

Manager's Report on Submissions to the Draft Plan

Ardee Local Area Plan

2010 – 2016



November 2010



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Part 1: Introduction

This report focuses on the submissions and observations received from the public following the publication of the Draft Ardee Local Area Plan 2010 - 2016 and the Manager's response to the issues raised. It has been prepared under Section 20 (3)(i) of the Planning and Development Act 2000 and Section 13 of the Planning and Development Act 2010.

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 planning authority intention to prepare a new Local Area Plan.
- Public consultation including prescribed bodies, service provider etc.
- Preparation of screening exercise for strategic environment assessment (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 environmental report, 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 local area plan by accepting or amending the draft, **except** where amendment represents a material alteration of draft plan. In this case material amendments go on public display including amending 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 stage 3. This report is to the members and outlines the manager's response to issues raised in submissions to the Draft Plan and the manager's recommendation on the incorporation of such issues in the local area plan.

Legislative Requirements

Under the Planning and Development Act 2000, the County Manager is required to prepare a report on the submissions and observations received in respect of the draft plan, to respond to the issues raised and to make recommendations on the incorporation of such issues in the local area plan. It is the role of this report to comply with the foregoing requirement. The report forms part of the statutory procedure for preparing a new local area plan Section 20(3) (c) of the 2000 Act sets out the requirements in relation to the preparation of a Manager's Report.

Purpose of this Report

The function of this report is to help inform and assist the members in consideration of appropriate issues for incorporation in the plan. When consideration of the manager's report is completed by the members the local area plan is then made by accepting or amending the draft plan. If amendment represents a material alteration of the draft plan, the proposed amendment must go on public display. (Section (13) (iv) Planning and Development Act 2010).

Outline of Report

The Draft Ardee Local Area Plan 2010 - 2016 was made available to the public until the 13th October 2010. Copies were made available in council offices and major libraries in the County. It was available to purchase from the County Hall, made available on a CD ROM and for download from Louth County Council web site. Copies of the CD Rom were also sent to the minister, prescribed authorities and community associations and other agencies as required by the Planning and Development Acts.

49 submissions and observations were received on the Draft Plan during the statutory period. All written submissions received were acknowledged. They are now summarised individually, the response of the manager is given on the issues and finally the manager's recommendations on amendments to be included in the Ardee Local Area Plan 2010 - 2016.

Contents of Managers Report

The Manager's Report should:

1. List the persons who made submissions or observations,
2. Summarise the issues raised by the persons or bodies in the submission or observations,
3. Give the response of the manager on the issues raised. In this regard the manager's response must take into account:
 - a) Any directions from the members of the authority under section 11(4)
 - b) The proper planning and sustainable development of the area
 - c) The statutory obligations of any local authority in the area,
 - d) Any relevant policies or objectives of the government, or of any Minister of the Government.

Manager's Report to the Elected Members

The Manager's Report is submitted to the members of the planning authority. Following the consideration of the draft local area plan the members may then, by resolution, accept or amend the draft plan and make the local area plan accordingly.

Where an amendment or amendments represent a material alteration of the draft plan, the material amendments must go on public display and another manager's report prepared on the submissions received. Another period of consideration of the amendment and managers report by the elected members the members then make the plan.

In making the local area plan, Section 13(R) of the Planning and Development Act 2010 states that the members shall be restricted to considering the proper planning and sustainable development of the area to which the local area plan relates the statutory obligations of any local authority and to have regard to relevant government policies and guidelines.

Part 2: List of Persons and Bodies who made Submissions

Number	Name	Address	Comment
1	Vincent Mathews	Dromin, Dunleer, Co Louth	
2	Councillor Michael Farrelly	19 Cherrybrook, Ardee, Co Louth	
3	EPA	c/o Cian O'Mahony, SEA Section Office of Environmental Assessment, EPA Regional Inspectorate, Inniscarra, County Cork	
4	Frank Aiken Associates	Greenvale Mill, Cappocksgreen, Ardee, Co Louth	On behalf of the Parish of Ardee
5	Frank Aiken Associates	Greenvale Mill, Cappocksgreen, Ardee, Co Louth	On behalf of Mr. Vivian Kirk
6	Vincent Mathews	Dromin, Dunleer, Co Louth	
7	Frank Lynch	Roodstown, Ardee, Co Louth	
8	Louth Older People's Forum	gracehowell1@gmail.com	Acknowledgment sent by email
9	Dept. of Communications, Energy & Natural Resources (DCENR)	c/o Mary Rabbitte, Elm House, Earlsvale Road, Cavan	
10	John Spain Associates	10 Lower Mount Street, Dublin 2	On behalf of Aldi Stores Ireland Ltd
11	DPP	c/o Eamonn Loughrey, 4 th Floor Scottish Mutual Building, 16 Donegall Square South, Belfast, BT1 5JG	On behalf of Lavelle & McAlinden/Northern Bank
12	Gerald Nash	115 Newfield, Drogheda, Co Louth	
13	Michael McCreanor	Irish Street, Ardee, Co Louth	
14	Stephen Ward	Distillery House, Distillery Lane, Dundalk, Co Louth	On behalf of Rathgory Developments
15	Thomas Kearney	Castle Street, Ardee, Co Louth	
16	Stephen Ward	Distillery House, Distillery Lane, Dundalk, Co Louth	On behalf of Escadia Ltd
17	Liam Reilly	Milltown Grange, Dromiskin, Dundalk, Co Louth	
18	Inland Fisheries Ireland	Eastern River Basin District, 15a Main Street, Blackrock, Co Dublin	
19	Keith Simpson	Unit 5c, Fingal Bay Business Park, Balbriggan, Co Dublin	On behalf of Seamus Rogers
20	Keith Simpson	Unit 5c, Fingal Bay Business Park, Balbriggan, Co Dublin	On behalf of Eamon Rogers
21	Keith Simpson	Unit 5c, Fingal Bay Business Park, Balbriggan, Co Dublin	On behalf of Eamon & Seamus Rogers (A)
22	Keith Simpson	Unit 5c, Fingal Bay Business Park, Balbriggan, Co Dublin	On behalf of Eamon & Seamus Rogers (B)
23	Scoil Mhuire na Trócaire	c/o Mary Dunne, Board of Management, Hale St, Ardee, Co Louth	
24	Square United FC	c/o Tony Boyle – squareunited@hotmail.com	Acknowledgment sent by email
25	Ardee Community Development Co Ltd	c/p Jim Malone, Vice Chairman - ciara@ardeebusinesspark.ie	Acknowledgment sent by email
26	Dept. of Environment, Heritage & L.Gov	Planning System & Spatial Policy, Custom House, Dublin 1	
27	Frank Aiken Associates	Greenvale Mill, Cappocksgreen, Ardee, Co Louth	On behalf of Ardee Traders & Business Association
28	Frank Aiken Associates	Greenvale Mill, Cappocksgreen, Ardee, Co Louth	On behalf of Stoneylane Developments Ltd
29	DPP	c/o Unna McCafferkey, 15 Harcourt St, Dublin 2	On behalf of Tesco Ireland Ltd
30	Michael Cummings & Co Ltd	2 Jocelyn Place, Dundalk, Co Louth	On behalf Albert Enterprises Ltd
31	Breda Farrell	Cherrybrook, Ardee, Co Louth	
32	Seamus McDonald	Cherrybrook, Ardee, Co Louth	
33	Cherrybrook Residents		
34	Joseph Malone & Patrick Cudden	Cherrybrook, Ardee, Co Louth	
35	Martin Reilly, Jason Rooney, Anna Baylon Denise & Graham Gillespie Cunningham	23, 25, 24, 20 and 21 Cherrybrook, Ardee, Co Louth	
36	Danny McCartney	76 De la Salle Crescent, Ardee, Co Louth	

37	Kevin Hoey	De la Salle Crescent, Ardee, Co Louth	
38	C. Durrigan	Cherrybrook, Ardee, Co Louth	
39	Edward & Maeve O'Malley	Drogheda Road, Ardee, Co Louth	
40	Concepta Devine	De la Salle Crescent, Ardee, Co Louth	
41	Gerard Lane	De la Salle Crescent, Ardee, Co Louth	
42	Lynn Fedigan & Joseph Fay	De la Salle Crescent, Ardee, Co Louth	
43	Kevin & Angela Carey	De la Salle Crescent, Ardee, Co Louth	
44	Elizabeth McCoy	De la Salle Crescent, Ardee, Co Louth	
45	John & Peggy & Archie Ramotar	Cherrybrook, Ardee, Co Louth	
46	Seamus & Ann McCreanor	Cherrybrook, Ardee, Co Louth	
47	Seamus McDonald	Cherrybrook, Ardee, Co Louth	
48	Elaine & Noel Scott /David Gillespie	Cherrybrook, Ardee, Co Louth	
49	De La Salle Crescent & Mulladrillen RA	c/o Colm Carey, 22 De la Salle Crescent, Ardee, Co Louth	

Part 3 Consists of a summary of the issues raised, the Manager's Response on the issues raised and the Manager's Recommendations on the incorporation of such issues.

