRATEGY	
SS 48	1 All applications shall include full drawings, illustrations and details of all hard and soft landscaping associated with the proposed dwelling. These shall include all boundary specifications including those at the entrance to the site.	0 TTL
2	2 Where stone is proposed to be used for any element of the dwelling or its curtilage, the applicant must demonstrate to the planning authority that it is of the locality or that there is a consistency in colour that links it successfully with other stone structures, ditches, rock outcrops in the immediate vicinity.	0
3	3 Where shelter landscaping, new boundary planting and any roadside planting form part of a development, these works must be carried out to the satisfaction of the planning authority in the first planting season (November to April) following commencement of development on site	5

POLICY NR	CHAPTER 5 RESIDENTIAL & COMMUNITY FACILITIES										TTL
RES 1	To apply the provisions of Part V and the Louth Housing Strategy and to secure the provision of 20% of the units or site area for the purposes of social and affordable housing or otherwise in accordance with the means of compliance as set out in the Planning Acts.										3
RES 2	To secure greater social integration and preservation of family and community ties through the provision of an appropriate mix of house type within residential areas in accordance with the provisions of the Louth Housing Strategy as detailed in table 5.4 above.										2
RES 3	To implement the council's Housing Action Plan.										3
RES 4	To implement the Rental Accommodation Scheme (RAS) and the Social Housing Investment Programme 2009										2
RES 5	To facilitate and co-operate will voluntary housing co-operations in the provision of social and affordable housing.										2

POLICY NR	CHAPTER 5 RESIDENTIAL & COMMUNITY FACILITIES									TTL
RES 6	To require that new residential developments are consistent with the DoEHLG guidelines and Urban Design Manual.	△	✓✓	△	△	△	✓✓	△	✓	5
RES 7	To require developers and landowners to prepare master plans to ensure integrated and coherent development of large scale developments	✓	✓✓	✓	✓	✓	✓✓	✓	✓	9
RES 8	To encourage the use of homezone design principles in the design of residential layout.	△	✓✓	△	△	✓	✓	△	△	4
RES 9	To require that all residential units comply with improved energy ratings as set out under the amended building regulations (S.I. No. 854 of 2007).	✓	✓	△	△	✓	✓	△	△	4
RES 10	To require applicants for residential developments to demonstrate that a minimum of 25% of the energy requirements of the building is from renewable sources.	✓	✓	△	△	✓✓	✓	△	△	5
RES 11	To ensure that a high degree of building flexibility is incorporated into the design of new dwellings within the County including adaptability to lifetime housing needs and provision of accessibility for people with impaired mobility.	△	✓✓	△	△	△	✓✓	△	△	4

POLICY NR	CHAPTER 5 RESIDENTIAL & COMMUNITY FACILITIES														TTL
RES 12	To require that master plans and planning applications for large scale residential developments identify bus routes and the location of bus stops and lay-bys in such a manner as to ensure that the majority of residents are no more than 400 metres from a stop.														5
															
RES 13	To require that master plans and planning applications for residential developments identify pedestrian and cycle paths within the site and externally to adjoining residential areas, existing services and community facilities.														5
															
RES 14	To encourage safe and viable alternatives to the car for school traffic such as the walking bus and dedicated cycling routes, in any major planned housing development and in town and village centres.														6
															
RES 15	To apply density standards in respect of the county's towns and villages as set out in table 5.3 above and carry out further refinement where necessary as part of the review of the local area plans.														9
															

POLICY NR	CHAPTER 5 RESIDENTIAL & COMMUNITY FACILITIES	TTL						
RES 16	To require that private amenity space is in accordance with the quantitative standards set out in table 5.5 above.							
								
RES 17	To require that the quantitative standard of a minimum of 14% of the gross site area is provided as public open space in all new residential developments and that the qualitative requirements described above are adhered to.							
RES 18	To ensure that no area of public open space is less than 200 square metres in area and no boundary is less than 10 metres in length.							
RES 19	Ensure that car parking provision in residential areas in accordance with the standards set down in table 5.8.							
RES 20	To require that all proposed residential developments including apartments complies with the internal space provisions as set out in tables 5.8 and 5.9 above.							
RES 21	To require that the minimum apartment sizes set out in table 5.9 is exceeded by at least 20% in respect of not less than 50% of the total number of units in the scheme.							

