4.1.1 Urban Design Aims and Objectives

The Urban Design Framework has the following objectives:

- Provide three identifiable residential neighbourhoods with three civic/commercial centres each with a distinctive character.
- To link the proposed town extension to the historic core and outlying hinterland, particularly the Boyne Valley and lands to the north of the PANCR, by providing pedestrian, cycle and road networks. This will be partly achieved through a series of loops from the spine route of the Linear Park linking the local parks related to the residential neighbourhood areas and the civic/commercial centres.
- Reduce the constraints imposed by physical barriers such as arterial routes and the railway line.
- Reduce the environmental impact from the design and construction process, restore wildlife habitat, harness natural energy flows and biological processes and reduce our reliance on finite natural resources.
In order to initiate a sustainable pattern of development, the following principles should be applied:

**Site Boundary Considerations**

The boundary line of the Plan lands will need specific design solutions to establish an appropriate level of transition, protection and/or accessibility, particularly in the following areas:

- Edge to Port Access Northern Cross Route
- Edge to Existing Residential lands
- Edge to Future Residential lands
- Edge to Arterial routes
- Edge to Existing Open space

**Linear Edge Treatment**

A variety of edge treatments will need to be developed and designated in particular locations to establish an appropriate level of security, density, activity and/or amenity; particularly in the following areas:

- Edge along Linear Park
- Main street at Civic / Commercial Centres
- Edge along Neighbourhood Parks
- Edge along significant routes
- Gateway into character areas

**Street Section Design**

The grid of streets will require specific design strategies to increase the safety, legibility and connectivity of the streets, footpaths, cycle ways and public spaces; particularly in the following areas:

- Edge to Port Access Northern Cross Route
- Existing Twenties Lane
- Main street at Civic / Commercial Centres
- Streets along the Linear Park
- Shared surface cluster housing
4.2 Site Structure

4.2.1 Site Structure

Connectivity of Neighbourhoods

The Master Plan sets out to counteract existing barriers and seek every opportunity to provide more physical connections between the three neighbourhoods. An accessible network of streets, cycleways and footpaths will be critical for establishing a clear and legible framework of movement within the plan lands.

Integration of Open Space

The Master Plan encourages the protection of existing wildlife habitats and integration of quality landscapes; this will not only balance the needs of both our built and natural environments but will also instigate a unique character for the new neighbourhoods.

Relationship with Context

The lands are bounded to the south by the town of Drogheda and to the east and west by both Demesne landscapes and potential employment areas; links are to be encouraged from the Plan lands to the historic core of Drogheda, lands north of the Port Access Northern Cross Route and to the surrounding Demesne landscapes. Links must also be established between the civic/commercial centres and the employment opportunities that will be developing on either side of the Plan lands.

▲ Connectivity of Neighbourhoods
▲ Integration of Open Space
▲ Relationship with Context
It is an objective of the Master Plan to develop a network of routes that are well designed, well connected, safe and easy to move through. A majority of the roads within the Plan lands will be categorised as access roads serving the residential development with low speed limits.

Urban Design Objective: UD 2
Organise roads, footpaths and public spaces that are connected into well-used routes that lead to where people want to go.

Urban Design Objective: UD 3
At least 3 segregated pedestrian/cycle connections shall be provided between the Plan lands and lands to the north as part of the design and construction of the PANCR. One such connection shall be provided in the vicinity of the railway line to connect the Plan lands with the proposed Sports Centre and schools complex. The other two connections shall be provided along the PANCR.

Where cycle routes share roads, appropriate measures shall be used to define and segregate cyclists’ road space.
4.4 Aims and Objectives

4.4.1 Diversity of Densities

In primarily residential areas, density, heights, plot ratio and site coverage will be used to help create the variety and distinctiveness for each neighbourhood. While the figures for dwellings per neighbourhood (provided in the following paragraphs) assume a maximum of 7100 dwellings across the plan lands, in practice, the Council will accept a variation on this figure of 5%. Similarly, while the Council will accept a variation of 10% on the floorspace figures for the commercial uses, it will not accept variation on standards for schools/creches or open space/leisure.