No.	List of Persons	Issues	Manager's Opinion	Manager's Recommendation
1	Vincent Matthews Dromin, Dunleer	This submission seeks that part of the south side of William Street (west of junction) is rezoned from residential to town centre. This submission states that the proposed change in zoning would lead to an increase use in existing shop units.	The area to which this submission relates provides a frontage to a wider residential area. It is an objective of this plan to enable town centre strengthening within the town centre zoning. I consider that extending this zoning southward to incorporate this area would be at the detriment of viability of the existing town centre in which there are a considerable number of vacant premises.	Amendment to Plan is not recommended.
2	Cllr Michael Farrelly 19 Cherrybrook, Ardee	Suggests that ESB wires should be put underground.	Recommend that an addition be made to Development Management Standards and that a policy be included under town centre seeking that proposed and existing overhead wires be put underground.	Include the following amendments: Section 9.0 Design Principles and Development Management Standards include: 9.2.9 To require, where feasible that electricity and other infrastructure in new development be laid underground. Policy ATC 17: To encourage the removal of visually intrusive elements such as overhead cables and inappropriate signage.
3	SEA Section Office of Environmental Assessment, EPA, Inniscarra, Cork	The agency acknowledges the Council's position in relation to the need for SEA and welcomes the inclusion of points raised in their previous submission. Specific comments in relation to the Plan are: (i) references to Draft Border Regional Planning Guidelines be amended to adopted BRPG, (ii) Consideration is given to the inclusion of a specific policy to require a Visual Impact Assessment to strengthen existing policies re: Landscape features and Wildlife Habitats, Heritage Gardens and Designed Landscapes and Views and Prospects.	I accept that references to the BRPG be changed. However I am satisfied the existing policies in the Plan are adequate in relation to landscape features and Wildlife Habitats, Heritage Gardens and Designed Landscapes and Views and Prospects. In order to assess the visual impact of any development the Council has the authority to request a visual impact assessment under the development management process. .	Recommend the following amendments: 1. Amend paragraph 1.9.2 –'The Regional Planning Guidelines for the Border 2010 – 2022...'
4	Frank Aiken Associates, Ardee on behalf of Ardee Parish	This submission relates to De La Salle House, Moorehall which is a protected structure. It seeks that this site, which has been used by the HSE as sheltered accommodation for elderly persons since 1974, be rezoned from Community Facilities (which about the Town Centre zoning) to Town Centre in order to maximise the monetary asset of the property.	This property is one of a cluster of community uses in this location which include the parochial house, nursing home and community sports hall. It is an objective of the Louth County Development Plan 2009 -2015 and this Plan to protect, provide and improve community facilities. I consider that the proposed rezoning would be contrary to this objective.	Amendment to Plan is not recommended.
5	Frank Aiken Associates, Ardee on behalf of Mr Vivian Kirk	This submission seeks clarification if the proposed public car park, off Irish Street as illustrated by the Objectives Map is on council land or Mr Kirk's. Attached also are a number of correspondences which relate to a proposed joint development between Mr Kirk and the Council.	The proposed public car park is on Council land. The Council is open to the consideration of a joint development.	Amendment to Plan is not recommended.
6	Vincent Matthews Dromin, Dunleer	This submission seeks to rezone 12 acres of land zoned for residential within the North East Ardee Masterplan fronting onto Sean O'Carroll Street to allow a large retail unit of 2,500 square metres. In support of this proposal it is stated: - Retail Strategy concludes that Ardee needs a retail store of up to 2,500m². - Located off new roundabout off N33 link road, is	The lands in question are zoned for residential uses and have permission for a neighbourhood centre which includes a 488m² retail units. Submissions have been received in relation to the provision of large retail developments on a total of 4 sites outside the town centre, three of which propose 2,500m² and one 4,000m². The key retail policies in the Louth Retail Strategy for Ardee are	Amendment to Plan is not recommended.

		serviced and well linked to town centre. • Site obtained planning permission in 2010 for a neighbourhood centre which includes a 488m² retail unit which is not suitable for retailer's requirements. • Would reduce traffic in town centre. • Would substantially reduce the number of dwelling units granted on this site which would help reduce quantity of residential zoned land in town. • Development has and would provide an enormous economic benefit to the town.	acknowledged: • the consolidation and improvement of town centre retailing, • identification town centre and/or edge of centre locations of an appropriate size to cater for future expansion of the of the current retail core until 2012, • additional significant discount floor space outside of a 300m radius from the core (as delineated in the Retail Strategy) should not be facilitated, • Amalgamation of retail units along the main street should be facilitated, • resist loss of retail in core area, • the development of a supermarket in the range of 2,500m² is appropriate • .advocates that Ardee has a need for an additional retail store of up to 2,500m². It is the stated priority and preference of this Plan to direct retail development into the town centre in order to strengthen and preserve the town centre as the main focus for such development. Planning applications for developments will be considered on their merits. Planning permission has been granted for a retail development of some 1,500m² in the existing town centre this year. I am satisfied that the shortfall of 1,000m² as identified by the strategy can be accommodated within the existing town centre especially given the current number of vacant and under utilised properties. I consider that the proposed re-zoning of these lands to accommodate a large retail development in out of centre locations would be both contrary to the Retail Planning Guidelines 2005 and detrimental to the vitality and viability of the existing town centre. I consider that the re-zoning of this land to allow large retail development would be contrary to objectives of the Retail Planning Guidelines for Planning Authorities (DOE) 2005, the Louth Retail Strategy 2009, the Louth County Development Plan and the aims of this plan to preserve and strengthen the town centre as the main focus for retail and commercial development and protect its vitality and viability.	
7	Mr Frank Lynch Rodstown, Ardee	This submission seeks that 2.32 hectares of land located in Mullameelan, Drogheda Road be included within the boundary of the local area plan. See map attached illustrating location and extent of lands.	The lands referred to lies outside the proposed boundary for the Plan. As detailed in the draft plan there is more than sufficient land zoned for residential and economic development purposes over the period of this Plan and beyond.	Amendment to Plan is not recommended.
8	Louth Older People's Forum	This submission received on behalf of Louth Older People's Forum seeks to improve Ardee's potential to become an Age Friendly Town. It details the demographics of the town, facilities, services, consultation with stakeholders and consultation through a Community Consultation Workshop. It seeks that the following amendments and additions are made to the draft plan: • OBJ 10 Plan for people to age in their own homes by improving mobility, access and opportunities for social interaction'. • Re-title S 4.12 as 'Access' [i.e. omit '...for all Ages and	Ardee seeks to be the first Age Friendly Town in the State and so I consider it is important to embrace the age friendly society concept in this Plan. Therefore I am proposing to amend the wording of the plan as detailed below, to take cognisance of the recommendations put forward in this submission as far as they relate to its remit. I am satisfied however that many of the substantive issues raised in this submission are adequately dealt with under the appropriate headings of the Plan where policies are inclusive of all age groups. • An 'Enabled Area' to accommodate housing for older people is	Amend Plan as follows: • Add OBJ 10 <i>To embrace the Age Friendly society and turn Ardee into an Age Friendly Town'</i> • Re-title 4.12 –Access • Re-title policy <i>INF 23 - to Improve standards of accessibility.</i> • Insert section Add paragraph in 1.10 titled Age Friendly Society (Amend 4.12 accordingly)

