



An  
Coimisiún  
Pleanála

## Inspector's Report PL-500399-LH-25

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<b>Development</b>	The development will consist of the construction of 80 no. dwellings and all other site works.
<b>Location</b>	Raynoldstown Village Haynestown Dundalk, Co. Louth.
<b>Planning Authority</b>	Louth County Council
<b>Planning Authority Reg. Ref.</b>	2460737
<b>Applicant(s)</b>	Groveview Builders Ltd.
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Refuse Permission
<b>Type of Appeal</b>	First Party Normal Planning Appeal
<b>Appellant(s)</b>	Groveview Builders Ltd.
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	02.04.2026
<b>Inspector</b>	Fiona Fair

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## 1.0 Site Location and Description

- 1.1. The application site, lies approximately 4.8km to the south of Dundalk Town Centre, in Haynestown, Dundalk. The N52 lies to the north west / north east of the site and the M1 lies to the west. The proposed development is part of the Raynoldstown Village Housing development which is currently under construction on a brownfield site. The site has access via the existing approved vehicular and pedestrian access from the Western Relief Road to the west and the Dublin Road via the Boulevard to the east. The M1 can be accessed from the site via the R132 and N52.
- 1.2. This application is for 80 no. dwellings on a parcel of land circa 2.48Ha. (Previous Permission 03/1754). The subject site is bounded to the north by existing housing in Wadman Park, to the east by approved open space and the proposed 'Village Green' neighbourhood facilities site (the subject of Reg. Ref. 24/60512, granted planning permission by LCC on the 10.03.2025) and to the south and west by a remaining parcel of residentially zoned land, the subject of ACP323186-25 for a proposed temporary foul sewer pumping station and wastewater treatment plant and PL-500669-LH-26 for 85 houses and all associated works, which are concurrent appeal applications, with no decision to date. See planning history of this report below.
- 1.3. I note that all three applications are concurrently being assessed by myself.

## 2.0 Proposed Development

- 2.1. The development will consist of the construction of 80 no. dwellings comprising of:
  - 1 no. end of terrace, 3 bedroom, 2 storey dwelling (Type A),
  - 23 no. terrace 3 bedroom, 2 storey dwellings (Type B),
  - 32 no. semi-detached, 3 bedroom, 2 storey dwellings (Type C2),
  - 5 no. semi-detached, 3 bedroom 2 storey dwellings (Type C3),
  - 1 no. 4 bedroom, 2 storey semi-detached dwelling (Type E1),
  - 1 no. 4 bedroom, 2 storey semi-detached dwelling (Type F),
  - 1 no. 3 bedroom, 2 storey semi-detached dwelling (Type G4),

- 1 no. 4 bedroom, 2 storey semi-detached dwelling (Type H3),
- 1 no. 4 bedroom, 2 storey semi-detached dwelling (Type H4),
- 5 no. 3 bedroom, 2 storey semi-detached dwellings (Type J1),
- 2 no. 3 bedroom, 2 storey semi-detached dwellings (Type J2),
- 1 no. 4 bedroom, 2 storey detached dwelling (Type K1)
- 2 no. 4 bedroom, 2 storey semi-detached dwellings (Type K1),
- 1 no. 4 bedroom, 2 storey detached dwelling (Type K2)
- 3 no. 4 bedroom, 2 storey semi-detached dwellings (Type K2) and
- all associated ancillary site development works, boundary treatments and landscaping.

2.2. Table 1: Residential Mix Breakdown

	<b>Apartments</b>	<b>Housing Units</b>	<b>Total Units</b>
1 bed	0	0	0
2 bed	0	0	0
3 bed	0	69	69
4 bed	0	11	11
<b>Total Units</b>	<b>0</b>	<b>80</b>	<b>80</b>

Table 2: Key Development details

<b>Detail</b>	<b>Proposal</b>
No. of Units	80
Commercial Floor Space	0
Site Area as stated by applicants	2.48ha
Density	33.3 units per hectare

Building Height	2 storey
Dual Aspect Apartments	Not applicable
Child Care facility	No
Car Parking	160 spaces

### 3.0 Planning Authority Decision

#### 3.1. Decision

Notification of Decision to Refuse Permission for one reason for refusal, namely:

1. “Development of the type proposed is dependent upon a connection to the Uisce Éireann network to discharge wastewater into Blackrock Wastewater Treatment Plant (WWTP). It has been confirmed by Uisce Éireann, in correspondence to the Planning Authority dated 31<sup>st</sup> October 2025, that Blackrock WWTP does not have the capacity to cater for the proposed development and that the necessary upgrade of the existing WWTP facility is scheduled to be completed by Q4 of 2031. The Planning Authority is not satisfied that the applicant has demonstrated a sufficiently developed commitment and specific timeframe that shows that the proposed development would have access to an effective wastewater treatment system within the lifetime of the permission, if granted. In light of the foregoing it is considered that the proposed development would be premature by reference to the existing deficiency in the capacity of existing sewerage facilities, which would set an undesirable precedent for other similar developments in the surrounding area and would, therefore, be contrary to the proper planning and sustainable development of the area”.

#### 3.2. Planning Authority Reports

##### 3.2.1. Planning Reports

The subject planning application was lodged with Louth County Council on the 27<sup>th</sup> of November 2024. The planners report (17<sup>th</sup> of January 2025) indicated that the proposed development was in harmony with stated relevant national planning policies and in full compliance with the policies, objectives and standards of the

Louth County Development Plan 2021-to 2027. This proposal seeks residential development on lands which are zoned A1 in the Louth County Development Plan 2021-2027 (as varied) and as such, the principle is acceptable.

A further information request (FIR) was issued on the following 24th of January 2025, with respect to 10 FIR items incl. Confirmation of feasibility for a wastewater connection to the Blackrock WWTP / Uisce Eireann's wastewater treatment network, Part V obligations, suitable bin storage design, feasibility of connection to Uisce Eireann network, archaeology, EV charging points and ducting and waste storage, as well as engineering items of subsoil calculations SuDS management, compliance with DMURS standards, road widths and traffic calming.

The response to the further information request was then lodged on the following 21st of October 2025, and as can be noted from the planners report on further information dated the 3rd of November, the Council was satisfied with all the replies, with the exception of that relating to the treatment of foul drainage that would be generated by the occupancy of the proposed houses. This resulted in the issuing on the 10th of November 2025 of a notification of refusal for one reason relating to inadequate capacity in the Blackrock wastewater treatment plant and the timeframe in which the matter would be resolved.

### 3.2.2. Other Technical Reports

- **Environment Section Report** (17<sup>th</sup> December 2024) no objection subject to conditions. Incl.
  - Preparation of a Resource and Waste Management Plan (RWMP) for C&D Projects.
  - Limit to the hours of construction work.
  - If directed by the PA, monitor and record noise levels during construction, allow access for purposes of same and contribute towards costs of monitoring and recording if necessary.
- **Major Capital Projects & Infrastructure Delivery**, (3<sup>rd</sup> November 2025) recommends a grant of permission subject to conditions. Including, inter alia:
  - Prior to occupation of any unit within the development, all roadways and footpaths serving the said unit(s) shall be finished with a

permanent durable surface course. The road way shall be applied with line marking and road signage as per furnished drawings.

- Prior to occupation of any unit within the development, the street lighting serving the said unit(s) shall be operational.
  - Prior to occupation of any unit within the development, the applicant shall ensure that car parking spaces shall be properly constructed on a durable permanent surface and laid out to the satisfaction of the Planning Authority.
  - 2 Months in advance of construction activities the applicant shall prepare and submit for agreement a Construction Management Plan for the works.
  - Road Opening Licence
  - Hoarding Licence
  - The applicant shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road/footpath arising from the construction work and shall either make good any such damage forthwith to the satisfaction of Louth County Council or pay to the Council the cost of making good any such damage on a demand thereof being issued by the Council.
  - prevent the spillage or deposit of clay, rubble or other debris on adjoining public roads or footpaths.
- **Placemaking & Physical Development Section** – In a report dated 16th January 2025 sought Further Information with respect to Storm Water Management and revised road layout to ensure there is consistency with road widths, corner radii's etc throughout the entire Raynoldstown Scheme.
  - **Housing** – No comments received.

### 3.3. Prescribed Bodies

- Department of Housing Local Government & Heritage – In correspondence dated 20<sup>th</sup> December 2024 is seeking Further Information for archaeological investigations.
  - FI was requested and an archaeological report submitted which addressed issues raised.
- Uisce Eireann –
  - Report dated 6<sup>th</sup> January 2025 is seeking FI on the PCE which is being assessed.
  - Report dated 31<sup>st</sup> October 2025 indicates that the applicant has engaged with UE via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility (COF) has been issued to the applicant advising that (water/ wastewater) connection(s) are feasible subject to upgrades.

In relation to Water, the COF states a connection is feasible without infrastructure upgrade by Uisce Éireann. It notes, due to hydraulic capacity constraints the connection point is to be made from the existing 225mm main to the east of the site. The spine main shall connect to the existing main from the east to the existing 400mm on the western side of the development. The connection point at the western side of the development shall be a closed connection.

In relation to Wastewater, the COF states a connection is feasible subject to upgrades. It notes, upgrade works are required to increase the capacity of the existing Blackrock Wastewater Treatment Plant. Uisce Eireann currently has a project on our current investment plan which will provide the necessary upgrade and capacity. This upgrade project is now scheduled to be completed by Q4 2031 (this may be subject to change) and the proposed connection could be completed as soon as possibly practicable after these works.

Prior to this, domestic treated effluent meeting discharges limits of Biological Oxygen Demand (BOD) 25 mg/l and Total Suspended Solids

(TSS) 35 mg/l & Ammonia 5mg/l will be accepted into the Uisce Eireann network. You are advised that you will be required to seek planning permission and any and all other necessary approvals, provide, operate and maintain any private on-site wastewater treatment plant at your own risk and that the treatment works will not be taken in charge by Uisce Eireann. The operation of such treatment works by you shall continue until such time as the proposed upgrade of the existing Wastewater Treatment Plant by Uisce Eireann as above is completed and commissioned. The design of the private on-site wastewater treatment plant should also include for the decommissioning and bypassing of the plant once the proposed upgrade of the existing Wastewater Treatment Plant is commissioned. Decommissioning and bypassing your private on-site treatment plant will be your responsibility and at your cost. Treated effluent failing to meet the above requirements will not be accepted into the Uisce Eireann network. It is the responsibility of the applicant to verify that a gravity connection to the public foul sewer is possible.

Uisce Éireann respectfully requests any grant of permission be conditioned as follows:

“The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.

All development shall be carried out in compliance with Uisce Éireann’s Standard Details and Codes of Practice.

- Bord Gais – no comments received.
- The Arts Council – No comment received.
- An Taisce – No comment received.
- The Heritage Council – No comment received

#### 3.4. **Third Party Observations**

No Submissions Received.

