

Proposed Material Alterations to the Draft Ardee Local Area Plan

2010 – 2016



Economic Development
& Future Planning Unit
Louth Local Authorities

5th JANUARY 2011

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Introduction

This document focuses on the proposed amendments made by the elected members of Louth County Council following consideration of the Draft Ardee Local Area Plan 2010 -2016 and the manager's report on submissions received. It consists of amendments to the written statement, Land Use Zoning Matrix , Land Use Zoning Map and Residential Phasing Strategy.

There are 3 stages in the review process. These are detailed below.

Stage 1 – Pre-draft

- Background work, data gathering
- Initial notification in newspaper of the planning authority intention to prepare a new Plan.
- Public consultation including prescribed bodies, service providers etc.
- Report to members outlining the manager's response on issues raised in public consultation.
- Making of direction to the manager by the members regarding the preparation of the plan.
- Preparation of screening environment report (SEA) and Appropriate Assessment (AA).

Stage 2 – Preparation of Draft Plan

- Submission by manager of a draft plan to members for their consideration
- Consideration by members of draft plan including the making of amendments by members
- Sending notice and a copy of the draft plan to specified bodies. Public display of draft plan and invitation of submissions

Stage 3 –Making of Local Area Plan

- Preparation by the manager of a report on submissions received.
- Consideration by members of the draft plan and managers report.
- Making of the Plan by accepting or amending the draft, *except* where amendment represents a material alteration of the draft plan. In this case material amendments go on public display including amended environmental report if necessary.
- Preparation of manager's report on submissions.
- Consideration of the amendment and managers report by the elected members.
- Members making the plan.

The Council is now at the third part of stage 3. This document relates to proposed amendments which represent a material alteration of the draft plan. These proposed amendments are required to go on public display. They are on display from Wednesday 5th January 2011 to Wednesday 2nd February 2011.

Part 1 Legislative Requirements

Having considered the draft Ardee Local Area Plan 2010-2016 and the manager's report on submissions received as a result of the public display period, it was resolved by the members at Council meetings on 13th December 2010 to amend the draft local area plan. At the meeting the council resolved that as these amendments constitute a material alteration to the draft Local Area Plan and the proposed material amendments would be published for public consultation for a period of not less than 4 weeks in accordance with Section 13 (h) (j) of the Planning and Development Act, 2010 as amended.

Purpose of this Report

The function of this report is to help inform and assist the public and other interested parties in consideration of the proposed amendments to the draft Plan.

Written observations or submissions regarding the material amendments to the draft Local Area Plan are invited from members of the public and other interested parties. Written submissions or observations must be received between Wednesday 5th January 2011 and Wednesday 2nd February 2011.

The manager will prepare a report on all submissions or observations received during the above time period and submit this to the members for their consideration. Having considered the amendments to the draft and the manager's report on submissions received, members will make the new Ardee Local Area Plan 2010 - 2016.

Outline of Report

The proposed material amendments consist of amendments to the written statement, the written statement, Land Use Zoning Matrix, Land Use Zoning Map and Residential Phasing Strategy.

In this document changes to the text follow the format of the written statement of the draft Plan with the relevant section headings, page numbers and submission reference identified where a change is proposed. This has been undertaken in a tabulated format. Additions to the text are denoted using **red** text. This facilitates comparison between the contents of the Draft Plan and the proposed amendments to the draft.

Where the proposed material amendments to the draft Plan involve a change to the Land Use Zoning Matrix these changes are highlighted in red.

The proposed amended Land Use Zoning Map and Residential Phasing Strategy are included.

Part 2 Proposed amendments to the written statement of the Draft Ardee Local Area Plan.

(Additions to the text are denoted by using *red* text.)

Section 1 Introduction			
Submission No.	Amendment to Section/ Policy No.	Amendment	Page No. of Draft Local Area Plan
8	Addition of Objective no. 10 Additional Policy	To embrace the Age Friendly society and turn Ardee into an Age Friendly Town To develop and promote the implementation of an Action Plan which will identify, prioritise and provide a timeframe for the provision of infrastructure that will make Ardee an exemplary age friendly town’.	6
8	Addition to Table 8.3 Land Use Zoning Objectives	‘To provide for the development of housing for older people, specifically designed for flexibility and adaptability to accommodate the physical and cognitive needs of residents as they develop over time’.	63

Section 4 Infrastructure			
8	INF 16	Additional wording in policy in red: <i>To complete the specific road schemes and improvements outlined in table 4.1 - ‘... and to investigate the feasibility of the provision of audible time counters at pedestrian crossings and the provision of a pedestrian crossing on the Drogheda Road in the vicinity of Sli Breagh.. Other projects may be added to this list. All are subject to the availability of funding’.</i>	23
8	INF 24	Additional wording in policy in red: To promote and facilitate the provision of sports and leisure facilities <i>including inter-generational activities</i> , which are accessible to all members of the community, through initiatives in partnership with community groups and sporting organisations.	27

Section 5 Economy and Employment			
Submission No.	Amendment to Section/ Policy No.	Amendment	Page No. of Draft Local Area Plan
12	EE 2	Additional wording in policy in red: To capitalise on the location, natural and people resources of Ardee in the pursuit of the economic development priorities identified in the strategy - Economic Development of Ardee 2009 – 2015 and support the Louth Economic Forum and Ardee Business Park in order to develop creative solutions to provide sustainable employment and promote the enterprise culture of Ardee.	127