		Abilities’]; to move the first paragraph to a new section after 4.12 titled ‘Age Friendly Ardee’ • Change ‘INF 23 to improve standards of accessibility by:’ [instead of ‘to embrace the Age Friendly society concept by’]. • New Section that will follow S 4.12 will include the following table of policies • S 3.5 includes the development of housing for older people should be a preferential priority in the allocation of lands within 300m of direct access of the Town Centre - ‘Enabled Area’. • S 4.7.5, Table 4.1 insert -Boat Trench Lane – Implement a one way traffic flow. • New (after 4.12)-Policy AF 1 Improve pedestrian, wheelchair and cycle connectivity to essential services and community facilities from existing housing estates and residential developments for older people. • Improve the experience for older people using public transport. • Promote opportunities for economic and social participation of older people in the town. • Strengthen Ardee’s role as an important economic centre for Age Friendly activity within the county. • S 4.8 insert Transport Plans and Policies need to keep a balance between engineering and traffic management efficiency on the one hand and the maintenance of safety and amenities for an ageing population on the other. • S 4.8 insert – (i) Provide appropriately designed outdoor seating in convenient locations throughout the town. (ii)Provide a Taxi Rank in the town centre, beside the proposed town centre bus stop. • S 4.10 insert (i) Provide a bus stop with shelter, seating and lighting on Market Street. (ii)Provide a bus shelter with seating and lighting at the bus stop on Drogheda Rd adjacent to Sliabh Breagh. (ii) Drogheda Rd adjacent to the Church of Nativity and Our Lady (iii) Drogheda Rd adjacent to Ardee Monastery N.S. (iv) Irish St (v) N33 Rd between the two roundabouts. • S 4.11 insert -Provide a pedestrian crossing with timers which count the number of seconds left to cross, visually and audibly, at traffic congested locations in the town at the following locations (i) Drogheda Rd adj. to Lidl and Sliabh Breagh (traffic calming measures will have to be put in place on the Drogheda Rd to facilitate this). (ii) Drogheda Rd adj. to the Church of Nativity and Our Lady and Ardee Monastery N.S (Appendix 4.1 – Obj. Map). • Provide zebra crossing in the town at the following locations (i)John’s St adjacent to the Church of Nativity and Our Lady (ii)At the junction of the N52 (Kells Road) and N2 on the Main St.	identified by this submission on HSE lands to the rear of the town centre. It is not appropriate to zone land for a specific use such as housing for older persons. Furthermore I would consider that the zoning of the site identified for such a specific use could be counter productive and mitigate the provision of such housing in other suitable locations. Any review of the Housing Strategy may take into account the special requirements of elderly persons including lifetime adaptability dwellings. • Policy INF 21 promotes the provision of resting facilities. • Policy INF 20 seeks to explore and facilitate the provision of a bus stop in a central location in the town and improved passenger infrastructure which would relate to the provision of seating, lighting, timetable etc at other locations in the town. • Policy NBE 2 relates to the provision of a riparian corridor for reasons which include recreation and access to the river. This is further detailed on the Objectives Map. • It is not possible to implement a one-way traffic system in Boat Trench Lane due to the physical alignment of this road • At present there are no taxis or taxi premises in Ardee. • While it is an aim of the Plan to make the town centre more pedestrian friendly it is neither feasible nor practical to provide the entire pedestrian facilities as proposed in this submission. • I do however propose to add the following wording to policy INF 16 ‘... 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’. • The up gradation of footpaths is included under the Roads Schemes and Improvements detailed in table 4.1 and works are currently on-going. • The Objectives Map seeks the provision of a pedestrian and cycle route which ties in with parts of the old town wall and all along the River Dee. In areas however it would not be feasible as it runs through private properties. • Exercise equipment for adults is being provided in Fairgreen Park. I recommend that Policy INF 24 is amended to include ‘...including inter-generational activities...’ To develop Ardee as an exemplary age friendly town I consider the next step is to develop an Action Plan to provide a framework to identify and prioritise for the delivery of housing, seating, facilities etc as identified in the Louth Age Friendly County Strategy 2009 and this submission. I recommend that the following policy be included in the Plan:	<i>Louth Age Friendly County is an initiative piloted by the World Health Organisation which encourages an age friendly society. Louth has been chosen as the pilot for the first Age Friendly County in Ireland and Ardee as the first Age Friendly Town. The Louth Age Friendly County Strategy Document has highlighted challenges that face older members of society. which include under-provision of resting places and access to toilets in public spaces, obstructions on footpaths, access to public transport, convenient parking spaces, choice of suitable and adaptable housing, socialising facilities and employment opportunities.</i> <i>The age friendly approach will also benefit those people with impaired mobility including these with physical disabilities, parents with young children and children themselves. From a planning and land use perspective the study has provided a guide of a broad range of characteristics of the urban landscape and the built environment that contribute to age-friendliness.</i> <i>This Plan seeks to make Ardee the first Age Friendly Town and to embrace the age-friendly concept. The policies therein are reflective of the Louth Age Friendly County Strategy 2009.</i> • Policy INF 24 is amended to include ‘...including inter-generational activities...’ • Add the following wording to Policy INF 16 - ‘... 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’. • ‘To develop 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’.
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		- Relocate the pedestrian crossing with lights on (i) Market St further north to St. Patrick's Terrace. (ii) Relocate the pedestrian crossing on Castle St from Ardee Castle further north adjacent to Ash Walk (Appendix 4.1 - Obj Map). - Improve pedestrian crossing and visibility at the junction of The Boat Trench Lane and Castle St (Appendix 4.1 – Obj. Map). - All pavements throughout the town should be surveyed and upgraded accordingly. - Upgrade the pedestrian route along the River Dee at Bridge Street, and extend to the pedestrian bridge adjacent to New Dawson's Demesne (Appendix 4.1 - Obj Map). - Develop a pedestrian and cycle route around the perimeter of the town centre along the old town wall and the River Dee. - Provide direct pedestrian and cycle access with public lighting from (i) Ferdia Park Estate to St Brigid's Complex, (ii) Ferdia Park Estate and St. Joseph's Nursing Home to the Town Centre via Ash Walk, (iii) St. Brigid's Complex to Town Centre via Ash Walk. - S 4.13 insert -Promote opportunities for inter-generational activity in public green spaces i.e. age friendly exercise equipment beside playgrounds and sports facilities. - S 9.1 insert - Housing Design Principles – A proportion of future housing developments in Ardee should adhere to lifetime adaptable design principles. .	'To develop 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'.	
9	Department of Communications, Energy and Natural Resources, Cavan	No observations.	Noted.	Amendment to Plan is not recommended.
10	Aldi c/o John Spain Associates, 10 Lower Mount Street, Dublin.	This submission seeks that the Plan include appropriate policies and objectives in relation to discount food stores with a gross floor area of 1,500 m² and seek that lands extending to 2.49 acres at Glebe be rezoned to provide for town centre uses, including shops (convenience) as a permissible in principle in zone 4 or zone the lands zone 5 Industrial and Related Uses in which it is stated shop (convenience) is open for consideration. In support of this proposal the submission states: - There are no neighbourhood facilities to service existing communities to the north of Ardee. - Site is strategically placed. - Would provide employment. - Would comply with retail planning guidelines – there are no sites within the town centre or edge of town sites to accommodate retail development. - Proposal would be closer to town centre than Lidl.	The site in question is detached and to the north of the town centre, on the outside of the bypass. These lands are zoned to provide for mixed commercial/ business uses. Submissions have been received in relation to the provision of large retail developments on a total of 4 sites outside the town centre, three of which propose 2,500m² and one 4,000m². The key retail policies in the Louth Retail Strategy for Ardee are acknowledged: - the consolidation and improvement of town centre retailing, - identification town centre and/or edge of centre locations of an appropriate size to cater for future expansion of the of the current retail core until 2012, - additional significant discount floor space outside of a 300m radius from the core (as delineated in the Retail Strategy) should not be facilitated, - Amalgamation of retail units along the main street should be facilitated, - resist loss of retail in core area, - the development of a supermarket in the range of 2,500m² is appropriate	Propose amendments to the Land Use Zoning Matrix and notes as detailed by attachment.

			• .advocates that Ardee has a need for an additional retail store of up to 2,500m². It is the stated priority and preference of this Plan to direct retail development into the town centre in order to strengthen and preserve the town centre as the main focus for such development. Planning applications for developments will be considered on their merits. I consider that to alter the zoning of this site, as described to facilitate retail outside of the town centre, would be contrary to the objectives of the Retail Planning Guidelines for Planning Authorities (DOE) 2005, the Louth Retail Strategy 2009, the Louth County Development Plan and the aims of this plan which are to preserve and strengthen the town centre as the main focus for retail and commercial development and protect its vitality and viability. In Zone 5- Within the Industrial and Related Uses zone only convenience shops of less than 50m² gross floor areas are open for consideration. This submission has however brought to my attention that the index to the Land Use Zoning Matrix and associated notes require clarification. Retail development is acceptable in principle anywhere within the town centre zoning. In addition to a number of key sites identified in Section 7.4 there are currently a high number of vacancies along the main street.	
11	DPP, Belfast on behalf of Lavelle & Mc Alinden / Northern Bank	This submission relates to 1.8ha of Phase 1 residential zoned land, off Hale Street which has planning permission for 57 dwellings. Correspondence endorses the Council's broad approach, the phasing strategy and justification for zoning of their land but consider a degree of flexibility is necessary in the current economic climate and in line with provisions set out in Article 42 of the 2000 Act, amendments and Planning and Development Bill 2009 and suggest the following amendments to policy and zoning matrix: • POP 9 –To <i>normally</i> require applications for residential development of one hectare or over or for more than 50 residential units to provide an audit of existing community facilities ...' • DEV 4 – To <i>normally</i> apply the principle that should any of the committed permissions referred to DEV 3(1) above lapse, the land shall no longer automatically be regarded as remaining in the current phase but revert...' • DEV 5 – add '...and the provisions of the Planning and Development Act 2000 as amended by the Planning and Development (Amendment) Bill 2009 in respect of Article 42 of the Principal Act.' • DEV 6 – 'To <i>normally</i> restrict duration of a permission for residential accommodation ...' • DEV 7 – 'To <i>normally</i> require applicants for residential developments of 50 units or more, to demonstrate, through master plans' In the Land Use Zoning Matrix, this submission considers that the uses guesthouse, convenience shop and place of worship should be changed from 'open for consideration' to	Having regard to consistency and in the interest of the proper planning and sustainable development of the town, I do not consider it appropriate to include the word 'normally' in policies POP 9, DEV 4, DEV 6 and DEV 7. Furthermore, such an amendment to these policies would conflict with the provisions of the County Development Plan. Having regard to the Planning and Development (Amended) Act 2010 for clarity I recommend the following additional wording be added to policy DEV 5 – '... five years, except for instances where an application is made to extend the appropriate period in accordance with Section 42 (as amended) of The Act'. I consider that 'Open for consideration' is appropriate as it allows the uses in question to be assessed having regard to their scale, location etc. under the Development Management process.	Recommend that the following additional wording be added to DEV 5 as follows: '... five 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'.