## 4.0 Planning History

**Reg. Ref. 03/1754** – Permission Granted (**10 year permission 24.01.2005**) for construction of a residential & mixed use (retail/comm./residential) dev. consisting of 1,450 dwellings, comprising 779 houses., 285 apts. in 28 no. 3 storey blocks, 76 no. commercial units comprising offices, financial institution retail units, minimarket, 1 pub & restaurant, 1 creche, 1 community facility centre, & reserved site for primary school, 5 reserved sites for creches & the construction of the proposed distributor road to be located to the west of the site, to be constructed from the Clermont Rd. to the Marlbog Rd. & all associated site works with vehicular access provided by the Clermont Rd, Marlbog Rd, Dublin Rd & proposed distributor Rd for 1 no. dormer hse from Chapel Rd. pumping station, outfall foul and surface water sewers, landscaping, boundary treatment, open spaces, surface & underground car parking & demolition of agri buildings. GRANTED but not fully built out.

**Reg Ref. 22/688** - (Abuts the southern end of application site – Groveview Builders Applicant) Permission GRANTED (**06.07.2023**) for development on lands at Raynoldstown Village, Haynestown. The development will consist of the construction of 85 no. dwellings ... .. and all associated ancillary site development works, boundary treatments and landscaping, on lands of circa 3Ha. (Previous Permission 03/1754) with access via the existing approved vehicular and pedestrian access from the Western Relief Road to the west and the Dublin Road via the Boulevard to the east at Raynoldstown Village”.

**Reg. Ref. 23/60257** - (Immediately north-east of application site). Permission GRANTED (**20.9.2023**) and under construction for Permission for development to consist of 96 houses ... .. and all associated ancillary site development works, boundary treatments, landscaping and open spaces on lands of circa 7.18Ha. (Previous Permission 03/1754) with existing vehicular and pedestrian access from the Dublin Road via The Boulevard, Raynoldstown Village, Haynestown, Dublin Road, Dundalk, Co. Louth. Groveview Builders Applicant.

**PL15-323186 / Reg. Ref. 2560063** Permission Granted (**04.07.2025**) by Louth County Council for construction of a temporary foul sewer pumping station and wastewater treatment plant. Decision is under appeal and there is no decision to date.

**PL15.500206 / Reg. Ref. 2460649** – (Site to the North of the subject appeal lands). Permission sought for Construction of 91 houses. A Natura Impact Statement (NIS) was submitted with this appeal. Lands to the East of the Western Relief Road South of the Marlbog Road & north of Wadman Park , Raynoldstown Village Haynestown , Dundalk Co. Louth. Louth County Council Refused Permission (**07/10/2025**). No Appeal Decision to date.

Three reasons for refusal related to :

- Inadequate NIS and in absence of any means to treat wastewater.
- Blackrock wastewater treatment plan does not have capacity and the necessary upgrade is not scheduled to be completed until Q3/Q4 of 2031.
- The proposed Layout is inadequate. Contrary to DMURS. It would endanger public safety by reason of a traffic hazard. Fencing is unsuitable to protect or provide residential amenity to future occupants or existing occupants along Marlbog Road.

**PL15.500669 LH - 25 / Reg. Ref. 2460785** – (Lands located directly to the south of the subject appeal lands Groveview Builders Ltd). Permission sought for Construction of 85 houses and all associated site works. NIS received with Further Information. Louth County Council Refused Permission (**19/12/2025**). No Appeal Decision to date.

Three reasons for refusal related to:

- Blackrock waste water treatment plan does not have capacity and the necessary upgrade is not scheduled to be completed until Q1 of 2030. While an application for a temporary wastewater treatment plant to pre-treat effluent generated from the larger Groveview development is under consideration by An Coimisiún Pleanála (PL15-323186) there is no decision on that appeal and in this context the application would be premature pending that decision.

- Spot Objective E (Raynoldstown Village) in the Dundalk LAP requires the provision of a neighbourhood centre with associated community uses and outdoor play and recreation area within Raynoldstown Village development in tandem with residential development and the preparation of a masterplan. The proposed development does not comply with policy objective KDCA 5 of the Dundalk LAP 2025 – 2031.
- Impact upon Natura Sites. Precluded from granting permission in absence of any means to treat wastewater.
- **Pl. Ref. 2460496**, Permission Granted (**25/08/2025**) to Groveview Builders for the construction of 21 houses and all associated ancillary site development works, boundary treatments, landscaping and access via the internal estate road constructed under approved planning permission reg. ref. 22583 on lands of circa 0.64Ha. (Previous Permission 03/1754) with existing vehicular and pedestrian access from the Dublin Road via The Boulevard, Raynoldstown Village. This application is accompanied by a Natura Impact Statement (NIS)
- **Planning Reference 24/60512**, Permission GRANTED (**10.03.2025**) to Groveview Builders for the construction of neighbourhood facilities in three number two storey detached buildings comprising of the following:
  - Building 1: A mini-market retail shop at ground floor and general practice medical related community uses at first floor with a total floor area of c. 1328m sq.;
  - Building 2: A pharmacy and cafe at ground floor and dental practice community related uses at first floor with a total floor area of c. 780m sq.;
  - Building 3: A creche facility in two floors with a total floor area of c. 922m sq. on previously approved creche site (Ref. No: 22966);
  - The provision of a reserved site of c.0.024 ha for community use facilities; and for all associated ancillary carparking, secured covered bicycle parking, on and off site development works, ESB substation, boundary treatments and landscaping with existing pedestrian, cycle and vehicular access via the two previously approved access locations from the substantially completed

internal estate road (The Boulevard, constructed under Ref. No:03/1754) on application site (redline) area of c. 1.37 ha.

## 5.0 Policy Context

5.1. The Louth County Council Development Plan 2021 - 2027 (as varied), is the current statutory plan for County Louth. The Core Strategy is provided in Chapter 2 and refers to the RSES, and that Dundalk and Drogheda are designated as Regional Growth Centres (RGCs). These are described in Table 2.4 – ‘Settlement Hierarchy for County Louth’: ‘Regional Growth Centres are large towns with a high level of self-sustaining employment and services that act as regional economic drivers and play a significant role for a wide catchment area.’

As per Table 6.1 of the RSES and restated in the Development Plan under table 5.2, Dundalk and Drogheda are designated as ‘Level 2’ – ‘Major Town Centres and County Towns.’

Chapter 4 – Social & Community includes Section 4.11 – ‘Childcare Facilities’ and the following objectives are relevant:

SC35 – ‘To support and facilitate the sustainable provision of childcare facilities in appropriate and suitable locations and seek their provision concurrent with new residential development, all having regard to the Childcare Facilities Guidelines for Planning Authorities (2001) and Childcare Regulations (2006) and any subsequent guidelines, in consultation with the Louth County Childcare Committee. Such facilities will be directed to settlements identified in the Settlement Hierarchy.’

SC36 – ‘To seek the provision of additional community benefits by way of direct provision or financial contribution in lieu of the provision of childcare facilities where it is demonstrated to the satisfaction of the Council that there are sufficient childcare spaces available in the locality.’

Chapter 13 provides the Development Management Guidelines for County Louth. The following sections are noted:

13.8.4 – ‘Density and Plot Ratio’. Table 13.3 provides ‘Recommended Density and Plot Ratio’ and for ‘Edge of settlement’ locations the density is given as 35 per hectare and the plot ratio is 1.

13.8.6 – ‘Building Heights’ – Support increased heights in urban areas but will be considered on a case-by-case basis.

13.8.7 – ‘Layout’ – ‘All roads and streets shall be designed in accordance with the requirements of the Design Manual for Urban Roads and Streets (2019).’

13.8.8 – ‘Design Statement’ – ‘A Design Statement shall be required for any development in excess of 10 residential units and shall include’... a number of specified details.

13.8.9 – ‘Residential Amenity’ – Considers separation distances/ privacy issues.

13.8.10 - ‘Daylight and Sunlight’ – ‘The European Daylighting Standard is set out in EN17037:2018 and provides a harmonised standard for daylighting in buildings. The UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition (June 2022) provide useful guidance with regard to daylighting and sunlighting of new developments in accordance with the requirements of EN17037:2018. These publications and any relevant future standards or guidance specific to the Irish context shall be utilised in ensuring the recommended standards of daylighting in new developments are provided. Section 6.7 of the ‘Apartment Guidelines’ states that where a proposal may not be able to fully meet all the requirements of the daylight provisions, this must be clearly identified and a rationale for any alternative, compensatory design solution must be set out, in respect of which the planning authority should apply their discretion, having regard to local factors including site specific constraints and the balancing of that assessment against the desirability of achieving wider planning objectives.’

13.8.12 – ‘Landscaping’

13.8.13 – ‘Dwelling Design, Size and Mix’ – ‘To support a variety of household types and tenures, new residential developments, and in particular larger schemes in excess of 25 units shall endeavour to provide an appropriate mix of residential accommodation.’

13.8.14 – ‘Climate Change and Energy Efficiency’

13.8.15 – ‘Public Open Space’

13.8.16 – ‘Play Facilities in Residential Developments’

13.8.17 – ‘Private Open Space’ - Table 13.4 provides the ‘Minimum Private Open Space Standards’ as follows:

House	Minimum Private Open Space sq.m	Maximum Semi-Private Open Space sq.m (in lieu)
1 bed	20	10
2 bed	30	15
3 bed	40	20

4 bed +	50	25
Apartments and Duplexes	See Table 13.15	Case by case basis

13.8.18 – ‘Car and Cycle Parking’

13.8.26 – ‘Childcare Facilities in New Residential Developments’

13.8.27 – ‘Apartments’

13.8.28 – ‘Design Standards for New Apartments’ – ‘The Design Standards for New Apartments (2023) set out the design criteria for apartment developments. All applications for apartments are required to demonstrate compliance with these Guidelines and the Specific Planning Policy Requirements.’

Other relevant chapters include Chapter 7 – Movement and Chapter 10 – Infrastructure and Public Utilities.

The following variations to the Louth County Development Plan have been made and are relevant:

Variation No. 1 (2022) – Updated the plan to take account of the Section 28 Guidelines ‘Housing Supply Target Methodology for Development Planning’ and the ‘Projected Housing Demand by Local Authority Area 2020-2031 – ESRI NPF Scenario Housing Supply Target’ provided by the Department of Housing, Local Government and Heritage in December 2020. Also updated the plan to ensure it’s consistency with Part V of the Planning and Development Act as amended by the ‘Affordable Housing Act, 2021’.

Variation No.2 (2024) – Updated the plan to take account of the ‘Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities’ published by the Department of Housing, Local Government and Heritage in January 2024 as issued under Section 28 of the Planning and Development Act 2000 (as amended). Section 28 of the Act provides that Planning Authorities shall have regard to Ministerial Guidelines, and shall apply any specific planning policy requirements (SPPRs) of the Guidelines, within the meaning of Section 28(1C) of the Planning and Development Act 2000 (as amended), in the performance of their functions.

Variation No.3 (2025) – Updated the plan to take account of the Dundalk Local Area Plan, as adopted, and to ensure consistency between the Plans.

The Planning Authority have included a long list of relevant Objectives in their report.