POLICY NR	CHAPTER 5 RESIDENTIAL & COMMUNITY FACILITIES									TTL
RES 22	To ensure that in any apartment development of 30 or more units, 40% of the units should exceed 80sqm.									4
RES 23	To ensure that provision is made for the storage, segregation and recycling of refuse and for convenient access for its deposit and collection.									13
RES 24	To require that residential buildings shall not exceed 4 storeys in height, including roof space development, except where provision for higher buildings is provided for in any local area plan.									5
RES 25	To require planning applications for residential schemes in excess of 75 dwelling units incorporate works of public art.									7
RES 26	To take in charge on request housing developments of two or more houses where the development has been completed to the satisfaction of the planning authority in accordance with the permission and any conditions to which the permission is subject.									4

POLICY NR	CHAPTER 5 RESIDENTIAL & COMMUNITY FACILITIES							TTL
								
COM 1								4
COM 2								4
COM 3								4
COM 4								4
COM 5								4
								1

POLICY NR	CHAPTER 5 RESIDENTIAL & COMMUNITY FACILITIES							TTL
								
COM 6								 3
COM 7								 2
COM 8								 5
COM 9								 4
COM 10								 3

POLICY NUMBER	CHAPTER 5 RESIDENTIAL & COMMUNITY FACILITIES							TTL
								
COM 11								5
COM 12								7
COM 13								12
COM 14								2
COM 15								2

POLICY NR	CHAPTER 5 RESIDENTIAL & COMMUNITY FACILITIES
COM 16	To continue to improve the library service in County Louth to meet the current and future needs of all members of the community and to strengthen links with socially excluded members and groups of our society
COM 17	To continue to improve the delivery of the fire and emergency services within the county and to review the major emergency plan as required.

								TTL
								2
								2

POLICY NR	CHAPTER 6 Recreation & Amenity										TTL
RA 1	To implement the Louth Local Authorities Sports and Recreation Strategy 2006 – 2012 and the Louth Play Policy 2006.										3
RA 2	To require developers to provide play and recreational facilities in new residential areas where there is an identified need.										5
RA 3	To resist the loss of recreational and amenity land and facilities and to ensure that new developments do not impact negatively on either existing facilities or designations.										10
RA 4	To seek improvement in the range, quality and capacity of sporting and recreational facilities through initiatives in partnership with community groups and sporting organisations.										2
RA 5	To protect the unspoiled natural environment of areas of outstanding natural beauty for the benefit and enjoyment of current and future generations.										12

POLICY NR	CHAPTER 6 Recreation & Amenity	TTL							
									
RA 6	To protect the unspoiled rural landscapes of areas of high scenic quality for the benefit and enjoyment of current and future generations.	✓✓	✓✓	✓✓	✓✓	✓✓	△	△	12
RA 7	To protect the amenity value of the coast and improve public access to coastal amenities, including the provision of car parking facilities at popular beaches.	✓✓	✓✓	✓✓	✓✓	✓✓	✓	△	13
RA 8	To protect areas at risk from coastal erosion and flooding subject to resources.	✓✓	✓✓	✓✓	✓✓	✓✓	✓	△	13
RA 9	To co-operate with the Coastal and Marine Resources Centre in the preparing of an integrated coastal management plan, in so far as it relates to County Louth, and to support the preparation and implementation of a special ICZM to complement the existing management plan for the north side of the Lough.	✓✓	✓✓	✓✓	✓✓	✓✓	✓	△	13
RA 10	To prohibit development that would interfere with or adversely affect these scenic routes as identified in table 6.4 above.	△	✓✓	△	△	△	△	△	4

POLICY NR	CHAPTER 6 Recreation & Amenity									TTL
RA 11	To preserve the views and prospects of special amenity value or special interest as identified in table 6.5 above.	△	✓	△	△	△	△	△	✓	4
RA 12	To improve where necessary public access to viewing points subject to availability of resources.	△	✓	△	△	△	△	△	✓	4
RA 13	To develop and promote walking trails throughout the county, utilising disused transport links where feasible.	✓	✓	✓	✓	✓	✓	△	✓	13
RA 14	To provide additional Sli na Slainte routes and to improve the existing Tain Way.	✓	✓	✓	✓	✓	✓	△	✓	14
RA 15	To work in partnership with Louth local authorities and local authorities in adjoining counties to provide a network of walking trails extending both within and beyond the boundaries of County Louth.	✓	✓	✓	✓	✓	✓	△	✓	13
RA 16	To implement the Walking Strategy for the Cooley Peninsula subject to the availability of resources.	△	✓	△	△	△	△	△	△	2

POLICY NR	CHAPTER 6 Recreation & Amenity									TTL
RA 17	To support the implementation of the Strategy for the Development of Irish Cycle Tourism 2007 in so far as it relates to County Louth.	△	✓ ✓	△	△	△	✓	△	✓	3
RA 18	To develop and promote cycle routes throughout the county.	✓	✓	✓	✓	✓ ✓	✓	△	✓ ✓	9
RA 19	To co-operate, where appropriate, with development agencies and community groups in the carrying out schemes designed to improve the stock of amenity and recreational facilities in the county.	✓	✓ ✓	✓	✓	✓	✓	△	✓	8

POLICY NR	CHAPTER 7 Economic Development, Employment & Tourism									TTL
EDE 1	To capitalise on the location, natural and people resources of County Louth in the pursuit of the economic development priorities identified in the Economic Development Strategy for Louth and Ardee 2009-2015 and support the implementation of similar strategies for Dundalk and Drogheda.	△	✓	△	△	△	△	△	△	2
EDE 2	To protect and enhance the status of Dundalk, Drogheda, Ardee and Dunleer as the principles centres of employment, industrial and commercial activity within the county.	△	△	△	△	△	△	△	△	0
EDE 3	To secure a spread of employment opportunities at key strategic locations throughout the county and facilitate the development of local based micro and start –up enterprises.	△	△	△	△	△	✓	△	△	1
EDE 4	To identify and zone additional lands if required for employment activities in the review of the local area plans for Clogherhead, Castlebellingham/ Kilsaran, Greenore, Louth Village and Collon.	△	△	△	△	△	✓	△	✓	3

