4 The Cottages,
Wallaces Road,
Blackrock,
Dundalk,
Co. Louth
18 December 2025

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

Re the proposed planning application by Marina Quarter Limited at Blackrock Road, Haggardstown, Dundalk. Louth County Council Application number 2560319

These lands are in the process of being dezoned by Louth County Council. There is an ongoing submission by the developer seeking a judicial review on this matter.

Blackrock Tidy Towns is extremely concerned regarding the proposed development. Our concerns are as follows. While large scale developments may be suitable for urban locations such as Dublin, it is not appropriate for this agricultural location. Blackrock has had rapid development over the past thirty years, further housing development is planned for the village. The scale of this particular development is in excess of anything imposed on the community to date. Such large-scale development and high density will have a negative effect on community life and the activities of Tidy Towns. A recent article in the Irish Times (Feb 24 2024, P14) 'Living in walkable neighbourhoods makes us happier', the authors state that 'Places with a village feel where residents can walk to local shops and pubs and restaurants and so on help create a sense of community and belonging'. They go on to say that ..many of those responsible for the development of new areas, including local representatives, developers and engineers among others don't recognise the key value of delivering walkable neighbourhoods for human wellbeing'. This proposed development is a prime example of poor development. It is a long distance from any such facilities, the footpaths are very poor and the emphasis will be on transport by car, there is no access to sustainable transport.

In the application there is mention of installing a bus stop on the seaward side of the R173, an area that has been maintained by Blackrock Tidy Towns for the past three decades. The construction of entrance bed, kerbing and grass cutting are all carried out by BTT, with funding support from the local authority. We would not wish to see our efforts negated in this manner. This ground is also in the ownership of a private individual and would require an incursion into the SAC.

The proposed new entrance onto the coast road (R172) will be dangerous. This is the main artery serving traffic between Blackrock and Dundalk. This road accommodates increasing volumes of traffic, thousands of vehicles pass here every day, to add a further 1000 plus vehicles at a new junction will contribute to traffic chaos. Visibility is not good at this point, the view to the South is obstructed by the bend and garden walls. The view to the North is obstructed by the mound and reeds at the edge of the SAC. The conditions specified in the grant will not be sufficient to mitigate the danger posed at this location. There is no mention of the integration with the planned CFRAM sea defences which are in preparation for Dundalk Bay, an issue which has serious implications for this area. Projected sea level rise in the area will have an adverse effect on any such development. The OPW Floodmaps, https://www.floodinfo.ie/map/floodmaps/# puts substantial land is the vicinity under water in the coming years, including the R172 and the proposed single access to this development. This stretch of road and lands have been subject to coastal flooding on a number of occasions in recent years, as recently as last week there was extensive sea flooding in this vicinity, see attached photos.

Existing infrastructure cannot accommodate such a large development. There has been little change in road layout surfacing in the last thirty years. There is a distinct lack of footpaths throughout Blackrock due to its rural heritage. The three primary schools in the parish are at capacity. Car parking is already at a premium in the village. There is an urgent need for increased social facilities in the area to accommodate the large increase in population in recent years, this should be in the Haggardstown area, on the other side of the parish, where the bulk of the demand is.

The proposed development is adjacent to a Special Area of Conservation (SAC) and SPC protected under EU law. The developer proposes ducting surface water by culvert along Bothar Maol directly into the SAC. Detailed plans to deal with storm water are contingent on ongoing correct maintenance, with the likelihood of increased precipitation due to climate change, the risks are great. The proposed increase in traffic, surface water runoff and human activity can only have a negative impact on this natural environment. The draining of lands will have a negative impact on the adjacent wetland and its importance in supporting biodiversity. Section 25 (f) states that 'If the Construction Management Plan should require access over third-party lands, evidence of the landowners consent shall be submitted', my understanding is that such permissions will not be forthcoming.

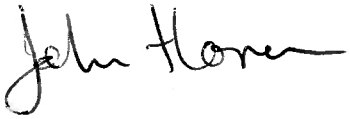
Bothar Maol itself is an ancient route, associated with the path of Queen Maeves army in the Tain Bo Chulainn. The development poses a significant risk to the heritage of this lane.

Waste water treatment has become an important topic of debate. Currently there is no capacity in the wastewater treatment in Co. Louth. The plant at Cockle Hill is operating beyond its design capacity and is non-compliant as per EPA guidelines. The proposed development plans to link to the town waste water treatment facility at Soldiers Point which is also operating at capacity. Such a large development such as this will cause farther pressure on the system, again discharging directly into the SAC. A link to the system on Hardy's Lane is a distance of approx. 800 metres, pipelaying will cause significant disruption over a period of time on this main route into Dundalk Town.

There is a map indicating consent/ wayleave agreed with local residents. My understanding is that such permission has not been secured in all cases.

I would propose that the development as indicated be declined.

Yours Sincerely
John Horan



Blackrock Tidy Towns Committee

The planning application notice for this proposed development at the side of the R172

R172 showing flooding adjacent to the proposed development

PLANNING AND DEVELOPMENT REGULATIONS, 2006 (as amended)

ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION ON A PLANNING APPLICATION

THIS IS AN IMPORTANT DOCUMENT!

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY.

LOUTH COUNTY COUNCIL

PLANNING APPLICATION REFERENCE: 2560319

Marina Quarter Ltd., 7-year permission for a Large-scale Residential Development (LRD) on lands (c.18.54 ha) The development will consist of:- 502 no. residential units, with a total residential gross floor area of c.51,440.5 sqm comprising:40 no. 1 bed maisonettes,147 no. 2 bed mid-terrace 2 storey house ,276 no. 3 bed end of terrace and semi-detached 2 storey houses ,1 no. 3 bed detached bungalow and 38 no. 4 bed semi-detached 3 storey houses, 1 no. two storey creche facility (570.7 sqm Gross Floor Area) with outdoor secure play area and parking. New access off Blackrock Road providing for vehicular, pedestrian and cycle access and incorporating a new bus stop on Blackrock Road; 2 no. pedestrian and cycle only access points are provided from Bóthar Maol. Infrastructure and services for the proposed development including surface water infrastructure, water mains and a new wastewater pump station (with temporary storage and associated dosing measures) which will be pumped via a new rising main along Blackrock Road (R172) and Hardy's Lane to Finnabair Crescent where it will discharge to the existing wastewater drainage network. Associated public and private open space, landscaping and amenity areas including a large central park of c.2.7ha, public art, boundary treatments, public lighting, roads, cycleways, footpaths, car and cycle parking, infrastructure and services and all associated site and development works. To facilitate the proposed development, excavation, cut and fill, reprofiling of existing ground levels and removal of works completed under previously permitted SHD development including the foundations for 5 no. houses is required. The ruins of a former pumphouse will also be removed / demolished as part of the works and existing overhead electrical lines will be undergrounded. Haggardstown and Marshes Upper, including works on Blackrock Road (R172) and Hardy's Lane Dundalk Co. Louth.

A submission/observation in writing has been received from

Blackrock Tidy Towns Committee, c/o John Horan, 4 The Cottages, Wallaces Road, Blackrock, Co. Louth.

On 2nd July 2025 in relation to the above application.

A fee of €20 has been paid.

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations, 2006 (as amended), and will be taken into account by the Planning Authority in its determination of the Planning Application.

Patricia Agnew
Planning Office

02 JUL 2025

PLANNING AUTHORITY
STAMP
DATE: 03/07/2025