## 5.2. Local Area Plan

The subject site is located within the designated area of the Dundalk Local Area Plan 2025 – 2031 and which came into effect on the 17<sup>th</sup> of April 2025. The subject site is on lands zoned A1 – Existing Residential and with an objective, provided in the Louth County Development Plan, ‘To protect and enhance the amenity and character of existing residential communities.’ Under the section on Guidance it states:

‘The objective for this zoning is to conserve and enhance the quality and character of established residential communities and protect their amenities. Infill developments, extensions, and the refurbishment of existing dwellings will be considered where they are appropriate to the character and pattern of development in the area and do not significantly affect the amenities of surrounding properties. The strengthening of community facilities and local services will be facilitated subject to the design, scale and use of the building or development being appropriate for its location.’

Uses that are listed under ‘Generally Permitted Use’ include ‘Park/ Playgrounds’, ‘Recreational/ Amenity Open Space’, ‘Residential’ and ‘Utilities’.

The site is located outside of Flood Zones A and B.

The site is located within the Raynoldstown Village Key Development Area and is detailed under Section 3.2.2 of the Dundalk Local Area Plan. The following sections are noted:

'The lands have the capacity to deliver c.1,250 - 1,450 units (inclusive of existing units built and occupied). Whilst the original grant of permission on the lands was in 2005, economic circumstances curtailed development activity. Infrastructure works completed to date include a 1km road between the Clermont Road and Marlbog Road and a pumping station in the south-eastern corner of the lands.

Over 600 residential units have been completed to date, with permission granted / construction ongoing on approximately 300 units (c.900 units complete/under construction/with an extant permission). This includes Marlmount to the north of Marlbog Road, which is close to completion; Wadman Park, Green Gates Manor and Dundoogan all of which are to the south of Marlbog Road.'

'In order to support the creation of a sustainable community in this part of the town, a requirement has been included in this Plan that a neighbourhood centre with associated community uses has commenced construction prior to no more than 1,000 units in Raynoldstown Village being occupied. Planning permission shall also be granted for a community building. This building shall be designed to ensure flexibility as to its future use.

A Spot Objective reflecting this requirement is included on the Maps in Volume 2. For further details see Spot Objective E in Section 3.4.2.

This Spot Objective shall be implemented through the Development Management process, with any planning application in Raynoldstown Village required to include details of the number of residential units complete and occupied/unoccupied and the number of units under construction at the time the application is made.'

The Spot Objective is E on the relevant Dundalk Local Area Plan maps.

### **5.3. National/ Regional Plans/Policies**

The Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy (RSES) defines Dundalk as a Regional Growth Centre and an important settlement on the Dublin – Belfast Economic Corridor. There is a target for the population to reach 50,000 by 2031. Under the Section Regional Policy Objectives, the following relevant objectives refer to the development of Dundalk:

'RPO 4.19: A statutory Urban Area Plan (UAP) shall be prepared by Louth County Council for the Regional Growth Centre of Dundalk in collaboration with the EMRA. The UAP will support the development of Dundalk as an attractive, vibrant and highly accessible Regional Centre and economic driver. The UAP will identify a functional urban area and plan boundary for the plan area and strategic housing and employment development areas and infrastructure investment requirements to promote greater coordination and sequential delivery of serviced lands for development.

RPO 4.20: Promote and enhance cross-border interactions to realise the growth potential of Drogheda-Dundalk-Newry as an important cross-border network for regional development.

#### 5.4. **National Guidance**

The following is a list of Section 28 - Ministerial Guidelines considered of relevance to the proposed development. Specific policies and objectives are referenced within the assessment where appropriate.

- Design Standards for Apartments, Guidelines for Planning Authorities for Planning Authorities (DHLGH, 2025)
- Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (DoHLGH, 2024).
- Quality Housing for Sustainable Communities (DoEHLG, 2007).
- The Planning System and Flood Risk Management including the associated Technical Appendices (DEHLG/ OPW, 2009).
- Childcare Facilities Guidelines for Planning Authorities (2001).

#### 5.5. **Natural Heritage Designations**

- Dundalk Bay pNHA (Site Code 000455) is 1.44km to the south east of the subject site.
- Dundalk Bay SPA (Site Code 004026) is 1.44km to the south east of the subject site.
- Dundalk Bay SAC (Site Code 000455) is 1.6km to the south east of the subject site.

- Carlingford Mountain SAC (Site Code IE0000453) is 9.6 Km distant.
- Stabannon & Braganstown SPA (Site Code IE0004091) is 8.3 Km distant.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

The applicant has appealed the decision to refuse permission by Louth County Council. The following points are made in support of their appeal:

- This first party appeal should be read in conjunction with the third party appeals (Ref: ACP 15.323186-25 / Reg. Ref. 2560063) at present with the Coimisiún, Taken against the notification to grant issued by Louth County Council concerning an existing temporary wastewater treatment plant that Groveview builders limited is seeking to erect in Raynoldstown village to serve among others these proposed 80 dwellings.
- Also the first party appeal (Ref: ACP PL 500206 LH) By Groveview builders in the matter of 91 dwellings that are also part of the Raynoldstown village project. Currently under appeal, no decision to date.
- The site is zoned A1 – suitable for residential development and is designated as a Key Development Area in the Dundalk Local Area Plan 2025 – 2031. Planning permission was granted in 2005 (Reg. Ref. 03/1754) with a Masterplan prepared for the development of 1,450 residences alongside a supporting commercial centre, creches and a reserved National School site, all placed within a major Parkland setting. Following the receipt of planning permission, extensive infrastructure works were undertaken, and the construction of housing took place in four sectors within the overall land area of 57 hectares.
- A neighborhood facilities centre has also received permission (by way of Reg. Ref. 2460512 (Granted 10.03.2025) which comprises 3 buildings that ‘hug’ a community event gathering space. One of these buildings will accommodate a mini market with GP/medical uses above, while another will have its ground floor split between a pharmacy and a cafe / coffee outlet with dental clinics overhead. The third unit will be a purpose built 97 child place creche.

Provision has also been made to allow for the development of a community centre and a play area for children.

- The main access to the 80 houses will be by way of an entrance of the WIR (Western Infrastructure Road).
- At the present time the completion of the Dundoogan and the Green Gates Manor mini neighborhoods has allowed two of the three major public open spaces/parklands of the Raynoldstown village part of the 'parent' permission to be fully laid out, with a third already in place in Marlmount. The ongoing Drayton scheme will allow the fourth main park to be forthcoming, while permission for the 80 units would allow the residents thereof to assist in the passive supervision of this park and the neighborhood facilities centre.
- The proposed 80 houses, as part of Raynoldstown village, would be in compliance with the vision and objectives of National, Regional and Local Planning Strategies, with their focus on the sustainable provision of new homes within the existing footprint of Dundalk. The promotion of its growth its status as a Regional Growth Centre and its role as a driver within the Dublin Belfast Economic Corridor. The creation of compact and sustainable communities supported by good access to employment and supporting commercial and community facilities and with emphasis on cycling walking and public transport.
- The proposal is an integral component of the parent permission that was granted by way of Reg. Ref. 03/1754 that allowed for the overall development of the Raynoldstown village project.
- Submitted with the application is the site layout plan Drg. No. 1203-513-104, which shows the sustainable relationship that the proposed houses would have with the neighborhood facilities centre and the proposed park. Drg. No. D 1203-513-03 Indicative Masterplan Indicates the '15 minute city' status of the proposal.
- There was only one reason for refusal pertaining to no capacity in the Blackrock Waste Water Treatment Plant and that the subject proposal is premature by reference to the existing deficiencies in sewerage facilities.

However, the temporary WWTP that was sought by the applicants, Groveview Builders, and granted planning permission by LCC and currently subject to appeal (Ref: ACP 15.323186-25 / Reg. Ref. 2560063) would if permitted be used to service, temporarily, the remainder of the Raynoldstown Village not already permitted to connect directly to the Blackrock WWTP, until the planned upgrade has taken place.

- Uisce Eireann has indicated that they are in favour of this approach. They have stated that an extension to the Blackrock WWTP is included in its investment Plan and has indicated a date of Q3/Q4 2031 at the latest.
- The developer is in control of the provision of the temporary WWTP, which will be placed on its own lands, in stages in line with its building programme. It is not aspirational.
- The recent Delivering Homes, Building Communities 2025 – 2030 (DoHLGH) document indicates that a total of €11.7 billion will be invested by Uisce Eireann to support the delivery of water and wastewater services needed to facilitate housing development. Such could now allow the increase in the capacity of the Blackrock WWTP to be completed at an earlier date than outlines.
- The proposed Temporary WWTP could be removed once the connection to the Blackrock WWTP has been made, as required by the Council in its decision and the lands used for alternative uses(s).
- The developer is seeking permission in order to ensure that it can retain its skilled workforce as they continue to progress through its last available permission and to progress towards completion of Raynoldstown Village.
- It does not wish to have to reapply for permission with all the time the process takes, with possible additions if Third Party appeals are involved.
- The applicant requests that two Conditions could be included that state that:
  - ‘A new temporary waste water treatment plant (TWWTP) to be connected to this development shall be constructed and fully operational to the satisfaction of Uisce Eireann prior to any of the subject dwellings being occupied’.

‘Reason: In the interests of public health’.

- ‘The developer shall enter into wastewater and wastewater connection agreements with Uisce Eireann, prior to the commencement of development and all development shall be carried out in compliance with Uisce Eireann Standards codes and practices.’

‘Reason: In the interests of public health’.

- The proposal is in line with National Policy and the recently published NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (July 2025), that there is a need to plan for 55,000 new houses to be built per annum between 2025 and 2040 to cover both structural and unmet housing demand, though the direction given is that a total of 83,000 units per year is required.
- The recently published Delivering homes, Building Communities 2025 – 2030. An Action Plan on Housing Supply and Targeting Homelessness, outlines the need to further accelerate the supply of new homes to deliver 300,000 dwellings by 2030.
- LCC has set out a strategy for Dundalk that will seek to promote its growth to city status by 2031 with a population at that date of 50,000 – being a Regional Growth Centre serving the north-east.

## 6.2. Applicant Response

- N/A

## 6.3. Planning Authority Response

- None on File.

## 6.4. Observations

- None received

## 6.5. Further Responses

A response was received (dated 16.02.2026) from Louth County Childcare Committee (LCCC) Who wishes to highlight the continued and pressing need for early years childcare provision in the Dundalk area. It is submitted that there is currently no availability for children aged zero to three years in County Louth, with all existing services operating at full capacity and long waiting lists. Given the size of this proposed development (80 dwellings), the inclusion of a creche or provision for childcare is essential to meet the needs of families who will live there. LCCC respectfully requests that An Coimisiún Pleanála consider the inclusion of a creche as part of this development.

## 7.0 Assessment

7.1. The main issues that arise for assessment in relation to this appeal can be addressed under the following headings:

- Nature & Principle of the Development
- Wastewater Disposal
- Other Issues
  - Childcare Provision
- Appropriate Assessment (AA) Screening
- Environmental Impact Assessment (EIA)
- Water Framework Directive (WFD)

### 7.2. Nature & Principle of the Development

7.2.1. Louth County Council has raised no issues of concern in relation to the development of housing on these lands to the south of Dundalk. The reason for refusal as issued by the Planning Authority refers specifically to insufficient capacity for foul drainage and access to an effective wastewater treatment system within the lifetime of the permission. No third party concerns have been raised.