POLICY NR	CHAPTER 7 Economic Development, Employment & Tourism									TTL
EDE 5	To promote and facilitate development at urban-related interchanges in accordance with the zoning provisions of the Dundalk and Environ Plan and the North Drogheda Environs Local Area Plan.						 		 	5
EDE 6	To resist development at rural-related motorway interchanges.	 					 			9
EDE 7	To support joint initiatives between local authorities, community groups and private sector for co-operation and promotion of the region on a cross border basis for the mutual benefit of both.									1
EDE 8	To work in partnership with development agencies within the county to promote economic development, enterprise and employment.		 							2
EDE 9	To work in partnership with national and local economic development and employment promoting agencies to support employment generating initiatives within the county.		 							2

POLICY NR	CHAPTER 7 Economic Development, Employment & Tourism									TTL
										
EDE 10	To promote a healthy competitive retail environment within County Louth and to maintain the vitality and viability of town and village centres and their role as primary retail core areas.									3
EDE 11	To ensure that applications for retail development comply with the provisions of the Retail planning Guidelines 2005 and the Louth Retail Strategy 2009.									0
EDE 12	To support the development of Dundalk and Drogheda as important regional shopping centres and to maintain the role of Ardee as a sub county retail centre and the retail function of all other settlements commensurate with locally generated needs.									2
EDE 13	To resist the provision of large scale retail developments outside town centres subject to the application of the sequential test and demonstration that the existing town centre will not be adversely affected.									3

POLICY NR	CHAPTER 7 Economic Development, Employment & Tourism									TTL
EDE 14	To promote the provision of local retail centres serving small localised catchment populations in new residential areas, commensurate with locally generated needs.	△	✓	△	△	△	✓	△	△	2
EDE 15	To generally discourage permission for change of use from retail or service (including banks and similar institutions with over the counter services) to non-retail or non service uses at ground-floor level.	△	✓	△	△	△	✓	✓	△	3
EDE 16	To promote the improvement of the environment of town and village centres through good design in all development, landscaping, street furniture and public art works.	△	✓	△	△	△	✓	△	△	2
EDE 17	To improved traffic mobility through traffic management, improvements to pavements, provision of access for mobility impaired and public transport waiting facilities.	✓ ✓	✓	△	△	△	✓ ✓	✓	△	6
EDE 18	Co-operate with local Tidy Towns Committees and other community groups in the implementation of environmental improvement schemes.	△	✓	△	△	△	✓ ✓	✓	△	4

POLICY NR	CHAPTER 7 Economic Development, Employment & Tourism										TTL
EDE 19	To promote the provision and modernisation of residential accommodation over commercial premises in towns and villages in order to improve the vibrancy of their centres									5	
EDE 20	To encourage the preservation of authentic traditional shopfronts and good quality contemporary designs.									3	
EDE 21	To discourage the mounting or location of rollers on the exterior of shop premises where such shutters would detract from the streetscape and ambience of the town or village.									3	
EDE 22	To consider innovative solutions including tradition wrought iron window guards or shutters which provide a high degree of transparency which allows the window display to be visible will be considered.									3	
EDE 23	To encourage the incorporation of blinds, where required into the shopfront fascia so that they are capable of being retracted when not in use. Curved and Dutch canopies will be discouraged.									3	

POLICY NR

EDE 24

CHAPTER 7
Economic Development, Employment & Tourism

To discourage a proliferation of signs within town and village centres which would detract from the visual amenities of the streetscape and which would interfere with the free flow and safety of vehicular and pedestrian traffic movements.



TTL

5

POLICY NR	CHAPTER 7 Economic Development, Employment & Tourism									TTL
TOU 1	To support the implementation of the Louth Hospitality Tourism Plan 2008-2012 and the Faillte Ireland East and Midlands Regional Plan 2008 – 2010.									3
TOU 2	To promote the sustainable development of Louth as a quality tourist destination themed on heritage, culture and an unspoilt natural environment.									8
TOU 3	To assist in the development and marketing of County Louth in conjunction with the local authorities north and south of the border.									1
TOU 4	To support the development of community festivals, cultural activities and other outdoor activities.									2
TOU 5	To pursue the development of an integrated themed cross border tourism project including joint marketing, promotion and where appropriate and viable, infrastructure provision.									2
TOU 6	To co-operate with the authorities in Northern Ireland in the provision of a road bridge between Cooley and south County Down.									3