**Built Edge**

The built edge elements will be used to create a strong urban edge at particular locations in the Plan lands. For the purpose of the Plan, Built Edge Buildings are defined as ‘buildings of an appropriate design, scale, mass and form to create a good sense of place, urban context and enclosure.’

These elements will be used to increase ‘legibility’ and ensure ease of movement throughout the development. Whilst the Plan does not specifically control building heights, it is envisaged that the majority of building will be two or three storey, with elements of four storey and four storey with set back located at:
- Civic / Commercial Centre housing
- Gateway elements to the linear park
- South facing passive supervision of parks
- Key street junctions
- At the public transport interchange

**Medium density**

The medium density will be composed of predominantly semi detached and terraced housing.

**Low density**

Pockets of houses will be located based on the following criteria:
- Walking distance from centres
- Walking distance from main streets
- Responding to local topography
- Existing pattern of development

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**Urban Design Objective: UD 4**

The Planning Authority will encourage flexible use, including small scale employment use at the edge buildings, including live / work dwellings. Acceptability of proposed uses will be subject to normal development control criteria and particularly protection of residential amenity.
4.5 Identifiable Character Areas | 4, Urban Design Framework | Page No. 39

4.5.1 Drogheda North Environs Local Area Plan

Identifiable Areas (1–4) and Context Areas (5–8)

1 Residential Neighbourhood *
   predominantly residential
   preserved wetland area
   low to high density
   integrated civic/commercial centre

2 Residential Neighbourhood *
   predominantly residential
   mix of hard and soft landscape
   possible garden centre
   low to high density
   integrated civic/commercial centre

3 Residential Neighbourhood *
   predominantly residential
   low to high density
   mixed use centre

4 Campus & Sports Centre
   public park
   various sports facilities
   transport hub and park & ride
   possible primary & post primary school
   possible third level campus

5 Technological Business Park & Industrial Sector
   commercial and retail park
   low to medium density

6 Quarries
   candidate for adaptation

7 Technological Business Park & Industrial Sector
   commercial and industry
   low to medium density

8 Beaulieu Demesne
   Beaulieu House and gardens
   candidate for preserved heritage site

* In accordance with the adopted LAP, the Master Plan concentrates on the three designated Residential Neighbourhoods
### Table 4.0 - Land Use Distribution

<table>
<thead>
<tr>
<th>NEIGHBOURHOODS</th>
<th>QUANTUMS &amp; REQUIREMENTS</th>
<th>KEY COMPONENTS &amp; CONSIDERATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood One</td>
<td>78 ha</td>
<td><strong>Gross Area</strong>: 78 ha</td>
</tr>
<tr>
<td>Neighbourhood Two</td>
<td>73 ha</td>
<td><strong>Gross Area</strong>: 73 ha</td>
</tr>
<tr>
<td>Neighbourhood Three</td>
<td>103 ha</td>
<td><strong>Gross Area</strong>: 103 ha</td>
</tr>
<tr>
<td>Study Area</td>
<td>254 ha</td>
<td><strong>Gross Area</strong>: 254 ha</td>
</tr>
</tbody>
</table>

* Total Net Development Area calculation excludes structural open space, Temmonfeckin Road, proposed PANCR, existing Dublin / Belfast Railway Corridor, primary schools, Sienna Convent and existing developments.

1. Net Development Area excludes the 11.3 hectares currently under construction within Aston Village and excludes the existing 20.7 hectares within Temmon Abbey.

2. The LAP states that public open space shall be 20% of the total area zoned for residential development and one quarter of that public open space requirement shall be provided outside of the Plan lands. Public open space within the Plan lands equal 36.05 ha plus an additional 12.55 ha of public open space provided outside the Plan lands. Together this totals 48.60 ha. See also Section 3.5.7 / Public Open Space Quantums.

3. The number of dwelling units exclude the existing 220 Aston Village dwellings currently under construction nor does it include the 465 dwellings of the existing Temmon Abbey development.

4. Of which retailing does not exceed 38%.

### Urban Design Objective: UD 5
While density variations in accordance with the density ranges are permissible, it is an objective of the Plan to achieve the maximum dwelling numbers across the Plan lands.