7.2.2. The proposed development is located on lands zoned “A1”, “Existing Residential” in the Louth County Development Plan 2021–2027 (as varied) with the zoning objective ‘to protect and enhance the amenity and character of existing residential

communities'. The principle of the development is acceptable subject to full site assessment and does not conflict with the underlying development plan zoning objectives. This proposal fundamentally relates to planning reference number 03/1754 (expired) which provided the overall framework for the site. The subject proposal seeks to develop an undeveloped parcel of land which was not constructed before the 10 year permission granted on 24.01.2005 expired. There is existing road infrastructure in place to access the site within the overall Master plan area for residential development as permitted under planning reference 03/1754.

7.2.3. The principle of completing the residential scheme is supported by the residential zoning of the lands. The application site (2.48 ha) forms a portion of the overall site owned by Groveview Builder's Ltd. (57 ha). The applicant has sufficient control over all lands for which the proposal necessitates in the provision of access, and delivery of services to facilitate the development. I note that the Blackrock wastewater treatment plan does not have capacity and the necessary upgrade is not scheduled to be completed until Q1 of 2030 or possibly Q4 of 2031. However, an application for a temporary wastewater treatment plant to pre-treat effluent generated from the larger Groveview development is under consideration by An Coimisiún Pleanála (PL15-323186) I have assessed the temporary wastewater treatment plant (TWWTP) application in conjunction with the subject application, and I have recommended a grant of planning permission for the TWWTP. Wastewater disposal and the planning authorities decision to refuse permission on this ground will be considered further in the following section of this report.

7.2.4. I note that all matters in respect of storm water, surface water discharge and SUDs management for the stream / watercourse / detention swale, road widths, corner radii's, turning bays, traffic calming and charging and ducting for EV's and archaeology were resolved to the satisfaction of the planning authority. No issues of concern arise in this regard.

7.2.5. The lands are suitably zoned for residential development, and I consider the development is acceptable in principle.

### 7.3. **Wastewater Disposal**

7.3.1. The one reason for refusal by Louth County Council states:

“Development of the type proposed is dependent upon a connection to the Uisce Éireann network to discharge wastewater into Blackrock Wastewater Treatment Plant (WWTP). It has been confirmed by Uisce Éireann, in correspondence to the Planning Authority dated 31<sup>st</sup> October 2025, that Blackrock WWTP does not have the capacity to cater for the proposed development and that the necessary upgrade of the existing WWTP facility is scheduled to be completed by Q4 of 2031. The Planning Authority is not satisfied that the applicant has demonstrated a sufficiently developed commitment and specific timeframe that shows that the proposed development would have access to an effective wastewater treatment system within the lifetime of the permission, if granted. In light of the foregoing it is considered that the proposed development would be premature by reference to the existing deficiency in the capacity of existing sewerage facilities, which would set an undesirable precedent for other similar developments in the surrounding area and would, therefore, be contrary to the proper planning and sustainable development of the area”.

7.3.2. I note that two reports from Uisce Éireann were issued in respect of the subject appeal case, see section 3.3 Prescribed Bodies section of this report above for full details. The report dated 6th January 2025 sought further information on the PCE which is being assessed. The report dated 31<sup>st</sup> October 2025 indicates that the applicant has engaged with UE via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility (COF) has been issued to the applicant advising that (water/ wastewater) connection(s) are feasible subject to upgrades. From information contained on the file, notably the planners report, the UE report referred to in the reason for refusal, dated 31<sup>st</sup> October 2025, relates to Reg. Ref, 24/60496 a grant of planning permission (25/08/2025) for 21 houses, by the same builder – Groveview Builders a short distance to the east abutting the Dublin Road.

7.3.3. I highlight that currently there are three applications for housing developments, by Groveview Builders Ltd. the same applicant as the subject application, currently under appeal to An Coimisiún:

- ACP.323186-25 / Reg. Ref. 2560063 No decision
- PL15.500669 LH - 25 / Reg. Ref. 2460785 - No decision
- PL15.500206 / Reg. Ref. 2460649 - No decision

7.3.4. The subject development is part of the larger Raynoldstown Village housing development which is under construction, permitted under a 10 year permission. The subject site is bounded to the north by the permitted 'Village Green' neighbourhood facilities site (ref. 24/60512) and to the south by Dundoogan and the Boulevard to the east. The development permitted on foot of Ref. Ref. 03/1754 was not fully built out. The applicants have sought and been granted planning permissions up to and including 2023 to build out parts of the 03/1754 permission. Most notably Reg. Reference 24/60512, Permission GRANTED (10.03.2025) for the neighbourhood centre and the 21 units referred to above on foot of 24/60496. They have, however, recently been refused permission for three small housing developments. PL15.500669 / LH 24/60785 for 85 housing units, & PL15.500206 / LH 24/60649 for 91 housing units and the subject application PL500399 / LH 24/60737 for 80 housing units. Which are currently on appeal all having been refused permission by LCC, inter alia, for inadequate capacity in the Blackrock WWTP and the scheduled upgrade not being scheduled until Q1 of 2030 / Q4 of 2031. PL15.500669 / LH 24/60785 refused by Louth on the 19.12.2025 states in its first reason for refusal:

- Blackrock waste water treatment plan does not have capacity and the necessary upgrade is not scheduled to be completed until Q1 of 2030. While an application for a temporary wastewater treatment plant to pre-treat effluent generated from the larger Groveview development is under consideration by An Coimisiún Pleanála (PL15-323186) there is no decision on that appeal and in this context the application would be premature pending that decision.

7.3.5. On foot of Reg. Ref. 2560063/ ACP323186-25 LCC granted planning permission for the construction of a temporary pumping station and temporary wastewater treatment plant (TWWTP), to pre-treat wastewater prior to discharging to the public sewer, along with a temporary access road via the existing approved (Reg Ref. 03/1754) vehicular access from the Western Relief Road. The plant is to be placed on 0.31 ha section of undeveloped open lands in the western part of the Village (Raynoldstown Village). As referred to above this application is currently under appeal with ACP, I am the Inspector considering all three applications (two of the housing schemes and the TWWTP) I have recommended that the Commission grant planning permission for the TWWTP and should permission be granted it would be used to service, temporarily, some 358 houses. The wastewater from the TWWTP is

to discharge into the existing sewer and into the Blackrock WWTP. The treated discharge will contain stricter conditions than the existing UÉ Blackrock WWTP. This discharge will have no impact on the performance of the Blackrock WWTP and will be a pass-through flow (i.e. no increase in load).

- 7.3.6. Uisce Eireann has indicated that they are in favour of this approach. They have stated that an extension to the Blackrock WWTP is included in its investment Plan and has indicated a date of Q3/Q4 2031 at the latest.
- 7.3.7. The developer is in control of the provision of the temporary WWTP, which will be placed on its own lands, in stages, in line with its building programme. It is not aspirational and will be subject to strict compliance with appropriate conditions.
- 7.3.8. The Government's Housing Action Plan, '*Delivering Homes, Building Communities*' seeks to deliver 300,000 new homes by 2030. To support housing delivery, the strategy sets out the need for the provision of adequate and timely infrastructure, including wastewater infrastructure, to support residential development, particularly in locations where wastewater infrastructure capacity is constrained or absent. This objective is set out in Action 1.11 of the Housing Action Plan and is further referenced in Action 15(ii) of the '*Accelerating Infrastructure Taskforce Report & Plan*'.
- 7.3.9. I consider the 'Procedural Advice Note for Planning Authorities on Developer-Led Infrastructure (DLI) Initiatives for Wastewater Services to Support Housing Delivery', March 2026. The associated circular (6<sup>th</sup> March 2026) on 'Developer Led Infrastructure (DLI) Initiative for Wastewater Services to support Housing Delivery', to be directly pertinent to the subject application.
- 7.3.10. The DLI Initiative procedural advice note states: "The absence of a centralised wastewater collection, treatment and disposal system in smaller settlements has been highlighted as a constraint on planned new housing development, in particular where such settlements are identified for new housing development in the relevant statutory development plan of the local authority. A further constraint to new housing development arises where an existing public wastewater treatment plant serving a settlement is at or exceeds its design capacity. While an increase in operational capacity may be planned or programmed for delivery in these circumstances, there

can be a time lag of several years to effect delivery of the required upgraded infrastructure”.

7.3.11. It sets out that wastewater infrastructural constraints have been identified as a limiting factor for housing delivery in settlements where existing Uisce Éireann wastewater treatment capacity is not immediately available. To address this, the Government is now enabling housing developers to deliver new wastewater infrastructure as part of their housing schemes. The Developer-Led Infrastructure (DLI) Initiative for wastewater services includes the following key coordinated elements:

- A structured partnership approach between Uisce Éireann and developers, enabling developers to construct wastewater infrastructure to Uisce Éireann standards, with transfer of ownership to Uisce Éireann for long-term operation and maintenance;
- Regulatory reform to simplify environmental authorisations for discharges from small-scale treatment facilities; and
- Specific guidance for developers from Uisce Éireann and the Environmental Protection Agency (EPA) in relation to standards and requirements.

7.3.12. A collaborative delivery model between developers and Uisce Éireann for the provision of new wastewater infrastructure is the core of the new arrangements. Under this model, the developer will finance and construct the required infrastructure in accordance with Uisce Éireann standards, with Uisce Éireann then taking ownership and responsibility for ongoing operation and regulatory compliance. The TWWTP application for temporary bridging infrastructure for a wastewater facility to enable activation of housing development, is included in the DLI initiative. This is where, by agreement with Uisce Éireann, a developer can provide a temporary wastewater solution for their housing scheme during an interim period only before a scheduled increase in the capacity or provision of Uisce Éireann infrastructure is delivered, with removal of the temporary facilities thereafter.

7.3.13. The applicant has prior to the lodging of the planning application for the TWWTP and the housing scheme for 80 houses submitted a Pre-Connection Enquiry (PCE) to UE. All of the letters of correspondence from Uisce Éireann (UE) in response to capacity for servicing housing applications in Raynoldstown Village is consistent.

UE's commitment to the TWWTP proposal is noted. In the subject case, the UE COF report, dated 31<sup>st</sup> October 2025 states in relation to Water, a connection is feasible without infrastructure upgrade by Uisce Éireann. In relation to Wastewater, the COF states a connection is feasible subject to upgrades, see section 3.3 of this report above for full details. Uisce Éireann respectfully requests any grant of permission be conditioned as follows:

- "The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.
- All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice".

7.3.14. The subject proposal is dependent upon the delivery of the TWWTP, which in my opinion is in compliance with EPA Guidance, national, regional and local planning policy and relevant European Directives. As stated above, I consider the Developer-Led Infrastructure (DLI) Initiatives for Wastewater Services to Support Housing Delivery', March 2026, to be of relevance in the subject case. Without the TWWTP, there will be no further development on the Raynoldstown Village site from a housing perspective, until the Blackrock WWTP is upgraded post 2030

7.3.15. The Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy (RSES) defines Dundalk as a Regional Growth Centre and an important settlement on the Dublin – Belfast Economic Corridor. There is a target for the population to reach 50,000 by 2031.

