

Marina Quarter Ltd

Marine Environmental Surveys for Haggardstown and Marshes Upper Large- scale Residential Development

Attachment 4.11 Additional information for the overall purpose
of the proposed Maritime Usage (strategic National/European
policy objectives, national targets, research objectives)

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Table of Contents

1. Introduction	1
2. National Policy Alignment and Strategic Objectives	1
3. National Planning Framework and housing delivery targets	2
4. National Development Plan and Regional and Local Housing Growth	2
5. Conclusion	3

List of Abbreviations

Abbreviated Term	Definition
PE	Population Equivalent
RIB	Rigid Inflatable Boat
RSES	Regional Spatial and Economic Strategy
SAC	Special Area of Conservation
SPA	Special Protection Area
NHA	Natural Heritage Area

1. Introduction

The Proposed Maritime Usage comprises temporary intertidal and subtidal marine ecological surveys within Dundalk Bay. The surveys will include intertidal habitat and biotope mapping, quantitative intertidal sampling, subtidal DDV and/or ROV survey, benthic faunal and sediment sampling, laboratory analysis and technical reporting.

The surveys are being undertaken to provide project-specific baseline marine ecological information to inform environmental assessments associated with the proposed Haggardstown and Marshes Upper Large-scale Residential Development in Dundalk, County Louth. The Proposed Development comprises 502 residential units, together with a two-storey crèche, access infrastructure, roads, pedestrian and cycle connections, parking, landscaping and associated amenity areas.

The Proposed Maritime Usage is strictly limited to the marine survey activities and does not itself comprise or authorise the construction of the Proposed Development. The surveys will provide the environmental information necessary to support robust assessment and informed decision-making in respect of a substantial proposed housing development.

Housing supply is a major national policy priority in Ireland. The Proposed Development, if consented and delivered, would make a material contribution to housing supply in Dundalk through the provision of 502 new residential units.

2. National Policy Alignment and Strategic Objectives

Ireland's current housing policy places a strong emphasis on substantially increasing the rate of housing delivery and removing barriers to the timely progression of residential development.

The Government's housing action plan, *Delivering Homes, Building Communities 2025–2030: An Action Plan on Housing Supply and Targeting Homelessness*, establishes a national objective to deliver 300,000 additional homes by the end of 2030. The Plan recognises that achieving this scale of housing delivery will require contributions from both the State and private sector and places particular emphasis on activating housing supply, addressing barriers to development and creating the conditions necessary for substantially increased residential construction.

The Proposed Development represents a significant private-sector housing proposal comprising 502 residential units. While the Proposed Maritime Usage does not itself provide housing, it forms part of the

environmental assessment and consenting pathway associated with the Proposed Development. By establishing the required marine ecological baseline, the surveys will assist in ensuring that environmental considerations can be appropriately assessed and that the Proposed Development can progress through the relevant regulatory and planning processes on the basis of robust environmental information.

The Proposed Maritime Usage is therefore indirectly supportive of the national policy objective of accelerating housing delivery.

3. National Planning Framework and housing delivery targets

The *National Planning Framework – First Revision* provides the overarching spatial planning framework for Ireland's growth and development to 2040. The revised framework responds to updated population projections and substantially increased housing requirements and provides for planning for approximately 50,000 additional homes per annum to 2040.

A central purpose of the revised National Planning Framework is to create the conditions required for accelerated housing delivery while ensuring that population growth, housing and supporting services are planned in a coordinated and sustainable manner. The associated National Planning Framework Implementation – Housing Growth Requirements Guidelines require these increased housing requirements to be reflected through regional and local planning processes.

The scale of the Proposed Development is directly relevant to this national housing requirement. The proposed 502 residential units would represent a substantive addition to the housing stock in the Dundalk area.

In this way, the Proposed Maritime Usage indirectly supports the implementation of the National Planning Framework by facilitating the evidence-based assessment of a substantial housing proposal.

4. National Development Plan and Regional and Local Housing Growth

The updated National Development Plan establishes housing delivery as a critical national investment priority and identifies the need to unlock substantially increased housing supply over the coming decade. The Plan provides for unprecedented investment in housing and associated enabling infrastructure and is intended to support the delivery of approximately 300,000 additional homes by 2030.

The strategic relevance of the Proposed Development should therefore be considered in the context of this wider national objective to accelerate housing supply. The Proposed Maritime Usage is a relatively small but necessary activity associated with a proposal for 502 residential units.

This national policy direction is also reflected at regional and local level. Dundalk is identified as a Regional Growth Centre and is intended to accommodate significant future population and housing growth. The Louth County Development Plan 2021–2027 provides a framework for the sustainable growth of the County in which access to housing and services is a central component of sustainable communities.

More specifically, the Dundalk Local Area Plan 2025–2031 seeks to achieve sustainable growth and consolidation of Dundalk through, among other measures, the delivery of a suitable mix of quality housing in appropriate locations and the creation of sustainable neighbourhoods supported by appropriate community infrastructure. The Plan also supports residential development at appropriate densities and the provision of neighbourhood facilities, including childcare and other community services.

The Proposed Maritime Usage supports this objective indirectly by providing the marine environmental information necessary for the associated assessments to be completed on a robust and evidence-based basis.

5. Conclusion

On this basis, the Proposed Maritime Usage enables the evidence-based assessment of a significant proposed housing development (critical state infrastructure) and is consistent with national, regional and local policy objectives directed towards increasing housing supply and supporting the sustainable growth of Dundalk.