

DROGHEDA BOROUGH COUNCIL

PUBLIC NOTICE

PLANNING AND DEVELOPMENT ACTS 2000 – 2006

NOTICE OF PROPOSED DRAFT VARIATIONS TO THE DROGHEDA BOROUGH COUNCIL DEVELOPMENT PLAN 2005-2011

Notice is hereby given pursuant to Section 13 of the Planning and Development Acts 2000-2006 that Drogheda Borough Council has prepared the proposed eighteen (18) Draft Variations of the Drogheda Borough Development Plan 2005-2011 in respect of the following:

Variations 1

To change zoning of areas of lands on the southside of Loughboy, East of Statoil Service Station from **Open Space and Recreational** to **General Municipal** to provide a land use zoning objective which is reflective of the existing and future long term use of the lands

Variation 2

To change zoning of areas of lands on the Northern side of the Donore Road, southwest of the Bus Station from **Open Space and Recreational** to **General Municipal** to provide a land use zoning objective which is reflective of the existing and future long term use of the lands

Variation 3

To change the zoning of an area of lands on the Northern side of the Newtown road from **Employment Generating Zone premature (pending provision of services)** to **Employment Generating Zone** to reflect the fact that services i.e. foul water and surface drainage are now available on these lands

Variation 4

To change the zoning of an area of lands at Newtown Meadows and the new Newtown meadows link Road from **Employment Generating Zone (premature pending provision of services)** to **Residential New** in order to consolidate the existing residential development of lands along the new link road and to facilitate residential development in a comprehensive and sustainable manner

Variation 5

To amend Town Centre Objective T.C. 1 as follows

To strengthen the role of West Street and Narrow West Street as the primary shopping street and to reinforce the attractiveness of the shopping core area through

restricting change of use from comparison shopping and encouraging the further development of retail frontages. Applications for retail service outlets such as internet café, call centres, bookmakers, take aways, off licences, amusement arcades, car rentals, financial institutions and pubs, cafes, restaurants at ground floor level will be assessed on their merits and may only be permitted where such development would not result in a predominance of similar non retail frontages on the street, in order to protect and safeguard the retail uses and street frontages in the core shopping area.

Variation 6

To remove LPS designation from Newgrange Business Park as there is no longer a necessity for a LPS at this location.

Variation 7

Section 28 of the planning and Development Act 2000 provides that planning Authorities shall have regard to ministerial guidelines in the performance of their functions. The reason for this variation is to include the "Quality Housing for Sustainable Communities 2007 Guidelines" as part of the Development Plan and to make the necessary modifications to ensure that the policies and aims of the guidelines are fully enshrined as objectives of the plan which will ensure larger, high quality living environments in new residential developments in Drogheda.

Variation 8

To restrict developments from the junction of Loughboy through the junction of Marley's Lane / Rathmullen Road across the River Boyne, in order to provide a strategic road corridor and to ensure sustainable traffic management within the Drogheda Borough Area.

Variation 9

To revise the outline of town wall on the existing maps in accordance with the Conservation Plan – Town Wall and other Defences of Drogheda.

Variation 10

To change objective Trans 21 in Section 13.6 of the Development plan from "*To implement the proposed recommendations of the Drogheda Traffic Management Study*" to "*To implement the recommendations of the Drogheda Transportation Study*" to reflect the fact that the Drogheda Transportation Study was completed in December 2006.

Variation 11

It is proposed to amend Section 2.6 of Greater Drogheda Area by replacing the last 5 lines of the paragraph on page 22 with the following:-

The three Local Authorities have been engaged in the preparation of an overall strategy for Greater Drogheda. The document "planning Strategy for the Greater Drogheda Area was completed and adopted by the Council in June 2006 and highlights key issues facing the area in terms of regenerating the town, achieving sustainable development, managing economic growth and creating an integrated and environmentally sound transportation framework. It shall be the policy of the Council to have regard to the issues identified in the Planning Strategy and to follow the key principles put forward in the recommended strategy.

Variation 12

To change the zoning of an area of lands currently occupied by Harvest way Machinery located on the Northern Side of the Rathmullen road, immediately East of Rivercourt from **Employment Generating Zone** to **Residential New** to provide a land use zone which is complimentary to the surrounding land use zones and which is in keeping with the residential pattern of development in the area.

Variation 13

To change the zoning of an area of lands located on the western Side of Matthew's Lane, immediately east of Newgrange Business Park from **Residential Existing** to **District Centre** to create a sustainable district centre outside the town centre which will act as a complimentary retail hub to the existing Town Centre.

Variation 14

To change zoning of lands at the MMM Convent in Hardman's Gardens, adjoining the Lourdes Hospital from **Civic Community and Institutional** to **Residential New** to provide for new communities and community facilities and protect the amenities of existing residential areas.

Variation 15

To change the zoning of lands 1.14 hectares on Southern side of Crosslanes from **Open Space and Recreational** to **Residential New** to provide for new residential communities and community facilities and protect the amenities of existing residential areas.

Variation 16

To change the zoning of lands at Waterunder, Mell on Western side of Road opposite V & W Recycling Centre from **Business Park/ New Economy Business** to **District**

Centre to create a sustainable District Centre outside the Town Centre which will operate as a complimentary retail hub to the existing Town Centre

Variation 17

To change the zoning of lands located immediately South of Newgrange Business Park from **Retail Park** to **District Centre** to create a sustainable District Centre outside the town centre which will operate as a complimentary retail hub to the existing Town Centre.

Variation 18

To change the zoning of lands located to the Southeast of the junction of Greenhill's Road and Newtown Road from **Employment Generating Zone** to **Residential New** to provide for new residential communities and Community facilities and to protect existing residential development.

The reasons for the variations is to facilitate, support, and safeguard the proper and sustainable planning and development of the Greater Drogheda Area and to make certain adjustments to the Control Zone boundaries.

A copy of the proposed Draft Variations will be available for inspection at Drogheda Borough Council Offices, Fair street, Drogheda, from Monday to Friday (excluding Bank Holidays) between the hours of 09.00 a.m. to 4.30 p.m. from Wednesday, 8th August 2007 to Wednesday 5th September 2007 (both dates inclusive).

Written submissions or observations in relation to the proposed Draft Variations made to the Planning Authority within the above said period will be taken into consideration before the making of a decision on the Draft Variations. Such submissions or observations should be addressed to:

Jeanne Kiernan, Planning Department, Drogheda Borough Council. Fair Street, Drogheda