

Land Acquisitions Report

Ardee Rural Regeneration Scheme, Co. Louth

November 2025



Comhairle Contae Lú
Louth County Council



Rialtas na
hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

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1. Introduction

- 1.1 This Land Acquisitions Report (LAR) relates to a planning application for public realm works, new road infrastructure and recreational / community uses on lands at Ardee, Co. Louth.

Purpose of the Report

- 1.2 The purpose of this report is to provide information on the individual landholdings / folios within the boundary of the planning application that are required to deliver the Ardee Rural Regeneration Scheme 2040. The letters of consent to deliver the project or provided by way of good practice are detailed within this report.

Site Location

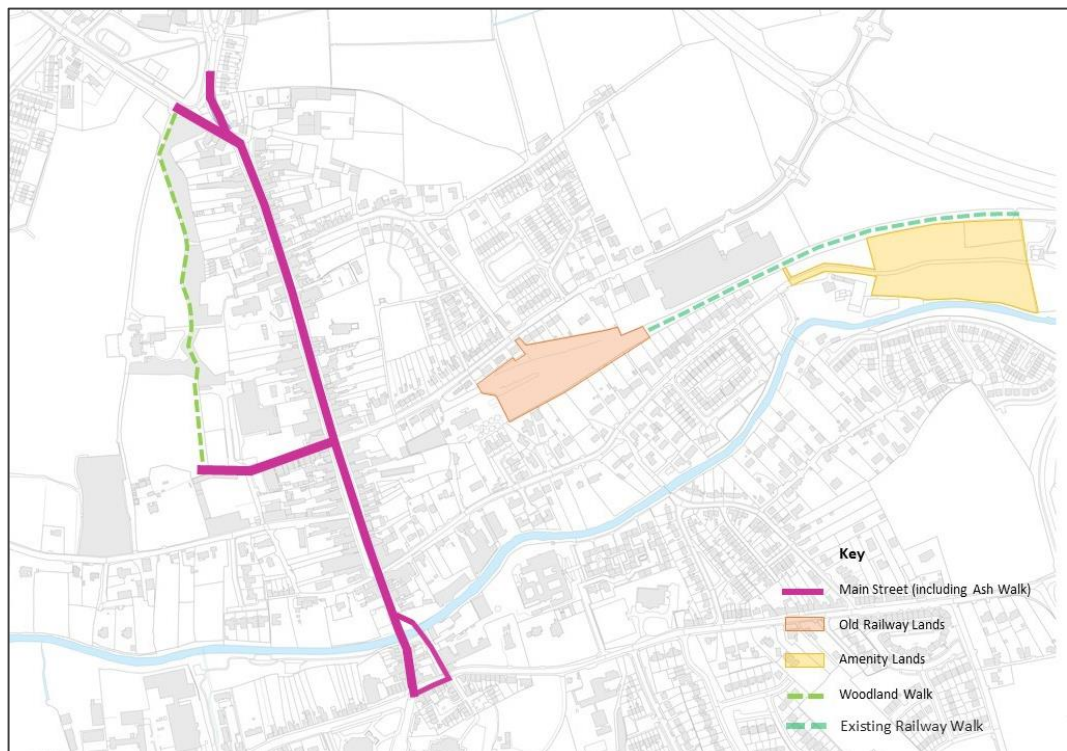
- 1.3 The application site extends to approximately 7.79 hectares in area and concentrates on four main Key Character Areas in Ardee town. The extent of the land included within the planning application is identified at **Appendix 1**.

2. Site Description

2.1 The application site extends throughout several various sites/land uses in Ardee. To assist in the description of the existing site context/uses and the proposed development we have split the overall development into the following main Character Areas (see **Figure 1.1** below for position of Character Areas within Ardee. The site boundary for the planning application is included at **Appendix 1**):

- Character Area 1 – Main Street (including Ash Walk);
- Character Area 2 – Old Railway Lands;
- Character Area 3 – Amenity Lands; and
- Character Area 4 –Woodland Walk.