Section 6 Natural and Built Environment			
12	Amendment to section 6.11	Additional wording in red: 6.11 Heritage Gardens and Designed Landscapes The National Inventory of Architectural Heritage has listed Red House and St Brigid's Complex as heritage gardens and designed landscapes. NBE 29 To ensure that new development will not adversely affect the site, setting or views to and from Red House and St Brigid's Complex heritage gardens and landscapes.	48
18	NBE 2	Additional wording in policy in red: To establish a minimum 10 metre wide riparian corridor free from development along each bank of the River Dee and its tributaries, consistent with habitat protection, maintenance access requirements, flood alleviation and recreational requirements. Any proposed path should, where feasible, be located a minimum of 6 metres from the top of the river bank'.	39

Section 7 Ardee Town Centre			
Submission No.	Amendment to Section/ Policy No.	Amendment	Page No. of Draft Local Area Plan
2	Addition of policy no. ATC 17	New Policy To encourage the removal of visually intrusive elements such as overhead cables and inappropriate signage.	55
12 & 25	Addition of policy to follow ATC 8	New Policy To promote and facilitate the development of Ardee Town Centre (as defined by Land Use Zoning Map) as an Opportunity Site.	53

Section 8 Development Strategy for Ardee			
Submission No.	Amendment to Section/ Policy No.	Amendment	Page No. of Local Area Plan
11	DEV 6	Additional wording in policy in red: To restrict the duration of a permission for residential development, or where residential development forms a part of the development, to 5 years, except for instances where an application is made to extend the appropriate period in accordance with Section 42 (as amended) of the Act 2010 .	60
26	DEV 3 (1) and (2)	Additional wording in policy in red: DEV 3 To facilitate orderly and sustainable development through the implementation of an overall phasing strategy as follows: (1) Phase I residential development comprises committed dwelling units, residential development in the town centre (as zoning) where residential is provided as part of a mixed development with commercial uses, enabled area and infill housing development* where it is a permitted use or a use open for consideration and providing that the necessary physical and social infrastructure is available. As the stock of vacant lands (from development) becomes exhausted, that is 75% is	59

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6, 8, 21		<table><tr><th>Zone</th><th>ABB.</th><th>Land Use Zoning Category and Objective</th><th>Colour</th><th></th></tr><tr><td>1</td><td>RE</td><td>To protect and / or enhance existing residential communities and provide for new residential communities.</td><td>Yellow</td><td></td></tr><tr><td>1(a)</td><td>RE(a)</td><td>To provide for residential development subject to the provision of a public park containing a minimum of 12 acres.</td><td>Yellow/white</td><td></td></tr><tr><td>2</td><td>TC</td><td>To provide, protect and enhance town centre facilities and enable town centre strengthening.</td><td>Blue</td><td></td></tr><tr><td>3</td><td>CB</td><td>To provide for mixed commercial/business uses.</td><td>Pink/white</td><td></td></tr><tr><td>4</td><td>CR</td><td>To provide for mixed commercial / light industrial/residential uses.</td><td>Orange</td><td></td></tr><tr><td>5</td><td>IN</td><td>To protect existing industrial activity and to provide for new industrial and related uses.</td><td>Pink</td><td></td></tr><tr><td>6</td><td>IB</td><td>To conserve and protect the setting of institutional buildings.</td><td>Olive green</td><td></td></tr><tr><td>7</td><td>RH</td><td>To provide for tourism and leisure proposals.</td><td>Hatched blue</td><td></td></tr><tr><td>8</td><td>CF</td><td>To protect, provide and improve community facilities.</td><td>Red</td><td></td></tr><tr><td>9</td><td>OA</td><td>To provide, protect and enhance open space, amenities and recreation.</td><td>Green</td><td></td></tr><tr><td>10</td><td>SL</td><td>Strategic land reserve for future development.</td><td>Green/white</td><td></td></tr><tr><td>11</td><td>AL</td><td>Land reserved for agriculture</td><td>Hatched green</td><td></td></tr><tr><td>12</td><td>PU</td><td>Public Utility</td><td>Hatched Red</td><td></td></tr><tr><td>13</td><td>EA</td><td>To provide for the development of housing for older people, specifically designed for flexibility and adaptability to accommodate the physical and cognitive needs of</td><td></td><td></td></tr></table>	Zone	ABB.	Land Use Zoning Category and Objective	Colour		1	RE	To protect and / or enhance existing residential communities and provide for new residential communities.	Yellow		1(a)	RE(a)	To provide for residential development subject to the provision of a public park containing a minimum of 12 acres.	Yellow/white		2	TC	To provide, protect and enhance town centre facilities and enable town centre strengthening.	Blue		3	CB	To provide for mixed commercial/business uses.	Pink/white		4	CR	To provide for mixed commercial / light industrial/residential uses.	Orange		5	IN	To protect existing industrial activity and to provide for new industrial and related uses.	Pink		6	IB	To conserve and protect the setting of institutional buildings.	Olive green		7	RH	To provide for tourism and leisure proposals.	Hatched blue		8	CF	To protect, provide and improve community facilities.	Red		9	OA	To provide, protect and enhance open space, amenities and recreation.	Green		10	SL	Strategic land reserve for future development.	Green/white		11	AL	Land reserved for agriculture	Hatched green		12	PU	Public Utility	Hatched Red		13	EA	To provide for the development of housing for older people, specifically designed for flexibility and adaptability to accommodate the physical and cognitive needs of			63
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				residents as they develop over time.		
		14	RT	To provide for the development of a single modern format supermarket of up to 2,500 m ² of net retail floorspace (including food and non-food floorspace).		

