

Chief Executive's Report on Submissions Received to the Proposed Material Alterations of the Draft Dundalk Local Area Plan

February 2025

Louth County Council

forwardplanning@louthcoco.ie

www.louthcoco.ie

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1 INTRODUCTION AND CONTEXT

1.1 INTRODUCTION

This Chief Executive's Report on the submissions made to the Proposed Material Alterations to the Draft Dundalk Local Area Plan is part of the statutory process of preparing a Local Area Plan and has been prepared in accordance with Section 20 (3) (k) of the Planning and Development Act 2000 (as amended). It relates to submissions and observations received from prescribed bodies and members of the public, following the publication of the Proposed Material Alterations to the Draft Dundalk Local Area Plan 2024-2030.

In accordance with the requirements of Section 20 (i) of the Planning and Development Act 2000 (as amended) this report lists the persons who made submissions and observations, summarises the issues, gives the opinion of the Chief Executive (CE) in relation to the issues raised and makes recommendations in relation to the Proposed Material Alterations to the Draft Dundalk Local Area Plan. The recommendations consider the proper planning and sustainable development of the area, the statutory obligations of the local authority and relevant policies or objectives of the Government or of any Minister of the Government.

1.2 PUBLIC CONSULTATION

Notice of the proposed Material Alterations was published on the 3rd December 2024, in the Dundalk Democrat and Drogheda Leader, in accordance with the requirements of Section 20(3)(h) of the Planning and Development Act 2000, (as amended).

The proposed Material Alterations to the Draft Dundalk Local Area Plan 2024-2030 and accompanying Environmental Reports were placed on public display from Friday 6th December 2024 until 4.30pm on Monday 13th January 2025 (inclusive). All documents were available to view online at <https://consult.louthcoco.ie/en/consultation/proposed-material-alterations-draft-dundalk-local-area-plan-2024-2030> and were made available for inspection, at the following locations:

- Customer Services, Town Hall, Crowe Street, Dundalk, A91 W20C
- Customer Services, County Hall, Millenium Centre, Dundalk, A91 KFW6
- Dundalk Library, Roden Place, Dundalk

Only observations or submissions related to a proposed Material Alteration either via the online public consultation portal (<https://consult.louthcoco.ie/>) or by post, received within the above period, could be considered.

1.3 SUBMISSIONS/OBSERVATIONS RECEIVED

A total of 15 no. submissions were received during the public consultation period.

1.4 ENVIRONMENTAL ASSESSMENTS

In accordance with Section 20(3)(f) of the Planning and Development Act 2000 (as amended), Louth County Council made determinations that a Strategic Environmental Assessment (SEA) and an Appropriate Assessment (AA) were required for the proposed Material Alterations. The following documents were placed on display along with the proposed Material Alterations.

- Addendum to the SEA Environmental Report pursuant to the SEA Directive and Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 containing an assessment of the Proposed Material Alterations.
- Screening Report for the purposes of Appropriate Assessment (AA) pursuant to the EU Habitats Directive (92/43/EEC) and Planning and Development Act 2000 (as amended) containing an assessment of the Proposed Material Alterations

1.5 CONTENT AND FORMAT OF REPORT

This Chief Executive’s Report forms part of the statutory procedure for the preparation of the Dundalk Local Area Plan 2024-2030 and is structured as follows:

- **Section 1:** This section provides an Introduction and Context to the Report.
- **Section 2:** Lists the persons/bodies who made submissions or observations.
- **Section 3:** Analysis and Summary of Issues Raised by Prescribed Bodies and Chief Executive’s Opinion and Recommendation.
- **Section 4:** Analysis and Summary of Issues Raised in remaining Submissions/Observations and Chief Executive’s Opinion and Recommendation.
- **Section 5:** Appendix 1 – Proposed Alterations to Local Transport Plan
- **Section 6:** Appendix 2 – Proposed Alterations to Justification Tests in the Strategic Flood Risk Assessment
- **Section 7:** Appendix 3 – Proposed Alterations to the Social Infrastructure Audit

1.6 HOW TO READ THE PROPOSED MATERIAL ALTERATIONS

In this document, proposed changes to the text are denoted as follows:

Green – will apply to the insertion of any new text as proposed in this Chief Executive’s Report.

Red – will apply where there is additional text to be inserted as per the Material Alterations published in December 2024

Blue strikethrough – text to be deleted as per the Material Alterations published in December 2024

1.7 NEXT STEPS

This Chief Executive’s Report has been prepared, as required under Section 20(3)(k) of the Planning and Development Act 2000 (as amended). The report will be submitted to the Elected Members for their consideration. Members shall consider the Proposed Material Alterations and the Chief Executive’s Report and shall, no later than a period of six weeks after the Chief Executive’s Report has been furnished to them, make the Plan with or without the Proposed Material Alterations. The Members may also decide to change a material alteration, which is known as a ‘further modification’ to a material alteration. In accordance with Section 20(q) of the Act, a ‘further modification’ may be made only where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European Site, and shall not be made where it relates to an increase in the area of land zoned for any purpose or an addition to or deletion from the Record of Protected Structures.

1.8 WHEN THE ADOPTED PLAN COMES INTO EFFECT

In accordance with Section 20 (4a) of the Act the Local Area Plan shall come into effect 6 weeks from the day that it is made.

1.9 VARIATION TO THE COUNTY DEVELOPMENT PLAN

In order to ensure alignment between the Local Area Plan and County Development Plan a Variation to the County Development Plan will be required to update the County Plan to take account of any amendments to text, policy objectives, zoning and flood zones or composite maps or appendices made in the Local Area Plan. Until this Variation has been adopted any text, policy objectives or maps relating to Dundalk in the County Development Plan 2021-2027 shall take precedence over the text, policy objectives, maps, and appendices in the Local Area Plan.

1.10 RELEVANT CONSIDERATIONS WHEN MAKING A LOCAL AREA PLAN

Section 20(3)(r) of the Planning and Development Act 2000 (as amended) states that the Members of the Council are restricted to:

- Considering the proper planning and sustainable development of the area,
- The statutory obligations of the local authority in the area; and
- Any relevant policies or objectives for the time being of the Government or any Minister of the Government.

In addition, the Elected Members, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the 'Code of Conduct for Councillors' (July 2019) prepared under the Local Government Act 2001 (as amended), carry out their duties in a transparent manner, follow due process and make their decisions based on relevant considerations.

2 LIST OF PERSONS/BODIES WHO MADE SUBMISSIONS

Submission Reference No.	Person / Group / Organisation
LH-C100-DLKMA-1	Environmental Protection Agency (Ireland)
LH-C100-DLKMA-2	Transport Infrastructure Ireland
LH-C100-DLKMA-3	Brian Hopper
LH-C100-DLKMA-4	Meath County Council
LH-C100-DLKMA-5	Inland Fisheries Ireland
LH-C100-DLKMA-6	McGahon Architects Planning Consultants
LH-C100-DLKMA-7	Office of the Planning Regulator
LH-C100-DLKMA-8	National Transport Authority
LH-C100-DLKMA-9	Office of Public Works
LH-C100-DLKMA-10	McCutcheon Halley Chartered Planning Consultants on behalf of Glenveagh Properties PLC
LH-C100-DLKMA-11	Uisce Éireann
LH-C100-DLKMA-12	Department for Infrastructure
LH-C100-DLKMA-13	Department of Transport
LH-C100-DLKMA-14	Department of Education
LH-C100-DLKMA-15	Breffni Martin

3 ANALYSIS AND SUMMARY OF ISSUES RAISED IN SUBMISSIONS/OBSERVATIONS BY PRESCRIBED BODIES AND CHIEF EXECUTIVE’S OPINION AND RECOMMENDATION

3.1 SUBMISSION 1 – ENVIRONMENTAL PROTECTION AGENCY (EPA)

Submission Ref. No:	LH-C100-DLKMA-01
Submitted By:	Environmental Protection Agency
Summary of Main Issues Raised:	
<p>The submission acknowledges notice of the proposed Material Alterations to the Draft Dundalk LAP 2024-2030. An overview is then provided of the role of the EPA as an environmental authority under the SEA Regulations.</p> <p>For land use plans at local level, a ‘self-service’ approach is provided via the guidance document ‘SEA of Local Authority Land Use Plans- EPA Recommendations and Resources’. It includes key environmental recommendations to consider; information on recently published relevant EPA reports; and links to useful environmental resources for Local Authorities carrying out SEA of land-use plans. It is updated regularly and should be considered and, relevant recommendations incorporated. The Draft Plan and associated Material Alterations should align with higher level plans and programmes.</p> <p>Sustainable Development</p> <p>It is recommended that the Council ensure the Plan, as amended, is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure provision should be provided during the lifetime of the Plan. The Alterations should also align with national commitments on climate change mitigation and adaptation, and incorporate any relevant recommendations in sectoral, regional, and local climate adaptation plans. The Plan should also be consistent with key relevant higher-level plans and programmes.</p> <p>Future Modifications to the Plan</p> <p>Any future amendments should be screened for likely significant effects, using the Environmental Assessment method.</p> <p>SEA Statement – ‘Information on the Decision’</p> <p>Upon adoption of the Plan an SEA statement should be prepared and copy sent to EPA. Link to guidance provided.</p> <p>Environmental Authorities</p> <p>Under SEA regulations consultations should be undertaken with statutory bodies and adjoining Planning Authorities whose area is contiguous to the area of the Local Area Plan.</p>	
Chief Executive Response:	
<p>The reference to the regularly updated guidance document: ‘SEA of Local Authority Land Use Plans- EPA Recommendations and Resources’ is noted and has been utilised when carrying out the SEA for the draft Plan and proposed Material Alterations.</p> <p>The contents of the Environmental Report associated with the Local Area Plan and proposed Material Alterations comply with the SEA Regulations.</p>	

The Draft Local Area Plan and proposed Material Alterations provide the policy framework to facilitate the provision of new and upgrading of existing critical service infrastructure during the lifetime of the Plan. The Council will continue to work alongside agencies and stakeholders in the delivery of such infrastructure projects within Dundalk.

The Draft Plan and proposed Material Alterations align with national commitments on climate change mitigation and adaptation and are consistent with relevant higher-level plans and programs.

The EPA's 'State of Environment Report - Ireland's Environment' was considered when drafting the LAP as a whole, alongside the proposed Material Alterations and revised SEA.

A SEA Statement containing the required information will be prepared at the end of the process. The guidance referred to will be taken into account in preparing the SEA Statement. The environmental authorities cited in the submission have been consulted as part of the SEA/Plan preparation process.

Chief Executive Recommendation:

No change.

3.2 SUBMISSION 2 – TRANSPORT INFRASTRUCTURE IRELAND

Submission Ref. No:	LH-C100-DLKMA-02
Submitted By:	Transport Infrastructure Ireland (TII)
Summary of Main Issues Raised:	
<p>Transport Infrastructure Ireland generally welcomes the proposed Material Alterations arising from consideration of the submission to the Draft Local Area Plan by TII.</p>	
<u>Draft LAP Chapter 8: Movement</u>	
Proposed Material Alteration No 53	
<p>TII welcomes in the interest of clarity the inclusion of a full suite of draft Local Transport Plan (LTP) measures as set out in Appendix 3 (Material Alteration No 53) including the insertion of tables (8.1; 8:2 & 8:3 within draft LTP) which relate to Active Travel Measures.</p>	
Proposed Material Alteration No 59	
<p>The TII submission welcomes the insertion of a Map (Material Alteration No 59) of proposed active Travel measures in the draft Local Transport plan.</p>	
<p>The submission notes and interprets that these measures relate solely to Active Travel (see tables 8:1, 8:2 8:3 within draft LTP) however the draft LTP includes a series of project actions and recommendations on each of the following modes: Active Travel; Public Transport; Road; and Multimodal.</p>	
<p>The submission seeks that those measures which are part of the ‘Emerging Preferred Strategy’ of the LTP should be clearly recorded as part of the LAP where these measures are intended to be development objectives of the LAP.</p>	
Proposed Material Alteration No 65	
<p>TII welcome proposed Material Alteration No. 65 and the amended text.</p>	
<p>The TII submission sought further textual revisions of Objectives MOV 21 and MOV 22 to record TII publications in the wording i.e. that TII Publications continue to be capitalised and stated in the plural as it refers to a suite of assessment and standards that set design guidance for the national road network and associated infrastructure.</p>	
<u>Draft LAP Appendix 2 – Local Transport Plan:</u>	
Proposed Material Alteration No 92	
<p>TII welcomes proposed Material Alteration No. 92 amendments in respect of wording and reordering of text.</p>	
<p>TII further advises that the National Cycle Network (NCN) should be included under ‘National level policy’ listings as set out in Appendix 2 Table 2.1 of the LTP.</p>	
<u>Draft LAP Appendix 4 – Mullagharlin Masterplan:</u>	
Proposed Material Alteration No 108	

TII welcomes proposed Material Alteration No. 108 to reflect TII's recommendations in the text in respect of the Mullagharlin Masterplan Objectives.

Proposed Material Alteration No 109

TII welcomes proposed Material Alteration No. 109 to reflect TII's recommendations in the text in respect of the recognition of the presence of the M1, part of the TEN-T Core Network and subject to the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012).

Chief Executive Response:

Draft LAP Chapter 8: Movement

Responses to TII submission on Material Alteration No 53 & Material Alteration No. 59.

Proposed Material Alteration No. 53 has transposed the list of Active Travel Projects as set out in Tables 5.1-5.3 of the Local Transport Plan into the Movement Chapter of the Local Area Plan. As detailed in the submission, section 8.4.5 of the Draft LAP lists the headings of the project options in the Local Transport Plan and refers the reader to Chapter 5 of the Local Transport Plan for details of same. In addition to this reference, Policy Objective MOV 3 in the Local Area Plan supports the implementation of the Local Transport Plan and the projects included in same. This policy objective ensures there is policy support for the progression and delivery of projects set out in the Local Transport Plan. However, the point raised in the TII submission with regard to listing some of the projects and not others in the Local Area Plan is noted. In this regard it is recommended the following additional tables from the Local Transport Plan will be inserted into the Local Area Plan:

- Table 5.4 – Proposed Public Transport Measures,
- Table 5.5 – Proposed Road Improvement Measures and,
- Table 5.7 – Proposed Multimodal Measures.

Note, Table 5.6 'Proposed New Transport Measures' is already included in the draft Local Area Plan in Table 8.2.

Response to TII submission on Material Alteration No 65

The TII submission has welcomed MA No. 65 and has suggested a number of minor edits be incorporated as set out in the TII submission. This will be incorporated into the final Plan when published i.e. TII Publications will be stated in the plural in Policy Objective MOV 22.

Draft LAP Appendix 2 – Local Transport Plan:

Response to TII submission on Proposed Material Alteration No 92

It is noted that TII have no objections to the amendments to the Local Transport Plan as set out in MA 92. Reference is already made to the National Cycle Network in Table 2.1 of the Transport Plan therefore it is not considered that an additional reference is required.

Draft LAP Appendix 4 – Mullagharlin Masterplan:

Response to TII submission on Proposed Material Alteration No 108 and 109

It is noted that the proposal to make reference to protecting the "strategic function of the national road network" in the Mullagharlin Masterplan and the connectivity provided by the M1 Motorway under MA 108 and MA 109 are reflective of the recommendations of TII in the Draft Plan submission relating to these issues.

Chief Executive Recommendation:

Draft LAP Chapter 8: Movement

Proposed Material Alteration No.53

Insert Table 5-4 Proposed Public Transport Measures, Table 5-5 Proposed Road Improvement Measures, and Table 5-7 Proposed Multimodal Measures of the Local Transport Plan (section 5) into the Movement Chapter of the LAP.

Draft LAP Appendix 2 – Local Transport Plan:

Proposed Material Alteration No. 92:

No change.

Draft LAP Appendix 4 – Mullagharlin Masterplan:

Proposed Material Alteration Nos. 108 &109

No change.