### Urban Design Objective: UD 6
It is an objective of the Plan to achieve the dwelling mix across each neighbourhood. Variations in mix on a planning application basis may be permissible subject to the applicant being able to demonstrate to the satisfaction of the Council that the percentage dwelling mix across the land holding will be achieved. Applicants seeking deviations from dwelling mix will be required to submit a Framework Plan demonstrating how required dwelling mix will be achieved across their overall landholding.
Urban Design Framework for North Drogheda Environs

RESERVED ATTENUATION AREA SUBJECT TO DETAINED ANALYSIS
See Figure 4.6.1

Wetland Park
Port Access Northern Cross Route
Twenties Lane
Ballymakenny Road
Dublin / Belfast Railway
Termonfeckin Road
4.6 Residential Neighbourhood One

Neighbourhood One establishes its character by complementing important and attractive elements of the existing landscape. The protection of existing topography, natural streams, mature hedgerows and attenuation areas will have a positive effect on the comfort and amenity of Neighbourhood One. The Buffer Area lands are not allocated for development under this Master Plan unless the required Flood & Flow study determines otherwise.

4.6.2 Density Distribution

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Gross Area (ha)</th>
<th>Net Development Area (ha)</th>
<th>Low Density Residential</th>
<th>Medium Density Residential</th>
<th>Med-High Density Residential</th>
<th>Total Min-max dwelling units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland Park</td>
<td>6.8</td>
<td>6.8</td>
<td>33</td>
<td>16</td>
<td>12</td>
<td>1,557 - 2,316</td>
</tr>
<tr>
<td>Reserved Area</td>
<td>19.3</td>
<td>15.8</td>
<td>561 - 1,056</td>
<td>528 - 720</td>
<td>468 - 540</td>
<td></td>
</tr>
</tbody>
</table>

4.6.1 Residential Neighbourhood One

The Reserved Area (15.8 ha) shall be considered for development following a detailed Flow & Flood Study over an extended time period (at least 5 years (refer to Section 5 Infrastructure or Figure 4.6.1) or as otherwise agreed with the Council. If the study finds the area is necessary for attenuation purposes, then it shall not be developed and shall be retained as open area in addition to the public open space quantum set out in this Plan.
4.6.1 Commercial & Civic Centre One

Neighbourhood One
Civic & Commercial Centre One

ELEMENTS

- Clear entrance points
- Residential use incorporated into centre
- School to form street edge
- Community Building: Focal building to terminate street axis
- South facing civic square to street
- Retail
  - Supermarket tenant where appropriate to be edged by smaller 'comparison' shopping to street
  - Ground floor uses shall be restricted to shops, pubs, restaurants and other "active street" uses with not more than 25% of such frontages comprising office, professional and other services

Table 4.6.A Civic & Commercial Centre

<table>
<thead>
<tr>
<th>Element</th>
<th>Gross Area m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supermarket Anchor</td>
<td>1000m² - 1600m² (target)</td>
</tr>
<tr>
<td>Convenience Retail</td>
<td>300m² (target)</td>
</tr>
<tr>
<td>(Unit Outlets)</td>
<td>(each unit not to exceed 150m²)</td>
</tr>
<tr>
<td>Comparison Retail</td>
<td>600m² (target)</td>
</tr>
<tr>
<td>(not to exceed 150m²)</td>
<td></td>
</tr>
<tr>
<td>Service Employment</td>
<td>3000m² (minimum)</td>
</tr>
<tr>
<td>Banks, Office, Cheque, Post Office, Etc.</td>
<td></td>
</tr>
<tr>
<td>Cafe &amp; Pub</td>
<td>500m² (target)</td>
</tr>
<tr>
<td>(not to exceed 300m²)</td>
<td></td>
</tr>
<tr>
<td>Community Civic Sports</td>
<td>700m² (minimum)</td>
</tr>
<tr>
<td>Facility, Library, Clinic, Religious</td>
<td></td>
</tr>
<tr>
<td>Education Primary School</td>
<td>1400m² (minimum)</td>
</tr>
<tr>
<td>Total</td>
<td>4,100m²</td>
</tr>
</tbody>
</table>

Note: Other uses such as leisure & fitness would be encouraged as additional areas

4.6.3 Civic and Commercial Centre One

Civic / Commercial Centre One is proposed on an east-west axis, defined at the west end by a gateway to the Wetland Park and at the east end by the north-south Twenties Lane. The centre lies predominantly on the west of Twenties Lane in order to define an entrance to a more urban precinct of neighbourhood one.