7.3.16. The applicant has indicated that they will accept and abide by Conditions. They suggest that the following conditions be attached to any decision to grant planning permission:

- 'A new temporary waste water treatment plant (TWWTP) to be connected to this development shall be constructed and fully operational to the satisfaction of Uisce Eireann prior to any of the subject dwellings being occupied'.

'Reason: In the interests of public health'.

- ‘The developer shall enter into wastewater and wastewater connection agreements with Uisce Eireann, prior to the commencement of development and all development shall be carried out in compliance with Uisce Eireann Standards codes and practices.’

‘Reason: In the interests of public health’.

7.3.17. I believe that subject to the TWWTP being permitted that permission should be granted for the subject development of 80 houses, with suitable enforceable conditions attached. The TWWTP should be in place prior to commencement of development of the 80 houses sought under this permission. I note the following condition attached to my recommendation to grant planning permission for the TWWTP:

3. a) If the upgrade to the public Blackrock Wastewater Treatment Plant is completed prior to the expiration of this permission, the developer shall decommission the utilities and structures granted under this permission and revert the lands back to their previous use.  
  
b) Prior to the decommissioning of the utilities and structures granted under this permission the developer shall submit written confirmation from Uisce Éireann of the connection agreement confirming the required upgrades to the Blackrock Wastewater Treatment Plant have been completed and that a direct discharge to the Blackrock Wastewater Treatment Plant can be facilitated.  
  
c) The developer shall provide for the disconnection and removal of the Temporary Bridging Infrastructure following the direct connection of the development to the public wastewater network when notified to do so by Uisce Éireann. The Connection Agreement(s) between the developer and Uisce Éireann shall specifically provide for such arrangements.  
  
d) The developer shall provide for the disconnection and removal of the Temporary Bridging Infrastructure following the direct connection of the development to the public wastewater network when notified to do so by Uisce Éireann. The Connection Agreement(s) between the developer and Uisce Éireann shall specifically provide for such arrangements.) The developer shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a connection(s) to the proposed wastewater treatment infrastructure

and adhere to the standards and conditions set out in that agreement. The Connection Agreement(s) shall also confirm the requirements for the Developer-Led Wastewater Treatment Infrastructure to be vested in Uisce Éireann. The Connection Agreement shall be in place prior to any works commencing on site in respect of the wastewater infrastructure development.

**Reason:** In the interest of public health and to provide adequate wastewater facilities.

7.3.18. From the planning history of the site and information on file I consider the if the TWWTP is granted by the Commission it would be unreasonable to refuse planning permission on grounds of insufficient capacity for foul drainage and access to an effective wastewater treatment system within the lifetime of the permission.

#### 7.4. **Other Issues:**

##### Childcare Provision

7.4.1. I note the submission from Louth County Childcare Committee (LCCC) (report dated 16.02.2026). They wish to highlight the need for early years childcare provision in the Dundalk area. LCCC respectfully requests that An Coimisiún Pleanála consider the inclusion of a creche as part of the development.

7.4.2. The subject site forms part of a residential neighbourhood, Raynoldstown Village, development granted planning permission on foot of Reg. Ref. 03/1754 (10 year permission 24.01.2005) for construction of a residential & mixed use (retail/comm./residential) dev. consisting of 1,450 dwellings, comprising 779 houses., 285 apts. in 28 no. 3 storey blocks, 76 no. commercial units comprising offices, financial institution retail units, minimarket, 1 pub & restaurant, **1 creche**, 1 community facility centre, & reserved site for primary school, **5 reserved sites for creches** & the construction of the proposed distributor road.

7.4.3. From information contained on file over 600 units have been completed and are occupied in addition to permission being granted and construction ongoing on a substantial number of properties. I note the indicative Masterplan Layout provided in Drawings No. D1203-513-103. Also, I note that on the 10.03.2025 permission was granted on foot of Reg. Ref. 24/60512, to Groveview Builders for the construction of neighbourhood facilities in three number two storey detached buildings, see planning

history section 4.0 of this report above. It includes in 'Building 3': A creche facility in two floors with a total floor area of c. 922m sq. on previously approved creche site (Ref. No: 22966).

- 7.4.4. I consider that the proposed development of 80 houses on the subject lands is in line with the Masterplan for the Raynoldstown Village development and to the parent 10 year permission Reg. Ref. 03/1754. Cognisance being had to section 13.8.26 Childcare Facilities in New Residential Developments in the Louth County Development Plan 2021 – 2027 (as varied), to Spot Objective E in Section 3.4.2 in the Dundalk LAP 20255 – 2031, to the Childcare Facilities Guidelines for Planning Authorities, June 2001 and given the recent grant of permission for the neighbourhood facilities incl. a substantial creche facility, I consider it would be unreasonable to refuse permission for the subject development for 80 houses, on the basis that it does not include a creche.

## **8.0 Appropriate Assessment Screening**

- 8.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 8.2. The development is located on a greenfield site to the south of Dundalk and which forms part of the overall Raynoldstown development lands. There are no structures on site. A small stream flows on a north to south axis to the eastern side of the site. A detention swale is located to the south, granted planning permission under 03/1754 and 08/1309 for Dundoogan housing development.
- 8.3. The closest European Sites, part of the Natura 2000 Network, are:
- Dundalk Bay SPA (Site Code 004026) is 1.44km to the south east of the subject site.
  - Dundalk Bay SAC (Site Code 000455) is 1.6km to the south east of the subject site.
- 8.4. In screening the need for Appropriate Assessment, it was determined that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on Dundalk Bay SAC and Dundalk Bay SPA in view of the conservation objectives of those sites and that

Appropriate Assessment under the provisions of S177U/ 177AE is therefore not required.

8.5. This determination is based on:

- the scale and nature of the development,
- distance from European site,
- the AA screening determination, see Appendix 3,
- the lack of impact mechanisms that could significantly undermine the conservation status of qualifying interests,
- Decision to grant planning permission for application Ref. ACP.323186 for construction of a temporary foul sewer pumping station and wastewater treatment plant.
- No mitigation measures, other than standard measures, were required to reach the conclusion.

## 9.0 **Environmental Impact Assessment (EIA)**

9.1. Council Directive 85/337/EEC (as amended) on the assessment of the effects of certain public and private projects on the environment ('the EIA Directive') is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of their environmental effects prior to development consent being given. The latest amendments to the EIA Directive are provided for under Directive 2014/52/EU and Circular letter PL 1/2017. The proposed development is a development type listed under Part 1 or Part 2 of Schedule 5 of the Planning & Development Regulations (PDR) 2001 (as amended), however, it is considered a sub-threshold development for the purposes of Schedule 7 PDR.

9.2. Under Part 2, Schedule 5 of the Planning and Development Regulations, the development is classed as 10(b)(iv) urban development. The proposed development is located in a built up area and has a stated area of 2.48 hectares. The proposed development is sub-threshold for mandatory EIA as the site area is less than 10 hectares and less than 500 units are to be provided as per 10(b)(i).

9.3. Based on information provided and having considered the nature, size and location of the development, there is no real likelihood of significant effects on the environment and as such a mandatory EIS/EIAR is not required in this instance. See Appendix 1 Pre-Screening EIAR attached to this report.

## 10.0 Water Framework Directive

10.1. The Haggardstown Stream flows on a north to south axis along the eastern side of the site. The proposed development consists of the development of 80 houses, open space and all associated site works on lands to the south of Dundalk.

10.2. I have assessed the development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. I have undertaken a WFD Impact Assessment Stage 1: Screening and which is included in Appendix 3 after my report. This assessment considered the impact of the development on:

- Louth (IEGBNI\_NB\_G\_019) - Groundwater
- Haggardstown\_010 (IE\_NB\_06H080570) – Stream to the east of the site.
- Inner Dundalk Bay (IE\_NB\_040\_0100) – 1.5km to the south east of the site.

10.3. The impact from the development was considered in terms of the construction and operational phases. Through the nature of the development and measures taken to protect the stream, all potential impacts can be screened out. There is concern about the development and the lack of capacity in the foul drainage network, which may impact on Dundalk Inner Bay. Submitted information indicates that a temporary system would be required until such time as the Blackrock WWTP is upgraded with suitable capacity to serve this development. Again, I highlight my recommendation to grant planning permission in respect to ACP 323186-25 for a temporary foul sewer pumping station and wastewater treatment plant, also before the Commission. Should the temporary system be granted the applicant has written confirmation from UE that the subject development proposal, would be in compliance with Uisce Éireann requirements.

## **Conclusion**

10.4. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

## **11.0 Recommendation**

11.1. I recommend that permission be Granted.

## **12.0 Reasons and Considerations**

Having regard to:

- The sites planning history;
- Decision to grant planning permission for application Ref. ACP.323186 for construction of a temporary foul sewer pumping station and wastewater treatment plant.
- The policies and objectives in the Louth County Development Plan 2021 – 2027 (as varied) and the Dundalk Local Area Plan 2025 - 2031;
- Pattern of existing development in the area;
- The Rebuilding Ireland Action Plan for Housing and Homelessness 2016;
- Regional Spatial and Economic Strategy for the Eastern and Midland Region, 2019 – 2031;
- The provisions of Housing for All – A New Housing Plan for Ireland issued by the Department of Housing, Local Government and Heritage in September 2021
- Project Ireland 2040 National Planning Framework (First Revision), provided by the Department of Housing, Local Government and Heritage in April 2025.

- ‘Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities’, published by the Department of Housing, Local Government and Heritage in January 2024
- The Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2013;
- The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’) 2009;
- The ‘Wastewater Treatment Manual: Treatment Systems for Small Communities, Business, Leisure Centres and Hotels (Environmental Protection Agency, 1999)’
- Urban Wastewater Treatment in 2024, EPA
- Procedural Advice Note for Planning Authorities Developer-Led Infrastructure (DLI) Initiative for Wastewater Services to support Housing Delivery, March 2026, DHLG&H.
- Submissions and observations received; and
- Chief Executives Report.