POLICY NR	CHAPTER 7 Economic Development, Employment & Tourism									TTL
										
TOU 7	To support the Oriel 2012 project and cooperate with relative authorities, business interests and stakeholders north and south to advance its implementation.	✓	✓	✓	✓	△	✓	△	✓	7
TOU 8	To co-operate with Meath County Council and Drogheda County Council in the preparation of a strategy for the protection, development and promotion of the Boyne Valley heritage site.	✓	✓	✓	✓	△	✓	✓	✓	14
TOU 9	To encourage the provision of additional hotel and guest house bed spaces and B&B accommodation in County Louth in conjunction with leisure, conferencing and other associated facilities and amenities, subject to the protection of the unspoilt natural environment and landscapes of the county.	✓	✓	✓	✓	△	✓	△	✓	11
TOU 10	To facilitate the limited provision of holiday homes and self-catering accommodation to locations within existing towns and villages of a scale that the settlement can sustain.	△	✓	△	△	△	✓	△	△	4

POLICY NR	CHAPTER 7 Economic Development, Employment & Tourism									TTL
TOU 11	To resist proposals for the development of holiday homes and self catering accommodation in the countryside except where existing stone buildings of character are to be converted or where the restoration of vernacular dwellings is proposed.	✓	✓	✓	✓	△	✓	✓	✓	10
TOU 12	To limit the floor area of all holiday homes and self catering accommodation to a maximum of 100 square metres.	△	△	△	△	△	✓	△	✓	2
TOU 13	To permit new caravan parks only where they are located within a secluded and a mature landscaped setting and where there is an adequate road network to serve the development.	✓	✓	✓	✓	✓	✓	△	✓	9
TOU 14	To encourage the upgrading of existing caravan parks in approved locations	✓	✓	✓	✓	✓	✓	△	✓	9

POLICY NR	CHAPTER 7 Economic Development, Employment & Tourism									TTL
TOU 15	To facilitate the provision of budget hostels within existing urban centres or close to public transport facilities.									2
TOU 16	To continue to improve local authority directional road signage to facilitate visitors to the county.									2
TOU 17	To facilitate the licensing of Fáilte Ireland approved tourism related signage subject to a demonstrate need and the avoidance of clutter and confusion with existing road signage.									2
TOU 18	To ensure that tourism related promotional and advertisement signs are suitably designed and appropriately located so that they do not detract from the visual amenities of the area.									3

POLICY NR	CHAPTER 8 Transport & Communications	TTL
TC 1	To fully capitalise on the transportation advantages which County Louth possesses through pursuing an integrated transport approach to development which facilitates access to a range of transport modes and provides genuine transport choice.	       
TC 2	To support the implementation of government transport policy as expressed in <i>Transport 21</i> , a <i>Sustainable Transport Future – A New Transport Policy for Ireland 2009-2020</i> and the <i>NRA's Policy Statement on Development Management and Access to National Roads 2006</i>	       
TC 3	To promote land-use planning measures which aim for co-ordination and integration between land use and transport throughout the county, thereby maximising the potential of the county's transportation network and encouraging travel by public transport, walking and cycling.	       
TC 4	To encourage the provision of modes of transport which are accessible to all, including people with impaired mobility by reason of disability, age or care roles.	       

POLICY NR	CHAPTER 8 Transport & Communications	TTL							
									
TC 5	To provide and maintain a road hierarchy based on motorway, national routes, regional routes and local roads and to maintain the carrying capacity and lifespan of the road network and ensure high standards of safety for road users.								4
TC 6	To support the implementation of the NRA's policy in relation to the provision of on-line motorway services.								2
TC 7	To prohibit all developments within 100 metres of the fence line of the M1 motorway and Newry to Dundalk link road (N1/A1) out side of any zoned land.								8
TC 8	To prohibit any external lighting or illumination and any advertisement signs that would interfere with the free flow of, or distract traffic, using the road network								6
TC 9	To prohibit the creation of new accesses or intensification of existing accesses onto national routes and protected regional routes as set out in tables 8.2 and 8.3.								5

POLICY NR	CHAPTER 8 Transport & Communications	TTL							
									
TC 10	To apply the visibility standards and vehicle dwell areas requirements as set out in tables 8.4 and 8.5								3
TC 11	To require compliance with the parking standards as specified in table 8.6.								2
TC 12	To require the provision of car parking spaces for persons with impaired mobility at a rate of one space in ten.								4
TC 13	To permit a reduction of the above standards in respect of certain town and village centre developments and developments adjacent to transportation nodes or where the developer provides acceptable alternative modes of transport. Where a reduction in car parking standards is accepted, a contribution in lieu of the provision of car parking will normally be required.								4
TC 14	To secure the implementation of the council's road improvement programme 2008 – 2015 as detailed in table 8. 7, 8.8, 8.9 and 8.10.								4

POLICY NR	CHAPTER 8 Transport & Communications							TTL
								
TC 15	△	✓✓	△	△	△	✓✓	△	4
TC 16	✓✓	✓✓	△	△	✓✓	△	△	6
TC 17	✓✓	✓✓	△	△	✓✓	△	△	6
TC 18	✓✓	✓✓	△	△	✓✓	△	△	6
TC 19	✓✓	✓✓	△	△	△	✓	△	5