3.3 SUBMISSION 4 - MEATH COUNTY COUNCIL

Submission Ref. No:	LH-C100-DLKMA-04
Submitted By:	Meath County Council
Summary of Main Issues Raised:	
<p>Meath County Council supports Material Alterations No. 96 and 97 which reference the identification of greenways and inter-urban cycle routes to connect Dundalk with its regional hinterland and neighbouring settlements, including Drogheda. Further, Meath County Council supports Material Alteration No. MA 109 which emphasises the need to protect the M1 which is part of the TEN-T Core Network and ensure development in proximity to the national road network should be in accordance with Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012).</p>	
Chief Executive Response:	
<p>The Chief Executive welcomes the comments from Meath County Council in regard to the above stated Material Alterations and acknowledges the strong working relationship between both Authorities.</p> <p>The proposed Material Alterations aim to support and improve accessible connectivity within Dundalk and between its neighbouring settlements. These proposed Alterations seek the implementation of urban and County level cycle networks, increased provision of greenways and blueways, and the protection of the M1 Motorway network. These measures will provide Dundalk with an enhanced transportation network allowing for safer, more convenient and accessible movement within the Plan Boundary, and between adjoining settlements and the wider Country.</p>	
Chief Executive Recommendation:	
<p>No Change.</p>	

3.4 SUBMISSION 5 - INLAND FISHERIES IRELAND

Submission Ref. No:	LH-C100-DLKMA-05
Submitted By:	Inland Fisheries Ireland
Summary of Main Issues Raised:	
<p>Inland Fisheries Ireland (IFI) is a Statutory Body whose principal function is the protection, management and conservation of the inland fisheries resource. Protection of the aquatic environment and habitat is a vitally important element of IFI's work.</p> <p>Having examined the associated documents, the Board has no objection to the proposed Material Alterations from a fisheries perspective.</p>	
Chief Executive Response:	
<p>Protecting inland fisheries is vital for biodiversity, food security, and economic livelihoods, in rural and urban communities. They also hold cultural significance and provide essential ecosystem services, enhancing resilience to climate change. Safeguarding these fisheries ensures ecological health and sustainable resource use for future generations.</p>	
Chief Executive Recommendation:	
<p>No change.</p>	

3.5 SUBMISSION 7 - OFFICE OF THE PLANNING REGULATOR

Submission Ref. No:	LH-C100-DLKMA-07
Submitted By:	Office of the Planning Regulator
Summary of Main Issues Raised:	
<p>The work undertaken by the Council in responding to the recommendations and observations made by the Regulator at the Draft Plan stage is acknowledged together with the fact it has been undertaken in a positive and constructive manner.</p> <p>The submission to the proposed material alterations sets out two recommendations and one observation as follows:</p> <p>MA Recommendation 1 – Residential Zoning</p> <p>Having regard to the compact and sequential growth of the Blackrock area, the opportunities for sustainable mobility, and the co-ordination of land use zoning and infrastructure services over the lifetime of the draft Dundalk Local Area Plan 2024-2030 (draft Local Area Plan), and in particular to:</p> <ul style="list-style-type: none">• The strategy for Regional Growth Centres as set out in Section 3.3.2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024);• RPO 3.2 (Compact Growth), RPO 3.7 (Sustainable Growth) and RPO 8.1 (Integration of transport and land use planning) of the RSES; and• Policy Objectives CS 1 (Core Strategy and Settlement Strategy), CS 2 (Compact Growth), CS 3 (Sustainable Development), MOV 2 (Climate Action) and MOV 14 (Sustainable Travel) of the Louth County Development Plan 2021-2027. <p>The Office recommends that the Planning Authority makes the Local Area Plan without MA 136.</p> <p>MA Recommendation 2 – Flood Risk Management</p> <p>Having regard to flood risk, and in particular to:</p> <ul style="list-style-type: none">• RPO 7.12 (Flooding) of the RSES• Policy Objectives IU 26 and IU 27 of the Louth County Development Plan 2021-2027 to implement the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (Flood Guidelines); and• The provisions of the Flood Guidelines. <p>The Office recommends that the Planning Authority:</p> <ol style="list-style-type: none">i) Makes the Local Area Plan without the following:<ol style="list-style-type: none">a) MA 133;b) MA 134 (site B);c) MA 142;d) MA 143; andii) Includes a new policy objective in section 9.6.2 with respect to lands identified as MA 130 (adjacent to Hill Street Bridge) in order to prohibit highly vulnerable uses on lands that overlap with Flood Zone A. The Zoning and Flood Zones Map should also include a similar reference to the subject lands. <p>MA Observation 1 – Implementation and Monitoring</p>	

The Planning Authority is advised to make a minor amendment to MA 89 to prepare an Implementation and Monitoring Strategy within 6 months of the adoption of the Dundalk Local Area Plan 2024-2030, to include the following:

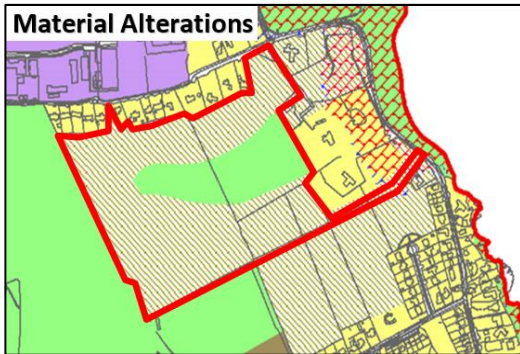
- i) The relevant lead department/stakeholder with responsibility for ensuring the delivery of each of the policies and objectives;
- ii) Other key departments/stakeholders that would also have a role to play in the delivery of the policies and objectives;
- iii) A realistic timeframe for the delivery of each policy and objective; for example:
 - a) Short (1-3 years)
 - b) Medium (4-5 years)
 - c) Long term (6+ years)
 - d) Ongoing; and
- iv) Delete the reference to linking the progress report to census publications.

Chief Executive Response:

The acknowledgement by the Regulator of the efforts made by the Council in responding to the issues raised in the OPR submission to the Draft Plan is welcomed.

MA Recommendation 1 – Residential Zoning

Proposed Material Alteration MA 136 relates to the lands below:



The lands included in proposed Material Alteration MA 136 have an area of approximately 17.6ha, approximately 14ha of which was zoned for residential use in the Draft Dundalk Local Area Plan. The planning history of the subject lands, and in particular the most recent application (23/60476 ABP-319077-24), which was refused due to the deficiencies in sewerage infrastructure in the area is acknowledged. The reasons given by the elected members for recommending the zoning of the lands are changed from A2 New Residential Phase 1 to L1 Strategic Reserve as part of the consideration of the Chief Executive's Report on submissions to the Draft Local Area Plan are also acknowledged.

The Executive of the Council has been in contact with Uisce Éireann with regards to the deficiencies in the wastewater infrastructure in Dundalk. Uisce Éireann have indicated that the connection of the lands identified in Material Alteration MA 136 to the water and wastewater network will not be dependent on the completion of the Dundalk East Wastewater Network Project. This is due to the progression of targeted measures that will increase capacity in the network pending the completion of the aforementioned capital project. It is also noted that submission No. DLKMA-10 to the proposed Material Alterations by McCutcheon Halley on behalf Glenveagh Properties also relates to Material Alteration MA 136. As part of this submission a Confirmation of Feasibility relating to the subject lands was included. This Confirmation of

Feasibility (dated 20th December 2024) recommended an interim solution regarding flows from a pumping station to be provided in Phase 1 of the development where a connection is proposed in advance of the Coe’s Road Project (which is part of the Dundalk East Wastewater Network Project). A Connection Agreement from Uisce Éireann for Phase 1 of the subject lands (200 units) dated 30th October 2024 was also included in the submission. Taking the foregoing into account it is considered that clarification has been provided with regard to the servicing of the lands and that the lands can be developed and connection to water and wastewater services provided prior to the completion of the upgrade to the Coe’s Road Pumping Station (which is part of the Dundalk East Wastewater Network Project).

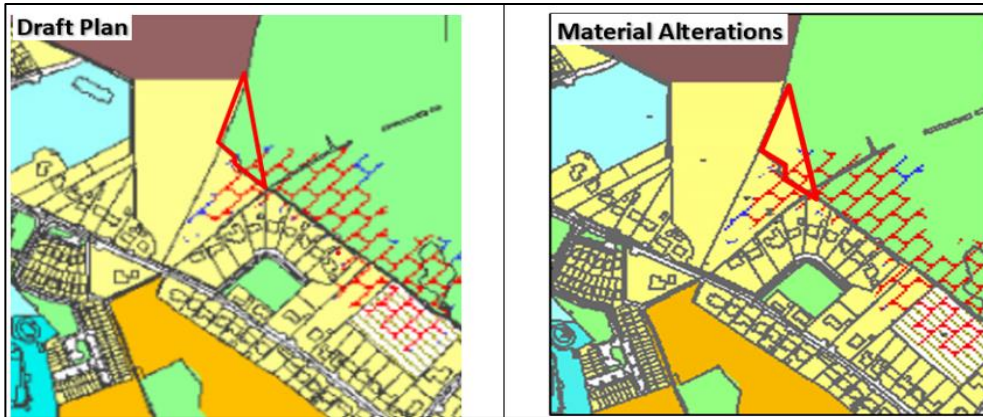
With regards the suitability of the lands for residential development, the Chief Executive is in agreement with the Planning Regulator that a residential zoning is appropriate on these lands and their development would support consolidation of the built-up area within the Plan boundary and would be consistent with national and regional policy.

It is therefore recommended that the Plan is made without Proposed Material Alteration No. 136 i.e. the zoning of the lands subject to Proposed Material Alteration No.136 as set out in the Draft Dundalk Local Area Plan is retained.

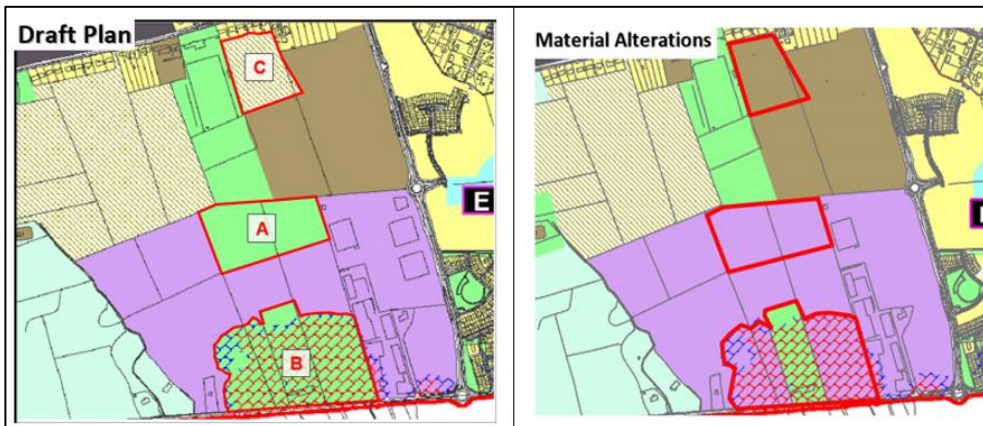
MA Recommendation 2 – Flood Risk Management

This recommendation relates to the following proposed Material Alterations:

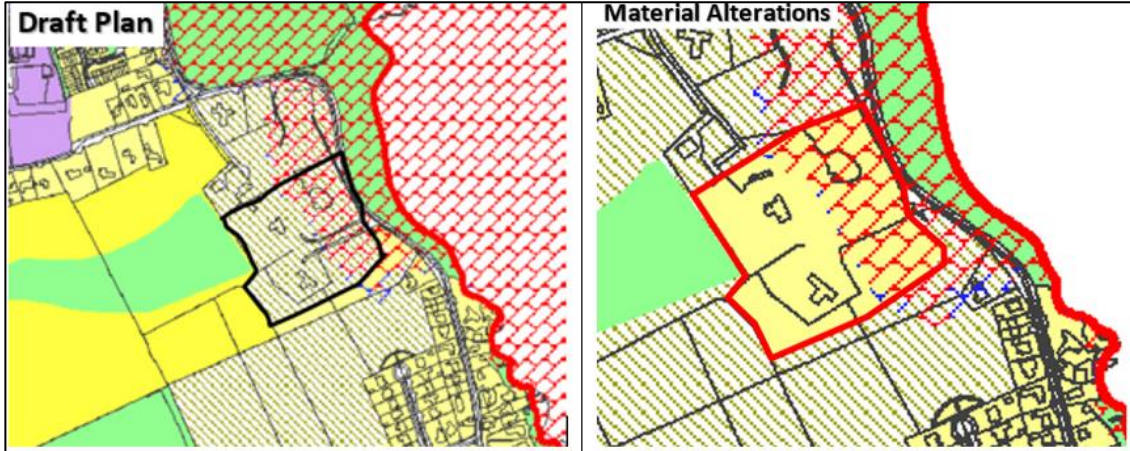
Proposed Material Alteration MA 133



Proposed Material Alteration MA 134



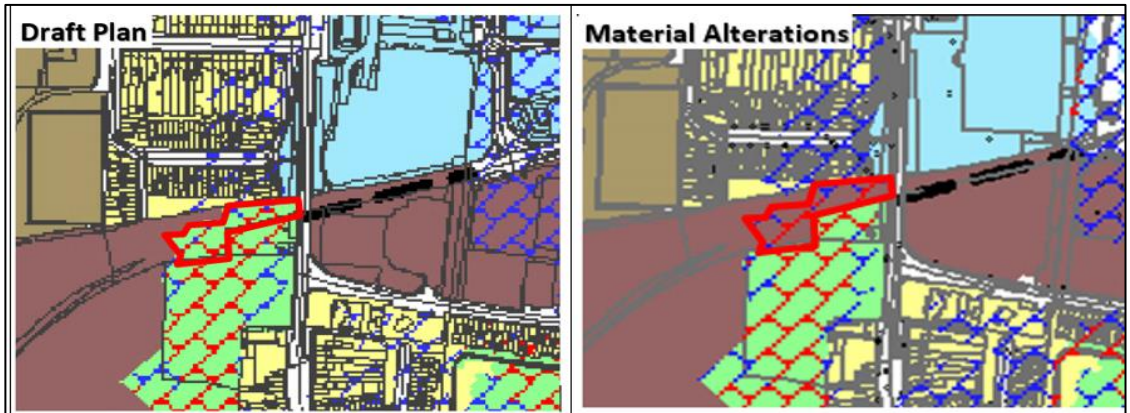
Proposed Material Alteration MA 142



Proposed Material Alteration MA 143



Proposed Material Alteration MA 130



It is acknowledged that the Proposed Material Alterations includes a number of small areas of land located within a Flood Zone however the Regulator should note Policy Objective INF 21 in the draft Local Area Plan, which restricts land use zonings in Flood Zones A and B to water compatible or less vulnerable uses (apart from lands on which the Justification Test has been passed).

This, in effect, will restrict any development within the Flood Zones on proposed Material Alteration No's MA 133, 134 (site B), and 142 to water-compatible uses. Notwithstanding this Policy Objective, it is recommended that Material Alterations MA 133 and 142 are amended so that the land use zoning on any lands within a flood zone is changed to H1 Open Space. It is also recommended the Plan is made without the recommendation for 'Site B' in MA 134 i.e. the lands in 'Site B' are retained as H1 Open Space.

With regards to proposed Material Alteration No. 143 the subject lands are owned by Louth County Council and form part of an existing Council housing development 'Riverside Crescent'. A Justification Test relating to the proposed zoning changes under MA 143 was carried out. In the interest of clarity, the boundary of site 13 in the Justification Test in the Strategic Flood Risk Assessment will be amended to include these lands and in addition the Justification Test will be updated to include a reference to the A2 New Residential Phase 1 lands. The Justification Test will also be updated to include additional text relating to structural and non-structural flood risk management measures. This will only apply to those sites which passed the Justification Test. It should be noted that the area of A2 New Residential Phase 1 lands to be rezoned in this location is a small parcel of land with an area of just 0.036ha therefore the level of development that the lands will have the capacity to accommodate will be limited.

The primary reason for the additional zonings proposed as part of MA 143 are to facilitate any potential future amendments to the scheme such as the provision of hard-standings, footpaths, lay-bys etc. It is recommended that no change is made to MA 143 i.e. the lands use zonings are changed from H1 Open Space to A1 Existing Residential/A2 New Residential Phase 1 as recommended in MA 143.

As detailed in response to submission no. 57 in the CE Report in response to submissions on the Draft Plan, the zoning amendment as proposed under MA 130 is to facilitate a future access to the lands zoned C1 Mixed Use west of Hill Street Bridge. In the interests of clarity a spot objective will be inserted onto the Zoning and Food Zones Map and section 3.4.2 indicating that any development within the Flood Zone in this location shall be restricted to the provision of a vehicular and active travel access and service roads and ancillary infrastructure and other 'less Vulnerable development' as set out in Table 3.1 of 'The Planning System and Flood Risk Management Guidelines' (2009).

