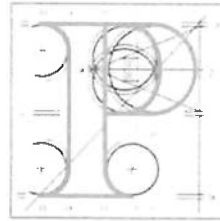


Our Case Number: ACP-323972-25



An  
Coimisiún  
Pleanála

Ardee Traders and Business Association  
C/O Gary Dunne  
Market St  
Ardee  
Co. Louth  
A92 ED27

**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 accept this letter as a receipt for the fee of €50 that you have paid.

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](mailto:laps@pleanala.ie)

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

Yours faithfully,

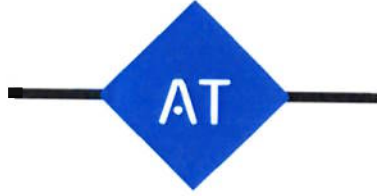
*Kevin McGettigan*

Kevin McGettigan  
Executive Officer  
Direct Line: 01-8737263

JA02

Teil (01) 858 8100  
Glao Áitiúil LoCall 1800 275 175  
Facs (01) 872 2684  
Láithreán Gréasáin Website [www.pleanala.ie](http://www.pleanala.ie)  
Ríomhphost Email [communications@pleanala.ie](mailto:communications@pleanala.ie)

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



ardeetown.ie

ARDEE TRADERS & BUSINESS ASSOCIATION

**TO:**

An Coimisiún Pleanála,  
64 Marlborough Street,  
D01V902

**DATE:** 22 February 2026

<b>AN COIMISIÚN PLEANÁLA</b>	
LDG-	086 737-26
ACP-	
23 FEB 2026	
Fee: €	50
Type:	paid
Time:	2:32
By:	tracy

**FROM:**

Ardee Traders and Business  
Association  
c/o O'Briens, Market St,  
Ardee, Co.Louth, A92ED27

OBSERVATION IN RELATION TO THE **ARDEE 2040** PLANNING APPLICATION SUBMITTED BY LOUTH COUNTY COUNCIL ON 19 DECEMBER 2025 TO AN COIMISIÚN PLEANÁLA FOR APPROVAL UNDER SECTION 175 OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)

A Chara,

We, the 90 members of Ardee Traders and Business Association, submit this observation in relation to the above application, which is fundamentally flawed and should be withdrawn, and failing that should be refused, for the reasons we have set out below. We attach our payment for 50 euro as required.

The cover letter states:

*The proposed development has been informed by a rigorous and integrated approach to engagement which included consultation with the community, key stakeholders, Elected Members and Council Departments during concept development and finalisation.*

Unfortunately this is incorrect, there has been no meaningful consultation with the traders on the main street in Ardee and no economic assessment of the impact of the proposed plan on our businesses – if there had been it

would be clear that the proposed plans will devastate our businesses – the proposed application should be withdrawn, or if not withdrawn, refused by ACP.

It is staggering to see that Appendix 1 of the planning letter lists some 20 documents that have been submitted with this application and not one of these documents is an economic impact assessment of the proposals on our businesses, our customers and our staff.

Section 1.2 of the planning statement states:

*The Ardee 2040 Regeneration Project is a process to realise a regeneration vision for Ardee, which builds on the ambition and vision of the town to realise its full potential and transform Ardee from a traditional manufacturing centre to a 21st century prosperous and thriving local development, multifunctional, innovative centre in an integrated and sustainable way.*

We would politely point out that in the town centre of Ardee manufacturing ceased in the 1970s and 1980s, so it has unfortunately been a long time since Ardee town centre was a traditional manufacturing centre. The retailers of the town have struggled to keep Ardee going and to keep life and activity going within the town centre. This proposal will unfortunately spell the end of retailing in Ardee, with the subsequent dereliction and antisocial behaviour all too visible across many of towns in Ireland where the failed ideology proposed in this plan has been applied.

Section 5.16 of the EIAR states:

*The proposed development will result in the net loss of 150 no. on-street car parking spaces. The loss in parking spaces is due to a significant gain in the provision of walking (wider footpaths), cycling infrastructure (cycle facilities and parking) and the creation of new urban civic spaces, streets, road junctions, pedestrian pavements, steps and cycle routes.*

The proposed plan fails miserably to conduct any meaningful economic impact analysis of the proposed removal of some 150 car park spaces. To do this analysis, one would have expected the authors of the plan to have appointed an independent economic expert who would have surveyed and met with the businesses that operate on the main street in Ardee – if that had been done they would have found out that the majority of their customers come from within an approximate 5 mile (8km) radius of the town centre – from villages such as Stabannon, Reaghstown, Churchtown, Lobinstown, Collon and Dromin. Removal of 150 car parking spaces will have the effect of removing the ability of these customers to drive into Ardee, park close to the shop of their choice on the main street and purchase from local retailers – they will simply go elsewhere where they can park.

It is hard to believe but the only reference we can find to economic impacts of the proposed development, including the loss of 150 parking spaces, is in Section 7.76 of the EIAR which talks about the positive economic impacts of construction – notwithstanding the fact that there will not be positive economic impacts for the

traders in the town, it is staggering and incomprehensible that the section of the EIAR which mentions economic impacts, does not assess the economic impacts on the businesses in the town.

Section 7.114 elaborates on the economic impacts as follows:

#### 7.114

*Having a consistent income and benefitting from long-term employment are two of the most important wider determinants of health. The construction phase of the proposed development would offer a number of job opportunities; while job opportunities would vary in type, the majority of jobs available would be for construction workers.*

It is at least good to note that the report acknowledges the importance of consistent income and long-term employment, both of which will be impacted negatively by this plan.

With regard to the impacts once the proposed development is operational, the report states:

*The human health effects from income and employment generation are predicted to be primarily of local spatial extent and short-term duration. It is predicted that the impact will affect the receptor indirectly but will not be of level sufficient to quantify any change in health baseline. The magnitude is therefore considered to be negligible*

And that's it – that is the extent of the economic impact assessment – an opinion that there will not be any change – this is simply not an assessment of the impact of the project.

Contrary to the lofty aims and statements in this plan, it represents the death knell for business in Ardee town and by extension the destruction of the town centre we know and love and where generations of our families have served the town of Ardee and the people in its hinterland.

We respectfully request that this plan be withdrawn pending a detailed economic impact assessment of the proposed plan, by an independent and suitably qualified economic expert. At a minimum this should include a detailed assessment of the customer base of each business operating in the town centre and individual meetings with each business and a detailed economic assessment of impact of the loss of parking spaces. Only then would all parties including ACP, be in a position to understand the full impacts of this proposal.

Should LCC refuse to withdraw this plan, we call on ACP to refuse this application, as it is fundamentally flawed due to the lack of a detailed economic impact assessment – we also call for an Oral Hearing where the views of the many affected businesses and people can be heard – this plan has ignored us to date, we call on ACP to save our town and our businesses from the failed ideology being imposed upon us in this plan.

Yours sincerely

*Gary Dume*  
*Chairperson*

For and on behalf of Ardee Traders and Business Association

*ardeetrader@gmail.com*