POLICY NR	CHAPTER 8 Transport & Communications									TTL
										
TC 20	To support the opening of the Drogheda to Navan railway line for passenger services.	✓✓	✓✓	△	△	✓✓	✓	△	△	7
TC 21	To support the improvement of rail based park and ride facilities in Dundalk and Drogheda and in conjunction with any new railway station located in the county.	△	✓✓	△	✓✓	✓✓	✓	△	△	5
TC 22	To work in co-operation with other public bodies, agencies and community groups, to secure improvements in public transportation within the county and greater integration of existing and any new services.	✓✓	✓✓	△	✓✓	✓✓	✓	△	△	7
TC 23	To encourage the provision of enhanced public transport services and infrastructure both within and between the main towns of the county.	✓✓	✓✓	△	✓✓	✓✓	✓	△	△	7
TC 24	To ensure that bus routes and adequate services are provided within all new proposals for substantial residential developments.	✓✓	✓✓	△	✓✓	✓✓	✓	△	△	7
TC 25	To investigate the feasibility of the provision of bus based park and ride facilities at urban based motorway interchanges and other strategic locations elsewhere in County Louth	✓✓	✓✓	△	✓✓	✓✓	✓✓	△	△	8

POLICY NR	CHAPTER 8 Transport & Communications								TTL
TC 26	To support Louth Leader Partnership in the provision of improved public transport in the rural areas of the county								7
TC 27	To support the development and expansion of the ports of Drogheda, Dundalk and Greenore								5
TC 28	To provide where possible, traffic free pedestrian and cyclist routes especially where they would facilitate more direct, safer and pleasant alternatives routes to those of the private car.								10
TC 29	To incorporate, where feasible, provision for cycle and pedestrian paths within new road proposals and improvement schemes.								8
TC 30	To promote the development of cycling by the provision of cycle routes in both rural and urban areas.								9
TC 31	To investigate the possibility of developing linear cycle routes utilizing existing natural or manmade corridors such as riversides and abandoned road and rail infrastructure.								11

POLICY NR	CHAPTER 8 Transport & Communications									TTL
TC 32	To encourage the provision of secure bicycle parking facilities in towns, at neighbourhood centres, at public facilities such as schools, libraries and in all new developments.	△	✓✓	△	△	✓✓	✓✓	△	✓✓	8
TC 33	To secure the provision of high quality broadband and telecommunication infrastructure within the county in the interests of promoting economic growth and competitiveness.	△	✓✓	△	△	✓	✓✓	△	△	5
TC 34	To support a programme of broadband connectivity throughout the County and facilitate the expansion of broadband into more remote areas.	△	✓✓	△	△	✓	✓✓	△	△	5
TC 35	To require that open access ducting for new developments is made available to all service providers on a non-exclusive lease basis at an economic cost	△	✓✓	✓✓	△	△	✓✓	△	△	6
TC 36	To require that all new mobile telecommunication installations comply with the guidelines issues by the Department of Communications, Marine and Natural Resources publication Health Effects of Electromagnetic Fields, 2007.	△	✓✓	△	△	✓✓	✓✓	△	✓✓	8

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POLICY NR	CHAPTER 8 Transport & Communications	TTL							
									
TC 37	To ensure that all mobile telecommunication infrastructure complies with the standards set out in the document Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities 1996 issued by the DoEHLG and the development management assessment criteria set out in 8.16.8.								10
TC 38	To operate a presumption against the location of antennae support structures where such structures would have a serious negative impact on the visual amenity of sensitive sites and locations.								10
TC 39	To require operators to share antenna support structures and sites where feasible.								9
TC 40	To grant planning permission for telecommunications related structures for a maximum period of five years, except in exceptional circumstances, and to require the removal of all obsolete telecommunication structures and re-instatement of sites to the satisfaction of the planning authority. A cash bond and development levies will be imposed.								7

POLICY NR

CHAPTER 8
Transport & Communications

TC 41

TC 41 To prohibit satellite dishes where they would materially harm the character and appearance of a Protected Structure, an Architectural Conservation Area or in any other areas where they would cause unacceptable harm to the visual amenities of the area.



TTL

8

POLICY NR	CHAPTER 9 Energy									TTL
EN 1	To promote and encourage the provision of alternative energy in line with the Government's White Paper Delivering a Sustainable Energy Future for Ireland.									12
EN 2	To work in partnership with, and support existing and proposed initiatives by, SEI in County Louth									12
EN 3	To support the statutory providers of national grid infrastructure by protecting identified strategic corridors from encroachment by developments that might compromise the provision of energy networks.									5
EN 4	To require the under-grounding of electrical cables within new residential, commercial or civic developments.									8
EN 5	To require that all high voltage lines of 38 KV and over comply with all internationally recognised standards with regard to proximity to dwellings and other structures in which the public assemble.									6