The school site is proposed as an element of the new street structure and incorporating portions of the new alignment of Twenties Lane and linked directly to the civic commercial centre and linear open space.

The buildings of Twenties Lane Farmyard provide an identifiable character for the neighbourhood and establish a gateway element into the linear park, therefore a portion of the farm buildings may be retained and appropriate uses sought.

4.6.4 Civic and Commercial Centre Uses

The principle is to generate an appropriate level of employment uses in the centres to create social sustainability, reduce the need to travel and increase safety. To define a civic / commercial centre as a destination and promote activity, the uses and elements as set out in Table 4.6.A are proposed as urban design objectives.

Urban Design Objective: UD 8

The level of shopping provision will be such as to serve local needs only. All retail development applications shall be in accordance with the County Retail Strategy.
4.7 Residential Neighbourhood Two

Neighbourhood Two establishes its distinctive character through the organisation of strong physical and visual connections within the existing lands. The organisation of streets, footpaths, cycleways and linear walks will result in an active civic/commercial centre, useable open space, and an engaging community.

4.7.1 Land Use and Density Distribution

Each Neighbourhood should establish a clear distinction between public and private space. Buildings should overlook streets, footpaths and open spaces to foster security. Gaps in the line of buildings should be avoided and leftover spaces utilised to help the clarity of the neighbourhood.

Urban Design Objective: UD 9

4.7.2 Density Distribution

- **Low Density Residential**
  - Gross Area: 28 hectares
  - Net development Area: 16.92 hectares
  - Min-max dwelling per ha: 17 - 32
  - Min-max dwelling units: 476 - 896

- **Medium Density Residential**
  - Gross Area: 24 hectares
  - Net development Area: 14.52 hectares
  - Min-max dwelling per ha: 33 - 45
  - Min-max dwelling units: 792 - 1,080

- **Med-High Density Residential**
  - Gross Area: 10 hectares
  - Net development Area: 5.72 hectares
  - Min-max dwelling per ha: 39 - 45
  - Min-max dwelling units: 390 - 450

- **Total Min-max dwelling units**: 1,658 - 2,426

- **Gross Area**: 73 hectares
- **Net development Area**: 61.92 hectares
- **Dublin / Belfast Railway**: 5 - 10 minute walking radius
- **Possible transport hub and park & ride facility**: Dublin / Belfast Railway
- **Possible Garden Centre**: Civic Commercial Centre
- **Built Edge**: Entry Level School
- **Proposed Open Space**: Main Pedestrian Spines + Cycle Ways
- **Ever-changing characteristic of Linear Open Space**: Port Access Northern Cross Route
- **Bridge Park**: Ballymakenny Road
- **Possible transport hub and park & ride facility**: Dublin / Belfast Railway
- **Possible Garden Centre**: Civic Commercial Centre
- **Built Edge**: Entry Level School
- **Proposed Open Space**: Main Pedestrian Spines + Cycle Ways
- **Ever-changing characteristic of Linear Open Space**: Port Access Northern Cross Route
- **Bridge Park**: Ballymakenny Road
4.7.3 Civic and Commercial Centre Two

Civic / Commercial Centre Two is proposed as a linear organisation primarily on an east-west axis running parallel with the linear walk.

It is considered essential that the primary street intersection is a traffic light controlled junction to ensure pedestrian priority. Critical junctions are to have strong corner elements or edge buildings to ensure legibility and an active, urban environment.

The east-west axis is proposed to establish a direct link to Neighbourhood One and provide movement between complimentary uses within the two centres; this complements social sustainability principles. The organisation will also act as a gateway to the predominantly residential areas.