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of wastewater treatment and pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 13.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 21<sup>st</sup> October 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
3.	<p>The developer shall comply with all requirements of the planning authority in relation to roads, access, lighting and parking arrangements, including facilities for the recharging of electric vehicles. In particular:</p> <p>(a) The roads and traffic arrangements serving the site (including signage) shall be in accordance with the detailed requirements of the Planning Authority for such works and shall be carried out at the developer's expense.</p> <p>(b) The roads layout shall comply with the requirements of the Design Manual for Urban Roads and Streets, in particular carriageway widths and corner radii,</p> <p>(c) The materials used in any roads / footpaths provided by the developer shall comply with the detailed standards of the Planning Authority for such road works,</p> <p>(d) Parking shall be reserved for residents of the proposed development only.</p>

	<p>(e) The delivery and routing of materials to the site during the construction phase shall be organised so that deliveries do not conflict with the morning or evening periods of peak school traffic flow.</p> <p>(f) A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.</p> <p><b>Reason:</b> In the interest of traffic safety and convenience.</p>
4.	<p>Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and wastewater collection network.</p> <p><b>Reason:</b> In the interest of public health and to ensure adequate water/wastewater facilities.</p>
5.	<p>The new pumping station and temporary waste water treatment plant (TWWTP) permitted under ACP-323186-25 shall be connected to this development and shall be constructed and fully operational to the written satisfaction of Uisce Eireann prior to any of the subject dwellings being occupied.</p> <p><b>Reason:</b> In the interests of public health.</p>
6.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health and surface water management.</p>
7.	<p>Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to</p>

	<p>adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be submitted to and agreed in writing with the planning authority and shall be made available for inspection at site offices at all times.</p> <p><b>Reason:</b> In the interest of sustainable waste management.</p>
8.	<p>(a) The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall provide, inter alia: details and location of proposed construction compounds, details of intended construction practice for the development, including hours of working, noise and dust management measures, details of arrangements for routes for construction traffic, parking during the construction phase, and off-site disposal of construction/demolition waste. Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.</p> <p>(b) Noise monitoring locations for the purposes of the construction phase of the proposed development shall be agreed in writing with the planning authority prior to commencement of any development on site.</p> <p>(C) Prior to the commencement of development, the developer shall submit details of site specific measures to minimise the risk of water pollution during the construction stage to the Planning Authority for written agreement. The submission shall demonstrate compliance with guidance document “Control of water pollution from construction sites- Guidance for consultants and contractors” published by the Construction Industry Research and Information Association (CIRIA C532) or similar approved. In particular there must be adequate measures in place to prevent the discharge or overflow of contaminated rainwater during construction and operation</p> <p><b>Reason:</b> In the interest of residential amenities, public health and safety, and environmental protection.</p>

9.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1600 hours on Saturdays, and not at all on Sundays and public holidays.</p> <p>Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.</p> <p><b>Reason:</b> In order to safeguard the amenities of property in the vicinity.</p>
10.	<p>a) The landscaping scheme shown on drawing number D1203-513-107, as submitted to the planning authority on the 27/11/2024 shall be carried out within 12 months of the date of commencement of development.</p> <p>b) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>(c)The developer shall retain the services of a suitably qualified Landscape Architect throughout the duration of the site development works. The developer’s Landscape Architect shall certify to the planning authority by letter his/her opinion on compliance of the completed landscape scheme with the approved landscape proposal within six months of substantial completion of the development hereby permitted. Site clearance works, including the removal of existing vegetation, is not permitted during the bird nesting season (March 1st to August 31st).</p> <p><b>Reason:</b> To ensure a satisfactory completion and maintenance of the development in the interests of residential amenity and in the interests of protecting the environment.</p>
11.	<p>Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development/installation of lighting.</p> <p><b>Reason:</b> In the interests of amenity and public safety</p>

12.	<p>No signage, advertisement or advertisement structure (including that which is exempted development under the Planning and Development Regulations, 2001 (as amended)), other than those shown on the drawings submitted with the application, shall be erected or displayed on the buildings or within the curtilage of the site unless authorised by a further grant of planning permission.</p> <p><b>Reason:</b> In the interest of visual amenity</p>
13.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.</p> <p><b>Reason:</b> In the interest of visual and residential amenity.</p>
14	<p>Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signs, and unit numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).</p> <p><b>Reason:</b> In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.</p>
15.	<p>Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may</p>

	<p>be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.</p> <p><b>Reason:</b> To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.</p>
16.	<p>The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> To ensure the satisfactory completion and maintenance of this development.</p>
17.	<p>Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.</p> <p><b>Reason:</b> To ensure the satisfactory completion of the development.</p>
18.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the</p>

<p>planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
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I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Fiona Fair  
Senior Planning Inspector  
06/05/2026

**Appendix 1 - Form 1**  
**EIA Pre-Screening**

<b>An Coimisiún Pleanála Case Reference</b>	PL-500399-LH		
<b>Proposed Development Summary</b>	Construction of 80 houses, boundary treatment, landscaping and all associated site works.		
<b>Development Address</b>	Lands to the East of the Western Relief Road South of Wadman Park, Raynoldstown Village Haynestown, Dundalk Co. Louth		
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b> (that is involving construction works, demolition, or interventions in the natural surroundings)	<b>Yes</b>	√	
<b>2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?</b>			
<b>No</b>	√		Not a development under Class 1.
<b>3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?</b>			
		<b>Threshold</b>	<b>Comment (if relevant)</b>
<b>No</b>		N/A	
<b>Yes</b>		<b>Part 2 - Class 10.</b> Infrastructure projects (b) (i) Construction of more than 500 dwelling units. – subthreshold – only 80 units proposed.	Subthreshold in terms of (b)(i) and (b)(iv).  Proceed to Q.4

		(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. – subthreshold – Site area is 2.48 hectares and is not within a business district.		
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<b>4. Has Schedule 7A information been submitted?</b>		
<b>No</b>	√	<b>Preliminary Examination required</b>

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

**Appendix 2**  
**Form 2 - EIA Preliminary Examination**

<b>Case Reference</b>	
<b>Proposed Development Summary</b>	Construction of 80 houses, landscaping, boundary treatment and all associated site works.
<b>Development Address</b>	Lands to the East of the Western Relief Road, south of Wadman Park, Raynoldstown Village, Haynestown, Dundalk, Co. Louth.
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<b>Characteristics of proposed development</b>  (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	Construction of 80 units in the form of houses, providing for three and four bedroom units.  The site is accessed via the existing approved vehicular and pedestrian access from the Western Relief Road to the west and the Dublin Road via the Boulevard to the east.  Materials and construction methods would be typical of a project of this nature.  Nuisance may occur due to noise, dust and construction vehicles but would be short term.  Pollution of water courses during the construction and operational phase of the development, however standard mitigation measures & CEMP will be employed.  No accidents/ disasters are foreseen.
<b>Location of development</b>  (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity	The development is located on a greenfield site to the south of Dundalk and which forms part of the overall Raynoldstown development lands. There are no structures on site. A small stream 'Haggardstown Stream' flows on a north to south axis to the eastern side of the site, at its closest point some 35 m distant. There is detention swale, grated planning permission in conjunction with Reg. Ref. 03/1754 & 09/1309 Dundoogan housing estate to the south of the site.

<p>of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>There are no designated sites within or adjacent to this site.</p>
<p><b>Types and characteristics of potential impacts</b></p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>No significant effects are foreseen on environmental sites. The proposed development will have a long-term beneficial impact through the provision of additional housing in Dundalk.</p>
<p><b>Conclusion</b></p>	
<p><b>Likelihood of Significant Effects</b></p>	<p><b>Conclusion in respect of EIA</b></p>
<p><b>There is no real likelihood of significant effects on the environment.</b></p>	<p><b>EIA is not required.</b></p> <p>The proposed development has been subject to preliminary examination for environmental impact assessment.</p> <p>Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.</p>

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

### Appendix 3

Screening for Appropriate Assessment Test for likely significant effects	
<b>Brief description of project</b>	<p>This application seeks permission for the construction of 80 no. dwellings. The site forms part of a much larger on-going development known as Raynoldstown Village, which is currently under construction. The Raynoldstown development lands are located to the south of Dundalk. The subject site is bounded to the north by the proposed 'Village Green' neighbourhood facilities site (ref. 24/60512) and to the south by Dundoogan and the Boulevard to the east. There are currently no structures on site. A small stream (Haggardstown Stream) flows a short distance to the east of the site.</p> <p>The area is served by public water supply and foul drainage, however, the Blackrock WWTP is at capacity and works necessary for its upgrade will not be complete until 2030/ 2031.</p> <p>The applicants have stated that they 'have engaged with UE and a temporary wastewater treatment system has been designed. A separate planning application is concurrently with ACP (ACP-323186-25 – no decision at present 06/05/2026) it is proposed to install a temporary pumping station and temporary wastewater treatment plant, as per Irish water upgrade requirements. The TWWTS if permitted could cater for some 358 residential units</p> <p>The Temporary Foul Pumping Station will pump effluent from Wadman Park and the proposed developments applied under planning permission application reference numbers, 2460785 (85 units), <b>2460737 (80 units – the subject application)</b> and 2460649 (91 Units) and any future planning applications of the site to the temporary wastewater treatment system.</p> <p>The proposed TWWTP would not significantly increase any additional source of potential environmental impacts that have already been evaluated in the AA for the permitted and proposed housing schemes surrounding the TWWTP, on the applicants' lands, including, inter alia, land take, resource requirements, emissions, or construction, operational impacts.</p>
<b>Brief description of development site</b>	<p>Four European Sites, comprising two SACs and two SPAs occur within the wider area surrounding the project site. All other European Sites are located at a</p>

<p><b>characteristics and potential impact mechanisms</b></p>	<p>remote distance from the project site. European sites located in proximity to the subject site include:</p> <ul style="list-style-type: none"> <li>• Carlingford Mountain SAC, Site Code: 000453, 9.6Km distant</li> <li>• Dundalk Bay SAC, Site Code:000455, 1.6Km distant.</li> <li>• Dundalk Bay SPA, Site Code:004026, 1.44Km distant.</li> <li>• Stabannon &amp; Braganstown SPA: Site Code:004091, 8.3Km distant.</li> </ul> <p>Potential Impact Mechanisms include:</p> <ul style="list-style-type: none"> <li>• Release of dust during demolition and construction phases.</li> <li>• Noise and traffic nuisance during demolition, construction and operational phases.</li> <li>• Pollution of water courses during the construction and operational phase of the development.</li> </ul> <p>Given the distance between the subject site and Stabannon &amp; Braganstown SPA: Site Code:004091 and Carlingford Mountain SAC, Site Code: 000453 and the lack of a pathway between them, I am satisfied that both of these site can be screened out.</p> <p>The Project is located c.1.5 Km from Dundalk Bay SAC (000455) and Dundalk Bay SPA (004026). Therefore, there is no potential for loss or alteration of QI listed habitats as a result of the Proposed Development.</p> <p>The proposed development is located a short distance to a water course (Haggardstown Stream some 35m at its closest point). The most likely source of negative impacts are associated with impacts on surface/ ground water quality. The water course discharges to Dundalk Bay SAC &amp; SPA approximately 1.5km from the application site. Any impact on the water quality of this watercourse or hydrological regime could have an impact on the water quality of Dundalk Bay and the Conservation objectives of the European sites associated with Dundalk Bay.</p> <p>I note that the subject development is dependent upon the TWWTP (subject to 323186-25 concurrently under appeal with ACP). It is proposed that the wastewater discharge from the subject 80 no. houses is to the TWWTP which will discharge treated wastewater to the existing sewer and into the Blackrock WWTP and NOT to a waterbody / the nearby stream. The discharge from</p>
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the TWWTP will have no impact on the performance of the Blackrock WWTP as it will be a pass-through flow (i.e. no increase in load).

UÉ issued the applicant with a Confirmation of Feasibility (COF) letter (dated 31<sup>st</sup> October 2025) for the proposed development, which specified that prior to necessary upgrade to the Blackrock WWTP that there is a requirement for onsite treatment being provided by the developer, that would result in the same Emission Limit Values (ELV's) being achieved as those of the Blackrock Wastewater Treatment Plant (WWTP). In addition, it was also specified as a requirement for the temporary WWTP to treat Ammonia. This is in line with the COF letter issued by UE in respect of the TWWTP. The temporary treatment plant, if permitted, will contain stricter conditions than the existing UÉ Blackrock WWTP.