Section 9 Design Principles and Development Management Standards			
Submission No.	Amendment to Section/ Policy No.	Amendment	Page No. of Local Area Plan
2	Section 9.0	Additional wording To require, where feasible that electricity and other infrastructure in new development be laid underground.	69

Part 3 Proposed Amendments to the Land Use Zoning Matrix

Land Use	RE & RE(a)	TC	CB	CR	IN	CF	OA	SL	IB	RH	EA	RT
Dwelling	Y	Y	N	O(8)	O ¹	N	N	N ²	O ³	N	Y	N
Guesthouse	O	Y	Y	Y	N	N	N	N	O	Y	N	N
Hotel	N	Y	Y	O	N	N	N	N	O	Y	N	N
Restaurant	N	Y	Y	O	N	N	N	N	O	Y	N	N
Pub	N	Y	N	O	N	N	N	N	O	Y	N	N
Shop (convenience)	O(4)	Y	N	O ⁶	O(5)	N	N	N	N	N	N	Y(9)
Shop (comparison)	N	Y	N	N	N	N	N	N	N	N	N	N
Retail warehouse	N	N	N	N	N	N	N	N	N	N	N	N
School	Y	Y	O	O	N	Y	N	N	Y	O	N	N
Medical and Related Consultant	Y	Y	O	O	N	Y	N	N	O	O	O	O
Health centre	Y	Y	O	O	N	O	N	N	Y	O	O	N
Nursing home	Y	Y	O	O	N	O	N	N	Y	Y	O	N
Community Facility	Y	Y	O	O	O	Y	N	N	Y	O	O	O
Recreational buildings	O	Y	O	O	O	Y	O	N	Y	O	O	O
Cultural uses	N	Y	O	O	O	Y	N	N	Y	O	O	O
Offices -Class 2	N	Y	N	N	N	N	N	N	N	N	N	N
Offices –Class 3	N	Y	O	Y	Y	N	N	N	N	N	N	N
Garages, panel beating and car repairs	N	O	O	O	Y	N	N	N	N	N	N	N
Petrol station	N	Y	Y	O	O	N	N	N	N	N	N	O(10)
Motor sales	N	Y	Y	O	Y	N	N	N	N	N	N	N
Public Car park	N	Y	Y	O	Y	N	N	N	O	N	N	N
Cinema, dancehall, disco	N	Y	O	O	N	O	N	N	N	N	N	N
Warehouse /storage & distribution	N	N	N	N	Y	N	N	N	N	N	N	N
Lorry park /store/ depot	N	N	N	N	Y	N	N	N	N	N	N	N
Industry	N	N	N	N	Y	N	N	N	N	N	N	N
Industry (light)	N	O	N	Y	Y	N	N	N	N	N	N	N
Playing fields Park/playground	Y	Y	Y	Y	Y	Y	Y	Y	Y	O	O	N
Place of worship	O	Y	Y	O	O	Y	N	N	O	O	O	N
Tourist camping site/ caravan park	N	N	Y	N	O	N	N	N	O	O	N	N
Halting site	O	O	Y	N	O	N	N	N	N	N	N	N

Amusement Arcade	N	Y	N		N	N	N	N	N	N	N	N	N
Hot food take-away	N	Y	O	N	N	N	N	N	N	N	N	N	N
Utility structures	O	O	O	O	O	O	O	O	O	O	O	O	O
Crèche/playschool	Y	Y	Y	Y	O	O	N	N	Y	O	N	N	N

Y = 'permitted use' - is in compliance with the primary zoning and is acceptable in principle.

O = 'open for consideration' - is a use that by reason of its nature and scale would not be in conflict with the primary zoning objective for the area.

N= 'not permitted use' - is a use that would be contrary to the zoning objectives and sustainable development.

Note:

(1) One –off houses will be considered on a limited basis only for qualifying landowners or members of their immediate families and there is a demonstrable housing need. For the purposes of this provision a qualifying landowner is where the land has been in family ownership for a minimum of **25 years**.

(2) Residential development including one-off houses is not appropriate as such development would prejudice the future development of the area.

(3) Only limited residential development is open for consideration (**Maximum 10% of total area of complex**)

(4) A local shop only is defined as a convenience retail unit of not more than **100** square metres in gross floor area.

(5) Less than 50m² gross floor area.

(6) Less than 100m² gross floor area.

(7) Recreational and community buildings associated with passive and active recreation.