Figure 1.1 Character Areas of the Proposed Development



Character Area 1 – Main Street (including Ash Walk)

2.2 The site extends from the N2 / N52 roundabout in the north of Ardee and extends south along Main Street as far as the junction of the N2 and R170 roads. The site includes a portion of Golf Links Road of approximately 100 metres in length to the north west of Main Street. The site also includes the public road/existing footpath and public realm areas within Ash Walk and extends west beyond the public road by approximately 50 metres along the southern portion of the existing Supervalu car park and an existing agricultural field, which forms part of the wider HSE lands.

- 2.3 The entire public area within Main Street, including the public road and existing footpath/areas of public realm, are included within the site boundary. These areas are currently finished in either paving or tarmac.
- 2.4 The Main Street area includes a significant portion of on-street car parking, which is provided in parking bays parallel to the road and at an angle to the road (the N2). The road and car parking areas are finished in tarmac. There are 2 no. signalised crossing points and 1 no. zebra crossing along Main Street within the site boundary.
- 2.5 There are limited areas of soft landscaping along Main Street however there are a number of mature trees positioned along the public footpath. No buildings along Main Street are located within the site boundary. The site boundary extends to the south to include Bridge Street, Hale Street and a portion of William Street.

Character Area 2 – Old Railway Lands

- 2.6 This portion of the site is located on lands to the south of 4 no. dwellings on Sean O’Carroll Street (Eircode’s¹ A92 W684, A92 ND36, A92 V260 & A92 A6P2) and No’s 1 – 5 Cappocks Green, east of Mid-Louth Garage (the Old Railway Station) and north of No’s 1 – 5 The Avenue and dwellings located on Tierney Street, Ardee.
- 2.7 The boundaries of the site are currently identified by existing fences and walls. The site is currently unmaintained grassland with semi-mature trees located sporadically throughout the space. The remains of the former railway platform are visible in the west portion of the site.
- 2.8 A pedestrian walkway traverses the site from Sean O’Carroll Street in the north before exiting the site via the route of the old railway line to the east of the site. A second pedestrian access is located to the south east linking the site to Tierney Street.
- 2.9 An existing gravel roadway / informal car park runs in a west to east direction linking the vehicular / pedestrian access at Mid-Louth Garage in the west to the existing pedestrian walkway in the east of the site. Vehicular access to the site is available from an existing access to the north of the site.
- 2.10 Character Area 2 is linked to Character area 3 via an existing pedestrian footpath along the former railway line.

Character Area 3 – Amenity Lands

- 2.11 This portion of the site is located to the east of Greenvale House, Old Dawsons Demesne (Eircode A92 RH76), to the west of Ardee Wastewater Treatment Works and north of the River Dee.
- 2.12 The west boundary of the site is marked by a post and wire fence and existing hedge / mature trees. The southern boundary of the site follows the alignment of the River Dee. The south east boundary of the site is currently not identified by an existing physical boundary whilst the north east boundary is marked by the security fencing of the Ardee

¹ Eircode Finder website (<https://finder.eircode.ie>)

Wastewater Treatment Works. The northern boundary is marked by a row of existing mature trees.

- 2.13 The majority of the site is unmaintained grassland. The north eastern corner of the site is currently used for the storage of building materials by Louth County Council. The boundary of this storage area is marked by a fence. A roadway traverses the centre of the site in a west to east direction linking Tierney Street to Ardee Wastewater Treatment Plant.

Character Area 4 - Woodland Walk

- 2.14 The Woodland Walk travels in a north to south direction in the west of the town linking Ash Walk to Golf Links Road. The route begins directly to the west of the existing Supervalu overflow car park and travels north through agricultural land towards the wooded area surrounding St. Joseph's Hospital. The route follows the alignment of an established path through the wooded area and connects to Golf Link Road in the north. This portion of the route is currently used as agricultural land and an existing path through the wooded area.