The Haggardstown Stream does not directly abut the application site, however, it runs a short distance to the east.

I note that the applicant's agent in response to a request for further information (RFI) relating to soil permeability testing (Point 2); SuDS management proposals for a number of houses and design calculations for the adjacent stream and its clearing (Point 3) sets out that soil permeability testing has been carried out to determine the infiltration characteristics of the site. The permeable paving has been designed based on the infiltration tests. It is proposed that 50% of the roof area of the houses will drain from the roof into downpipes and into subgrade attenuation beneath permeable paving. The remaining 50% will enter the relevant Storm Network.

House Numbers 1-7 and 14-20 in the southern section of the proposed development discharge into an existing Detention Swale as detailed on drawing number C1203, The detention swale was constructed under planning permission reference number 03/1754 & 08/1309 and was designed with spare capacity to cater for a catchment area to the North of it. This is detailed with the engineering report accompanying the original planning application submission 2460737.

There is no stream at this location, this is a detention Swale and was detailed on the recent taking in charge drawings for Dundoogan. The swale has naturalized and there are no proposals for cleaning of the swale. As this is a swale liaising with the Office of Public

Works (OPW) and Inland Fisheries is not required and Section 50 approval under the Arterial Drainage Act, 1945 from the Office of Public Works is not required. The proposed head wall will be constructed in accordance with the attached TII CC-SCD-00553-01. Previously approved drawing 4224 C1210 shows the typical cross sections of the Swale, the drainage design calculations are detailed with the engineering report accompanying the original planning application submission 2460737.

The outlet from the swale was installed under 03/1754 and 08/1309 including headwall, grill and silt trap as detailed on drawing number C1203. The headwall is not proposed to have access arrangement (steps/handrails) to allow for future maintenance as this would encourage children to access the swale area and be a health and safety risk. The Headwall is to be installed in accordance with CC-SCD-00553-01.

I note that runoff from all surfaces of the proposed internal roads and footpaths will drain through proposed road gullies into the proposed gravity surface water pipeline networks located within internal road network. Surface water pre-treatment will be provided through road gullies consisting of silt traps and roof gullies traps before surface water enters the pipeline network. The water quality entering the proposed pipeline network will be improved.

It is proposed to use permeable paving blocks (Hydropave or similar) as a finished surface for all driveways. Hydropave is an infiltration system which allows the entry of water directly into the ground below the pavement. The paving is constructed on hardcore with a typical void ratio of 40%. This allows the temporary storage of the surface water before it infiltrates into the ground. The permeable paving is considered to be a highly effective way in which to treat water quantity and quality for the removal of solids, heavy metals and minerals.

I note that modern best practices aim to replicate natural processes by slowing, storing, and filtering water, rather than directing it straight to sewers or watercourses.

I consider that the employment of standard engineering measures and the construction and waste management plan (C&WMP) will ensure that any possible indirect effects from the site works on the European Sites will

	<p>be negligible and do not give rise to any reasonable scientific doubt regarding potential adverse effects.</p> <p>Construction works are confined to the area specified. Site specific conservation objectives (SSCO) have been compiled for the Dundalk Bay SAC (NPWS, 2011) and are outlined below in this AA Screening Report. The SSCO compiled for the Dundalk Bay SPA (NPWS, 2011) are also outlined.</p> <p>I have applied the source-pathway-receptor model in determining possible impacts and effects of the proposed development. The proposed development will not result in any direct effects on any European Site.</p> <p>In carrying out my assessment I have had regard to the nature and scale of the project, the distance from the site to Natura 2000 sites, and any potential pathways which may exist from the development site to a Natura 2000 site, aided in part by the EPA Appropriate Assessment Tool (<a href="http://www.epa.ie">www.epa.ie</a>), as well as by the information on file, and I have also visited the site.</p> <p>As set out in the preceding section of this assessment, there are potential indirect effects resulting from deterioration in water quality, arising from construction activities and discharge of foul and surface water. However, the employment of standard engineering measures and the construction and waste management plan (C&amp;WMP) will ensure that any possible indirect effects from the site works on the European Sites will be negligible and do not give rise to any reasonable scientific doubt regarding potential adverse effects.</p>
<b>Screening report</b>	No
<b>Natura Impact Statement</b>	No
<b>Relevant submissions</b>	No
<p><b>Step 2. Identification of relevant European sites using the Source-pathway-receptor model</b></p> <p>The proposed development is not located within or adjacent to any designated site. therefore, the proposed development would not result in any direct effects such as habitat loss on any European Site.</p>	

European Site (code)	Qualifying interests and conservation objectives	Distance from proposed development	Ecological connections	Consider further in screening Y/N
Dundalk Bay SAC (000455)	<p>Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Perennial vegetation of stony banks [1220] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410]</p> <p>Conservation objectives – refer to NPWS Conservation Objectives Dundalk SAC and Dundalk SPA, Dept. Arts, Heritage and the Gaeltacht, 19 July 2011, version 1.0</p>	1.5km to the east of the subject site.	<p>There is a watercourse to the eastern side of the site, Haggardstown Stream which discharges to Dundalk Bay. There is a detention swale to the south to which the surface water pipe network connects. Therefore, there is an indirect hydrological link.</p> <p>Specific measures on SUDs management and on-site storage to limit any emergency overflows and specific measures to minimise the risk of water pollution during the construction stage.</p> <p>While there is an indirect hydrological connection, via Haggardstown Stream. Surface water will be treated on site through proposed SUDs measures as standard for development of this nature.</p> <p>In particular there will be adequate measures in place to prevent the discharge or overflow of contaminated</p>	<b>N</b>

			<p>rainwater during construction and operation.</p> <p>There is an indirect hydrological pathway to this SAC via foul wastewater. The discharge from the subject development will be to the temporary WWTP. The treated discharge would be into the existing sewer and into the Blackrock WWTP.</p> <p>The subject development is dependent upon the TWWTP which will contain stricter conditions than the existing UÉ Blackrock WWTP and will be a pass-through flow (i.e. no increase in load).</p>	
Dundalk Bay SPA (004026)	<p>Great Crested Grebe (<i>Podiceps cristatus</i>) [A005]          Greylag Goose (<i>Anser anser</i>) [A043]          Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]          Shelduck (<i>Tadorna tadorna</i>) [A048]          Teal (<i>Anas crecca</i>) [A052]          Mallard (<i>Anas platyrhynchos</i>) [A053]          Pintail (<i>Anas acuta</i>) [A054]          Common Scoter (<i>Melanitta nigra</i>) [A065]          Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</p>	1.5 km to the east of the subject site.	<p>There is a watercourse to the eastern side of the site, Haggardstown Stream and which discharges to Dundalk Bay, and there is a detention swale to the south therefore there is an indirect hydrological connection.</p> <p>Surface water will be treated on site through proposed SUDs measures as standard for the development of this nature.</p>	<b>N</b>

	<p>Oystercatcher (Haematopus ostralegus) [A130]  Ringed Plover (Charadrius hiaticula) [A137]  Golden Plover (Pluvialis apricaria) [A140]  Grey Plover (Pluvialis squatarola) [A141]  Lapwing (Vanellus vanellus) [A142]  Knot (Calidris canutus) [A143]  Dunlin (Calidris alpina) [A149]  Black-tailed Godwit (Limosa limosa) [A156]  Bar-tailed Godwit (Limosa lapponica) [A157]  Curlew (Numenius arquata) [A160]  Redshank (Tringa totanus) [A162]  Black-headed Gull (Chroicocephalus ridibundus) [A179]  Common Gull (Larus canus) [A182]  Herring Gull (Larus argentatus) [A184]  Wetland and Waterbirds [A999]</p> <p>Conservation objectives – refer to NPWS Conservation Objectives Dundalk SAC and Dundalk SPA, Dept. Arts, Heritage and the Gaeltacht, 19 July 2011, version 1.0</p>		<p>As stated above. there is an indirect hydrological pathway to this SAC via foul wastewater.</p> <p>The discharge from the proposed housing development is to the temporary WWTP. The housing development is dependent upon the TWWTP. The treated discharge would be into the existing sewer and into the Blackrock WWTP.</p> <p>The subject development is dependent upon the TWWTP which will contain stricter conditions than the existing UÉ Blackrock WWTP and will be a pass-through flow (i.e. no increase in load).</p>	
<p>Carlingford Mountain SAC (000453)</p>	<p>Northern Atlantic wet heaths with Erica tetralix [4010]  European dry heaths [4030]  Alpine and Boreal heaths [4060]  Species-rich Nardus grasslands, on siliceous substrates in mountain</p>	<p>9.6 km to the north east of the subject site.</p>	<p>No direct hydrological or ecological connections.</p>	<p><b>N</b></p>

	<p>areas (and submountain areas, in Continental Europe) [6230]</p> <p>Blanket bogs (* if active bog) [7130]</p> <p>Transition mires and quaking bogs [7140]</p> <p>Alkaline fens [7230]</p> <p>Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110]</p> <p>Calcareous rocky slopes with chasmophytic vegetation [8210]</p> <p>Siliceous rocky slopes with chasmophytic vegetation [8220]</p> <p>Conservation objectives – refer to NPWS Conservation Objectives Carlingford Mountain SAC, Dept. Arts, Heritage and the Gaeltacht, 17 Dec 2021, version 1.0</p>			
Stabannan-Braganstown SPA (004091)	<p>Greylag Goose (Anser anser) [A043]</p> <p>Conservation objectives – refer to NPWS Conservation Objectives Stabannan-Braganstown SPA, Dept. Arts, Heritage and the Gaeltacht, 15<sup>th</sup> Nov 2022, version 1.0</p>	8.3 km to the south west of the subject site.	No direct hydrological or ecological connections.	<b>N</b>
<p><b>Step 3. Describe the likely effects of the project (if any, alone <u>or</u> in combination) on European Sites</b></p> <p>In terms of Carlingford Mountain SAC and Strabannan-Braganstown SPA, there are no direct or indirect impacts foreseen.</p>				

There is a indirect hydrological connection, via Haggardstown Stream and a detention swale, to the Dundalk Bay SAC and Dundalk Bay SPA and an indirect hydrological pathway to this SAC via foul wastewater.

Surface water will be treated on site through proposed SUDs measures as standard for development of this nature. There will be adequate measures in place to prevent the discharge or overflow of contaminated rainwater during construction and operation.

The wastewater discharge would be into a proposed sewer to the TWWTP, and the treated discharge would be to the Blackrock WWTP which discharges to Dundalk Bay. The TWWTP will contain stricter conditions than the existing UÉ Blackrock WWTP and will be a pass-through flow (i.e. no increase in load).

With standard mitigation no significant likely potential direct or indirect impacts, alone or in combination, on Dundalk Bay SAC and Dundalk Bay SPA during the construction and operational phases of this development is foreseen.