(8) **Any residential proposal within this zoning shall be considered only as part of a mixed with commercial uses, not exceeding 50% of total floor area.**

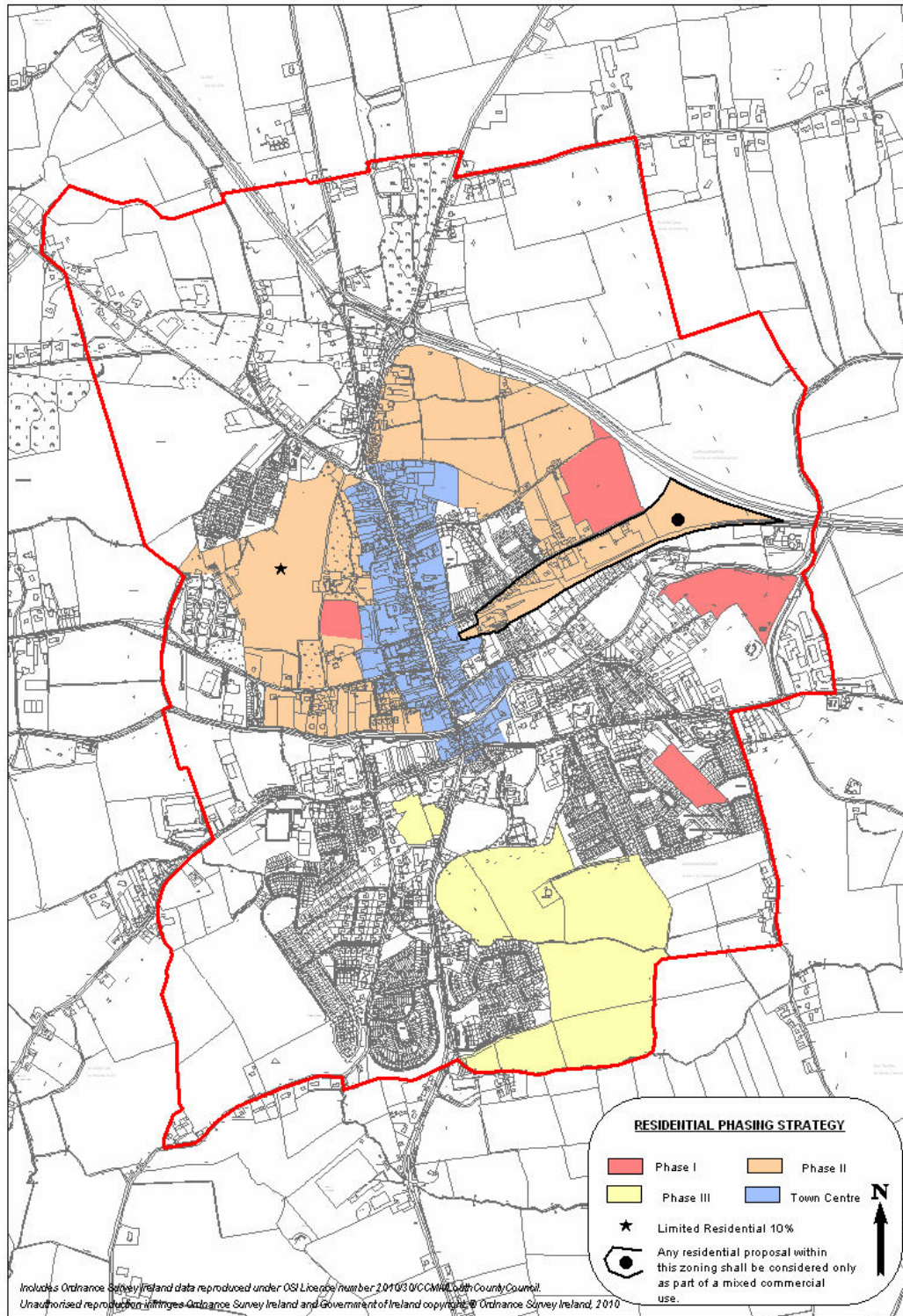
(9) **A single modern format supermarket of up to 2,500 m² of net retail floorspace (including food and non-food floorspace).**

(10) **Petrol station only in association with supermarket as referred to in footnote 9 above.**

Part 4 Proposed Amendments to the Land Use Zoning Map

5. Proposed Material Amendments to Residential Phasing Strategy

Inclusion of Enabled Area zoning in Phase I



**Addendum to the
Appropriate Assessment Screening Report
on the Draft Ardee Local Area Plan 2010 –
2016 in relation to the proposed Material
Alterations.**

(Article 6(3) of the EU Habitats Directive)

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1. Introduction

This report is in the form of an Addendum to the existing Appropriate Assessment Screening of the Draft Ardee Local Area Plan 2010 – 2016 previously generated in relation to Louth County Council's drafting of a new Local Area Plan for the town of Ardee.

The draft Local Area Plan has now undergone a public consultation period and amendments, which are considered to be material alterations, have been proposed to be made to the draft Local Area Plan. As the draft Local Area Plan is now materially different from the version that was previously subjected to Appropriate Assessment screening, this assessment needs to be revised, to take into account any new impacts arising from the material alterations.

The purpose of this addendum is therefore to:

Evaluate the proposed material alterations to the Ardee Local Area Plan 2010 - 2016 in accordance with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC).

