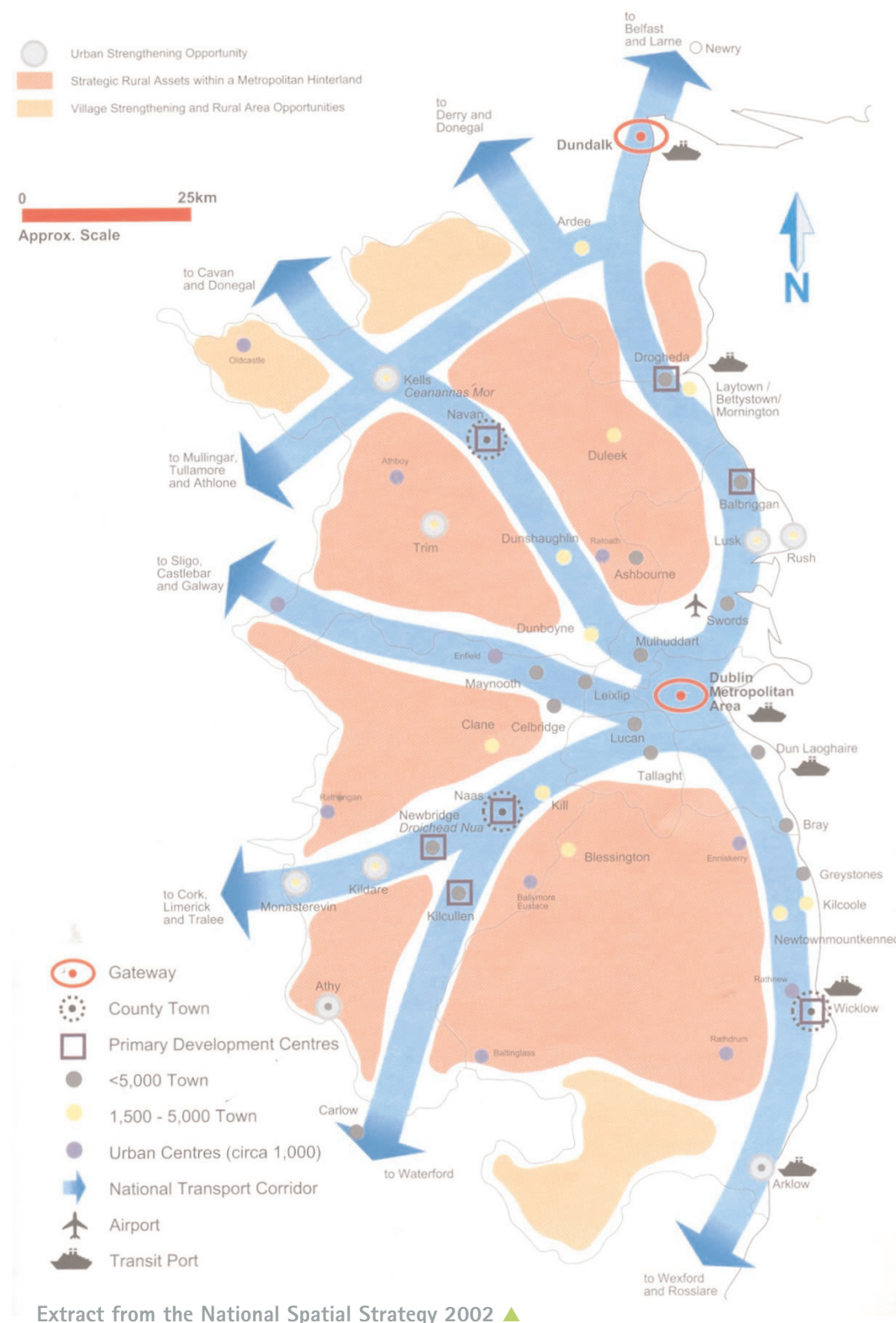


2
National, Regional and
Local Planning Context

no text on this page



A number of national, regional and local planning documents were reviewed in the preparation of this Master Plan to ensure conformity with relevant policy and guidelines. The main references are set out below.