		'acceptable in principle'.		
12	Cllr Gerald Nash	This submission has been made following a community consultation exercise hosted by Cllr Nash. Issues raised are summarised as follows: • Policy ATC 9: change wording to 'Promote the potential of Ardee Castle and its former judgement chambers as a museum or other civic or cultural use, up to and including the provision of a tourism facility and a space for community meetings which must protect the integrity of this national monument and its setting. • Additional policy –'An assessment and a public consultation process should be carried out into optimising the future use of the Castle in the public interest within one year of the adoption of this Plan'. • Re: HSE land between St Brigid's and St Joseph's Hospital, contends that lands should be utilised either for job creation activity or community / public facilities and amenities. The following uses should not be considered –residential, public park, town centre or agriculture. • Supports goal of plan to consolidate town centre whilst ensuring the provision of additional retail activity to cater for needs of town. • Seeks enhancement of community involvement in decision making. • Seeks amendment to policy ATC 6 – 'To increase the provision of off-street car parking spaces in convenient locations, adjacent to the town centre <i>and to make provision to ring-fence revenue raised from car-parking in Ardee for civic, cultural, recreation and employment generating activity in the town to be determined on an annual basis by Louth Local Authorities through the annual budgetary process.</i>' • <i>Policy ATC 7 & 8 add –'To examine the feasibility of extending the innovative rates scheme applied in Drogheda and Dundalk to new business in Ardee'.</i> • <i>Policy EE 4 add – 'To build on the work of the County and Ardee Economic Development Plan, this Council will facilitate the establishment of a group involving relevant stakeholders in order to develop creative solutions to provide sustainable employment and promote the enterprise culture in Ardee.</i> • <i>Recognition of the importance of St Brigid's to the health care and employment of residents of Ardee.</i>	A number of the issues raised in this submission are beyond the remit of this Plan. However I seek to clarify a number of issues raised and propose that the following changes be made to the draft Plan. • Plans are in progress to utilise Ardee Castle for a museum. I consider the existing wording of policy ATC 9 to be appropriate, as a tourism facility etc could be considered a civic or cultural use. • I am satisfied that the current zoning of this land is appropriate. It allows only for only limited residential development (not more than 10% of the area of the complex subject to the preservation of the setting of the institutional buildings and preservation and openness of the land and existing community uses and the provision of a school site. Furthermore I am satisfied also that sufficient lands are zoned for employment generating uses within the plan. • The National Inventory of Architectural Heritage has added St Brigid's Complex (including St Joseph's) as a heritage garden and designed landscape. It is recommended that this designation is included within section 6.11 of the Plan. • I welcome community involvement in decision making which I find both productive and beneficial. • Policy EE2 refers to the economic strategy for Ardee. Propose that the following wording is added to '... and support the Louth Economic Forum in order to develop creative solutions to provide sustainable employment and promote the enterprise culture in Ardee'. • The Plan recognises the importance of the Health Service Executive is a large employer within the town. • Road signage for tourist attractions etc is dealt with under the Road Acts. • It is an aim of this Plan to make the town centre more pedestrian friendly. However it is not practical to provide a series of crossings in the town centre. However as detailed under submission 8, I recommend that that the feasibility of a number of improvements are investigated and would envisaged that in the context of the completion of the N2 bypass and / or N52 bypass that a comprehensive urban streetscape scheme as proposed by policy ATC 15 would address accessibility for all in the town centre comprehensively. • It is a re-occurring theme in a number of submissions that incentives including a reduced rate scheme be introduced in Ardee to incentives investment. Rates are not a matter for this Plan. However, in this regard I propose to include Ardee Town Centre as defined by the zoning map as an Opportunity Site. As such the Louth Development Contribution Scheme provided for a 50 % reduction in levies for proposed development therein.	• Recommend that the following addition be made to Policy EE2 '<i>... 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 in Ardee</i>'. • After policy ATC 8 insert an additional <i>policy 'To promote and facilitate the development of Ardee Town Centre as an Opportunity Site</i>'. • St Brigid's Complex is included under section 6.11 Heritage Gardens and Designed Landscapes.

		• Update road signage including sign for visitor attractions and heritage. • Include policy –‘To provide a series of pedestrian crossings on main roads in town in order to protect the safety of pedestrians’. • Plan should seek to provide a meeting space for community based organisations. • Plan needs to recognise the need to renovate the Forster Fountain at Market Square.		
13	Michael McCreanor Irish Street, Ardee	Submission comprises of two parts. Firstly this submission seeks: • The abolition of development contributions and reduced rates so as to encourage regeneration, as in Dundalk. • Considers public houses should not be required to pay parking contributions. • Considers the design of some new buildings in town centre to be inappropriate. • To alleviate traffic congestion suggests widening Dawson’s Bridge to facilitate single lane traffic to Hale Street and provide a filter lane from Ardee Castle to Tierney Street. The second part comprises of a petition with eleven signatures. It requests the provision of toilet and wash up facilities in all food outlets with turn over in excess of €30,000.	The local are plan is not the appropriate instrument for achieving changes to either rates or parking contributions. Ardee town centre is an architectural conservation area and it is a policy of this Plan that to require any development within or affecting the conservation area preserves or enhances the appearance of the ACA, respecting the existing architecture in scale, design and materials. I am satisfied with the provisions of the Plan in this respect. A Development Contribution Scheme has been revised and adopted which has brought about reduced costs and the Council has reduced both rates and water charges in recent years. The proposed road works are not physically feasible. Provision of toilet and washing facilities within food outlets are a matter for building control and environmental health.	Amendment to Plan is not recommended.
14	Stephen Ward Town Planning Consultants Ltd on behalf of Rathgory Developments	This submission relates to 27 hectares of land in the townlands of Mulladrillen, Rathgory and Stoney Lane. It seeks that the following: • Amendment of proposed residential phasing strategy. • Prioritisation of these lands for early development in order to facilitate the development of a 4.9 hectare public park. • Addition to policy INF 4 – ‘To restrict further development until such a time as additional capacity is available to treat discharges from the same. <u>In this regard the Council will pursue both interim and final solutions. Amongst the interim solutions to be considered are incremental optimisation works including increasing capacity by reducing storm water loading</u>’. • Addition to paragraph 4.7.2 ‘Given the significant area of lands zoned in this area, the traffic generated would impact negatively on the free flow of traffic at the junction. Such generation would impact negatively on the free flow of traffic at the junction of Bridge Street and John Street, <u>if all these lands were developed at the same time. There is road capacity to accommodate c. 281 dwellings at Rathgory (Ref 10/174) but subsequent phases will require this link to</u>	• I am satisfied that the residential phasing facilitates the orderly and sustainable development of the town. • The residential phasing strategy prioritises the development of residential land. • The Council will be adopting an incremental approach to provision of expansion to the waste water treatment plant in parallel with load evolution whilst taking due cognisance of environmental, legislative, financial, technical and physical constraints and opportunities. I do not see the need for a specific policy objective in respect of expansion of plant. • It is not appropriate or necessary make reference to one particular planning application.	Amendment to Plan is not recommended.