In the Appropriate Assessment Screening of the Draft Plan, section 7.0 Assessment Criteria, refers to indirect damage to physical quality of the environment. It is considered that there is a small risk of indirect damage occurring to the Natura 2000 (or 'European') sites, particularly those downstream of Ardee. However it is considered that this indirect risk is not significant, especially given it is a policy of the Plan 'To implement Article 6(3) of the EU Habitats Directive and to subject any plan or project likely to impact on Natura 2000 sites, whether directly, indirectly or in combination with other plans or projects, to an appropriate assessment in order to inform decision making'.

Assessment Criteria

(a) Proposed amendments to the written statement of the Draft Ardee Local Area Plan.

(Additions to the text are denoted by using red text.)

The material amendments to the Plan have generally been formulated to ensure that uses, developments and effects arising from permissions based upon this Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 sites.

2. Proposed Material Amendments and Assessment Criteria

Draft Plan Policy/ Objective	Natura 2000 that may be affected (Name/code)	Potential Impact of Policy/Objective	Risk of Significant Impact (y/n)	Potential of 'in combination impacts'
Section 1 Introduction				
Addition of Objective no. 10 To embrace the Age Friendly society and turn Ardee into an Age Friendly Town Additional Policy To develop and promote the implementation of an Action Plan which will identify, prioritise and provide a timeframe for the provision of infrastructure that will make Ardee an exemplary age friendly town'.	004091 Stabannon and Braganstown Special Protection Area 000455 Dundalk Bay Special Area of Conservation 004026 Dundalk Bay Special Protection Area	None	None	None
Addition to Table 8.3 Land Use Zoning Objectives 'To provide for the development of housing for older people, specifically designed for flexibility and adaptability to accommodate the physical and cognitive needs of residents as they develop over time'.		Positive Promotes sustainable development within town centre.	None	None

Section 4 Infrastructure				
Draft Plan Policy/ Objective	Natura 2000 that may be affected (Name/code)	Potential Impact of Policy/Objective	Risk of Significant Impact	Potential of 'in combination impacts'
INF 16 Additional wording in policy in red: <i>To complete the specific road schemes and improvements outlined in table 4.1 - '... and to investigate the feasibility of the provision of audible time counter at pedestrian crossings and the provision of a pedestrian crossing on the Drogheda Road in the vicinity of Sli Breagh'. Other projects may be added to this list. All are subject to the availability of funding.</i>	None	None	None	None
INF 24 Additional wording in policy in red: To promote and facilitate the provision of sports and leisure facilities including inter-generation activities, which are accessible to all members of the community, through initiatives in partnership with community groups and sporting organisations.	None	None	None	None
Section 5 Economy and Employment				
EE 2 Additional wording in policy in red: To capitalise on the location, natural and people resources of Ardee in the pursuit of the economic development priorities identified in the strategy - Economic Development of Ardee 2009 – 2015 and support the Louth Economic Forum and Ardee Business Park in order to develop creative solutions to provide sustainable employment and promote the enterprise culture of Ardee.	None	Positive Promotes the provision of sustainable employment opportunities within the Plan area.	None	None

Section 6: Built and Natural Environment				
Draft Plan Policy/ Objective	Natura 2000 that may be affected (Name/code)	Potential Impact of Policy/Objective	Risk of Significant Impact	Potential of 'combination impacts'
Amendment to section 6.11 Additional wording in red: 6.11 Heritage Gardens and Designed Landscapes The National Inventory of Architectural Heritage has listed Red House and St Brigid's Complex as heritage gardens and designed landscapes.	None	None	None	None
Amendment to Policy NBE 29 <i>To ensure that new development will not adversely affect the site, setting or views to and from Red House and St Brigid's Complex heritage gardens and landscapes.</i>	None	None	None	None
NBE 2 Additional wording in red. To establish a minimum 10 metre wide riparian corridor free from development along each bank of the River Dee and its tributaries, consistent with habitat protection, maintenance access requirements, flood alleviation and recreational requirements. Any proposed path should, where feasible, be located a minimum of 6 metres from the top of the river bank'.	000455 Dundalk Bay Special Area of Conservation 004026 Dundalk Bay Special Protection Area	Positive The amendment proposed to this policy will have a positive impact as it will prevent disturbance to the river bank.	None	None

Section 7 Ardee Town Centre				
Draft Plan Policy/ Objective	Natura 2000 that may be affected (Name/code)	Potential Impact of Policy/Objective	Risk of Significant Impact	Potential of 'combination impacts'
Addition of policy no. ATC 17 New Policy To encourage the removal of visually intrusive elements such as overhead cables and inappropriate signage.	None	None	None	None
Addition of policy to follow ATC 8 New Policy To promote and facilitate the development of Ardee Town Centre (as defined by Land Use Zoning Map) as an opportunity site.	None	Positive This policy seeks to direct new sustainable development into the town core area.	None	None
Section 8 Development Strategy for Ardee				
DEV 6 Additional wording in policy in red: To restrict the duration of a permission for residential development, or where residential development forms a part of the development, to 5 years, except for instances where an application is made to extend the appropriate period in accordance with Section 42 (as amended) of the Act 2010'.	None	Positive This policy promotes orderly and sustainable development.	None	None