2.1 National Planning Policy

The main national policy documents referred to are:

- National Sustainable Development Strategy 1997;
- National Development Plan 2000-2006;
- Residential Density Guidelines for Planning Authorities 1999;
- Retail Planning Guidelines 2000;
- DOE- Child Care Provision Guidelines 2000;
- Landscape and Landscape Assessment - Consultation Draft Guidelines for Planning Authorities 2000;
- National Spatial Strategy 2000;
- Report of the National Taskforce on Obesity: Obesity the Policy Challenge 2005

The main aim of these national strategies and plans is to promote development in an integrated and sustainable manner, and to plan for development at a strategic level. Notably, Drogheda is designated as a primary development centre* by the National Spatial Strategy, which, along with other spatial planning documents, recognises the strategic position of Drogheda in the Dublin-Belfast economic corridor, and the town's abilities to energise eastern parts of the Border Area.

Other plans, strategies and guidelines seek to address government and public concerns about achieving appropriate densities of residential development; adequate provision of child care facilities in new developments; the proper siting and design of new developments with respect to their setting; and, opportunities for sport and recreation to address the growing issue of obesity in the population. The Master Plan seeks to reflect these relevant policies and guidelines.

* Primary development centres are designated to grow to a level where they can support higher levels of economic activity, growth and development, the effects of which spread benefits to surrounding areas.

2.2 Regional Planning Policy

The following regional planning documents were consulted in the preparation of this Master Plan:

- The Border Regional Planning Guidelines 2004
- The Dublin Regional Planning Guidelines 2004

Drogheda is located in the Border Region but influenced by the Dublin Region. Both sets of guidelines promote the development and growth of urban centres such as Drogheda as focal points within their surrounding rural catchments. The key objectives for such centres are: employment provision; population growth (see Introduction, Section 1.4); satisfaction of housing demand; and, delivery of a high quality of life for the population.

The Master Plan seeks to achieve these objectives in the development of the plan area.

2.3 Local Planning Policy

The following local planning documents were consulted in the preparation of this Master Plan:

- North Drogheda Environs Local Area Plan 2004;
- Louth County Development Plan 2003 - 2009;
- Housing Strategy for County Louth 2001;
- Louth Retail Strategy;
- Louth Play Policy;
- Corporation of Drogheda Development Plan 1999;
- Drogheda Borough Council Development Plan 2005-2011;
- Planning Strategy for the Greater Drogheda Area 2005 (Issues Paper);
- Meath County Development Plan 2000, (and Issues Paper March 2005);
- East Meath Sub-Region Local Area Plan 2000, (and East Meath Local Area Plan Issues Paper 2004); and
- An Economic and Spatial Study of Drogheda 2001 (The Bacon Report)

These spatial plans, strategies and studies all acknowledge the importance of Drogheda in the urban hierarchy. For example the Louth County Development Plan states it is policy "to promote and facilitate the growth of Drogheda as a major urban centre that can accommodate substantial population growth and act as a driver for development in the south of the county and wider surrounding region." (Pg 47). Equally, the recently adopted Drogheda Borough Development Plan 2005 - 2011 recognises the important role of the town in the local and regional hierarchy.

However, it is primarily the County Development Plan, the Louth County Housing Strategy and the North Drogheda Environs Local Area Plan (LAP) 2004 which provide the framework for the Master Plan. Together, these documents provide objectives for development and development control standards concerning: dwelling mix; public and private open space; and, car parking.

The following sections set out these objectives and standards.



Extract from the Border Regional Planning Guidelines 2004 ▲

Housing Policy: HP1

The provision of housing, including social and affordable housing, shall accord with the Louth County Housing Strategy, as may be amended.

2.3.1 North Drogheda Environs LAP 2004 Policy and Development Control Requirements

According to the LAP, specific objectives for the development of the plan lands are provision of:

- A mixture of housing types with private open space within three distinct neighbourhoods (accommodating approximately 20,000 people);
- A Port Access Northern Cross Route linking the R132 to the west with the R166 to the east;
- 20% open space, including a (centrally located) public park, playing fields and smaller open spaces/play facilities;
- Walking and cycle routes linking destinations within and outside the plan area;
- Civic Commercial Centres incorporating local shopping and community facilities, including crèches;
- Primary schools and associated sporting facilities;
- Land for a new rail station and associated park and ride facility;
- Bus routes and shelters; and
- Associated infrastructure including roads, foul drainage, surface water management and water supply