		<u>be in place.</u> - Seeks inclusion of hot food takeaway under neighbourhood uses. - Reword policy DEV 6 as follows - 'to <u>normally</u> restrict the duration of a permission for residential development, or where residential development forms part of a development to <u>not more than 7 years.</u>'	- I would not consider a hot food take-way to be appropriate use within a residential area. - I am satisfied that the wording of Policy DEV 6 provides for an appropriate timescale for the completion of residential development having regard to proper planning and sustainable development of the town as longer permission require that capacity in infrastructure be reserved for unnecessarily long period and could prevent other appropriate development.	
15	Thomas Kearney	This submission considers that while new development is good for the town, development outside of the town is detrimental to the main street, which has many vacant properties.	Noted.	Amendment to Plan is not recommended.
16	Stephen Ward Town Planning Consultants Ltd on behalf Escadia	This submission relates to lands fronting Ash Walk and Market Street, including Supervalu. It seeks : - Removal of Lanney's shop from the Record of Protected Structures. - Ensure retail policies reflect national, regional and local policy in order to achieve robust and unequivocal protection of Ardee Town Centre - Seek the inclusion of a policy to encourage a limited number of new streets in the town centre to link Market Street to backland areas.	- I have no objection to the removal of Lanney's shop from the Record of Protected Structures. However this is beyond the remit of this Plan as it should be under a Section 55 process of the Planning & Development Act 2000. - I am satisfied that the retail policies contained in this Plan reflect those of the Retail Planning Guidelines for Planning Authorities (DOE) 2005, the Louth Retail Strategy 2009 and County Development Plan. - Planning permission has been granted for a pedestrian mall linking Market Street to lands to the rear. I would not consider it appropriate that this Plan encourage a / or a number of new vehicular streets in the town centre. Such a proposal would destroy the social and retail fabric of the town centre, add to traffic congestion and would alter the historic, inherited lay-out of the town (including burgage plots) and would be contrary to the National Town Wall Policy.	Amendment to Plan is not recommended.
17	Councillor Liam Reilly, Dromiskin	Seeks the removal of the phased planning strategy from the Plan, in light of Ardee's geographical size and low population density.	It is a requirement of the Planning and Development (Amendment) Act 2010 the development plans demonstrate compliance with the National Spatial Strategy and Regional Planning Guidelines which stipulate that only sufficient land is zoned to facilitate the housing requirements of population allocated to each settlement. Therefore it would not be appropriate to remove the residential phasing strategy from this Plan.	Amendment to Plan is not recommended..
18	Inland Fisheries Ireland Eastern River Basin District Blackrock	The Board welcomes many policies in the draft Plan to protect surface water in the area and is looking at more sustainable methods to supply water to Ardee. Issues raised are summarised as follows: - Hope that policy INF 2 (water conservation) takes precedence over policies to increase water supply. - Having regard to the requirements of the Neagh Bann River Basin Management Plan and Article 5 of EC Environment Objectives (Surface Water) Regs 2009, considers that Policy INF 4 must be strictly adhered to –all development which intends to connect to the sewer network is prevented until such time as the waste water treatment plant is upgraded to a sufficient standard. - Welcomes proposal to open up river Dee bank but considers that any path laid should be a minimum of 6 metres from top of bank in order to prevent	The Plan policy recognises the importance of both water supply and conservation which are inter-related and do not consider that one takes precedence over the other. In relation to the provision of any path within the riparian corridor, I propose that the following wording be added to policy NBE 2 '....Any proposed path should, where feasible, be located a minimum of 6 metres from the top of the river bank'. I am satisfied that the Plan addresses the other issues raised in this submission.	Recommend the following wording be add to policy NBE 2 - '....Any proposed path should, where feasible, be located a minimum of 6 metres from the top of the river bank'.

		disturbance of natural riparian vegetation. Agree that it is not necessary to compile a Strategic Environmental Assessment and Appropriate Assessment for the purpose of this Plan.		
19	Keith Simpson, Town Planning Consultant, Balbriggan on behalf of Seamus Rogers	The purpose of this submission is stated as to request that the residential phasing as proposed be omitted for the following reasons: (1) Notes a discrepancy in the Plan in relation to number of dwelling units required over Plan period to accommodate projected population growth i.e. 56 and 80. (2) Considers it unnecessary and inappropriate to provide a phasing scheme where there is demand for 80 units and total residential land could provide for over 1,700. (3) Plan states that phased approach must encompass organic growth. Considers that phase 1 is disjointed. (4) Plan states that a phased approach must have regard to projected population growth - phase 1 is based on permissions granted for 330 units. (5) Considers that Policy DEV 6 that seeks to restrict planning permissions to 5 years is contrary to provisions of Section 28 of the Planning and Development Bill 2009 which makes provision for the extension of permission for a further 5 years.	I do not recommend that the residential phasing strategy be omitted for the reasons stated above in response to submission 17. The Plan however does contain a discrepancy in relation to the number of dwelling units required over Plan period to accommodate projected population growth. To correct this error and for clarity I recommend that the wording in section 8.3.1 is amended as follows '<i>...land to be provided for 80 residential units</i>'. Phase 1 includes land which is the subject of planning permission for large scale residential developments which comprise of 330 residential units, residential development within the town centre and infill site. The locations of the committed residential development could not be considered as 'organic growth'. However as they are committed developments regard needs to be had to them in the phasing strategy. Future applications for residential development and phasing are required by the strategy to encompass organic growth. I do not consider that policy DEV 6 is contrary to the Planning and Development (Amendment) Act 2010. I do however propose the addition of an additional policy as set out under submission 11, which may facilitate the extension of duration of planning permissions which comply with the provisions of the 2010 Act.	Amend wording in section 8.3.1 (Residential Phasing Strategy) as follows: ' <i>...land to be provided for 80 residential units</i> '.
20	Keith Simpson, Town Planning Consultant, Balbriggan on behalf of Eamon Rogers	As set out under submission 19.		
21	Keith Simpson, Town Planning Consultant, Balbriggan on behalf of Eamon and Seamus Rogers	This submission relates to lands adjoining link road (N33) at Cappocksgreen. It contains two proposals. Firstly that the following specific objective is included in the Plan: <i>'To provide for a retail supermarket and associated facilities with a total floor area of up to 4,000m² to include retail food sales, off licence and ancillary non food sales, (ancillary areas, office, ESB, Storage, toilets etc), and other associated facilities, (car parking etc) with access via roundabout adjoining main roundabout on N33 link by pass'.</i> Secondly that the lands be zoned town centre. Issues raised in support of these proposals are summarised as follows: - Overall proposal would provide for retail, employment, significant car parking and road improvements, have a multiplier effect so strengthening town centre, relieve congestion and car parking issues in the town centre making the centre a more attractive and viable place. - Site is serviced by sub-roundabout which leads to main roundabout interchange with N33. In addition there is the facility to further improve access to the site by providing a left hand turn lane which would filter traffic to site and avoid tail backs on N33 and would not increase traffic congestion in the town.	- This site is removed from the existing town centre. The proposed change of zoning from "commercial/ residential/ light industrial" to town centre, as requested, would be contrary to the Louth Retail Strategy 2009 which stipulates that the town centre should be consolidated and that the no justifiable need for a retail park in Ardee. Submissions have been received in relation to the provision of large retail developments on a total of 4 sites outside the town centre, three of which propose 2,500m² and this submission which proposes 4,000m². The key retail policies in the Louth Retail Strategy for Ardee are acknowledged: - the consolidation and improvement of town centre retailing, - identification town centre and/or edge of centre locations of an appropriate size to cater for future expansion of the of the current retail core until 2012, - additional significant discount floor space outside of a 300m radius from the core (as delineated in the Retail Strategy) should not be facilitated, - Amalgamation of retail units along the main street should be facilitated, - resist loss of retail in core area,	Amendment to Plan is not recommended.