MA Observation 1 – Implementation and Monitoring

The reason a reference was made to the publication of the next available Census data in the proposed policy objective in MA 89 is to give clarity as to the timing of the publication of a Progress Report on the Plan. In order to make the Progress Report as informative as possible it is considered logical to align its publication with Census data.

It is accepted that the policy objective could be expanded to include more detail as to the structure of the Report and how it will be prepared. In this regard, the structure and format of the Report will be based on that set out in the 2022 Development Plan Guidelines for the Monitoring and Implementation of Development Plans.

Chief Executive Recommendation:

MA Recommendation 1 – Residential Zoning

To make the Plan without Proposed Material Alteration no. 136 – see map below for details of the zoning in the Draft Plan.



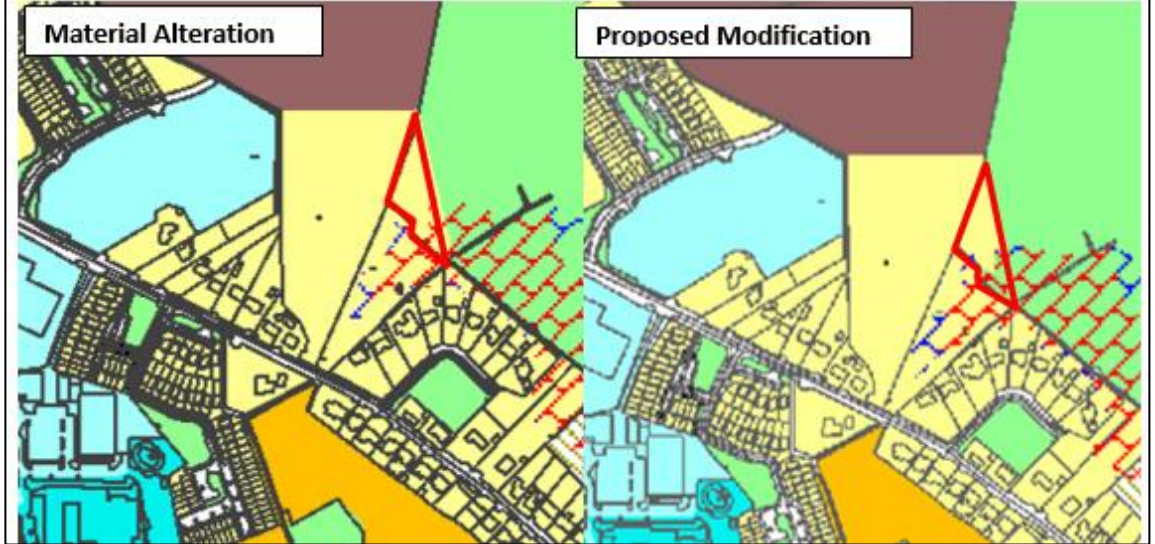
MA Recommendation 2 – Flood Risk Management

Proposed Material Alteration MA 130 – To insert a spot objective onto the Zoning and Flood Zones and Composite Maps relating to these lands and associated text into section 3.4.2 of the Plan as follows:

Any development within the Flood Zone in this location shall be restricted to the provision of a vehicular and active travel access and service roads and ancillary infrastructure and other ‘less Vulnerable development’ as set out in Table 3.1 of ‘The Planning System and Flood Risk Management Guidelines’ (2009).

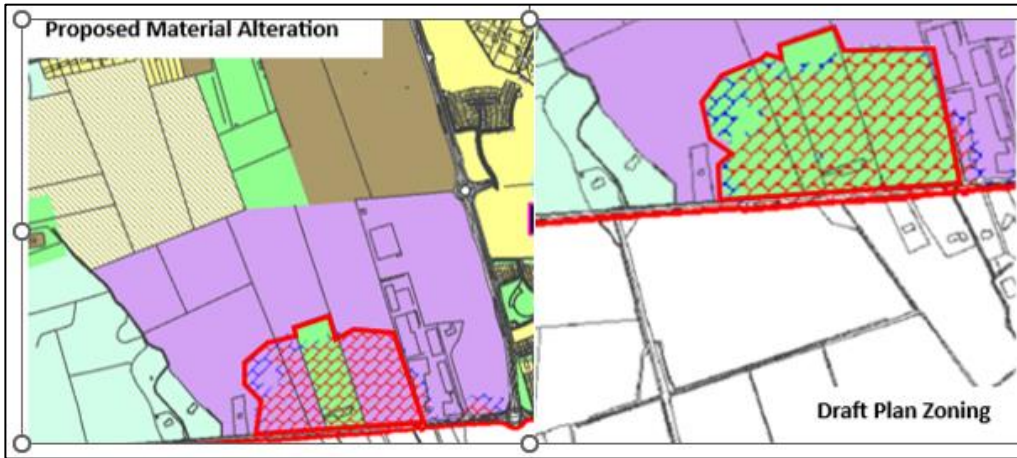
Proposed Material Alteration MA 133

To amend the land use zoning objective of any lands within the red line which are located within a Flood Zone from A1 Existing Residential to H1 Open Space.



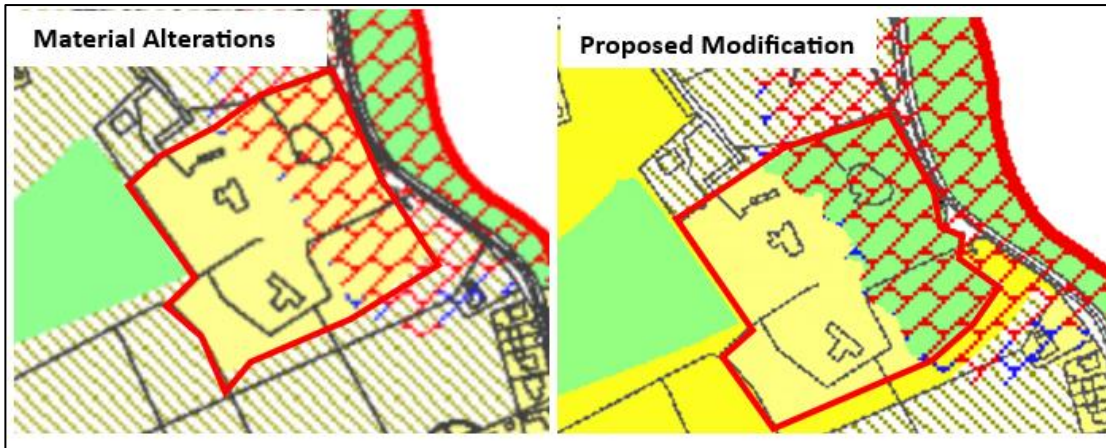
Proposed Material Alteration MA 134

To make the Plan without the element of proposed Material Alteration MA 134 as outlined in red (labelled Site ‘B’ in the Material Alterations Report) below:



Proposed Material Alteration MA 142

To amend the land use zoning objective of any lands within the red line which are located within a Flood Zone from A1 Existing Residential to H1 Open Space.



Proposed Material Alteration MA 143

Update the Justification Tests in the Strategic Flood Risk Assessment to include additional text relating to structural and non-structural flood risk management measures. See in additional text in green in Appendix 2 of this Report. The boundary of Site 13 in the Justification Test will also be amended as follows:



Note that the recommendation in relation to MA Recommendation 2 Flood Risk Management above should be read in tandem with the recommendations set out in response to the OPW submission under DLKMA-09.

MA Observation 1 – Implementation and Monitoring

To amend the policy objective as set out in proposed Material Alteration MA 89 as follows:

Policy Objective IM XX):

A Progress Report, the structure of which shall be based on that set out in the ‘Development Plan Guidelines for Planning Authorities’ (DHLGH, 2022) for the monitoring and implementation of Developments (as relevant to Local Area Plans), shall be prepared **within 6 months of all Census Publications for Census 2027 (or the date of the next Census)–a Progress Report for the Local Area Plan will be prepared setting and shall set out the progress achieved to date in achieving key projects and objectives of the Local Area Plan.**

3.6 SUBMISSION 8 - NATIONAL TRANSPORT AUTHORITY

Submission Ref. No:	LH-C100-DLKMA-08
Submitted By:	National Transport Authority
Summary of Main Issues Raised:	
Material Alteration No. 53	
The NTA welcomes the proposed revisions to the sections related to Active travel and is supportive of Material Alteration No. 53 as proposed.	
Material Alteration No 54	
The NTA welcomes the proposed revisions to the sections related to Active travel and is supportive of Material Alteration No. 54 as proposed.	
Material Alteration No 55	
The NTA welcomes the proposed revisions to the sections related to Active travel and is supportive of Material Alteration No. 55 as proposed.	
Material Alteration No 56	
The NTA welcomes the proposed revisions to the sections related to Active travel and is supportive of the Material Alteration No. 56 as proposed.	
Material Alteration No 62	
The NTA welcomes the proposed revisions to the sections related to Active travel and is supportive of the Material Alteration No. 62 as proposed.	
Material Alteration 69	
The NTA welcomes the proposed revisions to the sections related to Active travel and is supportive of the Material Alteration No 69 as proposed.	
Material Alteration No 57	
The NTA is supportive of the proposed Material Alteration revisions related to the development of an enhanced town centre bus station as set out in Material Alteration No. 57 as proposed.	
Material Alteration No 64	
The NTA is supportive of the proposed Material Alteration revisions related to the development of an enhanced town centre bus station as set out in Material Alteration No. 64 as proposed.	
Material Alteration No 59	
The Material Alteration accords with the recommendation in the NTA’s submission on the Draft LAP and the NTA is supportive of these Material Alteration No. 59 as proposed.	
Material Alteration No 63	
Alteration 63 proposes additional detail regarding both the location of cycle parking, and the objective to cater for the full range of cycle types including cargo bikes, trikes, family bikes and adapted bikes. The NTA welcomes this expanded Policy Objective MOV 11, which accords with a recommendation in the NTA’s submission on the Draft LAP. The NTA is therefore supportive of Alteration 63.	
Material Alteration No 66	

Material Alteration 66 proposes to add a new Policy Objective related to connectivity, with a particular focus on Filtered Permeability. NTA welcomes the Material Alteration No. 66.

Material Alteration No 67

Alteration 67 proposes to add a new Policy Objective stating the Council’s intention to work with the NTA in implementing the NTA’s Connecting Ireland Rural Mobility Programme. This reflects a recommendation in the NTA’s submission on the Draft LAP and the NTA is supportive of the proposed Material Alteration No 67.

Material Alteration No 68

Alteration 68 proposes to add a new Policy Objective regarding the provision of additional access points to Clarke Rail Station and the provision of additional cycle parking in the station environs, as recommended in the NTA’s previous submission. Such measures would improve station accessibility for active modes, reduce demand for car parking at the station and reduce the impact of vehicular traffic in the station environs. NTA is supportive of the proposed Material Alteration No 68.

Chief Executive Response:

The Chief Executive welcomes the comments in the submission on the proposed Material Alteration’s from the National Transport Authority (NTA) and looks forward to continuing to work with the NTA in the implementation of the Local Transport Plan for Dundalk and the progression of active travel and public transport projects in the town.

Chief Executive Recommendation:

No change.

3.7 SUBMISSION 9 - OFFICE OF PUBLIC WORKS

Submission Ref. No:

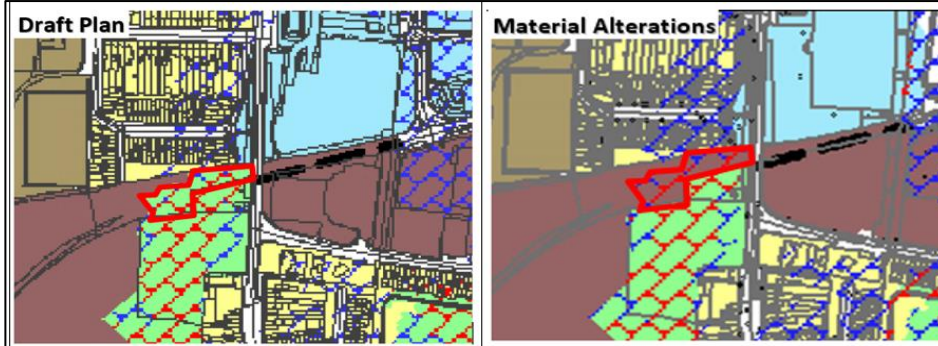
LH-C100-DLKMA-09

Submitted By:

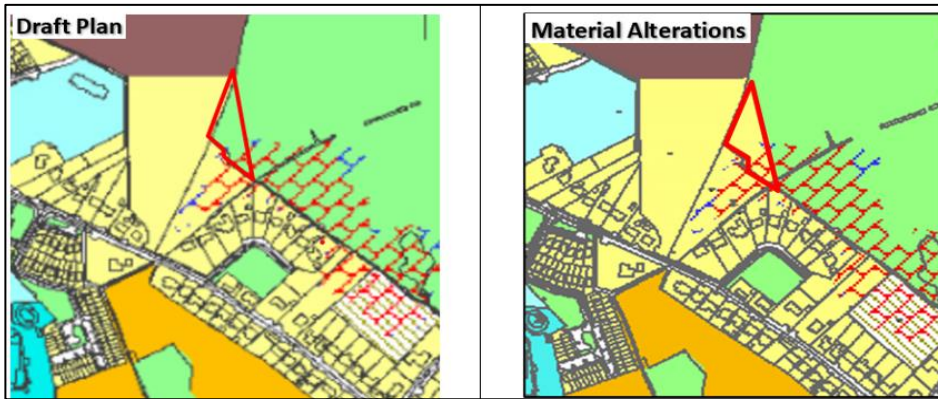
Office of Public Works

Map showing land subject to Submission:

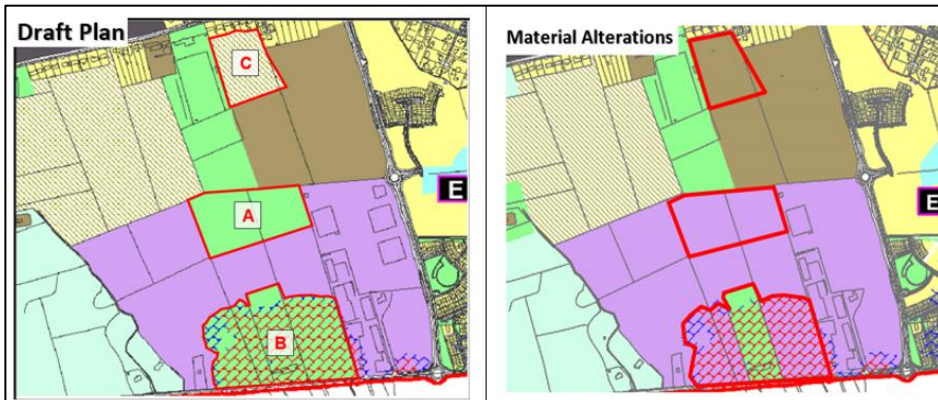
Material Alteration No. 130



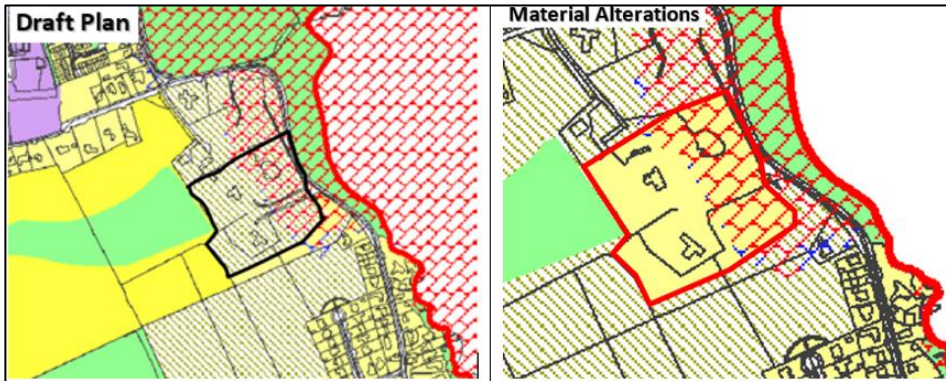
Material Alteration No. 133



Material Alteration No. 134



Material Alteration No. 142.



Material Alteration No. 143



Summary of Main Issues Raised:

The Office of Public Works (OPW) welcomes proposed Material Alteration Nos. 71, 121 and 124 which has addressed issues raised by the OPW at draft plan stage.