2.3.1.1 Dwelling Mix

The LAP seeks a housing mix in line with the Housing Strategy for County Louth, which recommends the following residential mix:

Private Dwelling Mix

House Type	Private %
1 & 2 bed	35
3 bed	35
4 bed	30

Social/Affordable Dwelling Mix

House Type	Social %
1 & 2 bed	37 & 39 respectively
3 bed	14
4 bed	10

The Housing Strategy aims to ensure that the projected demand for housing, including social and affordable housing needs, are adequately met within the County. In this regard it is a policy of the Strategy to ensure that 20% of zoned residential lands are reserved for the provision of social and affordable housing purposes. The preference is for developers to provide dwellings rather than land.

2.3.1.2 Public Open Space Requirements

The LAP states that public open space shall be 20% of the total area zoned for residential development; refer to section 3.5.1 Public Open Space Quantum.

The LAP also states that:

- A quarter of the public open space requirement may be provided outside of the plan lands;
- Open space shall be provided at convenient locations within the three neighbourhoods;
- The main body of open space in each neighbourhood shall be linked, forming a linear park and this park will provide for a continuous green area running from the R166 (Termonfeckin Road) to the R132 (Dublin Belfast Road), incorporating pedestrian and cycle paths, playing fields and landscaped areas;
- The linear park should be opened out into larger regular shaped open spaces to facilitate the provision of significant areas for playing fields and other active recreational pursuits;
- Where appropriate, certain open spaces may be utilised as part of a storm water management and attenuation plan; and

The public open space quantum is exclusive of roads and associated landscape treatments, additional areas required within individual developments for stormwater attenuation, other than as set out under Section 5 Infrastructure of this Master Plan; and lands owned by or used exclusively by private sporting clubs or other organisations.

2.3.1.3 Private Open Space Requirements

The Louth County Development Plan requires that all new dwellings should have direct access to private amenity space, either in the form of a balcony, patio or garden area. Where balconies are proposed they should be an integral part of the building and act as usable open spaces. Balconies shall recess into buildings and act as an extension of the living space. The following standards for private open space are set by this Plan

Private Open Space Requirements	
Dwelling Unit	Minimum Private Open Space
Houses - 1 and 2 bed	60 sq.m.
Houses - 2 plus bed	80 sq.m.
Houses (town centre)	50 sq.m.
Apartments/Duplexes 1 bed	20 sq.m.
Apartments/Duplexes 2/3 bed	40 sq.m.
Civic / Commercial Centre Apartments/Duplexes 1 bed	10 sq.m.
Civic / Commercial Centre Apartments/Duplexes 2/3 bed	20 sq.m.

However, the Louth County Development Plan also recognises that innovative layouts for housing can provide acceptable alternatives, in the form of combined private and semi-private open space. Such solutions may be considered appropriate in the development of the plan lands.

2.3.1.4 Car Parking

Car parking should be provided in accordance with the standards set out in the Louth County Development Plan, as follows:

Car Parking Requirements		
Land Use	Urban Spaces per Unit	Sub-Urban Spaces per Unit
Dwellings	1 per dwelling	1.5 per dwelling
Apartments	1 per dwelling	1.5 per dwelling
Retail	1 per 20 sq.m.	1 per 10 sq.m.
Bar/Dancehall	1 per 5 sq.m.	1 per 5 sq.m.
Restaurant	1 per 10 sq.m.	1 per 5 sq.m.
Financial Institution	1 per 30 sq.m.	1 per 25 sq.m.
Schools	1 per classroom	1 per class room
Clinic/Doctor's	2 spaces per consulting room	2 spaces per consulting room

Private Open Space Policy: POS 1

Where due regard is given to orientation and avoidance of overlooking, reduced areas of Private Open Space may be considered. With care, this can offer variety to the built form and more sustainable solutions to provision of detached housing.

Car Parking Objective: CP 1

Large expanses of car parking will be discouraged, particularly in the Civic Commercial centres. Therefore, where mixed-use planning applications are made, parking provision should be considered collectively, i.e. shared use amongst residential and employment uses. Underground parking and multi-storey facilities should also be considered, subject to their impact on urban design.

Car Parking Objective: CP 2

In residential areas, grouped parking behind building lines will be encouraged.