		States that significant resources have already been committed to road infrastructure. • Site is within walking distance of the town centre, is located immediately east of a substantial land bank zoned and committed for residential development and an established residential area. As such it is proposed that this development would be a catalyst to generating improvements to surrounding area. • Given substantial tracts of land zoned to north east of N33, it is considered unlikely that this site zoned for residential, commercial and industrial development will proceed. • Considers that there is no undeveloped land in town centre. • Proposal would assist and support objectives of the Regional Planning Guidelines, the draft Plan and the Vision for Ardee. • In relation to the Board's refusal reasons on this site states that submission (09/705). - Rezoning of this site would give effect to the Council's previous decision to grant planning permission for a supermarket and address issue of material contravention of Plan - provision of a slip road would cater for turning movements of N33, -considers that retail development in this location would benefit the town centre.	• the development of a supermarket in the range of 2,500m² is appropriate • .advocates that Ardee has a need for an additional retail store of up to 2,500m². • It is the stated priority and preference of this Plan to direct retail development into the town centre in order to strengthen and preserve the town centre as the main focus for such development and protect its vitality and viability. Pplanning applications for developments will be considered on their merits. • In Chapter 6, the Plan makes reference to a number of sites within the town centre which are considered to be important to the consolidation and strengthening of the town centre. While these and many other sites in the town centre may not strictly be termed 'undeveloped' they are under-utilised and/or vacant premises. • The Council's previous decision which related to a lesser development on this site.	
22	Keith Simpson, Town Planning Consultant, Balbriggan on behalf of Eamon and Seamus Rogers	Replicate of submission 21.	As per above.	Amendment to Plan is not recommended.
23	Mrs Mary Dunne, Chairperson, Board of Management, Scoil Mhuire na Trócaire, Hale St, Ardee, Co Louth.	This submission supports the zoning of the school as "Community Facilities". • Requests an additional 2.94 acres of land are ear-marked to the south of the existing boundary In order to facilitate expansion of the school. • Requests retention of vehicular access along eastern boundary of school • Supports policy INF 29 which encourages the provision of additional educational facilities. Confirms that Scoil Mhuire has ability to provide for increased numbers of pupils of all denominations.	• The school and surrounding land, including the convent, is zoned for "Community facilities". An extension to the school would be in compliance with the primary zoning and acceptable in principle, as detailed in the Land Use zoning Matrix (table 8.4). • The retention of a vehicular access would be subject to the development management process.	Amendment to Plan is not recommended.
24	Square united FC c/o Tony Boyle squareunited@hotmail.com	Since 1976 Square United Soccer Club has used the playing field belonging to the Monastery N.S. but do not have access to changing facilities etc, which is considered to be a hindrance to the growth and development of Club. Seek facilities anywhere within the town. The designated school site in St Joseph's would be ideal as it would serve the needs of proposed school the Club and various other athletics.	The Plan promotes and facilitates the provision of sports facilities and amenity uses which is a requirement under the Planning and Development Acts (as amended). In this regard zoning matrix (table 8.1) allows for playing fields in all land use zones of the Plan. However it is a matter for Square United soccer club to secure land for playing fields which are not within their ownership.	Amendment to Plan is not recommended.

25	Ardee Community Development Co. Ltd Jim Malone, ciara@ardeebuisnesspark.ie	In this submission Ardee Community Development Company detail their support of many objectives and policies contained in the draft plan. They also raised a number of issues summarised below: • Seek rates concessions similar to Dundalk and Drogheda for start-up businesses to stimulate town centre development. • Traffic using Ash Walk shopping complex has exacerbated traffic congestion in the town centre. Compliance with planning conditions would help alleviate problem and should be addressed immediately. • Considers Ardee's location to be of regional importance and can be a focus for counties Meath and Monaghan. • Ardee should be promoted as a centre for renewable energy industry. • Ardee Castle and Foster Monument should be properly maintained. • Access to River Dee should be signposted and a flow control system on the River provided to facilitate water based recreational activities. • N2/N52 bypasses should be completed as a matter of urgency. • Proposed bus stops and infrastructure should be located so as not to interfere with the free flow of traffic. • Castle should be used for social and community activities. • Pre-college entry courses should be provided in Ardee. • Recycling centre should be provided. • Opposed large retail development outside the town centre. • Tourism in Ardee should be promoted as being part of a North East tourism trail. Related facilities such as a hotel and tourism office should be promoted. • Advisory and financial support should be provided to enable the development of protected structures. • Advocates the provision of one hour free car parking in the town and that better signage is provided to alert visitors to parking regulations. • Seeks works to be undertaken to footpath on N52,	• The local area plan is not a mechanism for the introduction of rates concessions for development. However as per submission 12, I am proposing that the town centre be designated an opportunity site and hence developments can avail of a 50% reduction in development levies. • On completion the redevelopment of Supervalu it is envisaged that the provision of an access road to the N52 (Kells Road) will significantly reduce traffic volumes turning off Castle Street and Ash Walk and will ease congestion. • The vision for Ardee as stated in the Plan recognises Ardee's location to be of regional importance and states that it is a <i>"prosperous and thriving local development and service town for mid-Louth, and bordering areas of Monaghan and Meath"</i>. • Louth Local Authority promotes Drogheda, Dundalk and Ardee as Development Zones for Sustainable and Renewable Energy and energy efficiency and are reflected in policies in 4.17 of the draft Plan and INF 35 promote renewable energy. • The Plan facilitates the construction of both by-passes, pending approval by the National Roads Authority. • Policy INF 20 seeks to explore and facilitate the provision of bus infrastructure within the town centre. The impact of the proposal on the free flow of traffic will be a consideration with regard to its location. • Pre-college courses are a matter for the educational authorities. • There are no proposals in the draft Plan to support any out of town retail centre. • The Plan fully endorses the objective of the Tourism Plan 2008 - 2012 and supports sustainable tourism development. • Advisory support is provided by the Conservation Officer and Conservation Grants are obtainable for certain works to protected structures. Applications may be made through the local authority. • The Plan acknowledges that there is a considerable level of vacancy in the town centre and sets out a number of policies which aim to protect, strengthen and secure the role of the town centre. • The County Development Plan defines a qualifying land owner - where land has been in family ownership for a minimum 25 years. Hence I proposed that in Policy DEV 17 the period in which land has been in family ownership should be amended to be consistent with the CDP. • I do not consider exterior shutters on premises acceptable where they would detract from the streetscape or ambience of the town. There are other alternatives available to secure properties that are	Propose that note (1) <i>in relation to Land Use zoning matrix be amended '...land has been in family ownership for a minimum of 25 years'.</i> Recommend that an additional policy be included under ATC 8 designating Ardee Town Centre an Opportunity Site.
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		traffic lights to be provided to and from the N52 to N2 and provision of a roundabout for R170 to the N2. • Vacant properties in Market Street and Ardee Bakery site in Castle Street need to be addressed. • In relation to one-off houses within Industrial and Related zoning seek reduction of landownership from 10 years to 5 years. • Considers exterior shutters on premises which are retracted during the day should be permissible. • Capacity of water treatment plant should be expanded.	less obtrusive and appropriate particularly in an Architectural Conservation Area.	
26	Department of Environment, Heritage & Local Government, Custom House, Dublin 1	A number of issues raised are summarised as follows: • <u>Phasing</u>: Policy DEV 3 “as the stock of vacant lands becomes exhausted...,” requires clarity. It is suggested that a figure of 75% (built on) is appropriate before permission can be given to develop land in phase 2. • Noted that an EPA license is awaited re. the WWTP. Given that plant is operating beyond its capacity and there are issues regarding receiving waters in River Dee, the licence could place restrictive conditions. Considers that the draft plan needs to address this issue further. • Policy DEV 6 needs to be amended or removed to take into account the new Act and the provision for extension of time. • Densities: Low densities require appropriate policies and development management approaches in surrounding rural areas. • Archaeological Heritage: Considers that there is potential for significant environmental effects (archaeology) in Ardee. A decision to conduct an SEA is a matter for the local authority. Assessment of the environmental impacts is required either by SEA or LAP. Nature Conservation: Section 7 table shows indirect effect on Natura 2000 sites, needs clarification.	• I concur with the DOE’s comment in relation to phasing of residential development in the Plan and propose that policy DEV 3, parts (1) and (2) are amended to include the following: ‘..... As the stock of vacant lands (from development) becomes exhausted, that is 75% is built on, the presumption will move towards the releasing’ • The Council cannot or would not pre-empt nor accelerate EPA deliberations as to outcome of licensing process; however the impact on receiving waters of expanded plant has been assessed and appropriate treatment proposals are included in design study to address impacts on receiving waters. I am satisfied that this matter is adequately covered in the Plan by policy INF 3 which states ‘to restrict further development until such a time as additional capacity is available to treat discharges arising from the same’. • As per submission 11, I propose that DEV 6 be amended. • The Louth County Development Plan 2009 – 2015 sets out rural housing policy in surrounding rural areas. • The reference to Section & of the Appropriate Assessment highlights an error. There are in fact no effects on Natura 2000 sites.	I recommend that policy DEV 3 (1) and (2) are amended to include the following: ‘..... As the stock of vacant lands (from development) becomes exhausted, that is 75% is built on, the presumption will move towards the releasing’
27	Frank Aiken Associates c/o Ardee traders & Business Association (ATBA) Greenvale Mill, Ardee, Co Louth.	The Association welcomes many policies and objectives in relation to the proposed by-passes, public car parking, central bus stop, lands zoned for industrial and related uses and public park that have been included in the plan. Other issues raised include: • Given the amount of vacant small shops in the town centre the Association is concerned that a requirement to have a retail use at ground floor is restricting development. • The gaping hole in the centre of the town on the west side of Market Street (previously SuperValu) is a cause for concern as the expiration of the permission on this	I concur with a number of the concerns and desires of the Association but I am satisfied that the objectives and policies of the Plan addresses many of these. Follows is my response to a number of specific issues that are within the remit of the Plan: • Policy EE6 ‘generally discourages permission for a change of use from retail or service to non-retail or non – services on the ground floor’. This policy seeks a general mix of uses in the town centre maximising retail provision in order to secure the viability and vitality of shops. It does not however preclude other uses. • The proposed link road to the N52 from SuperValu is a requirement of a planning application granted for the development	No amendment required.