3. Proposed Development

Overview of the Proposed Development

- 3.1 The purpose of the project (known as the 'Ardee 2040 Project') is to support regeneration, compact growth and sustainable development in Ardee Town. The overall objective of this regeneration project is to transform Ardee Town from a traditional manufacturing centre to a 21st century prosperous and thriving local development, multifunctional, innovative centre in an integrated and sustainable way.
- 3.2 The project concentrates on four main Key Character Areas in Ardee including the Main Street/Ash Walk, the wooded area to the east of St. Joseph's Hospital the Council owned Old Railway lands in the east of the town and lands adjacent to the River Dee.
- 3.3 The type of infrastructure to be implemented on this project includes:
- New and better quality streets;
 - Upgraded public spaces/realm/plazas;
 - Road/junction/cycleway/walkway upgrades; and
 - Amenity Area and Sports recreational areas.
- 3.4 The following provides a brief description of the proposed development for each of the Character Areas of the proposed development.

Character Area 1 – Main Street (including Ash Walk)

- 3.5 The proposed development in the Main Street area comprises of the realignment of the N2 and the introduction of a shared surface area at Ash Walk to encourage a reduction in traffic speed and create a pedestrian friendly environment.
- 3.6 The proposed development will introduce a new car parking strategy which reduces the quantum of on-street car parking along Main Street and introduce a new cycle lane. Junction upgrades are proposed to the Golf Links Road and N2 junction and Ash Walk / N2 / O'Carroll Street junction to improve junction performance and safety.
- 3.7 The reduction in car parking will increase the space available for upgrades and improvements to the public realm. Public realm works to Main Street include the resurfacing of existing footpaths , new public realm areas outside of Ardee Library and Ardee Castle, new soft landscape areas and trees and upgraded street lighting and street furniture with increased space for wheelchair and pedestrian comfort in most locations and the possibility of more activated street frontages for businesses.
- 3.8 The proposal includes the extension of Ash Walk to propose a new road and associated footpath connection to the link road previously approved under a Part 8 planning permission, resurfacing of Ash Walk to develop a Shared Surface area and resurfacing of the existing public footpaths to create an attractive pedestrian friendly environment.

Character Area 2 – Old Railway Lands

- 3.9 The proposed development comprises of the redevelopment of the Council owned Old Railway lands to deliver a multi-use town park comprising of a community garden/allotments/open lawn area, paved public realm areas, an equipped children's play area and new public lighting scheme. A new vehicular / pedestrian access from Sean O'Carroll Street, leading to a proposed small parking area serving the facility is proposed to the north west corner of the site. The existing access from O'Carroll Street will be retained to allow for access to the site maintenance vehicles / pedestrians.

Area 3 – Amenity Lands

- 3.10 The proposed development comprises of the redevelopment of currently underutilised Council owned lands to deliver communal sports and recreation facilities to meet the diverse needs of the Ardee Town community. The development comprises of the upgrade and realignment of the existing access road to Ardee Wastewater Treatment Plant to run alongside the northern boundary of the site, a new parking area /car parking bays to serve the facility, a Pavilion building and external paved plaza, 200 metre grass running track with a 100-metre sprint track and associated flood lighting, a bowling green with boundary railing and picnic tables and outdoor games area.

Area 4 –Woodland Walk

- 3.11 The Woodland Walk route travels in a north to south direction in the west of the town linking Ash Walk to Golf Links Road. The route begins directly to the west of the existing Supervalu overflow car park and travels north through agricultural land towards the wooded area surrounding St. Joseph's Hospital. The route follows the alignment of an established path through the wooded area and connects to Golf Link Road in the north. The route also links to the rear of Ardee Day Care Centre upgrading an existing pedestrian linkage to Main Street. The proposed path will vary between 3m and 2m in width to limit the impact on existing trees and will be finished in interlocking HDPE cellular paving grids filled and covered with angular gravel.

4. Land Acquisition

Required Land

4.1 The Land Acquisitions Map at **Appendix 2** identifies the following information:

- Site Boundary of the planning application.
- Lands (public road, public footpath and other public spaces not within the curtilage of a private landowner) 'Taking in Charge' by Louth County Council.
- Folio details for parcels of land located within the red line boundary but not within an area 'Taking in Charge' by Louth County Council.
- Areas located within the red line boundary that are not registered and not located within an area 'Taking in Charge' by Louth County Council.
- Louth County Council owned land within the site boundary and not located within an area 'Taking in Charge' by Louth County Council.