POLICY NR	CHAPTER 9 Energy								TTL
									
EN 6	To ensure that the siting of electricity power lines is managed in terms of the visual impact on the environment, especially in sensitive landscapes.								9
EN 7	To support the expansion of the natural gas supply network in the county								8
EN 8	To encourage the production of energy from renewable sources, including wind energy, solar, ground heat source, biomass, tidal, wave and generation from waste material, subject to normal proper planning considerations, including in particular the impact on areas of environmental or landscape sensitivity.								8
EN 9	Co-operate with the appropriate authorities in Northern Ireland in the provision of 'all-island' renewable energy								8
EN 10	Support initiatives aimed at reducing the level of energy consumption within the County.								10

POLICY NR	CHAPTER 9 Energy	TTL
EN 11	To require that all new buildings in County Louth demonstrate that at least 25% of a building's energy requirements are from renewable sources. This should be calculated on the basis of an approved method carried out by a qualified and accredited expert.	                5
EN 12	To promote the location of wind farms and wind energy infrastructure in the "preferred areas" as outlined in map 9.1, to prohibit such infrastructure in the areas identified as "no go areas" and to consider, subject to appropriate assessment, the location of wind generating infrastructure in areas "open for consideration".	          
EN 13	To facilitate the development of wind energy sources where proposals are consistent with the landscape preservation objectives of this plan, the protection of the natural and built environment and the visual and residential amenities of the area.	          

POLICY NR	CHAPTER 9 Energy								TTL
EN 14	To require all wind farm developments to comply with the <i>Wind Energy Development Guidelines for Planning Authorities</i> .								7
EN 15	To encourage the use of solar energy technologies in all new developments taking place in County Louth.								7
EN 16	To support the production and refining of biomass for energy generation purposes whilst adopting the precautionary approach to large scale production of bio fuels in County Louth.								-1
EN 17	To support the development of wave energy in suitable waters off the coast of County Louth subject to the protection of important marine habitats.								7
EN 18	To support the development of tidal energy in suitable waters off the coast of Louth subject to the protection of important marine habitats								7
EN 19	To ensure that all new development comply in full with Part L Building Regulations (as amended in 2008).								3

POLICY NR	CHAPTER 9 Energy									TTL
EN 20	To promote the use of district heating systems in large scale development and master planned areas.	△	✓✓	△	△	✓✓	✓	△	△	5
EN 21	To encourage the reuse of existing obsolete buildings for new uses.	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	16
EN 22	To encourage the recycling of building materials on development sites.	✓✓	✓	✓✓	✓✓	✓✓	✓✓	△	✓	12
EN 23	To encourage the design and construction of buildings that are functionally adaptable and can be maintained with minimal use of resources.	✓✓	✓✓	✓✓	✓✓	✓✓	✓	△	△	11
EN 24	To support the utilisation of building and landscape design features to minimise energy requirements	✓✓	✓✓	✓✓	✓✓	✓✓	✓	△	✓✓	13
EN 25	Ensure that all new buildings are designed and constructed having regard to the Guidelines for Sustainable Design and Energy Efficiency in Buildings as set out in paragraph 9.7 of the Plan.	△	✓✓	✓✓	✓✓	✓✓	✓	△	✓✓	11

POLICY NR	CHAPTER 10 Environment	TTL							
ENV 1	To implement European, national and regional policy in relation to the protection of the environment and the pursuance of sustainable development principles in respect of the council's policies and procedures								
		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
ENV 2	To pursue the precautionary and the polluter pays principles in relation to permitted development in the county.	✓✓	✓✓	✓✓	✓✓	✓✓	✓	△	△
ENV 3	To promote and maintain the highest achievable standards of air, noise and water quality in the county.	✓✓	✓✓	✓✓	✓✓	✓✓	△	△	△
ENV 4	To implement the Louth Local Authorities Noise Action Plan in order to avoid, prevent and reduce the harmful effects, including annoyance, due to exposure to environmental noise,	✓✓	✓✓	△	△	△	✓	✓	✓
ENV 5	To require that where new development is proposed within the limits of the noise maps for the designated sections of the M1, N1, N52 and R132, that appropriate mitigation measures are undertaken so as to prevent harmful effects from environmental noise.	✓✓	✓✓	△	△	△	✓	✓	✓
		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓

POLICY NR	CHAPTER 10 Environment									TTL
ENV 6	To Increase awareness through educational and other means so as to inform the public of the need and importance of maintaining the highest possible water quality standards.									10
ENV 7	To implement the recommendations contained in the River Basin District Management Plans for the Neagh Bann and the Eastern River Basin Districts, in so far as they relate to County Louth.									11
ENV 8	To implement the recommendations contained in any ground water protection scheme prepared under EU Ground Water Directives									9
ENV 9	To ensure compliance with and to implement the provisions of the Nitrates Directive in so far as it falls within the remit of the council to do so									8
ENV 10	To require that storage facilities for farm animal slurry are provided in accordance with the requirements of the Nitrates Directive and that nutrient management plans are prepared for the spreading slurry.									8