Nature-based Solutions and SuDS

The Chief Executive response to the OPW commentary of Nature-based Solutions and SuDS is noted. Where there is a narrative in the Plan on key development sites there is an opportunity to consider what site-specific measures may be appropriate in order to avoid site by site solutions.

Justification Tests

Where sites have not satisfied the Justification Test, the approach has been to rely on Policy Objective INF 21 to limit inappropriate development on lands. As set out at draft plan stage, the OPW welcomes this policy. Measures such as this are appropriate particularly where already developed lands overlap with areas of identified flood risk, where the zoning is retained to reflect existing usage, but as the Justification Test has not been passed, further development is limited. In the case of undeveloped lands which have not satisfied all criteria of the Justification Test however, it is preferable to avoid development, and if development cannot be avoided, to substitute a zoning of vulnerability appropriate to the level of flood risk identified.

Material Alteration No MA 130

The proposed Material Alteration MA 130 proposes rezoning lands from H1 Open Space to C1 Mixed Use. The OPW submission advises that notwithstanding the fact that this zoning change has passed all the Plan Making Justification test criteria, the zoning change now allows highly vulnerable development. Given that INF 21 only applies where the Justification Test has not been passed, consideration might be given to restricting usage to these lands.

- OPW recommends that MA 130 gives consideration to restricting usage of this rezoning so as to either avoid development or if development cannot be avoided, to substitute a zoning of vulnerability appropriate to the level of flood risk identified.

Material Alteration No 133

The proposed Material Alteration MA 133 proposes rezoning these lands from H1 Open Space to A1 Existing Residential. The OPW submission advises that these subject lands (Site 16) have been deemed not to have passed the Plan Making Justification Test. Highly vulnerable development is not appropriate in Flood Zone A or B unless all criteria of the Plan Making Justification Test have been satisfied.

- OPW recommends that Highly Vulnerable development is not appropriate in Flood Zones A or B unless all the criteria of the Plan Making Justification Test have been satisfied.

Material Alteration No 134

The proposed Material Alteration No. 134 proposes a number of changes including the amendment of undeveloped lands (Site B) in Flood Zone A from water compatible open space to less vulnerable E1 General Employment. This site B is the current location of the Dundalk Golf Driving range. These lands have not been assessed against the criteria of the Plan Making Justification Test, and as they are located at the settlement boundary would not satisfy Criteria 2.

- OPW recommends that less vulnerable development is not appropriate in Flood Zone B unless all criteria of the Plan Making Justification Test have been satisfied.

Material Alteration No 142

The proposed Material Alteration No. 142 proposes the rezoning of undeveloped land in Flood Zone A from Strategic Reserve to highly vulnerable Existing Residential. No commentary has been included to indicate this zoning has been assessed against the criteria of the Plan Making Justification Test.

- OPW recommends that highly vulnerable development is not appropriate in Flood Zone A, unless all criteria of the Plan Making Justification Test have been satisfied, and it can be demonstrated that risk to the site in question can be mitigated sufficiently to allow homes to be developed.

Material Alteration No 143

Proposed Material Alteration No. MA 143 proposes to update the Zoning and Flood Zones to take account of mapping anomalies within the draft Dundalk Local Area Plan. These lands are owned by Louth County Council and form part of an existing Council housing development.

The OPW submission notes that the proposed rezonings will change from H1 Open Space to highly vulnerable New Residential.

- Further detail should be added to this justification test to set out the structural and/or non-structural measures which can feasibly allow risk identified at this site to be mitigated sufficiently to allow homes to be developed safely.

Chief Executive Response:

The Chief Executive welcomes the comments from the OPW with regards to proposed Material Alterations MA 71, 121, and 124 and that these amendments have addressed the issues raised at Draft Plan stage in relation to benefitting lands, existing defences, and the National Indicative Fluvial Mapping.

In relation to Nature-based solutions and SuDS, the Executive of the Council will work proactively with developers in seeking delivery of a surface water drainage strategy for large parcels of land and key development areas. As stated in the response to this issue in the CE Report on submissions to the Draft Plan it is considered appropriate to allow consideration to be given to the full range of SuDS measures in the design of schemes, with the final design being agreed at planning application stage.

Material Alteration No 130

As detailed in response to Submission No. 57 in the CE Report in response to submissions on the Draft Plan, the zoning amendment as proposed under MA 130 is to facilitate a future access to the lands zoned C1 Mixed Use west of Hill Street Bridge. In the interests of clarity a spot objective will be inserted onto the Zoning and Food Zones Map and section 3.4.2 indicating that any development within the Flood Zone in this location shall be restricted to the provision of a vehicular and active travel access and service roads and ancillary infrastructure and other 'less Vulnerable development' as set out in Table 3.1 of 'The Planning System and Flood Risk Management Guidelines' (2009).

Material Alteration No 133

The Chief Executive report on the submissions to the Draft Dundalk Local Area Plan acknowledged that the subject site forms a relatively small triangular piece of land which abuts A1 Existing Residential lands on two sides and H1 Open Space Dundalk Golf Club on the other. The report supported the rezoning of these lands which would allow for a high-quality design of open space to be more centrally located for future residents.

Policy objective INF 21 in the Draft Local Area Plan, restricts land use zonings in Flood Zones A and B to water compatible or less vulnerable uses (apart from lands on which the Justification Test has been passed). This, in effect, will restrict any development within the Flood Zones on proposed Material Alteration No 133 to water-compatible uses.

Taking account of the recommendation in the OPW submission with regards to substituting the zoning in areas at flood risk it is recommended that Material Alteration MA 133 is amended so that the land use zoning on any lands within a flood zone is changed to H1 Open Space.

Material Alteration No 134

Policy Objective INF 21 in the Draft Local Area Plan, restricts land use zonings in Flood Zones A and B to water compatible or less vulnerable uses (apart from lands on which the Justification Test has been passed). This will restrict any development within the Flood Zones on proposed Material Alteration No 134 to water-compatible uses.

Taking account of the recommendation in the OPW submission with regards to substituting the zoning in areas at flood risk it is recommended that Material Alterations MA 134 is amended so that the land use zoning on any lands within a flood zone is changed to H1 Open Space.

Material Alteration No 142

Policy objective INF 21 in the Draft Local Area Plan, restricts land use zonings in Flood Zones A and B to water compatible or less vulnerable uses (apart from lands on which the Justification Test has been passed). This will restrict any development within the Flood Zones on proposed Material Alteration No 142 to water-compatible uses.

Taking account of the recommendation in the OPW submission with regards to substituting the zoning in areas at flood risk it is recommended that Material Alterations MA 142 is amended so that any zoning on any lands within a Flood Zone is changed to H1 Open Space.

Material Alteration No 143

With regards to proposed Material Alteration No. 143 the subject lands are owned by Louth County Council and form part of an existing Council housing development 'Riverside Crescent'. A Justification Test relating to the proposed zoning changes under MA 143 was carried out. In the interest of clarity, the boundary of Site 13 in the Justification Test in the Strategic Flood Risk Assessment will be amended to include these lands and in addition the Justification Test will be updated to include a reference to the A2 New Residential Phase 1 lands. Table 5 in the Strategic Flood Risk Assessment includes details in relation to Structural and Non-Structural Flood Risk Management Measures. The Justification Test will also be updated to include details of structural and non-structural measures to mitigate the level of flood risk to an acceptable level. This will only apply to those sites which passed the Justification Test. It should be noted that the area of A2 New Residential Phase 1 lands to be rezoned in this location is a small parcel of land with an area of just 0.036ha therefore the level of development that the lands will have the capacity to accommodate will be limited.

The primary reason for the additional zonings proposed as part of MA 143 are to facilitate any potential future amendments to the scheme such as the provision of hard-standings, footpaths, lay-bys etc. It is recommended that no change is made to MA 143 i.e. the lands use zonings are changed from H1 Open Space to A1 Existing Residential/A2 New Residential Phase 1 as recommended in MA 143.

Chief Executive Recommendation:

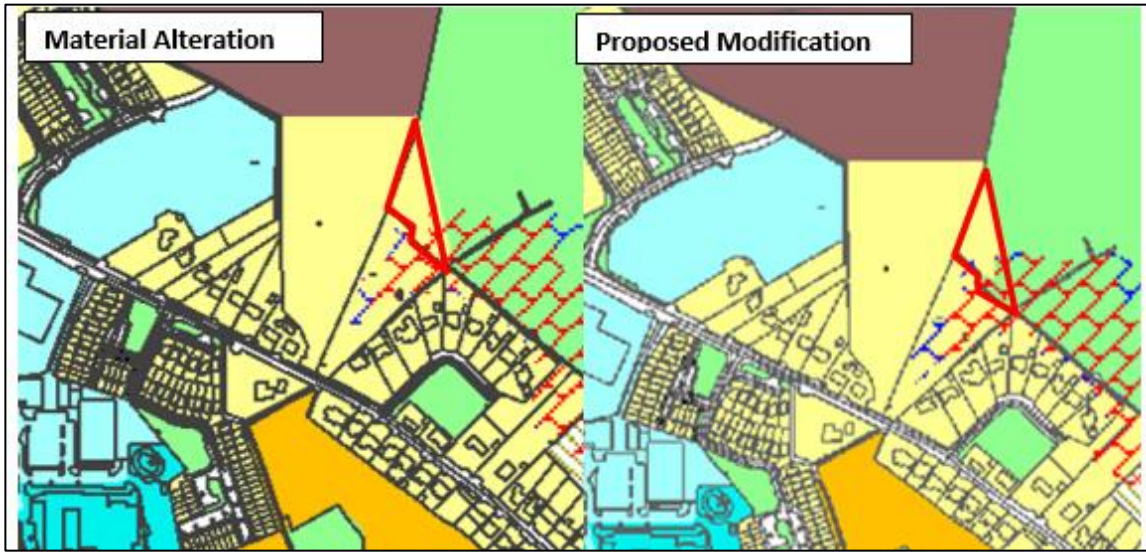
Note that these recommendations should be read in tandem with the recommendations in the section of the Office of the Planning Regulator submission (submission no. DLKMA-07) relating to flooding.

Proposed Material Alteration No 130

To insert a spot objective onto the Zoning and Flood Zones and Composite Maps relating to these lands and associated text into section 3.4.2 of the Plan as follows:

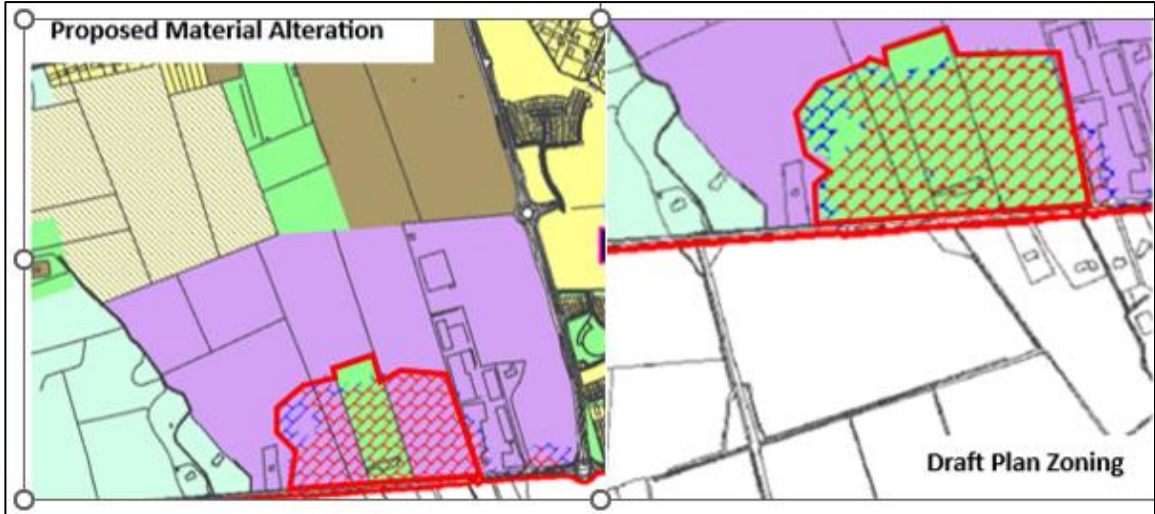
Any development within the Flood Zone in this location shall be restricted to the provision of a vehicular and active travel access and service roads and ancillary infrastructure and other 'less Vulnerable development' as set out in Table 3.1 of 'The Planning System and Flood Risk Management Guidelines' (2009).

Proposed Material Alteration No 133 – To amend the land use zoning objective of any lands within the red line which are located within a Flood Zone from A1 Existing Residential to H1 Open Space.



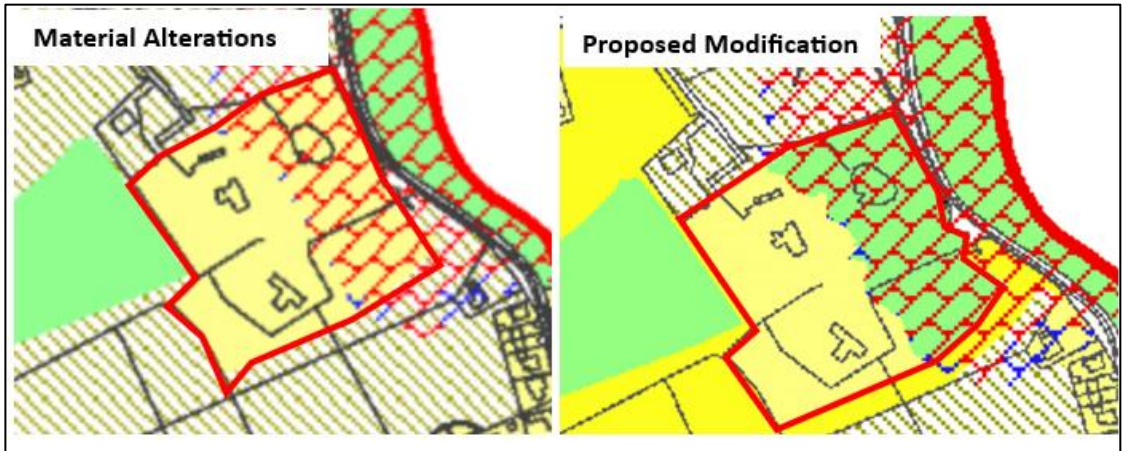
Proposed Material Alteration No 134

To make the Plan without the element of proposed Material Alteration MA 134 as outlined in red (labelled Site 'B' in the Material Alterations Report) below:



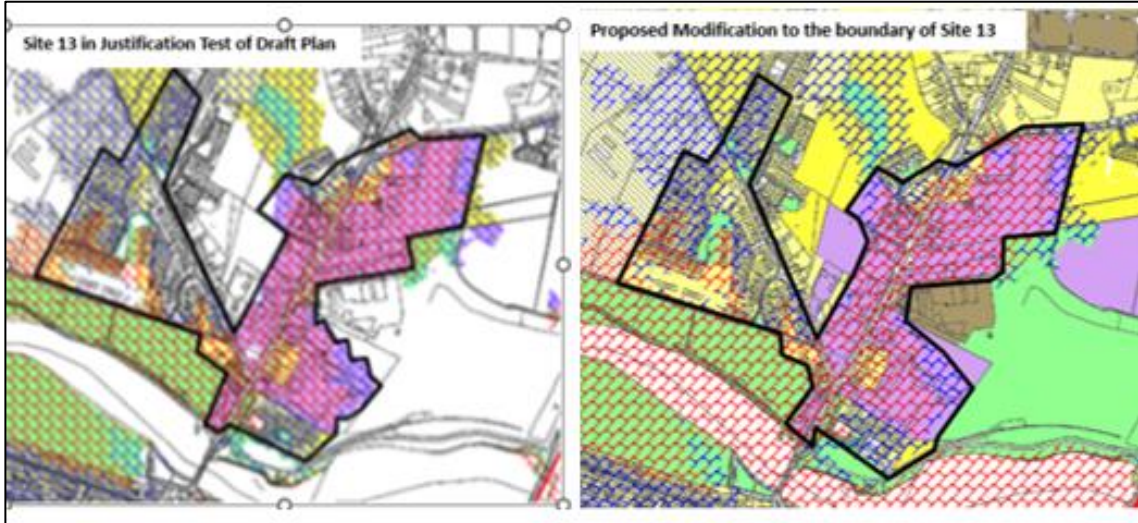
Proposed Material Alteration MA 142

To amend the land use zoning objective of any lands within the red line which are located within a Flood Zone from A1 Existing Residential to H1 Open Space.