**AA Screening matrix**

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Dundalk Bay SAC (000455)	<p><u>Direct</u></p> <p>There will be no direct impact on the SAC or its QIs as it is located entirely outside of the footprint of the proposed developmental site. Due to the distance of 1.5km, the nature and scale of the project, no direct effects on the terrestrial QI features are identified.</p> <p><u>Indirect:</u></p> <p><b>There is a possible hydrological connection to Dundalk Bay</b></p>	No

**through the Haggardstown Stream which is located to the east of the subject site and which discharges to Dundalk Bay.**

Potential indirect effects resulting from deterioration in water quality arising from construction activities and discharge of foul and surface water was considered. In order to comply with Policies and Objectives of the Louth County Development Plan standard construction phase surface water management measures, will be implemented for the project during its construction phase. These measures are standard measures that are implemented at construction sites to prevent the generation and release of contaminate surface water runoff. These measures relate to SUDs management, on-site storage to limit any emergency overflows, erosion and sediment control and the release of contaminating substances used during the construction phase.

**There is an indirect connection through the public foul drainage system.**

The wastewater discharge would be into a proposed sewer to the TWWTP, and the treated discharge

	<p>would be to the Blackrock WWTP which discharges to Dundalk Bay.</p> <p>The Blackrock WWTP is at capacity and upgrade works will not be complete before 2030 / 2031.</p> <p>The 2024 EPA report, 'Urban Wastewater Treatment in 2024' on Wastewaters does not include Blackrock as a 'problem' plant.</p> <p>However, the Uisce Éireann Wastewater Treatment Capacity Register, published in August 2025, indicates that the Blackrock WWTP (Reg. No. D0188) is "Red" and that a WWTP Project is planned/underway. • Red = no spare capacity available at present.</p> <ul style="list-style-type: none"><li>• UÉ issued the applicant with a Confirmation of Feasibility (COF) letter for the proposed development, which specified the requirement for onsite treatment being provided, that would result in the same Emission Limit Values (ELV's) being achieved as those of the Blackrock Wastewater Treatment Plant (WWTP). In addition, it was also specified as a requirement to treat Ammonia.</li></ul> <p>It is noted that the subject development is dependent upon the</p>	
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	<p>TWWTP which will contain stricter conditions than the existing UÉ Blackrock WWTP and will be a pass-through flow (i.e. no increase in load).</p> <p>The employment of standard engineering measures and the construction and waste management plan will ensure that any possible indirect effects from the site works on the European Sites will be negligible and do not give rise to any reasonable scientific doubt regarding potential adverse effects.</p>	
	<p><b>Likelihood of significant effects from proposed development (alone): N</b></p>	
<p>Dundalk Bay SPA (004026)</p>	<p><u>Direct.</u></p> <p>There will be no direct impact on the SPA or its QIs as it is located entirely outside of the footprint of the proposed developmental site. Due to the distance of 1.5km, the nature and scale of the project, no direct effects on the terrestrial QI features are identified.</p> <p><u>Indirect:</u></p> <p><b>There is a hydrological connection to Dundalk Bay through the Haggardstown Stream which is located to the east of the subject site and which discharges to Dundalk Bay.</b></p>	<p>No.</p>

	<p>Potential indirect effects resulting from deterioration in water quality arising from construction activities and discharge of foul and surface water was considered. In order to comply with Policies and Objectives of the Louth County Development Plan standard construction phase surface water management measures, will be implemented for the project during its construction phase. These measures are standard measures that are implemented at construction sites to prevent the generation and release of contaminate surface water runoff. These measures relate to SUDs management, on-site storage to limit any emergency overflows, erosion and sediment control and the release of contaminating substances used during the construction phase.</p> <p><b>There is an indirect connection through the public foul drainage system.</b></p> <p>The wastewater discharge would be into a proposed sewer to the TWWTP, and the treated discharge would be to the Blackrock WWTP which discharges to Dundalk Bay.</p>	
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	<p>The Blackrock WWTP is at capacity and upgrade works will not be complete before 2030 / 2031.</p> <p>The 2024 EPA report, 'Urban Wastewater Treatment in 2024' on Wastewaters does not include Blackrock as a 'problem' plant.</p> <p>However, the Uisce Éireann Wastewater Treatment Capacity Register, published in August 2025, indicates that the Blackrock WWTP (Reg. No. D0188) is "Red" and that a WWTP Project is planned/underway. • Red = no spare capacity available at present.</p> <ul style="list-style-type: none"><li>• UÉ issued the applicant with a Confirmation of Feasibility (COF) letter for the proposed development, which specified the requirement for onsite treatment being provided, that would result in the same Emission Limit Values (ELV's) being achieved as those of the Blackrock Wastewater Treatment Plant (WWTP). In addition, it was also specified as a requirement to treat Ammonia.</li></ul> <p>It is noted that the subject development is dependent upon the TWWTP which will contain stricter conditions than the existing UÉ Blackrock WWTP and will be a pass-</p>	
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	<p>through flow (i.e. no increase in load).</p> <p>The employment of standard engineering measures and the construction and waste management plan will ensure that any possible indirect effects from the site works on the European Sites will be negligible and do not give rise to any reasonable scientific doubt regarding potential adverse effects</p>	
	<p><b>Likelihood of significant effects from proposed development (alone): N</b></p>	
<p>In the absence of appropriate mitigation measures, the objective to restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC and the SPA have been selected may be difficult to achieve.</p>		
<p><b>Step 4 Conclude if the proposed development could result in likely significant effects on a European site</b></p>		
<p>The employment of standard engineering measures and the construction and waste management plan will ensure that any possible indirect effects from the site works on the European Sites will be negligible and do not give rise to any reasonable scientific doubt regarding potential adverse effects. Construction works are confined to the area specified. Furthermore, given that nature and scale of the proposed development and separation distances involved, I am satisfied that it will not have an impact on any European site by reason of wastewater discharge, noise, emissions, lighting, and human activity/disturbance. Therefore, it is reasonable to conclude that on the basis of the information on the file, which I consider adequate in the order to issue a screening determination, that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on any European Sites, in view of the sites conservation objectives and a stage 2 AA is not therefore required.</p>		

## Appendix 5: Water Framework Directive

<b>WFD IMPACT ASSESSMENT STAGE 1: SCREENING</b>			
<b>Step 1: Nature of the Project, the Site and Locality</b>			
<b>An Coimisiún Pleanála ref. no.</b>	<b>PL-500399-LH-25</b>	<b>Townland, address</b>	Raynoldstown Village, Haynestown, Dublin Road, Dundalk, Co. Louth.
<b>Description of project</b>		Construction of 80 no. dwellings and all other site works.	
<b>Brief site description, relevant to WFD Screening</b>		<p>The development is located on undeveloped grounds to the south of Dundalk and which forms part of the overall Raynoldstown development lands. There are no structures on site, it is fenced off and construction of housing, roads and services is underway on adjoining lands which form part of the Reynoldstown Village scheme.</p> <p>A small stream flows on an east to west axis to eastern side of the site and a detention swale is located to the south.</p>	

<b>Proposed surface water details</b>	Surface water to be disposed of on site/ into the public surface water drainage system.
<b>Proposed water supply source &amp; available capacity</b>	Public Supply – For Dundalk, the Uisce Éireann Capacity Register dated August 2025, and accessed on the 5 <sup>th</sup> May 2026, indicates that there is ‘Capacity Available – LoS improvement required’.
<b>Proposed wastewater treatment system &amp; available capacity, other issues</b>	<p>The subject proposal is for 80 houses the Blackrock Wastewater Treatment Plant is currently at capacity and planned upgrade works are forecast for 2030 / 2031. The Uisce Éireann Capacity Register dated August 2025, and accessed on the 5<sup>th</sup> May 2026, indicates that the available capacity for the Blackrock WWTP is Red, but a ‘WWTP Project is planned/ is underway’. Red means there is no spare capacity available at present.</p> <p>The applicant has submitted a Confirmation of Feasibility from Uisce Eireann which states that in relation to wastewater connection, upgrade works are required to increase the capacity of the existing Blackrock Wastewater Treatment Plant. The CoF states: ‘Uisce Eireann currently has a project on our current investment plan which will provide the necessary upgrade and capacity. This upgrade project is scheduled to be completed by Q4</p>

		<p>2031 (this may be subject to change) and the proposed connection could be completed as soon as possibly practicable after these works'.</p> <p>However, it is noted that a concurrent application, ACP-323186-25, is with ACP for a temporary pumping station and wastewater treatment plant. This subject application for 80 houses is dependent upon the TWWTP and pumping station being permitted and operational. A grant of permission in the subject case is solely dependent upon the TWWTP being granted by ACP.</p>				
<b>Others?</b>		N/A				
<b>Step 2: Identification of relevant water bodies and Step 3: S-P-R connection</b>						
<b>Identified water body</b>	<b>Distance to (m)</b>	<b>Water body name(s) (code)</b>	<b>WFD Status</b>	<b>Risk of not achieving WFD Objective e.g.at risk, review, not at risk</b>	<b>Identified pressures on that water body</b>	<b>Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)</b>

e.g. lake, river, transitional and coastal waters, groundwater body, artificial (e.g. canal) or heavily modified body.	Underlying site	Louth (IEGBNI_NB_G_019)	Good	Not at Risk	N/A	Discharge to Groundwater
	Haggardstown Stream c. 35m to the east, at its closest point.	Haggardstown_010 (IE_NB_06H080570)	Poor	Review	Unknown	Discharge to Groundwater
	1.5km to the south east	Inner Dundalk Bay (IE_NB_040_0100)	Poor	Monitoring	Unknown	Indirect through Haggardstown Stream and indirect through Wastewater Treatment

**Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.**

**CONSTRUCTION PHASE**

No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	<b>Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.</b>
1.	Site clearance & Construction	Louth (IEGBNI_NB_G_019)	Indirect impact via Potential hydrological pathway	Water Pollution Surface water run-off	Disposal on site through a SuDS designed system and also final disposal into	No	Screen out at this stage.

					the public surface water drainage system.		
2.	Site clearance & Construction	Haggardstown_010 (IE_NB_06H080570)	Indirect impact via hydrological pathway.	Water Pollution	Use of Standard Construction Practice	No	Screen out at this stage.
3.	Site clearance & Construction	Inner Dundalk Bay (IE_NB_040_0100)	Indirect impact via hydrological pathway.	Water Pollution	Use of Standard Construction Practice and dilution effect	Unknown – Potential from cumulative development in the area.	Screen out at this stage.
<b>OPERATIONAL PHASE</b>							
4.	Site clearance & Construction	Louth (IEGBNI_NB_G_019)	Indirect impact via Potential hydrological pathway	Water Pollution	Disposal on site through a SuDS designed system and	No	Screen out at this stage.

				Surface water run-off	also final disposal into the public surface water drainage system.		
5.	Surface Water Run-off	Haggardstown_010 (IE_NB_06H080570)	Indirect impact via Potential hydrological pathway	Water Pollution	SuDS features incorporated into development	No	Screen out at this stage.
6.	Surface Water Run-off and indirect from foul drainage	Inner Dundalk Bay (IE_NB_040_0100)	Indirect impact via Potential hydrological pathway -	Water Pollution	SuDS and suitable foul drainage on site.		Screen out at this stage.
<b>DECOMMISSIONING PHASE</b>							
5.	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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