

Observations to planning appeal ref Louth County Council 2560319 Marina Quarter.

Blackrock is now the most densely populated area within the Dundalk locality and the infrastructural issues should be considering the local lay of the land not government housing policy . These issues are not the same as the rest of the region and being compounded. In the permission granted by LCC no consideration has been made to the environment and the knock on effect this size of development will have . In my opinion a low density development outlook is now required going forward for our community and the wider county with regard to planning. More lands need to be zoned residential beyond the existing over-developed townlands and sites because of the monetary value.

A 7 year permission for this development of 502 units is at odds with environmental sustainability . The unsuitability of this site for high density housing, has been a newsworthy topic of conversation within the community, in the wider media and at council level, with the result seeing the land zoned back to strategic reserve by councillors for adoption to the new Local Area Plan.

The complexities and impossibilities facing this site from a planning perspective are still

- It's close proximity and potential associated risks to a NATURA 2000 site
- It is proposed to have the exit/entry on the section of the regional road (R172) known locally as the "bad bends", a series of four bends as you approach / leave Blackrock and includes Bóthar Maol . At present there is no entrance, the site is landlocked.
- There is no space on the road for a cycle lane, hard shoulder or bus stop facility.
- There is no existing sewage connection
- All land to the east of the site along the R172 is located within flood zone A and flood zone B. December 2025 storms saw the area being flooded with a major community response to clean up.

Daily traffic on the R172 averages 7500 vehicles. This road is not a safe road for cyclists and maybe a traffic survey should count how many cyclists and pedestrians actually use the footpath / road to commute to work or school in addition to the car/transport survey completed by the applicant. This would illustrate how we are car centric community, to work, school, college, shopping, social and especially to sports facilities and events. And high density building is not conducive to a environmental socially sound community. 502 units could be up to 3 cars per unit especially if they go into private rental as well as more children living at home as adults .

Blackrock Waste Water Treatment Plant has a max capacity for 9200 PE - from Uisce Eireann's 2023 annual report. It is currently at max capacity. Highlighting that Haggardstown and Blackrock infra-structurally are maxed out with all the building works without the required schools, sports pitches, surgeries and transport options etc to accommodate the new recent influx of residents.

The prior application 2360476, refused by ABP, who stated it was not satisfied that the applicant would have effective wastewater treatment system and would set a precedent for similar developments in the area, one can only assume the SAC and SPA of Dundalk Bay are critical in this statement, and development is not sustainable. Why did LCC Grant another permission ?

The proposal that this current planning application will feed waste water to the Finnabar Estate and onto the Point road Treatment Works is not confirmed until Uisce Eireann do a feasibility study . Who pays for that ? No water upgrades are being forecast to be completed prior to 2030 by UE.

Louth County Council and the public are custodians of Blackrock and Haggardstown, who need to look into the future with the factual and scientific information available and how we are liable to make mess of the habitats we live in with bad planning and lack of resources being invested . Maybe slow things down. And if the proposal is to "send" this water to the Point Road treatment works is it in a fit state to cope? It needs monies spent on it to support the entire town of Dundalk .

A development of 502 houses has to be looked at simultaneously and in conjunction with all the other small and large developments within the radius of both WWTPs , and the demands it will put on the community , it is

disingenuous of the applicant to not consider how this small pocket of land is not an urban zone similar to the suburbs of county Dublin or Cork, it has finite space and planning legislation needs to protect it.

A low density strategy for housing going forward has to be considered going forward .

Yours sincerely

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