Proposed Material Alteration MA 143

Update the Justification Tests in the Strategic Flood Risk Assessment to include additional text relating to structural and non-structural flood risk management measures. See additional text in green in Appendix 2 of this Report. The boundary of Site 13 in the Justification Test will also be amended as follows:



3.8 SUBMISSION 11 - UISCE ÉIREANN

Submission Ref. No:	LH-C100-DLKMA 11
Submitted By:	Uisce Éireann
Summary of Main Issues Raised:	
Having examined the documents, Uisce Éireann has no objection to the proposed material alterations to the Dundalk Local Area Plan.	
Chief Executive Response:	
The response from Uisce Éireann is noted. The Executive of the Council have been in contact with Uisce Éireann with regards to the deficiencies in the wastewater infrastructure in Dundalk. Uisce Éireann have confirmed that targeted measures are being progressed that will increase the capacity of the network pending the completion of Capital Projects in the town. It has also been confirmed that these targeted measures will enable connections to be provided in parts of the town in advance of these Capital Projects, one of which is the upgrade of the Coe’s Road Pumping Station. This includes the lands that are subject to Proposed Material Alteration MA 136, for which a Confirmation of Feasibility was issued in December 2024.	
Chief Executive Recommendation:	
No change.	

3.9 SUBMISSION 12 - DEPARTMENT FOR INFRASTRUCTURE

Submission Ref. No:	LH-C100-DLKMA-12
Submitted By:	Department of Infrastructure (Northern Ireland)
Summary of Main Issues Raised:	
<p>The Department notes the addition of clarificatory text in relation to key policies and site zonings, and in particular, the alterations in regard to climate action and flooding. It welcomes the acknowledgement of the Strategic Plan for Greenways in Northern Ireland and the reinforcement that the National Cycle Network proposes to connect to neighbouring settlements, including Newry, which will provide opportunities for active travel, tourism, and which will benefit economies both sides of the border.</p> <p>Like Louth County Council, Councils in Northern Ireland are also advancing their Local Development Plan Programme. Close working with the neighbouring Council in Northern Ireland is encouraged, with collaboration and coordination across boundaries, and among sectors and stakeholders being crucial to bring about successful spatial planning. Prior to Covid, the Department co-chaired the Cross Border Development Plan Working Group attended by planning officers from local authorities and the two Regional Assemblies that share a border with Northern Ireland. The Department will continue to look for opportunities for collaborative working in the future.</p>	
Chief Executive Response:	
<p>The proposed Material Alterations aim to support and improve accessible connectivity within Dundalk and between its neighbouring settlements, including Newry. These proposed Material Alterations seek the implementation of urban and County level cycle networks alongside increased provision of greenways and blueways. These measures will provide Dundalk with an enhanced transportation network allowing for safer, more convenient and accessible movement within the Plan boundary, and between adjoining settlements and the wider Country.</p> <p>The Draft Dundalk LAP and proposed Material Alterations recognise the cross-border social, economic and environmental opportunities with neighbouring Newry, Mourne and Down District Council (NMDDC). The Chief Executive acknowledges the existing strong working relationship between the Council and NMDDC. The importance of continued collaboration between both Councils and other stakeholders is recognised for future successful cross-border spatial planning.</p>	
Chief Executive Recommendation:	
No change.	

3.10 SUBMISSION 13 - DEPARTMENT OF TRANSPORT

Submission Ref. No:	LH-C100-DLKMA-13
Submitted By:	Department of Transport
Summary of Main Issues Raised:	
<p>Material Alteration No. 94</p> <p>The Department of Transport submission notes that the ‘Moving Together’ strategy remains subject to final Government approval.</p> <p>Material Alteration No. 21</p> <p>The submission recommends that the additional text is included in Material Alteration No. 21 to include a reference to ‘Louth County Council EV Charging Infrastructure Strategy’ and Implementation Plans and the EU Energy performance of Buildings Directive and the requirements for EV infrastructure.’</p> <p>Material Alteration No. 92</p> <p>Table 2.1 of the Local Transport Plan includes a reference to the Regional and Local EV Charging Network Plan. The submission recommends that the National EV Infrastructure Strategy is included in this Table.</p>	
Chief Executive Response:	
<p>The Department of Transport has made a number of minor comments in respect of the Material Alterations No’s 21, 92 and 94 to include additional referencing which is considered appropriate and relevant.</p> <p>The Chief Executive is satisfied that all suggested amendments be incorporated into the final Plan.</p>	
Chief Executive Recommendation:	
<p>Material Alteration No. 94</p> <p>Insert additional text as follows:</p> <p>‘Moving Together’, which was subject to Government approval at the time of writing, is a call for collective action across Government and society not only to help reduce carbon emissions from transport over the medium to long term but to address more immediate issues of congestion, road safety and air quality. It has been informed by the Five Cities Demand Management Study, which was published in 2021, and the modelling analysis undertaken by the National Transport Authority to inform the transport input to the Climate Action Plan. It is intended that this Strategy will take a ‘people-centred’ approach to the transport system with the aim of improving the efficiency, equity, and well- being of public space, particularly the use of road and street spaces, and by creating conditions that are more amenable and attractive to daily life, active travel, shared mobility and public transport services. In doing so, this Strategy will support a reduction in emissions, with significant co-benefits for Irish society in terms of road safety, air quality, health, and community life as well as assisting in objectives to revitalise urban centres in line with Town Centre First and to improve air quality in line with the Clean Air Strategy.</p> <p>Table 2.1 of the Local Transport Plan will also be updated to indicate that the document ‘Moving together - A Strategic Approach to Improving the Efficiency of Ireland’s Transport System’ was subject to Government approval at the time of writing. See Appendix 3 of this Report for details.</p>	

Material Alteration No. 21

Amend text as follows:

Amendment to text in section 4.5.3 Electric Vehicles:

This Plan is also committed... and electric vehicles.

This Plan will support the expansion of the EV Charging Network in Dundalk in accordance with the recommendations set out in the National EV Charging Strategy, ~~and~~ the Regional and Local EV Charging Network Plan (when adopted) and the Louth County Council EV charging infrastructure and implementation plans once completed. These strategies alongside the requirements as recommended in the County Development Plan or any more up to date national guidance will inform the number of charging points required as part of any development proposals in Dundalk. It is noted that the building regulations together with EU Energy Performance of Buildings Directive require Electric Vehicle (EV) recharging infrastructure be installed in new homes to enable future installation of EV recharging points. ~~This Plan will support the provision of charging points and will require the delivery of charging points in car parking areas associated with new developments in accordance with the standards set out in the County Development Plan or any standards/guidance set out at a national level.~~

Material Alteration No. 92

Amend Table 2.1 of the Local Transport Plan to include reference to National EV Infrastructure Strategy. See Appendix 1 of this Report for details.

3.11 SUBMISSION 14 - DEPARTMENT OF EDUCATION

Submission Ref. No:	LH-C100-DLKMA14
Submitted By:	Department of Education
Summary of Main Issues Raised:	
<p>The Department notes that there are no alterations to the population projections as outlined in Draft Dundalk LAP, and accordingly, the Department of Education (DOE) would like to make the following amendments:</p>	
<p><u>Proposed Material Alteration No. 6</u> With regard to proposed Material Alteration No. 6 is it requested that section 3.2.1: <i>“lands shall also be provided for a primary school...”</i> Is changed to: <i>“Lands shall also be provided to provide a future school facility...”</i>. This will allow flexibility in terms of the type of school. It is noted that any future school facility will be considered for community use.</p>	
<p><u>Proposed Material Alteration No. 31 and 18</u> The submission notes and welcomes the wording amendment to Material Alteration No.31: zoning of lands to the rear of St Francis Primary School and Spot Objective G.</p>	
<p><u>Proposed Material Alteration No. 33, 141 and 17</u> The proposed material alterations outlined above refer to the delivery of community facilities in the Mount Avenue Masterplan area. The submission seeks to clarify that when the lands are identified for community/school use that they will revert back to the B2 Neighbourhood Centre/G1 Community facilities land use zoning, as proposed in the draft LAP.</p> <p>It is the Department’s preference that sites for future schools/or for the redevelopment of existing sites be identified with the appropriate land use zoning. It is therefore requested that the G1 land use zoning at Mount Avenue remains with the addition of a Spot Objective. In the event that this doesn’t happen, any masterplan in the area should identify the location of a school should be agreed by the Department and the appropriate zoning assigned and incorporated into the adopted Plan.</p>	
<p><u>Proposed Material Alteration 17</u> With regard to proposed Material Alteration No. 17, it is requested that: <i>“Community Facilities shall consist of a 1.3 hectare site to be reserved for a 16 classroom primary school”</i> Is changed to: <i>“Community Facilities shall consist of a 1.3 hectare site to be reserved for a future school facility”</i>.</p>	
<p><u>Proposed Material Alteration No. 97</u> Text in relation to Cycle Connects is welcomed.</p>	
Chief Executive Response:	
<p><u>Proposed Material Alteration No. 6 and 17.</u> The Chief Executive would concur that there should be flexibility in terms of any future school facilities and that the wording of the Spot Objective F (MA17) and Section 3.21 (MA 6) should</p>	

cater both primary and post primary schools, as required. It is recommended that the text in MA 6 and MA 17 be updated accordingly.

Proposed Material Alteration No. 31 and 18

Comments are noted.

Proposed Material Alteration No. 33, 141 and 17

The Chief Executive remains of the opinion that having regard to the topography of the Masterplan area and to facilitate the development of a quality, attractive, and functional neighbourhood, the provision of Spot Objective requiring a neighbourhood centre, school and playing fields in lieu of the B2 and G1 zonings, will allow flexibility and the creation of a high-quality layout.

In the event that the area to be utilised for the neighbourhood centre, school and playing fields is agreed, prior to the next County Development Plan going on public display, the land use zonings in the Mount Avenue Masterplan area could be updated on the land use zoning map for Dundalk to include the B2 Neighbourhood Centre and G1 Community Facilities zonings to reflect the location of the neighbourhood centre and school.

Proposed Material Alteration No. 97

Comments are noted.

Chief Executive Recommendation:

The following changes to text are proposed:

Proposed Material Alteration No. 6 (section 3.2.1)

Lands shall also be provided for a ~~primary school~~ future school facility and playing pitch...

Proposed Material Alteration No. 17 (section 3.4.2, Spot Objective F):

Community Facilities shall consist of a 1.3hectare site to be reserved for a ~~16-classroom primary school~~ future school facility.

Proposed Material Alteration No. 31 and 18 – No change.

Proposed Material Alteration No. 33, 141 – No change.

Proposed Material Alteration No. 97 – No change.

4 ANALYSIS AND SUMMARY OF ISSUES RAISED IN REMAINING SUBMISSIONS/OBSERVATIONS AND CHIEF EXECUTIVE’S OPINION AND RECOMMENDATION

4.1 SUBMISSION 3 - BRIAN HOPPER

Submission Ref. No:	LH-C100-DLKMA-03
Submitted By:	Brian P Hopper
Summary of Main Issues Raised:	
<p>Material Alteration No 136: Where the land use zoning of lands to the south of Bóthar Maol, were changed from A2 New Residential Phase 1 and A1 Existing Residential, within the area outlined in red, to L1 Strategic Reserve.</p> <p>Councillors planning decision is based on 4 points:</p> <ol style="list-style-type: none">1. Guided by European Sites in all planning applications,2. Decisions should have a community dimension and not solely guided by planner’s technical expertise.3. Councillors know community opinions and can express community values in planning policy and enforcement.4. Councillors are elected and accountable to electorate for their planning decisions. <p>Under the Planning and Development Act 2000 (as amended) the following objectives should be (but are not restricted to) consideration by Councillors:</p> <ol style="list-style-type: none">1. The conservation and protection of the environment including, in particular, the archaeological and natural heritage and, the conservation and protection of European sites and any other sites which may be prescribed.2. The integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population.3. The preservation of the character of the landscape where, and to the extent that, in the opinion of the planning authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest. <p>Wet Woodland</p> <p>Over the years a greater understanding of wet woodland in the vicinity of the access to the R172, has emerged. The application section at the NPWS have recommended this area be preserved and integrated into then SPA (0040026).</p> <p>Stormwater Outfall Pipe</p> <ul style="list-style-type: none">• The stormwater outfall pipe and associated headwall / flap valve structure on the entrance to a Natura 2000 site represents an abuse of planning.• Uisce Éireann have stated that “as long as the outfall pipe is located within the high water mark” it is exempt from regulation under the Planning and Development Act. This advice is flawed and baseless.• The siting of the outfall pipe is directly adjacent to an under-road culvert which is vital to the proper drainage of the adjacent properties immediately to the west of the R172 and is used as a transitory route by otters.	

- The siting of the outfall pipe / headwall / flap valve structure is within the Natura 2000 site and any work within this area is subject to separate Ministerial approval under Statutory Instrument SI No: 310 of 2012 and Statutory Instrument SI No: 609 of 2019.
- The siting of this structure would also represent an unacceptable feature adversely affecting the character of the landscape and views and prospects of a place of outstanding natural beauty and interest.

Flooding

There were two submissions to the draft Local Area Plan which stood out, both included matters relating to flooding; Office of The Planning Regulator (LH-C79-DDLAP-140) and the Office of Public Works (LH-C79-DDLAP-84).

In terms of Site 16 the OPW stated that it failed the justification test, and the OPR referenced the planning authorities obligations and responsibilities under the SEA and Habitats Directive. At the planning application stage, the NPWS urged a cautious approach to be taken to drainage around the R172 entrance and recommended that the wet woodland (at the proposed entrance), the interconnecting watercourse through private lands and the phragmite bog to the western or landward side of the R172 be preserved and maintained as part of the SAC – 000455 because of their contextual proximity and interconnecting qualifying habitats.

An Anomaly in Zoning

A2 New Residential Phase 1 and A1 Existing Residential, within the area outlined in red, to L1 Strategic Reserve in Material Alteration No.136 is welcomed however a section of land remains zoned as Open Space. The site should be zoned entirely Open Space, Strategic Reserve or Agriculture.

Chief Executive Response:

The important role of Councillors and their reserved function in terms of the planning system is acknowledged. Section 20(3)(r) of the Planning and Development Act 2000 (as amended) sets out the legislative framework for Councillors performing their functions with regard to the consideration and adoption of local area plans.

With regard to the objectives listed in the submission that the Councillors are required to consider, as a point of clarity these relate to objectives that should be included in a Development Plan and are set out in Section 10 of the Act, however, are also relevant to local area plans.

The comments in relation to the wet woodland are noted.

With regard to the issue of the stormwater outfall pipe, this is an issue that was considered as part of the assessments of the previous planning applications on the site and is separate to the Local Area Plan process. The issues raised with regards to localised flooding by the NPWS in response to planning applications were considered and addressed as part of the planning applications on these lands.

The extracts of the submissions by the Office of the Planning Regulator and the Office of Public Works to the Draft Local Area Plan are noted. The responses to these submissions are set out in the Chief Executive's Report on submissions to the Draft Local Area Plan.

The request to have a single zoning either open space, agriculture, or strategic reserve on the lands subject to proposed Material Alteration MA 136 is noted. In response to this request the Chief Executive would direct the reader to the response and recommendation in the Office of the Planning Regulator's submission (LH-C100-DLKMA-07) which sets out the reasons why it is considered that a residential zoning on the lands included under MA 136 should be retained.

Chief Executive Recommendation:

With regards to the amendment to the zoning see the recommendation in response to the Office of the Planning Regulator's submission LH-C100-DLKMA-07.