Draft Plan Policy/ Objective	Natura 2000 that may be affected (Name/code)	Potential Impact of Policy/Objective	Risk of Significant Impact	Potential of 'combination impacts'
DEV 3 (1) and (2) Additional wording in policy in red: DEV 3 To facilitate orderly and sustainable development through the implementation of an overall phasing strategy as follows: (1) Phase I residential development comprises committed dwelling units, enabled area zone, residential development in the town centre (as zoning) where residential is provided as part of a mixed development with commercial uses and infill housing development* where it is a permitted use or a use open for consideration and providing that the necessary physical and social infrastructure is available. As the stock of vacant lands (from development) becomes exhausted, that is 75% is built on, the presumption will move towards the release of land in Phase II. (2) Phase II residential development comprises land to the north of the River Dee which redresses the imbalance of residential development between the north and south of Ardee. This also provides for organic growth from the urban fabric of the town centre and does not result in 'leap-frogging'. Development of these lands is subject to the availability of physical and social infrastructure. As the stock of vacant lands (from development) becomes exhausted, that is 75% is built on, the presumption will move towards the release of land in Phase III.	None	Positive Facilitates the orderly and sustainable development of the town to meet the housing needs through the efficient use and provision of services. expansion	None	None

Additions to Land Use Zoning Categories				Natura 2000 that may be affected (Name/code)	Potential Impact of Policy/Objective	Risk of Significant Impact	Potential of 'combination impacts'
Draft Plan Policy/ Objective							
Enabled Area (EA) and Commercial Retail (RT).				None	None The proposed amendment relates to rezoning of land as opposed to additional zoning. Thus it is not envisaged that it is likely to have a significant impact.	None	None
Zone	ABB.	Land Use Zoning Category and Objective	Colour				
1	RE	To protect and / or enhance existing residential communities and provide for new residential communities.	Yellow				
1(a)	RE(a)	To provide for residential development subject to the provision of a public park containing a minimum of 12 acres.	Yellow/white				
2	TC	To provide, protect and enhance town centre facilities and enable town centre strengthening.	Blue				
3	CB	To provide for mixed commercial/business uses.	Pink/white				
4	CR	To provide for mixed commercial / light industrial/residential uses.	Orange				
5	IN	To protect existing industrial activity and to provide for new industrial and related uses.	Pink				

6	IB	To conserve and protect the setting of institutional buildings.	Olive green				
7	RH	To provide for tourism and leisure proposals.	Hatched blue				
8	CF	To protect, provide and improve community facilities.	Red				
9	OA	To provide, protect and enhance open space, amenities and recreation.	Green				
10	SL	Strategic land reserve for future development.	Green/white				
11	AL	Land reserved for agriculture	Hatched green				
12	PU	Public Utility	Hatched Red				
13	EA	To provide for the development of housing for older people, specifically designed for flexibility and adaptability to accommodate the physical and cognitive needs of residents as they develop over time.					
14	RT	To provide for the development of a single modern format supermarket of up to 2,500 m ² of net retail floorspace (including food and non-food floorspace).					

Section 9 Design Principles and Development Management Standards				
Draft Plan Policy/ Objective	Natura 2000 that may be affected (Name/code)	Potential Impact of Policy/Objective	Risk of Significant Impact	Potential of 'combination impacts'
Section 9.0 Additional wording To require, where feasible that electricity and other infrastructure in new development be laid underground.	None	None	None	None

Part 3 Proposed Amendments to the Land Use Zoning Matrix

Land Use	RE & RE(a)	TC	CB	CR	IN	CF	OA	SL	IB	RH	EA	RT
Dwelling	Y	Y	N	O(8)	O ¹	N	N	N ²	O ³	N	Y	N
Guesthouse	O	Y	Y	Y	N	N	N	N	O	Y	N	N
Hotel	N	Y	Y	O	N	N	N	N	O	Y	N	N
Restaurant	N	Y	Y	O	N	N	N	N	O	Y	N	N
Pub	N	Y	N	O	N	N	N	N	O	Y	N	N
Shop (convenience)	O(4)	Y	N	O ⁶	O(5)	N	N	N	N	N	N	Y(9)
Shop (comparison)	N	Y	N	N	N	N	N	N	N	N	N	N
Retail warehouse	N	N	N	N	N	N	N	N	N	N	N	N
School	Y	Y	O	O	N	Y	N	N	Y	O	N	N
Medical and Related Consultant	Y	Y	O	O	N	Y	N	N	O	O	O	O
Health centre	Y	Y	O	O	N	O	N	N	Y	O	O	N
Nursing home	Y	Y	O	O	N	O	N	N	Y	Y	O	N
Community Facility	Y	Y	O	O	O	Y	N	N	Y	O	O	O
Recreational buildings	O	Y	O	O	O	Y	O ₁	N	Y	O	O	O
Cultural uses	N	Y	O	O	O	Y	N	N	Y	O	O	O
Offices -Class 2	N	Y	N	N	N	N	N	N	N	N	N	N
Offices –Class 3	N	Y	O	Y	Y	N	N	N	N	N	N	N
Garages, panel beating and car repairs	N	O	O	O	Y	N	N	N	N	N	N	N
Petrol station	N	Y	Y	O	O	N	N	N	N	N	N	O(10)
Motor sales	N	Y	Y	O	Y	N	N	N	N	N	N	N
Public Car park	N	Y	Y	O	Y	N	N	N	O	N	N	N
Cinema, dancehall, disco	N	Y	O	O	N	O	N	N	N	N	N	N
Warehouse /storage & distribution	N	N	N	N	Y	N	N	N	N	N	N	N
Lorry park /store/ depot	N	N	N	N	Y	N	N	N	N	N	N	N
Industry	N	N	N	N	Y	N	N	N	N	N	N	N
Industry (light)	N	O	N	Y	Y	N	N	N	N	N	N	N
Playing fields Park/playground	Y	Y	Y	Y	Y	Y	Y	Y	Y	O	O	N
Place of worship	O	Y	Y	O	O	Y	N	N	O	O	O	N
Tourist camping site/ caravan park	N	N	Y	N	O	N	N	N	O	O	N	N
Halting site	O	O	Y	N	O	N	N	N	N	N	N	N
Amusement Arcade	N	Y	N		N	N	N	N	N	N	N	N
Hot food take-away	N	Y	O	N	N	N	N	N	N	N	N	N
Utility structures	O	O	O	O	O	O	O	O	O	O	O	O
Crèche/playschool	Y	Y	Y	Y	O	O	N	N	Y	O	N	N