### Civic and Commercial Centre Uses

Civic and Commercial Centre Two is centrally located within the plan lands and is envisaged to be a focus for greater public uses, therefore the centre will provide a strong employment input. The uses and elements as set out in Table 4.7.A are proposed as urban design objectives.

#### Table 4.7.A Civic & Commercial Centre

<table>
<thead>
<tr>
<th>Element</th>
<th>Gross Area m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supermarket Anchor</td>
<td>1000m² – 1600m² (target)</td>
</tr>
<tr>
<td>Convenience Retail (Unit Outlets)</td>
<td>300m² (target)</td>
</tr>
<tr>
<td>Convenience Retail (Hairdressers, Chemists, etc.)</td>
<td>600m² (target)</td>
</tr>
<tr>
<td>Service Employment Banks, Office, Creche, Post Office, etc.</td>
<td>3000m² (minimum)</td>
</tr>
<tr>
<td>Cafe &amp; Pub</td>
<td>500m² (target) (not to exceed 900m²)</td>
</tr>
<tr>
<td>Community &amp; Civic Sports facility, Library, Clinic, Religious</td>
<td>700m² (minimum)</td>
</tr>
<tr>
<td>Education Primary School</td>
<td>1400m² (minimum)</td>
</tr>
<tr>
<td>Total</td>
<td>8,100m²</td>
</tr>
</tbody>
</table>

**Note:** Other uses such as leisure & fitness would be encouraged as additional areas.

Urban Design Objective: UD 10

Create a place with a sense of well being and amenity, incorporate public spaces and routes that are lively and pleasant to use. Establish a feeling of safety and security, encourage an uncluttered and easily maintained space with attractive planting, well designed lighting and street furniture. Ensure that buildings address the urban street and provide ‘front door’ back of pavement pedestrian access.
4.8 Residential Neighbourhood Three

Urban Design Objective: UD 11
Develop a place that has a clear image and is easy to understand. Encourage the use of landmarks and focal points, views and gateways to particular areas. Promote the use of art and crafts, signage and lighting to increase the clarity of the space.

Neighbourhood Three is distinguished by its ability to establish connectivity through numerous site constraints and barriers. The integration of existing developments and establishment of strong connections across the railway, over the PANCR and into Demesne landscapes will improve the neighbourhood’s identity and establish an appropriate extension of the neighbourhood centre.

4.8.2 Density Distribution

- **Gross Area**: 103 hectares
- **Low Density Residential**
  - Min-max dwelling per ha: 17 - 32
  - Min-max dwelling units: 476 - 896
- **Medium Density Residential**
  - Min-max dwelling per ha: 33 - 45
  - Min-max dwelling units: 627 - 855
- **Medium/High Density Residential**
  - Min-max dwelling per ha: 39 - 45
  - Min-max dwelling units: 429 - 495

**Total Min-max dwelling units**: 1,532 - 2,246

*Net development Area excludes the 11.3 hectares currently under construction within Aston Village and excludes the existing 20.7 hectares within Termon Abbey*
4.8.3 Civic and Commercial Centre Three

The neighbourhood centre, Aston Village, is designed along the lines of a traditional Irish village which will provide a supermarket, medical centre, pub, neighbourhood shops, offices, creche and a primary school.

Densification of this centre will be encouraged, subject to normal development control criteria.

Table 4.8.A Civic & Commercial Centre

<table>
<thead>
<tr>
<th>Element</th>
<th>Gross Area m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supermarket</td>
<td>1175m²</td>
</tr>
<tr>
<td>(841m² net retail/ 1175m² gross)</td>
<td></td>
</tr>
<tr>
<td>Comparison Retail (Unit Outlets)</td>
<td>1472m²</td>
</tr>
<tr>
<td>Service Employment Office, Creche</td>
<td>1607m²</td>
</tr>
<tr>
<td>Pub &amp; Cafe</td>
<td>910m²</td>
</tr>
<tr>
<td>Community &amp; Civic Medical Centre</td>
<td>215m²</td>
</tr>
<tr>
<td>Education Primary School</td>
<td>1,400m²</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6,777m²</strong></td>
</tr>
</tbody>
</table>

Note: Other uses such as leisure & fitness would be encouraged as additional areas.
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