4.2 **Tables 4.1** below summarises the details of the land holdings / folios within the site boundary that need to be acquired to deliver the proposed development. The reason as to why the land is required is also explained in detail in these tables. A copy of the Folios is included at **Appendix 3**.

Main Street / Ash Walk / Woodland Walk

4.3 **Table 4.1** provides detail on the land required to deliver the Main Street / Ash Walk / Woodland Walk Character Area proposals and outlines the reason as to why the land is essential to deliver the vision for the Ardee Rural Regeneration Scheme 2040.

Table 4.1: Land Required to Deliver Main Street / Woodland Walk Character Area Proposals

Folio Number	Area of Folio	Area of Folio Remaining	Landowner Details	Existing Use	Need for the Land
LH38992F	13.88 ha	0.34 ha (2.45%)	Health Service Executive of Oak House, Limetree Avenue, Millennium Park, Naas, County Kildare	Existing HSE lands – agricultural land / woodland	The land is required to deliver the overall vision for pedestrian accessibility in Ardee, linking Golf Links Road to Ash Walk. The woodland walk will traverse the HSE lands in a north to south direction.

LH30201F	0.43 ha	0.01 ha (2.33%)	Escadia Limited of Market Street, Ardee, County Louth	Existing car park (Supervalu)	The land is required to provide road upgrades and an appropriately designed access onto the future link road between Ash Walk and the N52.
LH29784F	0.04 ha	0.04 ha (100%)	Escadia Limited of Market Street, Ardee, County Louth	Existing footpath / public road	The land is required to deliver public realm upgrades in Ash Walk. The proposed use of the land will remain as public footpath / road.

Old Railway Lands Site

- 4.4 The land required to deliver the Old Railway Lands development is either within the ownership of Louth County Council or within an area “Taking in Charge”.
- 4.5 No land needs to be acquired to deliver this portion of the proposed development.

Amenity Lands Site

- 4.6 The land required to deliver the Old Railway Lands development is either within the ownership of Louth County Council or within an area “Taking in Charge”.
- 4.7 No land needs to be acquired to deliver this portion of the proposed development.

5. Summary

5.1 While not mandatory for this planning submission, a letter of consent has been provided from the HSE as part of the planning application package. This letter confirms that LCC have permission to submit a planning application for the proposed development within the boundary of the following folio.

- Folio LH38992F (2.45% of total folio) – Health Service Executive of Oak House, Limetree Avenue, Millennium Park, Naas, County Kildare

5.2 It is LCC's intention to address the issue of ownership post planning process / detailed design to acquire the required lands in these folio's by agreement or the Compulsory Purchase Order process subject to the granting of planning permission and prior to the commencement of proposed works in the Ash Walk area of the site.

- Folio LH30201F (2.3% of total folio) – Escadia Limited of Market Street, Ardee, County Louth
- Folio LH29784F (100% of total folio) – Escadia Limited of Market Street, Ardee, County Louth

5.3 All other lands within the site boundary of the planning application are either within an area "Taking in charge" or are under the ownership of LCC.


Appendix 1: Site Location Plan



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Ordnance Survey Sheet No's 2009 & 2010

