

17<sup>th</sup> April 2025

Senior Executive Planner,  
Forward Planning Section,  
Louth County Council,  
Town Hall, Dundalk,  
Co Louth,  
A91 W20C

**Re: Adopted Dundalk Local Area Plan 2025-2031**

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Dundalk Local Area Plan 2025-2031 (Local Area Plan) by Louth County Council (the Planning Authority) on the 6<sup>th</sup> March 2025. The Office also acknowledges receipt of your notice letter of 10<sup>th</sup> March 2025, further to section 31AO (5) of the Planning and Development Act 2000, as amended (the Act).

The Office notes the decision of the elected members not to accept the Office's recommendation with regard to the lands at Blackrock where the Office's recommendation was not to rezone lands from New Residential to Strategic Reserve (MA 136).

As outlined in our submission letter, the subject lands are strategically located to provide housing within the built-up area, aligning with the principles of compact and sequential growth in the Blackrock area. Additionally, it appears that the lands are capable of being serviced by Uisce Éireann during the lifetime of the plan and would benefit from the proposed walking, cycling and public transport initiatives included in the Local Transport Plan. For these reasons the Office believes that the New Residential zoning objective should have been retained.

The Office has, however, fully considered the reasons of the elected members for rezoning the lands to Strategic Reserve, and in particular the reason that these lands are not currently serviced, which means that the policy and objective in the Development

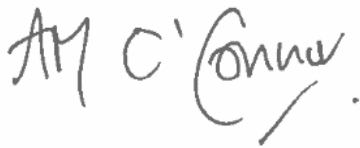
Plans, Guidelines for Planning Authorities (2022) against de-zoning serviced lands does not apply.

In light of the upcoming review of the Louth County Development Plan 2021-2027, the Office therefore encourages the Planning Authority to work with Uisce Éireann in relation to the delivery of wastewater services in the area, thereby facilitating the delivery of housing in a compact and sustainable manner.

The Office looks forward to receipt of the fully adopted Local Area Plan and to the continued engagement with the Planning Authority in the implementation of national and regional policy at the local level.

Is mise le meas,

---



**Anne Marie O'Connor**

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015