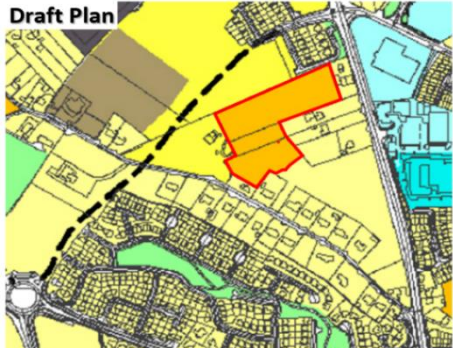
4.2 SUBMISSION 6 - MCGAHON ARCHITECTS PLANNING CONSULTANTS

Submission Ref. No:	LH-C100-DLKMA-06
Submitted By:	McGahon Architects Planning Consultants

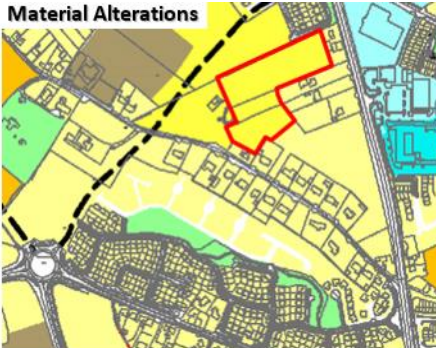
Map showing land subject to submission:

Land proposed to be rezoned under Material Alteration No. 131 (Submission No. 61)

Draft Plan



Material Alterations



Summary of Main Issues Raised:

The submission relates to the following Alterations:

Material Alteration No. 2: Insertion of new table in section 2.3 ‘Consistency with the Core Strategy’ of the Plan (Table 2.5: Estimated yield of lands with potential to deliver housing)

Settlement - Dundalk	A1 Existing Residential	A2 New Residential Phase 1	A3 New Residential Phase 2	C1 Mixed Use
Quantum of lands with potential to deliver housing	40.4ha	145.8ha	78.8ha	22.4ha
Potential capacity of the lands	854-942 units	2,676-3225 units	1,857-2,650 units	750 units

The submission sets out concerns that the housing yields should relate to the yield that can be achieved during the life of the Plan (up to 2030) and not to lands that may eventually provide completed dwellings.

The submission outlines concerns that while it is clear that some of the Phase 2 zoned lands available for development should be brought forward, any such application for development would be refused having regard to the zoning even if they meet all of the planning requirements. The submission proposes a new clause to provide for this concern, to be inserted into Table 2.5 as follows:

“Applications for development on New Residential Phase 2 lands, capable of being developed, shall not be refused permission based on zoning considerations only subject to compliance with Clause 2.4.5 (Phase of Residential Lands) and having regard to the Core Strategy”.

Material Alteration No. 131: Rezoning of lands to Phase 1

This element of the submission relates to the proposed rezoning of lands as per Material Alteration No. 131 (maps shown at the beginning of this response for ease of reference) and also sets out concerns in relation to the decision not to rezone the lands at Hamilton Estate which formed part of Submissions No. 4 and No. 14 to the Draft Dundalk LAP.

In relation to the proposed rezoning of lands under Material Alteration No. 131 the submission sets out that the lands do not meet any of the criteria within section 2.4.5 of the Draft LAP or

section 13.21.7 of the LCDP 2021-2027 (as varied) and that while construction has commenced on adjoining lands, 75% of the surrounding lands have not been completed. The submission further states that there should be a priority system for the rezoning of Phase 2 lands and that the lands at Hamilton Estate (subject to Submission No. 4 and No. 14 to the Draft LAP) can demonstrate that they meet all of the requirements for development and are classified as Tier 1 lands within the LCDP.

Alteration No. 133: (Pharmacies)

The submission requests that McQuillan Pharmacy and Allcare Pharmacy, both in Blackrock Village be included at Table 13, Appendix 5.

Alteration No. 115: (Places of Worship)

The submission requests that St Oliver Plunkett Church Blackrock, Encounter Fellowship Church Blackrock and St Fursey's Church, Haynestown be included at Table 16, Appendix 5.

Chief Executive Response:

Material Alteration No. 2:

The Chief Executive is satisfied that Table 2.5 proposed to be inserted at section 2.3 has been correctly calculated in accordance with the guidance provided at Appendix A, section 1.2.2 of the Department of Housing, Local Government and Heritage guidance document (June 2022) 'Development Plans Guidelines for Planning Authorities.' It is also noted that the OPR's submission to the proposed material amendments does not raise any concerns in relation to the calculation of housing yield as set out in Table 2.5 above.

The clause proposed in the submission with regard to the release of Phase 2 residential land is not necessary as Policy Objective DS 7 and section 2.4.5 of the Draft Dundalk LAP is adequate to support the release of appropriate Phase 2 residential zoned lands.

Material Alteration No. 131:

The Chief Executive notes the concerns set out within the submission in relation to the rezoning of lands under Material Alteration 131 (Submission No. 61) while the lands subject to a rezoning request under Submission No. 4 and No. 14 have not been re-zoned from A3 New Residential Phase 2 to A2 New Residential Phase 1.

As outlined within the Chief Executive's Report on Submissions to the Draft Dundalk Local Area Plan (October 2024), the lands proposed to be rezoned under Material Alteration No. 131 from A3 New Residential Phase 2 to A2 New Residential Phase 1 relates to a much smaller site (c.2.05ha) in comparison to the lands at Hamilton Estate (5.57ha).

Consideration will be given to the potential release and development of A3 New Residential Phase 2 zoned lands where the relevant criteria as provided for within Policy DS 7 and section 2.4.5 of the Draft Dundalk LAP, can be met.

Furthermore, the review of the Louth County Development Plan will commence in Q3/4 of 2025. The Planning Authority will also continue to monitor the development of residential zoned lands and any requirement for rezoning, the consideration of which will also take into account the updated housing allocations for the County to be provided by the Department when the Revised National Planning Framework has been published. If required, variations to the plan may be undertaken to facilitate rezoning of lands.

Material Alteration No. 133: (Pharmacies)

McQuillan Pharmacy, Blackrock and Allcare Pharmacy, Blackrock Village will be added to Table 12 (proposed to be renumbered as part of alterations from Table 13 to Table 12), Appendix 5.

Material Alteration No. 115: (Places of Worship)

St Oliver Plunkett Church Blackrock, Encounter Fellowship Church Blackrock and St Fursey's Church, Haynestown will be added to Table 15 (proposed to be renumbered as part of alterations from Table 16 to Table 15), Appendix 5.

Chief Executive Recommendation:

Material Alteration No. 2: No change.

Material Alteration No. 131: No change in relation to the proposed rezoning of lands (2.05ha) under Material Alteration 131 (from A3 New Residential Phase 2 to A2 New Residential Phase 1).

No change to the zoning of lands at Hamilton Estate (subject of submission No's 4 and 14 to the Draft Dundalk LAP).

Material Alteration No. 133: (Pharmacies)

Appendix 5, Table 12: Amend as follows:

Pharmacies	
Name	Address
Smyth's Life Pharmacy Dundalk	Seatown Pl, Marshes Lower, Dundalk, Co. Louth
Byrnes Late Night Pharmacy	1-3 Church St, Townparks, Dundalk, Co. Louth, A91 P7E
Mc Cebes Pharmacy Dundalk,	Unit 2 Adelphi Mall, Adelphi Court, The Long Walk, Townparks,
Leavy's Pharmacy,	94 Clanbrassil St, Townparks, Dundalk, Co. Louth, A91 XY45
Anne Smyth Pharmacy	86 Clanbrassil St, Townparks, Dundalk, Co. Louth, A91 VA00
Magee's Pharmacy	15 Earl St, Townparks, Dundalk, Co. Louth, A91 V593
Pure Pharmacy Dundalk	Elgee Building, 1 Magnet Rd, Townparks, Dundalk, Co. Louth
Castletown Pharmacy,	135 Castletown Rd, Moorland, Dundalk, Co. Louth
Cogaslann Pharmacy	Unit 10/11, Clanbrassil Centre, Clanbrassil St, Dundalk
Connolly's	Greenacres Shopping Centre, Avenue Rd, Marshes Lower
Haven Pharmacy Grennan's	40 Dublin St, Townparks, Dundalk, Co. Louth, A91 A3XP
Kelly's Staywell Pharmacy	2B College Heights, Marshes Upper, Dundalk, Co. Louth, A91 R940
Kevin Matthews Pharmacy	37/38 Park St, Townparks, Dundalk, Co. Louth, A91 XP8R

Townparks Pharmacy	Unit 2 Canessa Building, Castletown Road, Dundalk, Co. Louth
Tippings Neighbourhood Centre	Unit 2A, Dunnes Neighbourhood Centre Inner Relief Road, Dundalk, Co. Louth, A91 AW27
McGuinness Pharmacy,	14 Park St, Townparks, Dundalk, Co. Louth, A91 YC63
McCormack's Pharmacy,	3 Fairways Shopping Centre, Dublin Rd, Haggardstown
Backhouse Pharmacy,	71 Clanbrassil St, Townparks, Dundalk, Co. Louth
Hickey's Pharmacy,	Tesco Extra, Dundalk Shopping Centre
McCormack's Pharmacy	Lis na Dara Medical Centre, Carrick Road
McQuillan's Pharmacy	1 Main Street, Blackrock
Allcare Pharmacy	Main Street, Blackrock

Material Alteration No. 115: (Places of Worship)

Appendix 5, Table 15: Amend as follows:

Table 15: Places of Worship

Name	Address
St Joseph's Redemptorists	St Alphonsus Road
Island Church Dundalk	The Long Walk Shopping Centre
Dundalk Presbyterian Church	Jocelyn Street
Dundalk Community Church	Marshes Lower, Townparks, Dundalk
Emmanuel Community Church	17 Seatown Place
St Nicholas Church of Ireland	Church Street
Holy Family Church Dundalk	Hoey's Lane, Muirhevnamor
St Patricks Cathedral Dundalk	Roden Place
Dundalk Baptist Church	Ardee Terrace
St Nicholas Roman Catholic Church	Bridge Street
Saint Malachy's Dominican Church	19 Anne Street
The Holy Family	Grange Drive, Muirhevnamor
St Marys Chapel Marist Fathers	St Marys Road
RCCG Miracle land	Castletown Road
St Malachy's Dominican Church	19 Anne Street
Family of God Community	Carroll Village, The Long Walk
Kingdom Hall of Jehovah's Witness	Oliver Plunkett Park
Holy Redeemer Parish	82-86 Ard Easmuin

Biserica Pentecostala Filadelfia 2	Inner Relief Road
Dundalk Islamic Culture Centre	11/12 Eimear Court, Magnet Road
Dundalk Muslim Community Centre	59 Glenmore Park
DKIT Prayer Room Islamic Society	DKIT
Church of St Oliver Plunkett	Sea Road, Blackrock
Encounter Fellowship Church	Community Centre, Sandy Lane, Blackrock
St Fursey's Catholic Church	Chapel Road, Haggardstown

4.3 SUBMISSION 10 – MCCUTCHEON HALLEY CHARTERED PLANNING CONSULTANTS ON BEHALF OF GLENVEAGH PROPERTIES PLC

Submission Ref. No:	LH-C100-DLKMA-10
Submitted By:	McCutcheon Halley Chartered Planning Consultants on behalf of Glenveagh Properties PLC

Map showing land subject to submission:

Lands relating to Part A of the submission (area of A2 zoned lands only)



Lands relating to Part B of the submission



Summary of Main Issues Raised:

The submission begins with an overview of the:

- Background to the proposed Material Alteration No. 136;
- Purpose of the current submission;
- Site Context;
- Planning History; and
- Planning policy context (National and Local)

The submission requests the following:

Part A. Retain the existing A2 New Residential Phase 1 zoning of the site as per the Draft Dundalk LAP and as zoned within the LCDP 2021-2027 and reject proposed Material Alteration No. 136.

The justification for retaining the existing zoning of the subject lands as A2 New Residential Phase 1 is set out within the submission under the following subheadings:

Proposed amendment is not recommended by CE and reasoning of the Elected Members is based on false information

The submission sets out that the proposed de-zoning of the lands by the Elected Members and the subsequent Material Alteration No. 136 is not justified, is not consistent with national, regional or local policy and is contrary to the recommendation of the Chief Executive.

The Chief Executive recommended 'No Change' to the re-zoning requests under Submissions No. 42, 145 and 128 (to the Draft LAP). This submission includes extracts from the CE Response to Submission No. 42 and 128 which set out that the lands are considered to be a suitable location for residential development and would consolidate development within the footprint of the Plan, as well as setting out that the deficiencies in sewerage facilities will be addressed by way of a capital investment project by Uisce Éireann to be completed within the life of the Plan.

De-zoning the lands is at odds with National, Regional and Local Policy including the Core Strategy within the LCDP 2021-2027

Section 19(2) of the Planning and Development Act requires a LAP to be consistent with the RSES and objectives of the Development Plan and its Core Strategy. De-zoning lands which are suitable and available for housing development does not align with National, Regional and Local policy.

As outlined within the NPF, the NPF Draft Revision and the RSES, Dundalk is identified as a Regional Growth Centre with a target population of 50,000 by 2031 (which is expected to increase based on the information contained within the Draft Revised NPF). Furthermore, a letter from the Minister of Housing, Local Government and Heritage (July 2024) to the CE of all local authorities, outlined that annual housing targets can only be achieved by 'ensuring that there is sufficient zoned and serviced land available at suitable locations to facilitate the development of housing and sustainable communities. Any future proposals relating to the zoning of land must be evidence-based, justified and consistent with relevant national and regional development policy.'

Proposed Material Alteration to de-zone the lands is contrary to Section 28 Guidance where lands are developable immediately

The proposed Material Alteration is not consistent with 'The Development Plan Guidelines for Local Authorities (2022)' which states that *'it is a policy and objective of these Guidelines that zoned housing land in an existing development plan, that is serviced and can be developed for housing within the life of the new development plan under preparation, should not be subject to de-zoning.'*

Proposed de-zoning of c.17.6ha of residential zoned lands would negatively impact on the ability of LCC to meet its housing targets and core strategy requirements as set out in the County Development Plan

The subject lands have the capacity to deliver c.500 new residential units in a mix of 1, 2, 3 and 4 bed units. This equates to 13.6% of the total housing allocation for Dundalk as per the CDP (3,671no. units).

The Draft Dundalk LAP includes 143.7ha of New Residential Phase 1 and 80.9ha of New Residential Phase 2 zoned lands. The lands in question equate to c.12.5% of the total amount of New Residential Phase 1 lands. The de-zoning of these lands would have a negative impact on the ability of the Council to achieve the housing targets.

The lands are within the defined development boundary of Dundalk and the existing built-up area of the town

The lands are within the defined development boundary for Dundalk and also the existing built-up area as defined by Census 2022.

The Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) include a number of key priorities in terms of consolidation, sequential and sustainable urban extension at suitable locations. The de-zoning of the subject lands is not consistent with this national policy objective. In addition, the submission refutes the reason given by Cllr Butler that the zoning of these lands does not follow a sequential pattern of development as it is clear that the lands are located within the development boundary and existing built-up area for Dundalk.

Uisce Éireann has issued written confirmation that the lands are serviceable, and a Connection Agreement is in place for Phase 1 delivery of the lands

It is noted from the Minutes of the LCC Special Minutes in relation to the Draft LAP that one of the reasons for the proposed de-zoning of these lands was 'infrastructure deficiencies'.

Uisce Éireann issued a Confirmation of Feasibility (CoF) letter dated 20th December 2024 confirming that the proposed development of 503no. residential units can be serviced (water connection: feasible without infrastructure upgrades; wastewater connection: feasible subject to upgrades). The landholder has also received and paid for a Connection Agreement with Uisce Éireann for the first phase of 200 units under the extant SHD permission on the lands. Both letters are included as part of the submission. In addition, a further Connection Application has been submitted for the remaining 283no. residential units and creche under the SHD and a Connection Offer letter is expected in the coming weeks.

The submission requests that the ranking of the subject lands within the Settlement Capacity Audit (Appendix 1 of the Draft LAP) should be reviewed and adjusted to reflect the confirmation from Uisce Éireann that the lands are serviceable.

The assertion that the site is not serviced or serviceable is factually incorrect. The site is fully serviced with water supply, wastewater, surface water, ESB and Telecoms.

As outlined above, the developer has a Connection Agreement with Uisce Éireann.

The design of the surface water network in the extant permission (SHD) and proposed forthcoming LRD complies with the requirements of the LCDP.

The developer has engaged with relevant utility providers who have confirmed that the existing services are sufficient to cater for the proposed development.

The site is serviced by public footpaths and the permitted SHD and any future application at the site will create a new entrance from the Blackrock Road (R172) which will include a new bus stop and improve accessibility to the 169 Dundalk-Blackrock bus route that serves the area.

Development has commenced on site on foot of the extant permission for 483no. units

Submission No. 145 to the Draft LAP sets out that there was no permission on site. However, at the time the submission was made to the Draft LAP and at the time the Elected Members voted on the proposed amendment to the LAP, a live SHD permission was attached to the site for 483no. residential units and a creche (ABP-304782-19). Development commenced at the site in December 2024 and an application has been made to LCC seeking an Extension of Duration under Section 42 of the Planning and Development Act, as amended.