		site on 25/3/2012. • Hope that the proposed N52 and N2 by-pass is and public car parks are realised during the period of this plan. • Query if the road proposals -link to N52 from Supervalu and from the N2 to Black Road will be developer or Council driven • Seek to be consulted in relation to the proposed location of central bus stop and the time frame for installation. • Lack of capacity in the waste water treatment plant causes concern. • Need large employer in Ardee to alleviate high levels of unemployment. • Queries what efforts are being made by state bodies and others to attract employment to the town. • Considers that Ardee Castle is capable of playing a live, sustainable role in the community. • Considers that there should be no restriction on residential development –the more people the better. • Seek support for the provision of a hotel and tourist office in the town and the inclusion of Ardee in a North East tourism trail. • Seek provision of additional public toilets to the north and south of the town and the extension of the opening hours of existing toilets in the library. • Consider that the plan should include a section on street trading and impose stricter controls on it.	of that site. To facilitate the future development of residential zoned lands in Rathgory, the Plan seeks to facilitate the provision of a new link road through to the Black Road, which would be provided by the developer. • It is intend to progress an expansion of the waste water treatment plant to 8000PE as part of Water Services Investment Programme 2010-2012. • It is the remit of the Louth Economic Forum, amongst others, to promoted sustainable economic development within the County. The Council promote the county wide approach to attracting future employment to the county and this has and is being taken prioritising Drogheda, Dundalk and Ardee. • The provision of a phasing or core strategy in relation to development is a statutory requirement of development plans to ensure compliance with both the National Spatial Strategy and the Border Regional Planning Guidelines. • Controls on street trading are beyond the remit of this Plan.	
28	Frank Aiken Associates, c/o Stoneylane Developments Ltd, Greenvale Mill, Ardee, Co Louth.	Submission relates to(9.2ha) of land in the Southwest corner currently zoned for Strategic Land Reserve and request a rezoning for “Residential” • The lands are currently serviced with a modern road system to the east and a previous permission (06/1030) included a successful Traffic Impact Statement. • Existing residential lands within Ardee will not be developed. • The residential phasing strategy would lead to an imbalanced development pattern. Significant lands in phase 2 are zoned commercial/ light industrial. • Facilities are available close to this site. • The majority of other residentially zoned lands are in active farming ownership.	The land which this submission relates to could accommodate some 276 dwellings. In a previous submission received at pre-plan stage (27) it was proposed to retain the strategic land reserve zoning on this parcel of land. Nevertheless, having regard to the amount of undeveloped residential zoned land available within the town boundary (60 hectares) and the projected housing need over this Plan period, I do not consider that the rezoning of this land is warranted at this time.	No amendment recommended.
29	DPP, 15 Harcourt Street Dublin 2 on behalf of Tesco Ireland Limited.	This submission seeks: - that lands off the Drogheda Road, to the south of the town are rezoned to town centre in order to facilitate a 2,500m² store, and - that car parking standards for retail development be revised to 10-14m² of the gross floor area. • States that the policies in the draft Plan remain largely unchanged from the current LAP and consider that though planning permission was granted for a	The land in question is south of the town centre. Submissions have been received in relation to the provision of large retail developments on a total of 4 sites outside the town centre, three of which propose 2,500m² and one 4,000². It is acknowledges that the Louth Retail Strategy the key retail policies for Ardee includes: • the consolidation and improvement of town centre retailing, • identification town centre and/or edge of centre locations of an	Amendment to Plan is not recommended.

		discount food store with a net floor area of 1,080m² this would not mitigate the need for a “modern format supermarket” in Ardee. - Seeks that the following amendments and inclusions are made to wording and policy of the Plan: - Bullet point No. 3 in Section 5.4 ‘Retail’ “There is a need for an additional modern format supermarket in the range of 2,500sq of net retail floor space (including food and non food floor space)”. Thereby ensuring consistency with the County Louth Retail Strategy in far as it relates to Ardee. - ATC 1-To preserve and strengthen the town centre as a main focus for retail and commercial development to serve the needs of the town’s people and ensure that within the lifetime of the LAP provision is made for a modern format supermarket of 2,500sq.m net in close proximity to the retail core, that will adequately service the main food shopping needs of the wider rural hinterland population. - ATC 7 - Secure the future of town centre as a primary area for retail uses. Ensure that appropriate opportunities are included for small scale, finer grain retail and mixed use development whilst also ensuring that the needs of larger scale, single space users are appropriately catered for in close proximity to the town centre.” - ATC 8- “In addition to the above sites in the defined town centre there are other potential opportunity sites for retail development located close to the town centre. The closest such opportunity is the existing brownfield site located south of John Street and to the west of Drogheda Road and would be an appropriate location for a new modern format supermarket.” This submission also details a retail sequential approach for 8 sites. It concludes that 7 sites which are located in the town centre are not suitable for a modern Tesco for a number of reasons. On the 8th site, that is the Drogheda Road / Tesco site, this submission advocates its suitability for the following reasons:- it is located 190m from Town Centre, is a brownfield site, walk to town centre is easy, flat & convenient, it has adequate road frontage and junction, site is located outside the architectural conservation area (ACA) and the zone of archaeological potential (ZAP), site is not constrained by Special Areas of Conservation’s, Natural Heritage Area’s or Protected Structures, it has no designations exception provision of cycle path, contamination is not an issue, site is sufficient size of accommodate supermarket, car-parking etc and lands are in the ownership of Tesco Ireland.	appropriate size to cater for future expansion of the of the current retail core until 2012, - additional significant discount floor space outside of a 300m radius from the core (as delineated in the Retail Strategy) should not be facilitated, - Amalgamation of retail units along the main street should be facilitated, - resist loss of retail in core area, - the development of a supermarket in the range of 2,500m² is appropriate .advocates that Ardee has a need for an additional retail store of up to 2,500m². It is the stated priority and preference of this Plan to direct retail development into the town centre in order to strengthen and preserve the town centre as the main focus for such development. Planning applications for developments will be considered on their merits. Planning permission has been granted for a retail development of some 1,500m² in the existing town centre this year. I am satisfied that the shortfall of 1,000m² as identified by the strategy can be accommodated within the existing town centre especially given the current number of vacant and under utilised properties. I consider that the proposed re-zoning of these lands to accommodate a large retail development in out of centre locations would be both contrary to the Retail Planning Guidelines 2005 and detrimental to the vitality and viability of the existing town centre. Parking standards as set out in this Plan are consistent with those of the County Development Plan, as required by the Planning and Development Acts.	
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30	Albert Enterprises Limited c/o Michael Cummings & Co Ltd	This submission requests that 4ha of lands at Broadlough (Hale Street / Stickillian Road), Ardee County Louth be included within the settlement limit of Ardee and zoned for Enterprise/ Technology Park for the following reasons: ▪ National, regional and local land use and economic strategies clearly indicate the desire and requirement to promote population and economic expansion. ▪ Indecon Reports states that 1200 jobs are required for Ardee and its hinterland. This necessitates new business parks/ employment centres/ building units. ▪ Proper planning and sustainable development of Ardee would be enhanced by inclusion of subject lands. ▪ Lands are serviced, do not interfere with amenity considerations, adjacent to national roads system and they serve existing and proposed residential units	These lands are located outside the boundary of the local area plan, within the green belt of the County Development Plan. The objective within the green belt is to 'preserve a clear distinction between the built up areas of settlements and the surrounding countryside'. The zoning provision of the County Development Plan would prohibit the development of an Enterprise / Technology Park. In addition, having regard to the amount of undeveloped land zoned for industrial and related within the town boundary (70 hectares), I do not consider that the rezoning of this land is justifiable or warranted at this time	Amendment to Plan is not recommended.
31	Breda Farrell, Ardee	This submission relates primarily to Mulladrillen Hill being zoned for residential development and a public park and to the current application on this site. Issues are summarised as follows: • Mulladrillen Hill is a beauty spot which provides views of surrounding areas, • Zoning in 2003 plan did not consider on impact on lives of adjoining established residential areas. • Considers there is a risk of Cherrybrook flooding if land developed. • Considers that integration between any development on Mulladrillen Hill and surrounding residential areas would result in antisocial behaviour. • Development of site would add to existing traffic congestion on Drogheda Rd and junctions at John Street and Clonmore/ Hale Street. Permission on this site should not be considered until new road infrastructures including by-passes are complete. • Questions who would maintain proposed public Park. • Height of proposed buildings should respect adjoining buildings and structures. • Currently water supply and pressure problem in area. Further development will exasperate these. • States that permission should not be granted for further development until the waste water treatment plant is upgraded. Precedence should be given to industry and employment uses rather than housing, given there is a surplus of housing stock in the town. • Opposed to 10 year permissions for residential development as changes in circumstances have resulted in ghost estates	Mulladrillen Hill was zoned by the elected members in the 2003 plan for residential development subject to the provision of a public park. This plan does not propose a change to this zoning. Issues raised in relation to the current application on this site are not relevant to the process of this local area plan and can not be considered.	Amendment to Plan is not recommended.
32	Seamus Mc Donald	Issues raised are as set out in submission 31.	As above.	Amendment to Plan is not recommended.
33	Cherrybrook Residents, Ardee	Issues raised are as set out in submission 31.	As above.	Amendment to Plan is not recommended.