POLICY NR	CHAPTER 10 Environment	TTL							
									
ENV 11	To require that all permitted development taking place within an area served by a public wastewater treatment system connects to that system.	✓	✓	✓	✓	✓	✓	△	9
ENV 12	To require that on lands identified for development and where no public waste water facility exists or is proposed, that the wastewater be treated and discharged to a suitable receiving water subject to a discharge licence.	✓	✓	△	✓	△	△	△	3
ENV 13	To consider permitting development, on zoned land only, on the basis of acceptable interim waste water treatment arrangements under license where there is insufficient capacity within the existing water treatment facilities.	✓	✓	△	✓	△	△	△	3
ENV 14	To require that private waste water treatment systems for individual houses, where permitted, complies with the recommendations contained within the EPA manuals and code of practise for wastewater treatment systems for single houses.	✓	✓	✓	✓	✓	△	△	5

POLICY NR	CHAPTER 10 Environment	TTL							
ENV 15	To implement the requirements of the Groundwater Protection Scheme to protect known and potential ground water reserves.								8
		✓	✓	✓	✓	✓	✓	✓	
ENV 16	To adhere to the guidance document setting out the requirements and information to be submitted with a planning application for an on site waste water treatment systems.								8
		✓	✓	✓	✓	✓	✓	✓	
ENV 17	To insist that proper supervision, installation and commissioning of on site wastewater treatment systems by requiring site characterisation procedures and / or geotechnical assessments be carried out by competent professionally indemnified and suitably qualified persons approved by the council.								9
		✓	✓	✓	✓	✓	✓	✓	
ENV 18	To require that the construction and installation of all wastewater treatment systems are supervised and certified by a suitably qualified competent person as fit for intended purpose and in complies with the council's requirements.								9
		✓	✓	✓	✓	✓	✓	✓	

POLICY NR	CHAPTER 10 Environment									TTL
ENV 19	To implement and support the provisions of the North East Region Waste Management Plan.									11
ENV 20	Impose restrictions on developments abutting or within close proximity of a Seveso site. The extent of restrictions on development will be dependant on the type of risk present and the quantity and form of the dangerous substance present.									15
ENV 21	To Implement the provisions of the Derelict Sites Act and the Litter Pollution Act, 1997 in respect of derelict and obsolete areas.									4
ENV 22	To implement the function of the veterinary office in partnership with the Department of Agriculture.									4

POLICY NR	CHAPTER 11 Water Services	TTL																
WS 1	To ensure the provision of a high quality water and wastewater infrastructure to support both existing and future developments within the County, consistent with sustainability principles and the availability of financial resources whilst prioritising those centres where serious deficiencies are in evidence or where further sustainable development can be reasonably anticipated.									9								
WS 2	To ensure appropriate assessments are carried out on development proposals in respect of Flood Risk.									12								
WS 3	To require developers to submit sustainable urban drainage systems (S.U.D.S.) based designs for the management of surface water from new developments.									10								
WS 4	To ensure that the provision and operation of water and wastewater treatment facilities is undertaken in accordance with EU policies and directives, relevant national legislation and national / regional policies.									10								

POLICY NR	CHAPTER 11 Water Services	TTL							
WS 5	To ensure that satisfactory arrangements that have the capacity necessary to service proposed developments are in place prior to any proposals for developments being considered. The Council where deemed appropriate may require developers to provide water services or enter into binding legal agreement to supply them either wholly by themselves, or in partnership with other developers and/ or the Council, prior to granting of permission and subject to conditions as set down by the Council. To require developers to provide water services infrastructure in excess of that which they require, in the interests of integrated long term development of the area where appropriate. To implement the Water Services Strategic Plan when completed.								
									
									6
WS 6									
									3
WS 7									
									9

POLICY NR	CHAPTER 11 Water Services	TTL
WS 8	To undertake measures recommended in the River Basin Management Plans relevant to County Louth to mitigate the impacts of water abstraction and discharges of treated effluent from wastewater plants and storm drains, on a prioritised basis, subject to affordability.	               
WS 9	To ensure that the scale of provision of water services reflect the scale of envisaged settlement sizes in accordance with the Councils settlement strategy, whilst reflecting realistic provision in the context of overall projected population growth in the County for the period of the plan.	       
WS 10	To fully integrate the provision of water services in County Louth under the aegis of Louth County Council in accordance with provisions of Local Government Act 2001.	       
WS 11	To ensure adequacy of public water supplies consistent with sustainability principles, and within the limits of cost effectiveness and availability of finance.	       

POLICY NR	CHAPTER 11 Water Services	TTL
WS 12	To ensure the quality of water supplied complies with Drinking Water Regulations and to address issues that impact on same in a prompt and appropriate manner.	4
WS 13	To promote and support the development and proper management of Group Water Schemes.	4
WS 14	To improve and expand water supplies consistent with the Louth County Council Assessment of Needs Strategy and Water Services Investment Program.	4
WS 15	To promote the conservation of water through the continuance of our active water conservation program and the utilisation of best practice in the maintenance and operation of distribution networks and development of appropriate public awareness programmes.	7

POLICY NR	CHAPTER 11 Water Services											TTL				
WS 16	To implement a policy of metering all existing and new developments to effectively manage water demand and, in the case of non-domestic developments, to facilitate charging for services in accordance with Article 9 of the EU Water Framework Directive.											8				
																
