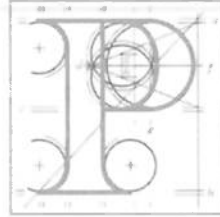


Our Case Number: ACP-323972-25



An
Coimisiún
Pleanála

Development Applications Unit
The Manager
Newtown Road
Wexford
Co. Wexford
Y35 AP90

Date: 27 February 2026

Re: Public realm and community infrastructure project on lands in Ardee, Co. Louth
Ardee, Co. Louth

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Kevin McGettigan

Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

JA03

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

From: Housing Manager DAU <Manager.DAU@npws.gov.ie>
Sent: Tuesday 24 February 2026 14:39
To: LAPS <laps@pleanala.ie>
Subject: Your Ref: ACP-323972-25 DAU Ref: Plan09199/2025

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

A Chara,

Attached please find the archaeological and nature conservation observations/recommendations of the Department in relation to the aforementioned Section 175 Planning Application.

Can you please confirm receipt of same?

Kind Regards,
Sinéad

—
Sinéad O' Brien
Executive Officer

—
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais
Government Offices
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman Y35 AP90
Newtown Road, Wexford, County Wexford Y35 AP90
—



Your Ref: ACP-323972-25
DAU Ref: Plan09199/2025
(Please quote in all related correspondence)

24 February 2026

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Via email to laps@pleanala.ie

Re: Notification under Section 175 of the Planning and Development Act 2001 as amended.

Re: Public Realm and Community Infrastructure Project on lands in Ardee, County Louth

A Chara

I refer to correspondence received in connection with the above.

Outlined below are archaeological and nature conservation observations/recommendations of the Department co-ordinated by the Development Applications Unit.

Archaeology

With regard to the above proposed development the Department has reviewed the Archaeological Assessment Report that was submitted with the Application.

The Archaeological Assessment was carried out by IAC Archaeology, is dated October 2025, and includes the result of a Cultural Heritage and Archaeology Impact Assessment and associated Field Survey.

It is noted that the proposed development is located within the historic town of Ardee Recorded Monument historic town of Ardee (LH017-101) and that the proposed woodland walk is located along the line of the Town's Defences Recorded Monument LH017-101001-: Town defences both of which are subject to statutory protection in the Record of Monuments and Places, established under Section 12 of the National Monuments (Amendment) Act 1994. Given the extent and location of the proposed development it could impact on subsurface archaeological remains.



In line with national policy, see Section 3.7 of *Framework and Principles for the Protection of the Archaeological Heritage* (1999), the Department recommends that the following Archaeological Conditions be included in any grant of planning permission that may issue.

Archaeological Conditions

1. All ground works associated with the proposed development shall be monitored under licence by a suitably qualified Archaeologist. The Archaeologist shall also carry out a programme of Test Excavations prior to any groundworks along the line of the proposed woodland walk at locations chosen by the Archaeologist in relation to Recorded Monument LH017-101001- : Town defences (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the National Monuments Service.
2. Should archaeological material be found during the course of works, the work on the site shall be stopped pending a decision as to how best to deal with the archaeology. The Developer shall be prepared to be advised by the Department with regard to any necessary mitigating action (e.g. preservation *in situ*, or excavation) and should facilitate the Archaeologist in recording any material found.

Reason

To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

Nature Conservation

The Department observes that the landscaping proposals for the new community park to be established on the Old Railway Lands off O'Carroll Street as part of this proposed project include the sowing of yellow rattle and other wildflower seeds, with the aim of enhancing biodiversity. It being intended that the semi-parasitic yellow rattle will reduce the dominance of grass species in the vegetation presently occurring in this area and allow a wildflower meadow to become established from the other seeds to be sown in the area from a commercially sourced seed mixture. But it should be noted that the All-Ireland Pollinator Plan advises against planting wildflower seed outside a garden setting. To clarify, the following points are taken from the Position Paper by the Dublin Naturalists' Field Club entitled '*The case against 'Wildflower' seed mixtures*' which is endorsed by the All-Ireland Pollinator Plan and reproduced on their website¹.

- Seeds of non-local origin – even if the species are native – introduce new genetic strains which may displace or compromise the local, naturally-occurring flora.
- Local, native species do not need to be sown. Native plants colonise suitable habitats by natural means.

¹ <https://dnfc.net/wp-content/uploads/2021/07/Wildflower-Mixtures-LR.pdf>



Is mise, le meas

Lyons

Joanne Lyons
Higher Executive Officer
Development Applications Unit
Administration



- Seeds which are commercially produced and deliberately sown cannot, by definition, be wild and introducing them to the natural environment does not contribute to addressing biodiversity loss.

The genetic integrity of what remains of our rare and ecologically significant native species is therefore threatened by the introduction of seed from external sources. Pollen from these geographical insertions and intrusions cannot be prevented from fertilising the local native stock of the same species or causing hybridisation with other closely related species.

In the present case, while it would therefore be acceptable from a nature conservation perspective to sow yellow rattle on the Old Railway Lands as proposed if sourced from a local wild population of this species to weaken the dominance of the grass species occurring there, the Department recommends against sowing other wildflower seeds in this area unless they can be similarly sourced from local populations of wildflower species. If seeds from local wildflower populations are not available, it should be possible to establish wildflower meadows within the Old Railway Lands by allowing herbaceous species to become established from the soil seed bank and natural dispersal under an appropriate mowing regime.

Recommendations

In light of the above, the Department consequently recommends that the following Condition should be attached to any planning permission which may be granted in response to the current application:

That the proposed sowing of commercially sourced 'wildflowers' should be omitted from the Landscaping Plan for the new community park to be established on the Old Railway Lands as part of proposed development, and wildflower meadows should instead be established in the park either by sowing seeds collected locally from wildflower species populations, or by promoting the germination of wildflowers from the existing site soil seed bank and natural dispersal under an appropriate mowing regime.

Reason

To conserve local floral genetic diversity.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90