KEY
 Redline Boundary
Total Area: 7.79ha

CLIENT
Louth County Council

PROJECT
Ardee 2040 Regeneration Project 2040

DRAWING
Site Location Plan

PROJECT NUMBER
LOUB3003

DRAWING NUMBER
1001

CHECKED BY
AW

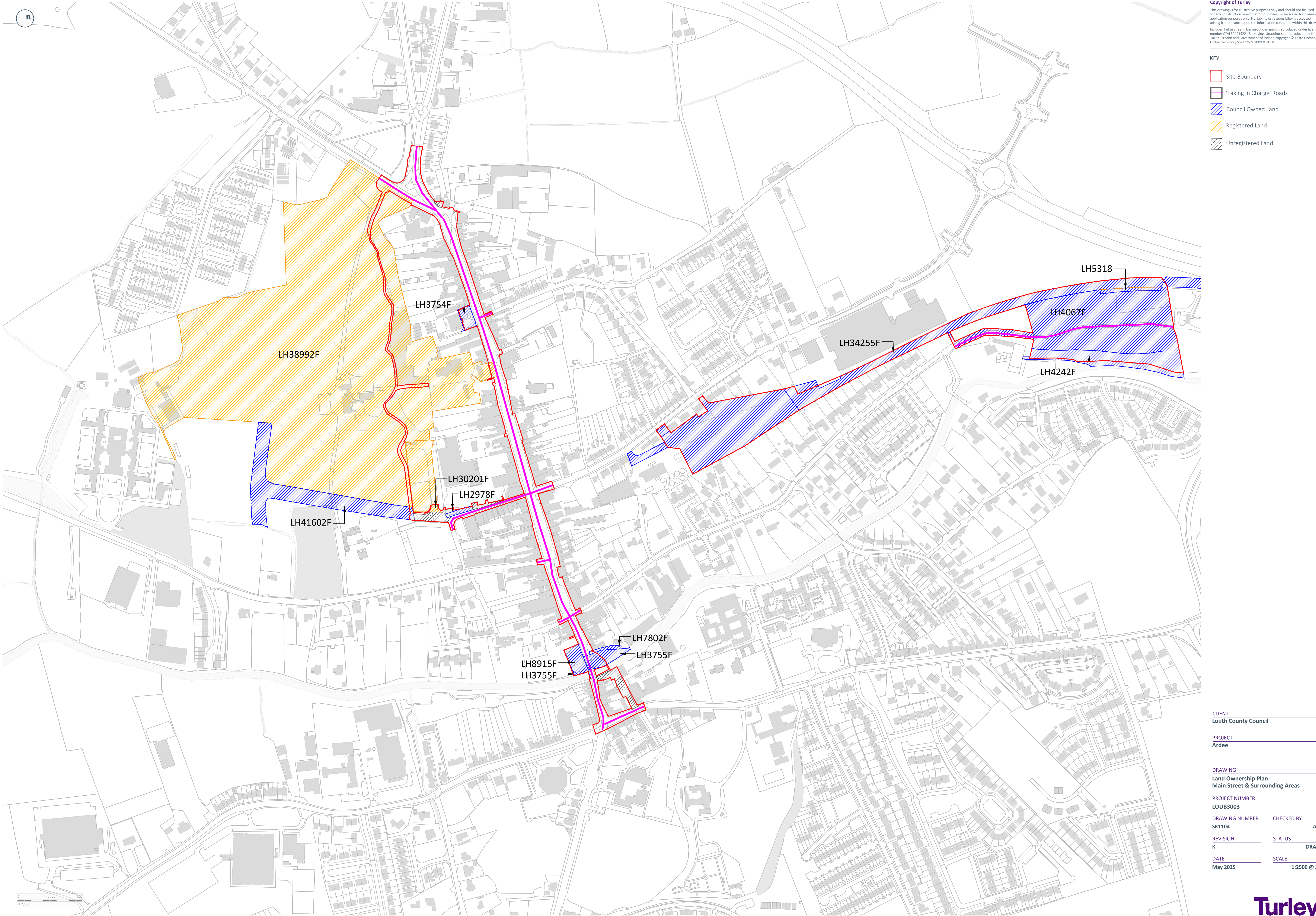
REVISION
H

STATUS
PLANNING

DATE
September 2025

SCALE
1:2500 @ A1

Appendix 2: Land Acquisitions Map



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- KEY**
- Site Boundary
 - 'Taking in Charge' Roads
 - Council Owned Land
 - Registered Land
 - Unregistered Land

CLIENT	
Louth County Council	
PROJECT	
Ardee	
DRAWING	
Land Ownership Plan - Main Street & Surrounding Areas	
PROJECT NUMBER	
LOUB3003	
DRAWING NUMBER	CHECKED BY
SK1104	AW
REVISION	STATUS
K	DRAFT
DATE	SCALE
May 2025	1:2500 @ A1

Appendix 3: Copy of Land Registry Folios

Land Registry

County Louth

Folio 29784F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The property shown coloured Red as plan(s) BK23A on the Registry Map, in the Parish of ARDEE , situate in the Townland of TOWNPARKS , in the Barony of ARDEE , in the Electoral Division of ARDEE URBAN .</p> <p>The Registration does not extend to the mines and minerals</p>	<p>Instrument D2005CS015503W</p>