Y = 'permitted use' - is in compliance with the primary zoning and is acceptable in principle.

O = 'open for consideration' - is a use that by reason of its nature and scale would not be in conflict with the primary zoning objective for the area.

N= 'not permitted use' - is a use that would be contrary to the zoning objectives and sustainable development.

Note:

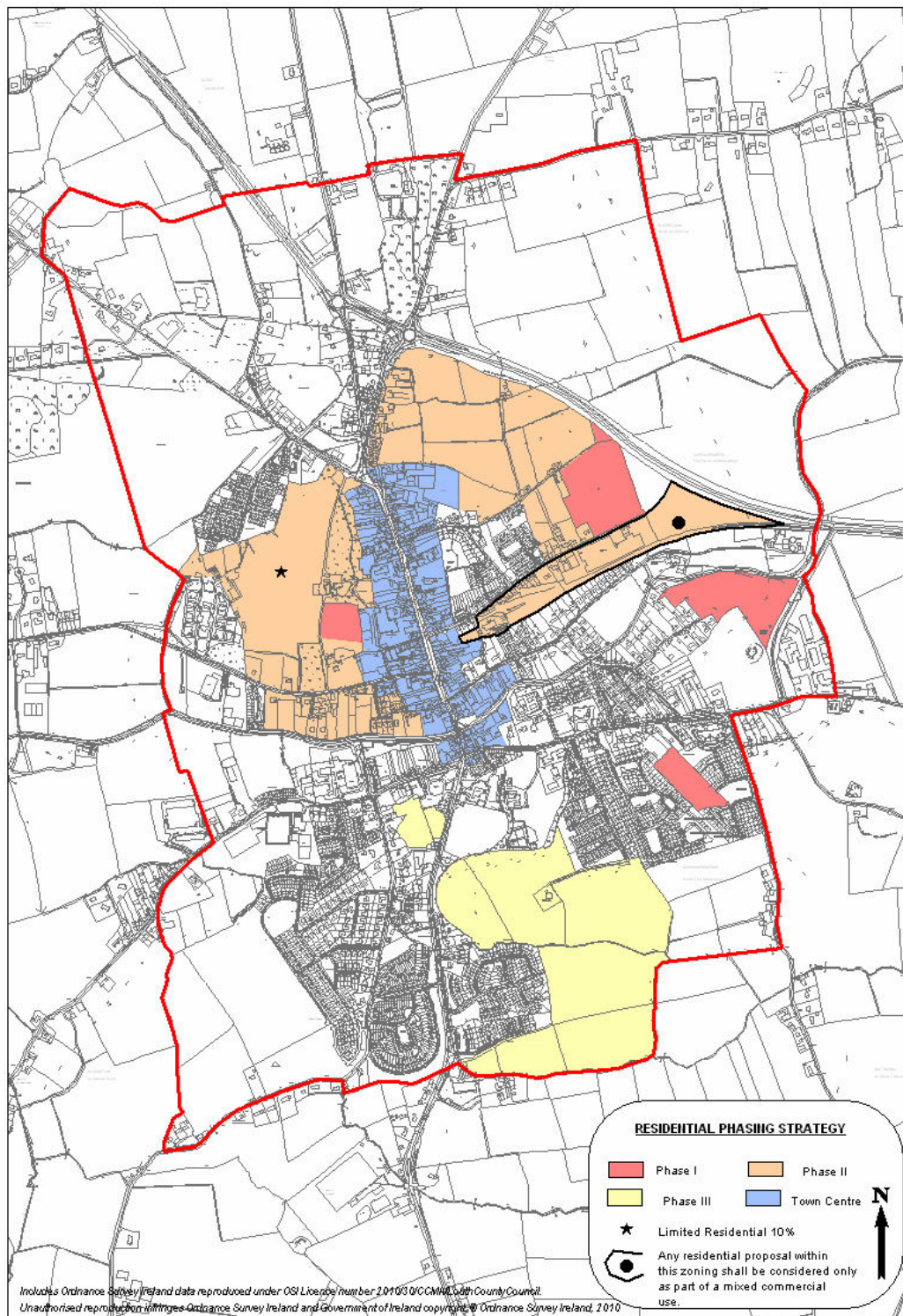
- (1) One –off houses will be considered on a limited basis only for qualifying landowners or members of their immediate families and there is a demonstrable housing need. For the purposes of this provision a qualifying landowner is where the land has been in family ownership for a minimum of **25 years**.
- (2) Residential development including one-off houses is not appropriate as such development would prejudice the future development of the area.
- (3) Only limited residential development is open for consideration (**Maximum 10% of total area of complex**)
- (4) A local shop is defined as a convenience retail unit of not more than **100** square metres in gross floor area.
- (5) Less than 50m² gross floor area
- (6) Less than 100m² gross floor area
- (7) Recreational and community buildings associated with passive and active recreation.
- (8) **Any residential proposal within this zoning shall be considered only as part of a mixed with commercial uses, not exceeding 50% of total floor area.**
- (9) **A single modern format supermarket of up to 2,500 m² of net retail floorspace (including food and non-food floorspace).**
- (10) **Petrol station only in association with supermarket as referred to in footnote 9 above.**