In addition, the landowner is currently preparing a new LRD application for the land to comprise of 502no. residential units.

Glenveagh Homes are dedicated to developing these lands and have shown their commitment since acquiring the lands and have recently commenced works on site.

Glenveagh Homes are dedicated to developing the land and commenced work on site in December on foot of the SHD permission. The homes will be constructed with timber frames manufactured at Finnabair Crescent and an order has already been placed for 502no. units at a value in excess of €15m which provides a significant positive impact on local employment at Keenan Timber Frame and on site during the construction phase.

A revised LRD planning application is currently being prepared and on receipt of planning, it is envisaged that work will commence and c.200no. housing units would be constructed annually. The development will have a significant positive impact on the local housing market and the proposed de-zoning would jeopardise the above benefits to the local economy and housing market.

The proposed residential development is in Flood Zone C, with the access road designed to ensure that no flood waters are displaced to adjoining properties.

The Strategic Flood Risk Assessment prepared as part of the Draft Dundalk LAP identifies an extent of Flood Zone A and B across a short part of the proposed access road. The main area of the site where the existing A2 New Residential Phase 1 zoning applies is not vulnerable to flooding.

A technical solution can be designed, as per the previous LRD application, to ensure that the R172 and proposed development access road are raised above Flood Zones A & B to maintain access to the residential lands during an extreme tidal flood event with no increase in flood risk to adjoining properties. This was tested in previous LRD proposals for the site and were accepted by An Bord Pleanála in their assessment.

The lands are not within any designated sites and any development proposals, permitted or proposed, will apply necessary actions to ensure there are no significant effects created.

The potential for significant effects on the environment, including designated sites in the vicinity, as a result of the proposed development has been considered in the extant SHD permission and the 2023 LRD application.

The LRD application was refused on grounds relating to wastewater deficiencies and did not relate to any environmental or appropriate assessment concerns. Furthermore, in the determinations by the Board, it was the reasoned conclusion that the impacts of the development would not be significant and would not adversely affect the integrity of Dundalk Bay SAC or SPA.

Part B. Re-zone the parcel of lands to the east of the client's landholding from A1 Existing Residential to A2 New Residential Phase 1 as per the Recommendation in the Chief Executive's Report (Submission No. 21) and as considered by the Elected Members under Minute 246/24 of the LCC Special Meeting.

The submission sets out that a clerical and mapping error has occurred in the proposed Material Alterations. The area subject to Part B of this submission relates to the small area of land outlined in black at the beginning of this written response.

Submission No. 21 to the Draft LAP (on behalf of Glenveagh Properties PLC) requested that the A1 Existing Residential zoning was changed to A2 New Residential Phase 1. The Chief Executive's Response (Pg 109 of CE Report) recommended the rezoning of this section of the overall lands to 'A2 New Residential Phase 1'. The Chief Executive's recommendation was considered and carried by the Elected Members as recorded under Minute No. 246/24.

It is noted however that proposed Material Alteration No. 136 (Pg 59 of Proposed Material Alterations Report dated December 2024) states to *'Change the land use zoning of lands south of Bothar Maol from A2 New Residential Phase 1 and A1 Existing Residential within the area outlined in red, to L1 Strategic Reserve.'* This does not align with the wording of amended proposal by Cllr. Marianne Butler, under Minute No. 245/24 and 265/24 which led to the proposed Material Alteration No. 135 as this referred only to the A2 New Residential Lands (*"A2 New Residential Phase 1 lands on Site 16 (as identified in IALUE of the CDP 2021-2027) to Strategic Reserve. H1 Open Space lands in Site 16 to be retained"*).

Accordingly, the submission sets out that, having regard to the specific wording proposed by Cllr Butler which referred to A2 zoned lands only, the A1 Existing Residential lands should not have been included in Material Amendment No. 136 which rezoned the lands to L1 Strategic Reserve and should be zoned as A2 New Residential Phase 1 in line with the Chief Executive Recommendation and the vote to carry the recommendation by Elected Members in relation to Submission No. 21.

Extracts of the Chief Executive Report on Submissions received to the Draft Dundalk LAP as well as minutes of the LCC Special Meetings have been included in support of this element of the submission.

Chief Executive Response:

Part A. Retain the existing zoning (A2 New Residential Phase 1) of the site as per the Draft Dundalk LAP and as zoned within the LCDP 2021-2027 and reject proposed Material Alteration No. 136.

The Chief Executive notes the justification set out within this submission in relation to retaining the A2 New Residential Phase 1 zoning of the subject lands and provides a response below.

The lands subject to Material Alteration No. 136 extend to c.17.6ha in total of which c.14ha was zoned for residential use within the Draft Dundalk Local Area Plan. In the submissions to the Draft Local Area Plan a number of submissions were made requesting that lands were re-zoned. In response to these submissions, it was recommended that the residential zoning was retained, with a justification for retaining the zoning set out in the Chief Executive's Report on Submissions to the Draft Dundalk Local Area Plan (October 2024).

Recent planning history on the subject lands for an LRD application comprising of 502no. residential units and creche was refused due to deficiencies in the sewerage infrastructure in the area.

During the Special Meetings regarding the consideration of the Chief Executive's Report on submissions to the Draft Dundalk LAP, the Elected Members brought forward an amendment proposal to rezone the lands from A2 New Residential Phase 1 to L1 Strategic Reserve. The reasons given for the amendment was that the residential zoning of these lands does not follow a sequential pattern of development and there are infrastructure deficiencies in the area. Whilst these reasons are noted, the Chief Executive remains of the opinion that the lands are suitable for residential use and their development within Dundalk would support the consolidation of the built-up area and would be consistent with national and regional policy in relation to same. It is also noted that Submission No. LH-C100-DLKMA-7 (Office of the Planning Regulator) specifically sets out *"that the New Residential land use zoning objective should be retained as it represents compact, sequential, sustainable growth for the town of Dundalk which aligns with the principles of the NPF, the RSES and the County Development Plan, particularly in relation to the delivery of housing at sustainable, serviceable locations."*

With regard to infrastructure deficiencies in the area, a Confirmation of Feasibility (dated 20th December 2024) and a Connection Agreement (dated 30th October 2024) for Phase 1 of the subject lands (200 units) have been included as part of this submission in relation to the subject lands. In addition, the Executive of Louth County Council has been in contact with Uisce Éireann in relation to the deficiencies in the wastewater infrastructure in Dundalk. Uisce Éireann have indicated that the connection of the lands identified in Material Alteration MA 136 will not be dependent on the completion of the Dundalk East Wastewater Network Project. This is due to the progression of targeted measures that will increase capacity in the network pending the completion of the aforementioned capital project.

Taking the above into account it is considered that clarification has been provided with regard to the servicing of the lands and that the lands can be developed and connection to water and wastewater services provided prior to the completion of the upgrade to the Coe's Road Pumping Station. A residential zoning on the subject lands is also considered appropriate and consistent with national and regional policy. Accordingly, it is recommended that the Plan is made without Proposed Material Alteration No. 136 i.e. the zoning of the lands subject to Proposed Material Alteration No.136 as detailed in the Draft Dundalk Local Area Plan is retained.

Part B. Re-zone the parcel of lands to the east of the client's landholding from A1 Existing Residential to A2 New Residential Phase 1 as per the Recommendation in the Chief Executive's Report (Submission No. 21) and as considered by the Elected Members under Minute 246/24 of the LCC Special Meeting.

The portion of lands to the east of the landholding was included within proposed Material Alteration No. 136 (rezoned to L1 Strategic Reserve) as this amendment as agreed was to be based on the A2 New Residential Phase 1 zoning for the lands as set out in the infrastructure Assessment and Land Use Evaluation (IALUE) in Appendix 3 of the County Development Plan 2021-2027.

The point raised in the submission that as per Minute No. 246/24 all items recommended under submission no. 21 in the Chief Executive's Report on the Draft Plan is noted. This is not the case. Minute No.245/24 indicates that submission 21 was to be considered alongside submissions 128, 145, and 128. The amendment to the recommendation as proposed by Cllr Marianne Butler and seconded by Cllr Maeve Yore was as follows:

To rezone "A2 New Residential Phase 1 lands on site 16 (as identified in the IALUE of the CDP 2021-2027) Strategic Reserve. H1 Open Space lands in Site 16 to be retained. Lands identified in Black in CE Recommendation of submission no.128 to be changed from L1 Strategic Reserve to A1 Existing Residential."

A separate vote was taken for all other elements of submission 21 other than the zoning amendment. The details of this vote are set out under Minute No. 246/24.

Notwithstanding the above, taking account of the response to Part A above it is recommended that this piece of land that was zoned A1 Existing Residential in the Draft Dundalk Local Area Plan is changed to A2 New Residential Phase 1.

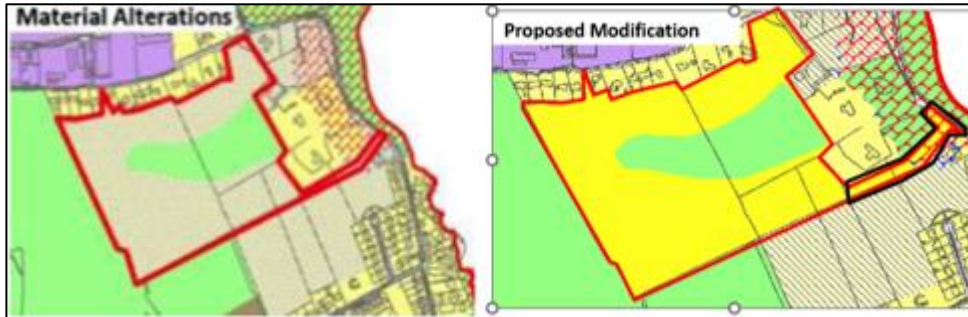
Chief Executive Recommendation:

Part A. Retain the existing zoning (A2 New Residential Phase 1) of the site as per the Draft Dundalk LAP and as zoned within the LCDP 2021-2027 and reject proposed Material Alteration No. 136.

Part B. Re-zone the parcel of lands to the east of the client's landholding, as outlined in black, from A1 Existing Residential to A2 New Residential Phase 1 as per the Recommendation in the Chief Executive's Report (Submission No. 21) and as considered by the Elected Members under Minute 246/24 of the LCC Special Meeting.

The recommendation in response to Parts A and B of this submission are as follows:

Make the plan without Proposed Material Alteration No. MA 136 and amend the zoning of the lands outlined in black below from A1 Existing Residential as set out in the Draft Dundalk Local Area Plan to A2 New Residential Phase 1. See the map below for details. Note that this recommendation should be read in conjunction with the recommendation as set out in submission LH-C100-DLKMA-07 from the Office of the Planning Regulator as they relate to these lands.



4.4 SUBMISSION 15 – BREFFNI MARTIN

Submission Ref. No:	LH-C100-DLKMA-15
Submitted By:	Breffni Martin
Summary of Main Issues Raised:	
It is suggested that the Council should give consideration to making provision for the installation of swift boxes in any new buildings under this variation. Swift boxes are easy to install and represent an easy win for biodiversity and for this species. Funding for swift boxes is available via Acres.	
Chief Executive Response:	
<p>The Dundalk LAP recognises that protected and non-protected species and their habitats ought to be safeguarded unless in exceptional circumstances where an alternative habitat can be provided, which may involve the incorporation of swift boxes within a development. Chapter 10 contains a number of policy objectives in relation to protected species, such as swifts, and their habitats.</p> <p>As the Dundalk LAP is at the Proposed Material Alteration stage, submissions should only relate to alterations which are outlined in the ‘Proposed Material Alterations to the Draft Dundalk Local Area Plan’ report. As the report did not include an alteration regarding swift boxes provision, no inclusion of such a policy objective can be included in the LAP at this stage. However, it should be noted that the review of the County Development Plan will commence in Q3/Q4 of 2025 and a submission and consideration regarding the above topic can be made. Furthermore, while the Dundalk LAP does not include any specific reference or policy objectives regarding the provision of swift boxes on new buildings, this does not restrict the Council from requesting or conditioning these on new developments.</p>	
Chief Executive Recommendation:	
No change.	

5 APPENDIX 1 – PROPOSED ALTERATIONS TO LOCAL TRANSPORT PLAN

Insertion of additional text into the list of National documents in Table 2.1 of the Local Transport Plan. Refer also to Submission LH-C100-DLKMA-02.

Policy	Guidance and Studies
National Level	
<ul style="list-style-type: none"> • Climate Action Plan 2024 (CAP24) • National Planning Framework (NPF) • National Development Plan (NDP) • National Sustainable Mobility Policy (NSMP) • National Investment Framework for Transport in Ireland (NIFTI) • Spatial Planning and National Roads Guidelines for Planning Authorities • National Remote Working Strategy • Connecting Ireland: Rural Mobility Plan • Moving together - A Strategic Approach to Improving the Efficiency of Ireland's Transport System (subject to final Government approval) • Clean Air Strategy for Ireland • National Disability Inclusion Strategy (NDIS) 2017-2022 • CycleConnects • Road Safety Strategy 2021-2030 • Town Centre First Policy • TII National Cycle Network (NCN) • Regional and Local EV Charging Network Plan – 2024-2030 • Electric Vehicles Infrastructure Strategy 2022 - 2025 	<ul style="list-style-type: none"> • TII/NTA Area Based Transport Assessment (ABTA) 'How-To' Guide Guidance • Design Manual for Urban Roads and Streets • 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response • TII Publication (technical and Standards) • Cycle Design Manual (NTA, 2023) • Permeability Best Practice Guide (NTA, 2013) • Safe Routes to School Design Guide (2020) • Spatial Planning and National Roads • Local Authority Climate Action Plan Guidelines • Five Cities Demand Management Study • Transport Appraisal Framework (TAF) • All-Island Strategic Rail Review 2023
Policy	Guidance and Studies
Regional Level	
<ul style="list-style-type: none"> • Regional Spatial and Economic Strategy for the Eastern and Midland Region (2019-2031) 	
Local Level	
<ul style="list-style-type: none"> • Louth County Development Plan (2021 – 2027), As Varied • Louth Climate Action Plan (2024 – 2029) • Dundalk Local Area Plan (2024 – 2030) 	

6 APPENDIX 2 –PROPOSED ALTERATIONS TO JUSTIFICATION TESTS INCLUDED IN THE STRATEGIC FLOOD RISK ASSESSMENT

Updated Justification Tests February 2025

In order to meet the objectives of proper planning and sustainable development various uses are provided for in Flood Zones A and B. These uses have been subject to Justification Tests, as required by the Flood Guidelines, informed by the Council, which examine such proposals against various criteria - as detailed on Table 4.

Updates following public display of Draft Plan stage

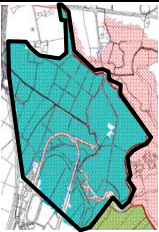

The Justification Tests were updated following the public display of the Draft Plan in order to take into account revised Flood Zone Extents. This resulted in an amendment to the extent of the area included within Sites 12, 14 and 16. Additional Tests were also carried out – see Sites 17-18, for details.

- Text from the Justification Tests that were included in the original SFRA of the Draft Plan are shown in black text – like this.
- Text inserted following the public display of the Draft Plan are shown in red text – like this.
- Text deleted following the public display of the Draft Plan are shown in blue strikethrough text – ~~like this~~.



Updates following public display of Proposed Material Alterations stage



Now, the Justification Tests are being updated following the public display of the Proposed Material Alterations.



- Text to be inserted as recommended in the Chief Executive’s Report in response to submissions to the Proposed Material Alterations is in green – like this.