WS 17	To protect existing surface and groundwater resources and in particular those that supply drinking water or offer the potential to be harnessed for supply of drinking water and to implement measures identified in Groundwater Source Protection Plan once finalised.											8				
																
WS 18	To ensure that all Category I and II settlement have adequate wastewater facilities with adequate capacity to cater for existing loadings and projected sustainable growth taking due cognisance of environmental, financial and value for money considerations.											8				
																

POLICY NR	CHAPTER 11 Water Services									TTL
										
WS 19	To adopt an incremental approach to provision of additional treatment capacity. This shall relate both to the scale of existing developments, and appropriate growth at these locations. Availability of services shall not be a precursor to large scale growth in inappropriate locations.	✓	✓	✓	✓	✓	✓	✓	✓	8
WS 20	To ensure that the siting and operation of all treatment plants and systems have regard to the impact on quality of receiving groundwater and surface waters.	✓	✓	✓	✓	✓	✓	✓	✓	8
WS 21	To extend the licensing of all discharges to sewers. This will apply to all discharges in excess of 5 m3 per day or where the discharge warrants same due to specific characteristics.	✓	✓	✓	✓	✓	✓	✓	✓	9
WS 22	To minimise the impact of storm overflows on receiving water quality through implementation of programmed upgrade of units and networks.	✓	✓	✓	✓	✓	✓	✓	✓	8

POLICY NR	CHAPTER 11 Water Services		TTL									
WS 23	To prohibit the use of pump stations for conveyance of sewage unless the proposed pump station will cater for a significant catchment of zoned development lands that otherwise cannot be drained. Where deemed appropriate by the Council, temporary pumping arrangements may be considered as an interim measure, pending the provision of more permanent arrangements within a reasonable timeframe. In such instances the full cost of providing operating and decommissioning interim arrangements shall be paid in advance by developer along with normal development levies.									6		
												
WS 24	To ensure that all developments will have regard for policies expressed in the Greater Dublin Strategic Drainage Study with particular reference to: a) Infiltration and exfiltration b) Climate Change c) Basements d) New developments e) Environment f) Surface water									10		
												

POLICY NR	CHAPTER 11 Water Services																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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POLICY NR	CHAPTER 11 Water Services	TTL
WS 28	To prevent excessive discharges of untreated sewage from overflows and to maximize the utility of piped services, new developments shall preferentially provide / connect to separate surface water drainage systems.	10
WS 29	To ensure that all discharges shall be attenuated to green field levels whereby both flow rate and volume of discharge of runoff from developments shall mimic in so far as possible pre development levels.	11
WS 30	To ensure that when developers are master planning areas within and adjacent to settlements that sustainable drainage will be adequately addressed. Masterplans shall identify appropriate aerial features e.g. ponds / basins etc based within the overall plan area that can provide both amenity and surface water management facilities for the full area rather than a large collection of small development based units.	12



POLICY NR	CHAPTER 11 Water Services									TTL
WS 31	To ensure that all new developments shall incorporate appropriate measures to protect and / or treat runoff. In particular discharges from car parks shall be appropriately treated so as to remove pollutant materials.	✓✓	✓	✓✓	✓✓	△	△	△	△	7
WS 32	To ensure that all new developments shall be provided with separated drainage systems	✓	✓	△	✓✓	✓	△	△	△	5
WS 33	To assess planning applications for development in accordance with the provisions of The Planning System and Flood Risk Management" Guidelines. Applications will be assessed in the context of Louth County Council's and the Office of Public Works (OPW) strategic flood risk assessment. The sequential approach detailed in the guidelines will be applied to all development and, if deemed necessary, the justification test required by the guidelines will also be applied with respect to any proposed development.	✓✓	✓✓	✓✓	✓✓	△	△	△	✓✓	10

POLICY NR	CHAPTER 11 Water Services	TTL
WS 34	To minimise the impact of developments on watercourses by requiring flood impact assessments to be undertaken where appropriate and to ensure that these assessments shall be carried out by competent persons and development proposals in flood risk areas shall be accompanied by a certificate from a competent person confirming that development will not impact on flooding.	  10
WS 35	To ensure that within the period of the plan indicative flood risk mapping for the county shall be made available for the purposes of land use planning	 12
WS 36	To establish where feasible riparian corridors* free from development along all significant water courses and to retain an adequate corridor along all open water courses consistent with habitat protection, maintenance/improvement access requirements and flood alleviation requirements..	 12

POLICY NR	CHAPTER 11 Water Services									TTL
WS 37	To retain and protect existing morphological features including wetlands/bogs/natural hollows, drains, streams etc) which contribute to the attenuation of surface water runoff									10
WS 38	To ensure that permeable materials be utilised for paved surfaces where appropriate in all new developments.									5
WS 39	To maintain a presumption against culverting of rivers, streams and drains. Where culverting is permitted the minimum size of culvert shall be 900mm, with adequate access and suitable headwalls and screening.									7
WS 40	To require sediment and pollution control plans to be implemented in conjunction with any development works.									8