4. Proposed Amendments to Land Use Zoning Map

Inclusion of Enabled Area (EA) and Commercial Retail (RT)

5. Proposed Material Amendments to Residential Phasing Strategy

Inclusion of Enabled Area zoning in Phase I



7. Conclusion

It is considered that the Draft Local Area Plan for Ardee poses no risk of a significant effect on any Natura 2000 sites and as such requires no further assessment.

**Addendum to the
Strategic Environmental Assessment
Screening Report for the Draft Ardee Local
Area Plan 2010 – 2016 on the proposed
Material Alterations.**

**Planning and Development Acts 2002 -2010
Planning and Development Act (Strategic Environmental Assessment)
Regulations 2004**

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1.0 Purpose of this Report

The purpose of this report is to determine if a Strategic Environmental Assessment is required to be carried out regarding one or more than one proposed material alterations of the draft Ardee Local Area Plan 2010 - 2016.

2.0 Statutory Requirement

The determination if a Strategic Environmental Assessment is required to be carried out with respect to one or more than one of the proposed material alterations of the draft Plan is in compliance with Section 13 (iv) (f) of the Planning and Development Act 2010.

3.0 Background

The draft Local Area Plan has now undergone a public consultation period and amendments, which are considered to be material alterations, have been proposed to be made to the draft Local Area Plan.

4.0 Assessment of Characteristics of proposed Material Alterations to the Plan.

An assessment of the proposed Material Amendments for the draft Ardee Local Area Plan 2010 - 2016 in terms of the criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 is set out as below. The assessment has been carried out in the order in which the criteria have been laid out in the above mentioned Schedule 2A.

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

The land use zoning objectives will guide a framework for any future development. While the proposed amendments do include the rezoning of lands they do not propose zoning of additional lands. Hence the implementing of proposed material alterations is not likely to have a significant effect on the environment.

The degree to which the Material Amendments influences other plans, including those in a hierarchy;

The proposed material alterations would have no influence over any other plan.

The relevance of the material alterations for the integration of environmental considerations in particular with a view to promoting sustainable development;

It is considered that the material alterations shall integrate all environmental considerations and shall promote sustainable development.

Environmental problems relevant to the Material Alterations.

There are no environmental problems anticipated as a result of the proposed material alterations.

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 including the proposed material alterations will be part of a hierarchy of plans. It shall be consistent with the Louth County Development Plan

2009 -2015. Issues relating to EU legislation on the environment are provided in the Louth County Development Plan.

Characteristics of the effects and of the area likely to be affected having regard, in particular to

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

The proposed material alterations, particularly policy NBE 2 should further safeguard nature conservation (including Natura 2000) sites against damage. It is not anticipated that any of the material alterations will have negative strategic environmental effects.

The cumulative nature of the effects,

It is not considered that the proposed material alterations will have cumulative effects on the environment.

The transboundary nature of the effects,

It is not considered that there shall be any transboundary effects.

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

Possible risks to human health or the environment due to accidents have not been identified.

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

No impact.

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

- (a) special natural characteristics or cultural heritage,**
- (b) exceeded environmental quality standards or limit values,**
- (c) intensive land-use,**

The material alterations are unlikely to have any negative effects to the value or vulnerability of this area.

The effects on areas or landscapes which have a recognised national, European Union or international protection status.

It is envisaged that the material amendments will not have any significant likely adverse effects on landscapes with National, EU or other international protected sites.

5.0 Conclusion

On the basis of the above assessment pursuant to Section 13 (iv) (f) of the Planning and Development Act 2010 and criteria as set out in Schedule 2A of the Planning and Development Strategic Environmental Regulations, 2004, it is considered that the proposed material amendments are not likely to have significant effects on the environment, and do not therefore require a Strategic Environmental Assessment.