Site	Zoning in Draft Plan	Flood Zone	Justification Test (Fails, if one of the following fails; all must be passed for the test to be passed)						Overall Justification Test	
			Settlement targeted for growth under the NPF, RSES and/or CDP?	Is the zoning of the lands required to achieve the proper planning and sustainable development of the settlement and in particular has the required sub-criteria been satisfied ¹ ?					Has flood risk assessment to an appropriate level of detail been carried out as part of the SEA as part of the plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impact elsewhere?	Result
				(i) – see footnote	(ii) – see footnote	(iii) – see footnote	(iv) – see footnote	(v) – see footnote		(Fail or Pass)
 <p>Site 1 Dundalk Racecourse 54°01'25.5"N 6°22'49.2"W</p>	D1 Tourism	A and B	Yes	No	No	No	No	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail The land use zoning at this site failed the Justification Test. however, Subsequently, the meaning of the zoning was altered by the integration of Policy Objective INF 21 into from the Plan, which would limits future development/ grants of permission in line with the Guidelines. The limitation provided by Policy Objective INF 21 "shall take primacy over any other provision relating to these land use zoning objectives".</p>
	E1 General Employment	A and B	Yes	No	No	No	No	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to</p>	<p>Fail The land use zoning at this site failed the Justification Test. however, Subsequently, the meaning of the zoning was altered by the integration of Policy Objective INF 21 into from the Plan, which would limits future development/ grants of permission in line with the Guidelines. The limitation provided by Policy</p>

¹ (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement; (ii) Comprises significant previously developed and/or under-utilised lands; (iii) Is within or adjoining the core of an established or designated urban settlement; (iv) Will be essential in achieving compact and sustainable urban growth; and (v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

<p>Site 2</p> <p>Lands to west of Armagh Road at Sportsman hall</p> <p>54.026721, -6.411582</p>									<p>clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Objective INF 21 “shall take primacy over any other provision relating to these land use zoning objectives”.</p>
 <p>Site 3</p> <p>Lands to east of Armagh Road adjacent Lios Dubh</p> <p>54.020940, -6.404004</p>	<p>A2 New Residential Phase 1</p>	<p>B</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for “Open Space”.</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail The land use zoning at this site failed the Justification Test. however; Subsequently, the meaning of the zoning was altered by the integration of Policy Objective INF 21 into from the Plan, which would limits future development/ grants of permission in line with the Guidelines. The limitation provided by Policy Objective INF 21 “shall take primacy over any other provision relating to these land use zoning objectives”.</p>
 <p>Site 4</p>	<p>A2 New Residential Phase 1</p>	<p>B</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes – this is an infill site</p>	<p>No</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for “Open Space”.</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail The land use zoning at this site failed the Justification Test. however as part of a planning application on these lands (24/60321) a Site Specific Flood Risk Assessment was carried out which sets out a series of mitigating measures to demonstrate flood risk to the site can be adequately managed. Furthermore, Policy Objective INF 21 from the Plan would limit future development/ grants of permission in line with the Guidelines. The limitation provided by</p>



<p>Lands to the east of Armagh road and west of Doylesfort Road</p> <p>54.019138, -6.400323</p>										<p>Policy Objective INF 21 "shall take primacy over any other provision relating to these land use zoning objectives".</p>
 <p>Site 5</p> <p>Lands north of Lismullen Grove</p>	<p>A1 Existing Residential</p>	<p>B</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes – this is an infill site</p>	<p>No</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail The land use zoning at this site failed the Justification Test. however, Subsequently, the meaning of the zoning was altered by the integration of Policy Objective INF 21 into from the Plan, which would limits future development/ grants of permission in line with the Guidelines. The limitation provided by Policy Objective INF 21 "shall take primacy over any other provision relating to these land use zoning objectives".</p>
 <p>Site 6</p> <p>Lands south of the Castletown Road</p>	<p>G1 Community Facilities and A1 Existing Residential</p>	<p>A and B</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail The land use zoning at this site failed the Justification Test. however, Subsequently, the meaning of the zoning was altered by the integration of Policy Objective INF 21 into from the Plan, which would limits future development/ grants of permission in line with the Guidelines. The limitation provided by Policy Objective INF 21 "shall take primacy over any other provision relating to these land use zoning objectives".</p>

 <p>Site 7 Racecourse Meadows, south of Racecourse Road. 54.017236, -6.38910</p>	A2 New Residential Phase 1	A and B	Yes	No	No	No	No	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fah The land use zoning at this site failed the Justification Test. however as part of a planning application on these lands (24/60321) a Site Specific Flood Risk Assessment was carried out which sets out a series of mitigating measures to demonstrate flood risk to the site can be adequately managed. Furthermore, Policy Objective INF 21 from the Plan would limit future development/ grants of permission in line with the Guidelines. The limitation provided by Policy Objective INF 21 "shall take primacy over any other provision relating to these land use zoning objectives".</p>
 <p>Site 8 Lands on the Racecourse at the junction with inner relief road 54.017236, -6.389108</p>	A2 New Residential Phase 1	A and B	Yes	No	No	No	No	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fah The land use zoning at this site failed the Justification Test. however, Subsequently, the meaning of the zoning was altered by the integration of Policy Objective INF 21 into from the Plan, which would limits future development/ grants of permission in line with the Guidelines. The limitation provided by Policy Objective INF 21 "shall take primacy over any other provision relating to these land use zoning objectives".</p>

 <p>Site 9 Lands west of Greycastle Road between M1 54.015323, -6.442884</p>	E1 General Employment and A2 New Residential Phase 1	A and B	Yes	No	No	No	No	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail The land use zoning at this site failed the Justification Test. however, Subsequently, the meaning of the zoning was altered by the integration of Policy Objective INF 21 into from the Plan, which would limits future development/ grants of permission in line with the Guidelines. The limitation provided by Policy Objective INF 21 "shall take primacy over any other provision relating to these land use zoning objectives".</p>
 <p>Site 10 Lands east of Bellews Bridge Road and north of Castletown Road 54.015771, -6.42001</p>	A1 Existing Residential and A2 New Residential Phase 1	A and B	Yes	Yes	Yes	Yes	Yes these are infill lands	Yes	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures as detailed in the footnote associated with Table 5 in this Report². This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	Pass

² Potentially applicable flood risk management related provisions will include:

- County Development Plan Provisions relating to Flood Risk Management: IU 19, 20, IU 21, IU 22, IU 23, IU 24, IU 25, IU 26, IU 27, IU 28, IU 29, IU 30, IU 31, IU 32, IU 33, IU 34 and IU 35.
- Local Area Plan Provisions relating to Flood Risk Management: INF 7, INF 8, INF 9, INF 10, INF 11, INF 12, INF 13, INF 17, INF 18, INF 19 and INF 20.




 <p>Site 11 Dundalk Central Map 1</p>	<p>A1 Existing Residential, B2 Neighbourhood Centre, B4 District Centre, C1 Mixed Use, E1 General Employment and G1 Community Facilities</p>	<p>A and B</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for “Open Space”.</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures as detailed in the footnote associated with Table 5 in this Report³. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Pass</p>
 <p>Site 12 Dundalk Central Map 2 (updated map to show revised Flood Zone Extent)</p>	<p>A1 Existing Residential, B1 Town Centre, C1 Mixed Use, C2 Port Harbour Area, E1 General Employment, and G1 Community Facilities.</p>	<p>A and B</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for “Open Space”.</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures as detailed in the footnote associated with Table 5 in this Report⁴. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Pass</p>

³ Potentially applicable flood risk management related provisions will include:

- County Development Plan Provisions relating to Flood Risk Management: IU 19, 20, IU 21, IU 22, IU 23, IU 24, IU 25, IU 26, IU 27, IU 28, IU 29, IU 30, IU 31, IU 32, IU 33, IU 34 and IU 35.
- Local Area Plan Provisions relating to Flood Risk Management: INF 7, INF 8, INF 9, INF 10, INF 11, INF 12, INF 13, INF 17, INF 18, INF 19 and INF 20.

⁴ Potentially applicable flood risk management related provisions will include:

- County Development Plan Provisions relating to Flood Risk Management: IU 19, 20, IU 21, IU 22, IU 23, IU 24, IU 25, IU 26, IU 27, IU 28, IU 29, IU 30, IU 31, IU 32, IU 33, IU 34 and IU 35.
- Local Area Plan Provisions relating to Flood Risk Management: INF 7, INF 8, INF 9, INF 10, INF 11, INF 12, INF 13, INF 17, INF 18, INF 19 and INF 20.



 <p>Site 13 Lands built out north of Castletown River (updated map to include additional lands)</p>	<p>A1 Existing Residential, A2 New Residential Phase 1 and E1 General Employment</p>	<p>A and B</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for “Open Space”.</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures as detailed in the footnote associated with Table 5 in this Report⁵. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Pass</p>
 <p>Site 14 Lands along the Point Road and eitherside of N2 (updated map to show revised Flood Zone Extent)</p>	<p>A1 Existing Residential, E1 general Employment and J2 Public Infrastructure B5 Retail, Leisure and Recreation G1 Community uses.</p>	<p>A and B</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for “Open Space”.</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures as detailed in the footnote associated with Table 5 in this Report⁶. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Pass</p>
	<p>E1 General Employment, A1 Existing Residential</p>	<p>A and B</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>No</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for “Open Space”.</p>	<p>Fail The land use zoning at this site failed the Justification Test. however, Subsequently, the meaning of the zoning was altered by the integration of Policy Objective INF 21 into</p>


⁵ Potentially applicable flood risk management related provisions will include:

- County Development Plan Provisions relating to Flood Risk Management: IU 19, 20, IU 21, IU 22, IU 23, IU 24, IU 25, IU 26, IU 27, IU 28, IU 29, IU 30, IU 31, IU 32, IU 33, IU 34 and IU 35.
- Local Area Plan Provisions relating to Flood Risk Management: INF 7, INF 8, INF 9, INF 10, INF 11, INF 12, INF 13, INF 17, INF 18, INF 19 and INF 20.

⁶ Potentially applicable flood risk management related provisions will include:

- County Development Plan Provisions relating to Flood Risk Management: IU 19, 20, IU 21, IU 22, IU 23, IU 24, IU 25, IU 26, IU 27, IU 28, IU 29, IU 30, IU 31, IU 32, IU 33, IU 34 and IU 35.
- Local Area Plan Provisions relating to Flood Risk Management: INF 7, INF 8, INF 9, INF 10, INF 11, INF 12, INF 13, INF 17, INF 18, INF 19 and INF 20.

<p>Site 15</p> <p>Brewery Business Park and Ardee Road</p> <p>53.990870, -6.410978</p>									<p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>from the Plan, which would limits future development/ grants of permission in line with the Guidelines. The limitation provided by Policy Objective INF 21 “shall take primacy over any other provision relating to these land use zoning objectives”.</p>
 <p>Site 16</p> <p>Blackrock area (updated map to show revised Flood Zone Extent)</p>	<p>A1 Existing Residential</p> <p>B1 Town or Village Centre</p>	<p>A and B</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for “Open Space”.</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail The land use zoning at this site failed the Justification Test. however, Subsequently, the meaning of the zoning was altered by the integration of Policy Objective INF 21 into from the Plan, which would limits future development/ grants of permission in line with the Guidelines. The limitation provided by Policy Objective INF 21 “shall take primacy over any other provision relating to these land use zoning objectives”.</p>
	<p>B1 Town or Village Centre</p>	<p>A and B</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for “Open Space”.</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures as detailed in the footnote associated with</p>	<p>Pass</p>

<p>Site 17</p> <p>Blackrock Central</p> <p>(updated map to show revised Flood Zone Extent)</p>									<p>Table 5 in this Report⁷. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	
 <p>Site 18: Lands adjacent to Hill Street Bridge.</p> <p>Proposed to re-zone lands to the west from H1 Open Space to C1 Mixed Use (Submission No. 57)</p>	<p>Proposed C1 Mixed Use Zoning</p>	<p>A and B</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for “Open Space”.</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures as detailed in the footnote associated with Table 5 in this Report⁸. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Pass</p>

⁷ Potentially applicable flood risk management related provisions will include:

- County Development Plan Provisions relating to Flood Risk Management: IU 19, 20, IU 21, IU 22, IU 23, IU 24, IU 26, IU 27, IU 28, IU 29, IU 30, IU 31, IU 32 and IU 33.
- Local Area Plan Provisions relating to Flood Risk Management: INF 7, INF 8, INF 9, INF 10, INF 11, INF 12, INF 13, INF 17, INF 18, INF 19 and INF 20.

⁸ Potentially applicable flood risk management related provisions will include:

- County Development Plan Provisions relating to Flood Risk Management: IU 19, 20, IU 21, IU 22, IU 23, IU 24, IU 26, IU 27, IU 28, IU 29, IU 30, IU 31, IU 32, IU 33 and IU 35.
- Local Area Plan Provisions relating to Flood Risk Management: INF 7, INF 8, INF 9, INF 10, INF 11, INF 12, INF 13, INF 17, INF 18, INF 19 and INF 20.

7 APPENDIX 3 – PROPOSED ALTERATIONS TO THE SOCIAL INFRASTRUCTURE AUDIT

Amendment to text in Table 12 (proposed to be renumbered as part of alterations from Table 13 to Table 12), Appendix 5 as follows:

Pharmacies	
Name	Address
Smyth's Life Pharmacy Dundalk	Seatown Pl, Marshes Lower, Dundalk, Co. Louth
Byrnes Late Night Pharmacy	1-3 Church St, Townparks, Dundalk, Co. Louth, A91 P7E
Mc Cebes Pharmacy Dundalk,	Unit 2 Adelphi Mall, Adelphi Court, The Long Walk, Townparks,
Leavy's Pharmacy,	94 Clanbrassil St, Townparks, Dundalk, Co. Louth, A91 XY45
Anne Smyth Pharmacy	86 Clanbrassil St, Townparks, Dundalk, Co. Louth, A91 VA00
Magee's Pharmacy	15 Earl St, Townparks, Dundalk, Co. Louth, A91 V593
Pure Pharmacy Dundalk	Elgee Building, 1 Magnet Rd, Townparks, Dundalk, Co. Louth
Castletown Pharmacy,	135 Castletown Rd, Moorland, Dundalk, Co. Louth
Cogaslann Pharmacy	Unit 10/11, Clanbrassil Centre, Clanbrassil St, Dundalk
Connolly's	Greenacres Shopping Centre, Avenue Rd, Marshes Lower
Haven Pharmacy Grennan's	40 Dublin St, Townparks, Dundalk, Co. Louth, A91 A3XP
Kelly's Staywell Pharmacy	2B College Heights, Marshes Upper, Dundalk, Co. Louth, A91 R940
Kevin Matthews Pharmacy	37/38 Park St, Townparks, Dundalk, Co. Louth, A91 XP8R
Townparks Pharmacy	Unit 2 Canessa Building, Castletown Road, Dundalk, Co. Louth
Tippings Neighbourhood Centre	Unit 2A, Dunnes Neighbourhood Centre Inner Relief Road, Dundalk, Co. Louth, A91 AW27
McGuinness Pharmacy,	14 Park St, Townparks, Dundalk, Co. Louth, A91 YC63
McCormack's Pharmacy,	3 Fairways Shopping Centre, Dublin Rd, Haggardstown
Backhouse Pharmacy,	71 Clanbrassil St, Townparks, Dundalk, Co. Louth
Hickey's Pharmacy,	Tesco Extra, Dundalk Shopping Centre
McCormack's Pharmacy	Lis na Dara Medical Centre, Carrick Road
McQuillan's Pharmacy	1 Main Street, Blackrock
Allcare Pharmacy	Main Street, Blackrock

Amendment to text in Table 15 (proposed to be renumbered as part of alterations from Table 16 to Table 15), Appendix 5 as follows:

Name	Address
St Joseph's Redemptorists	St Alphonsus Road
Island Church Dundalk	The Long Walk Shopping Centre
Dundalk Presbyterian Church	Jocelyn Street
Dundalk Community Church	Marshes Lower, Townparks, Dundalk
Emmanuel Community Church	17 Seatown Place
St Nicholas Church of Ireland	Church Street
Holy Family Church Dundalk	Hoey's Lane, Muirhevnamor
St Patricks Cathedral Dundalk	Roden Place
Dundalk Baptist Church	Ardee Terrace
St Nicholas Roman Catholic Church	Bridge Street
Saint Malachy's Dominican Church	19 Anne Street
The Holy Family	Grange Drive, Muirhevnamor
St Marys Chapel Marist Fathers	St Marys Road
RCCG Miracle land	Castletown Road
St Malachy's Dominican Church	19 Anne Street
Family of God Community	Carroll Village, The Long Walk
Kingdom Hall of Jehovah's Witness	Oliver Plunkett Park
Holy Redeemer Parish	82-86 Ard Easmuin
Biserica Penticostala Filadelphia 2	Inner Relief Road
Dundalk Islamic Culture Centre	11/12 Eimear Court, Magnet Road
Dundalk Muslim Community Centre	59 Glenmore Park
DKIT Prayer Room Islamic Society	DKIT
Church of St Oliver Plunkett	Sea Road, Blackrock
Encounter Fellowship Church	Community Centre, Sandy Lane, Blackrock
St Fursey's Catholic Church	Chapel Road, Haggardstown