34	Patrick J Cudden and Joseph Malone, Cherrybrook, Ardee	This submission relates to Mulladrillen Hill, its zoning for residential development and a public park and the current planning application on this site. Issues are summarised as follows: - Hill of Mulladrillen is the highest point in Ardee and should be protected and appreciated by the people of Ardee. - States that Cherrybrook is the flood plain for Mulladrillen and are concerned about flooding should the Hill be developed. - Development of this land would lead to traffic congestion on Drogheda Road. - Consider it inappropriate to include the proposed road between the Drogheda and the Black Road without the agreement and payment of the landowner. - Plan does not refer to 2nd phase of the development of Mulladrillen Hill which would cater for a population of 750. - Concerned that any walkways and cycleways through Cherrybrook would result in anti-social behaviour. - Concerned that development on Mulladrillen Hill would add to existing problems in the sewerage system in Cherrybrook and would overshadow and encroach on privacy of existing residential areas.	Mulladrillen Hill was zoned by the elected member in the 2003 plan for residential development subject to the provision of a public park. This plan does not propose a change to this zoning. Issues raised in relation to the current application on this site are given due consideration under the development management process.	Amendment to Plan is not recommended.
35	Martin Reilly, Jason Rooney, Anna Baylon Mr & Mrs Cunningham, Denise Gillespie, Graham Gillespie Cherrybrook, Ardee	Issues raised are as set out under submission 34.		Amendment to Plan is not recommended.
36	Danny McCartney, 76 De La Salle Crescent, Ardee	This submission firstly relates to the proposed housing development on Mulladrillen Hill. - It considers that the height of the development will be detrimental to the light and privacy of properties in adjoining residential areas including De La Salle Crescent. - Some existing residential properties experience low water pressure and water shortages at certain times of the day. - Connecting walkways and cycle ways to the proposed public park could result in anti-social behaviour. Secondly this submission advocates that this plan should concentrate on industrial development and generating employment and job creation as there are already a number of large housing developments granted permission.		Amendment to Plan is not recommended.
37	Kevin Hoey, De La Salle Crescent, Ardee	Issues raised are as set out under submission 36.	As above.	Amendment to Plan is not recommended.
38	C. Durrigan, Cherrybrook, Ardee	Issues raised are as set out under submission 35.	As above.	Amendment to Plan is not recommended.

39	Edward and Maeve O'Malley, Drogheda Road, Ardee	Issues raised are as set out under submission 35. In addition, in relation to Mulladrillen Hill, this submission considers that any building on the side of the hill will destroy this feature in Ardee forever.	As above.	Amendment to Plan is not recommended.
40	Concepta Devine, De La Salle Crescent, Ardee	Issues raised are as set out under submission 36.	As above.	Amendment to Plan is not recommended.
41	Gerard Lane, De La Salle Crescent, Ardee	Issues raised are as set out under submission 36.	As above.	Amendment to Plan is not recommended.
42	Lynn Fedigan & Joseph Fay, De La Salle Crescent, Ardee	Issues raised are as set out under submission 36.	As above.	Amendment to Plan is not recommended.
43	Kevin & Angela Carey, De La Salle Crescent, Ardee	Issues raised are as set out under submission 36.	As above.	Amendment to Plan is not recommended.
44	Elizabeth McCoy, De La Salle Crescent, Ardee	Issues raised are as set out under submission 36. In addition this submission adds that there given the number of vacant houses in the country granting additional houses would not do the town any favours.	As above.	Amendment to Plan is not recommended.
45	John, Peggy & Archie Ramotar, Cherrybrook, Ardee	Issues raised are as set out under submission 35.	As above.	Amendment to Plan is not recommended.
46	Seamus & Alan McCreanor, Cherrybrook, Ardee	Issues raised are as set out under submission 35.	As above.	Amendment to Plan is not recommended.
47	Seamus Mc Donald, Cherrybrook, Ardee	Issues raised are as set out under submission 35. In addition, in relation to Mulladrillen Hill, this submission considers that any building on the side if the hill will destroy this feature.	As above.	Amendment to Plan is not recommended.
48	Elaine & Noel Scott, David Gillespie Cherrybrook, Ardee	Issues raised are as set out under submission 35.	As above.	Amendment to Plan is not recommended.
49	De La Salle & Mulladrillen, Resident's Association, c/o 22 De La Salle Crescent, Ardee	This submission objects to the hill at Mulladrillen being re-zoned for residential use and to the current application for residential development for the following reasons: - Any new housing development will seriously restrict the light and privacy of existing residences in Mulladrillen and top row of De La Salle Crescent. - Concerned about the impact of development currently proposed on water pressure in area. - Considers that a walkway from De La Salle Crescent, Mulladrillen, and Hale Street to proposed new park would cause serious anti-social behaviour. - Ardee is becoming a dormer-town with massive housing developments and no industrial development. Suggests that this may be a contravention of the Plan. - Any development on hill would be destructive to the natural environment.	As above.	Amendment to Plan is not recommended.

		Concerned that the proposed development would (i) cause flooding; (ii) the capacity of the waste water treatment plant to cater for this development;(iii) if local schools and have capacity to cater for this size of a development and (iv) the effect on the capacity and safety of traffic generated on the Drogheda Road.		
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Appendices

Land Use Zoning Matrix

Land Use	RE & RE(a)	TC	CB	CR	IN	CF	OA	SL	IB	RH
Dwelling	Y	Y	N	<u>O(8)</u>	O ¹	N	N	N ²	O ³	N
Guesthouse	O	Y	Y	Y	N	N	N	N	O	Y
Hotel	N	Y	Y	O	N	N	N	N	O	Y
Restaurant	N	Y	Y	O	N	N	N	N	O	Y
Pub	N	Y	N	O	N	N	N	N	O	Y
Shop (convenience)	<u>O(4)</u>	Y	N	O ⁶	O ⁵	N	N	N	N	N
Shop (comparison)	N	Y	N	N	N	N	N	N	N	N
Retail warehouse	N	N	N	N	N	N	N	N	N	N
School	Y	Y	O	O	N	Y	N	N	Y	O
Medical and Related Consultant	Y	Y	O	O	N	Y	N	N	O	O
Health centre	Y	Y	O	O	N	O	N	N	Y	O
Nursing home	Y	Y	O	O	N	O	N	N	Y	Y
Community Facility	Y	Y	O	O	O	Y	N	N	Y	O
Recreational buildings	O	Y	O	O	O	Y	O ⁷	N	Y	O
Cultural uses	N	Y	O	O	O	Y	N	N	Y	O
Offices -Class 2	N	Y	N	N	N	N	N	N	N	N
Offices –Class 3	N	Y	O	Y	Y	N	N	N	N	N
Garages, panel beating and car repairs	N	O	O	O	Y	N	N	N	N	N
Petrol station	N	Y	Y	O	O	N	N	N	N	N
Motor sales	N	Y	Y	O	Y	N	N	N	N	N
Public Car park	N	Y	Y	O	Y	N	N	N	O	N
Cinema, dancehall, disco	N	Y	O	O	N	O	N	N	N	N
Warehouse /storage & distribution	N	N	N	N	Y	N	N	N	N	N
Lorry park /store/ depot	N	N	N	N	Y	N	N	N	N	N
Industry	N	N	N	N	Y	N	N	N	N	N
Industry (light)	N	O	N	Y	Y	N	N	N	N	N
Playing fields Park/playground	Y	Y	Y	Y	Y	Y	Y	Y	Y	O
Place of worship	O	Y	Y	O	O	Y	N	N	O	O
Tourist camping site/ caravan park	N	N	Y	N	O	N	N	N	O	O
Halting site	O	O	Y	N	O	N	N	N	N	N
Amusement Arcade	N	Y	N		N	N	N	N	N	N
Hot food take-away	N	Y	O	N	N	N	N	N	N	N
Utility structures	O	O	O	O	O	O	O	O	O	O
Crèche/playschool	Y	Y	Y	Y	O	O	N	N	Y	O

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.