Land Registry

County Louth

Folio 29784F

Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares) :	Plan:	Folio No:

Land Registry

County Louth

Folio 29784F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	<p>12-DEC-2008 ESCADIA LIMITED of Market Street, Ardee, County Louth is full D2005CS015503W owner. D2005CS011056Y</p>

Land Registry

County Louth

Folio 29784F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>12-DEC-2008 D2006NL057641C D2005CS015503W</p> <p>Collateral charge for present and future advances repayable with interest. ANGLO IRISH BANK CORPORATION PLC is owner of this charge.</p> <p>Note: The ownership of this charge has been transferred and is now registered on folio LH34S (entry no.1)</p> <p>Note: The ownership of this charge has been transferred and is now registered on folio LH40S (entry no.1)</p>
2	<p>12-DEC-2008 D2005CS015503W</p> <p>Lease dated the 21st December 2006 from Escadia Limited and others to Belraine Ltd of the property shown on the map appended to the said Lease.</p> <p>Term: 30 years years from 21st December 2006. Rent as specified in the Lease.</p>

Land Registry

County Louth

Folio 30201F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The property shown coloured Red as plan(s) BMC81 on the Registry Map, in the Parish of ARDEE , situate in the Townland of TOWNPARKS , in the Barony of ARDEE , in the Electoral Division of ARDEE URBAN .</p> <p>The Registration does not extend to the mines and minerals</p>	<p>Instrument D2007NL016472K</p>

Land Registry

County Louth

Folio 30201F

Part 1(B) - Property

Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:
1	1	D2008NL066166U	09-DEC-2008		B5BXW	LH32651F

Land Registry

County Louth

Folio 30201F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	27-JUN-2008 ESCADIA LIMITED of Market Street, Ardee, County Louth is full D2007NL016472K owner.

Land Registry

County Louth

Folio 30201F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>27-JUN-2008 D2007NL016472K</p> <p>The property is subject to the easements, rights and privileges as specified in a Deed of Conveyance dated 8th November 2006 made between Louth County Council and Escadia Limited.</p>
2	<p>27-JUN-2008 D2007NL016472K</p> <p>Charge for present and future advances repayable with interest. **(Maximum Duty €630 paid)** ANGLO IRISH BANK CORPORATION PLC is owner of this charge.</p> <p>Note: The ownership of this charge has been transferred and is now registered on folio LH34S (entry no.2)</p>

Land Registry

County Louth

Folio 38992F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The property shown coloured Red as plan(s) DE1XC, DT416, DT41Y on the Registry Map, situate in the Parish of Ardee, in the Townland of TOWNPARKS, known as SAINT JOSEPH'S HOSPITAL, ARDEE, CO. LOUTH, A92 Y394, in the Barony of ARDEE, in the Electoral Division of ARDEE URBAN.</p> <p>The Registration does not extend to the mines and minerals</p> <p>Plan DT416, DT41Y added to Folio Lands D2020LR026759K017-02-20</p>	<p>From Instrument D2015LR033215M</p>

Folio 38992F

Land Registry

County Louth

Folio 38992F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	<p>18-APR-2018 HEALTH SERVICE EXECUTIVE of Oak House, Limetree Avenue, D2015LR033215M Millennium Park, Naas, County Kildare is full owner.</p>

Land Registry

County Louth

Folio 38992F

Part 3 - Burdens and Notices of Burdens

No.	Particulars	
1	24-NOV-2015 D2015LR152051Y	The right of way/grant of wayleave and such other easements as specified in Instrument Number D2015LR152051Y in favour of Brendan Doyle the registered owner of the property comprised in folio LH35567F, his heirs assigns and others as specified therein affecting the part of the property shown coloured yellow with pipe-line coloured blue on Plan DT41Y of the Registry Map. Desription Revised D2020LR026759K - 17.02.2020
2	05-MAR-2020 D2020LR037383G	The covenants and conditions relating to the use and enjoyment of the property and other rights referred to in Instrument No.D202LR037383G.