

## Chapter 11 Implementation and Monitoring

### 11.1 Introduction

The Drogheda Borough Council Development Plan 2011-2017 sets out the Council's vision and strategy for the sustainable development of the town over the next six years. It contains a wide range of objectives and policies covering the broad range of functions of the Council. It is essentially a contract between the Council and the people of Drogheda and there is a statutory obligation on the Council to implement its provisions. This will present many challenges in the years ahead, particularly since the economic climate has changed significantly for the worse over the period of the previous Plan which is now replaced. Therefore, there is no guarantee that the range of specific objectives and projects included in the Plan will be carried out in full or in part, as this will depend on the availability of funding. However, the policies in relation to the manner in which the Council seeks to protect the heritage, environment and well being of the people of Drogheda is not, by and large, funding dependent. Therefore, in this regard, the Council will implement all relevant policies and objectives as contained in the Plan.

The implementation of the policies, targets and projects contained in this Development Plan does not fall to the Council alone. The people of the county, as individuals and through community groups, developers, Government agencies and others with the good of Drogheda at heart, will be required to play a significant role if the Plan is to be fully delivered.

The Plan will also be regularly reviewed to assess progress and to determine whether amendments are required. Therefore, the Council may carry out variations of the Plan from time to time where it considers that such amendments are warranted.

### 11.2 Local Plans

It is an objective of the Development Plan to prepare a Framework Plan for the Heritage Quarter which includes Old Abbey Precinct and West Street Backlands and also to work in conjunction with Meath County Council to prepare a Framework Plan for the Drogheda Transportation Development Area. Over the course of the Plan period Framework Plans shall be completed for Drogheda's Seven Character Areas. The area bounded by Cement Road, R132, and the proposed PANCR, and the Collon Road, will also be subject to a development feasibility study within the time frame of the Drogheda Borough Council Development Plan.

### 11.3 Public Funding

Funding for the various projects, programmes and objectives of the Plan will be dependent on capital funding from the Government under the National Development Plan 2007 – 2013 and from other sources such as the National Roads Authority. The Council's own funds will also be allocated under the annual budget adopted by the

Members in November of each year. As already mentioned above, the availability of funding, even for important maintenance and capital projects may be under threat due to the deterioration in the Government's finances.

### 11.3.1 Section 48 Contributions Scheme

In accordance with the provisions of Sections 48 of the Planning and Development Act 2000, Drogheda Borough Council prepared a Development Contribution Scheme for the period 2010-2014. All development proposals are required by conditions attaching to planning permissions to make a financial contribution towards the costs incurred by the Council, or likely to be incurred, in the provision of public infrastructure.

During the building boom of the past decade, especially since the introduction of the scheme, significant funding has been acquired for worthwhile and important capital projects provided for under the scheme. The scheme has been reviewed and a new scheme will be introduced in 2010. However, having regard to the decline of the building industry, the amount of funding from this source is likely to be reduced significantly over the period of the Plan, unless there is a marked upturn in the economy and the building sector, in particular. The making of, or review of the Development Contribution Scheme, is a reserved function of the Council

Special contributions may also be imposed under Section 48 (2) where specific public works not covered under the general scheme and which facilitate development, have been carried out or will be carried out.

### 11.3.2 Section 49 Contribution Schemes

Under this provision, the Council can require financial contributions for major infrastructural works such as roads, railway lines or major drainage projects. Like the Section 48 scheme, this is also a reserved function.

## 11.4 Private Funding

### 11.4.1 Private Sector

The bulk of the development and investment proposed in this Development Plan will come through the private sector. This refers specifically to the industrial, residential and commercial development that will take place in the County over the Plan period. The Council will also consider entering into arrangements with the private sector to secure the delivery of essential infrastructure and investment where appropriate and subject to any infrastructure provided being available to all who might require access to it.

### 11.4.2 Public Private Partnerships

Public Private Partnerships are agreements between public sector organisations and private sector investors and businesses for the purposes of delivering specific projects related to public services and infrastructure. Such an approach can involve a number of different types of project, including:

- Design and build

- Design, build and operate
- Design, build, operate and finance
- Operating contracts

The PPP Fund for Local Authorities provides start-up funding for projects outside the main investment programmes (roads, water, etc.) covered under the NDP e.g. feasibility studies, the preparation of business plans and preliminary design work. Projects that have already received funding include a feasibility study for developing an area for tourist and amenity purposes and a feasibility study to examine the future leisure and recreational needs of another area. Programmes that are particularly innovative and offer opportunities to create greater integration in the delivery of local services are particularly welcomed.

### 11.5 Bonds

Developers will be required to give security to the Council in the form of a cash deposit, to ensure satisfactory completion of the estate until such time as they are taken in charge by the local authority. The amount of cash deposit shall be in accordance with the DBC Development Contribution Scheme 2010-2014 and the wholesale price index for the construction sector.

### 11.6 Enforcement

The Planning Authority has extensive powers under the Planning and Development Act 2000 to take enforcement action where unauthorised development has occurred, is occurring or where permitted development has not, or is not being carried out, in compliance with the planning permission granted. The Council will seek to enforce the planning legislation to ensure that the environmental, visual and economic development of the Borough is not jeopardised by inappropriate and environmentally damaging development and to ensure that any relevant policies and objectives of this Plan are implemented and adhered to.

### 11.7 Monitoring and Review

The purpose of monitoring and evaluation is to assess the effectiveness or otherwise of policies and objectives in terms of achieving stated aims and objectives. Section 15(2) of the Planning and Development Act 2000 (as amended) states that the Manager shall, not later than two years after the making of a Development Plan, give a report to the Members of the Authority on the progress achieved in securing the objectives whilst section 95(3) (a) of the Act expressly requires that the two year report includes a review of progress on the housing strategy.

Following adoption of the Plan, key information requirements will be identified focusing on those policies and objectives central to the aims and strategy of the Plan. These will be utilised in the review process.

In addition to the Manager's progress report, the Council will continue to monitor the implementation and operation of the Plan on an ongoing basis. Where it is considered that modifications or adjustments are required in the interest of the proper planning and sustainable development, variations of the Plan may be introduced.