



# **Drogheda and Northern Environs Core Strategy**

## **Variation No. 1 Drogheda Borough Council Development Plan 2011-2017**

**&**

## **Variation No. 1 Louth County Council Development Plan 2009-2015**

**December 2011**



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## **Part 1**

### **1.0 Introduction**

The purpose of draft Variation No.1 to the Louth County Council (LCC) Development Plan 2009-2015 and draft Variation No.1 to the Drogheda Borough Council (DBC) Plan 2011-2017 is to incorporate the Core Strategy as required under the Planning and Development Acts 2000- 2010. The Core Strategy shall ensure that the Drogheda Borough Council Development Plan 2011-2017 and the lands pertaining to the Local Area Plan for the North Drogheda Environs 2004 (LAP for the NDE 2004) which are under the administrative jurisdiction of Louth County Council are consistent with national and regional development objectives set out in the National Spatial Strategy and the Regional Planning Guidelines (2010-2020). In order to implement the Core Strategy a phasing strategy has been devised for the lands pertaining to DBC and also the lands within the LAP for the NDE which are under the administrative jurisdiction of LCC. With regard to Variation No.1 of the DBC Development Plan 2011-2017, the Core Strategy proposes a number of changes including rezoning at 1) Lia Bhrega, 2) the School site on the Ballymakenny Road and 3) Brookside Lodge/part of Brookville. The residential element in the Business Park/ New Economy Business Zoning is to be removed. The draft Variation No.1 to the Drogheda Plan also includes revisions to Table 1.1 'Drogheda Borough Council and Greater Drogheda Area Target Population and Table 6.2 'Density Targets for Drogheda Borough'

This document focuses on the proposed draft Variation No.1 to the DBC Plan 2011-2017 and draft Variation No.1 to LCC Development Plan 2009-2015. The variation consists of amendments to the Written Statements of both Plans and includes a new Phasing Map. Draft Variation No. 1 of the DBC Development Plan incorporates a number of zoning changes to Map No. 1

Environmental Screening Reports are included in this document, prepared in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 and Article 6 (3) of the Habitats Directive. These reports are addendums to the existing SEA and AA Screening Report for the Drogheda Borough Council and Louth County Council Development Plans.

The Strategy is presented in the form of two documents and two maps. The first document is the Draft Variation to the Drogheda Borough Council Development Plan 2011-2017 and the Louth County Council Development Plan 2009-2015. The Variation document shall be integrated into the existing plans. The second document provides background information on the evidence based approach taken when formulating the variation documents.

There are 2 stages in the variation process. These are detailed below:

#### **Stage 1 – Preparation of Draft Core Strategy Variation**

- Submission of a Draft Core Strategy Variation to Elected Members for their consideration
- Sending notice and a copy of the Draft Core Strategy Variation to the specified bodies
- Public display of Draft Core Strategy Variation and environmental reports, and invitation of submissions.

## **Stage 2 - Making Variation**

- Preparation by the Manager of a report on submissions received
- Consideration by members of the Draft Core Strategy Variation and the Manager's Report
- Making of the Variation by accepting or amending the Draft. If an amendment represents a material alteration of Draft Core Strategy Variation, the material amendments go on public display including amending environmental report if necessary.
- Preparation of Manager's Report on submission made to material amendments.
- Consideration of the amendment and managers report by Elected Members.
- Members make the Variation
- Notice is published of making of Variation

The Council is at Stage 1. The document relates to the draft variations. These draft Variations are required to go on public display. They shall be on public display from the 31<sup>st</sup> August 2011 – 28<sup>th</sup> September 2011. Written submissions or observations are invited from members of the public. They must be received within the aforementioned timeframe.

## **Part 2**

**Written statement to be inserted into Chapter 1 of the Louth County Council Development Plan 2009-2015 and Chapter 2 of the Drogheda Borough Council Development Plan 2011-2017.**

### **2.0 Drogheda and Northern Environs Core Strategy**

The Drogheda and Northern Environs Core Strategy pertains to the land within DBC and also the lands pertaining to the LAP for the NDE, which are under the administrative jurisdiction of LCC. The Core Strategy applies to the lifespan of both the DBC Development Plan 2011 - 2017 and LCC Development Plan 2009-2015.

The Louth County Development Plan 2009 -2015 indicates that significant expansion is proposed to the North of Drogheda. The North Drogheda Environs Local Area Plan was adopted in 2004. Louth County Council subsequently prepared a Master Plan for the area dealing with the three proposed neighbourhoods. The North Drogheda Environs Master Plan was adopted in 2006 and forms a Variation to the North Drogheda Environs Local Area Plan 2004.

Significant expansion is also proposed to the southern environs of Drogheda within County Meath. The Local Area Plan for the Southern Environs of Drogheda was adopted in 2009. The LAP lands are situated within the administrative area of Meath County Council, adjacent to the southern boundary of Drogheda Borough Council's administrative Area. The LAP represents part of the contiguous Drogheda urban area.

The 'Planning Strategy for the Greater Drogheda Area' was adopted in 2007. The Strategy provides analysis of, amongst other issues, population growth in the town of Drogheda as well as, its southern and northern environs. It provided an indicative roll out of development land in the new development areas to the north and south of the town.

Within Drogheda Borough Council Plan Area, 2327 residential units have been approved. Proposals to improve infrastructure capacity for existing built development and/ or to absorb additional development are outlined in Chapter 5 (Transportation) and (Chapter 10 Water Services and Environment) of the Drogheda Borough Council Development Plan 2011-2017. With regard to the lands within the Local Area Plan for the North Drogheda Environs there are extant permissions for 5,371 units. The North Drogheda Environs Master Plan 2006, contains a phasing strategy which shall ensure that development will be contingent upon the provision of an adequate level of infrastructure (including both physical and community infrastructure) and services to enable construction and sustain new population.

The purpose of the Core Strategy is to guide residential development to the most suitable locations. The Core Strategy proposes to rezone a number of sites and apply a phasing strategy to the remainder of the land available for residential development. Brownfield/Infill sites have been prioritised for development by their exclusion from the phasing strategy.

## 2.1 Consistency with National and Regional Objectives

Section 2A of the Planning and Development Acts 2000-2010 (as amended) states that a Core Strategy shall provide relevant information to show that the development plan is consistent with the National Spatial Strategy (NSS) and the Regional Planning Guidelines (RPG's). Drogheda is designated as a Primary Development Centre in the NSS. This designation takes account of the fact that Drogheda sits astride two regional planning authorities, Drogheda Borough and the lands pertaining to the LAP for NDE are located within the Border Region, however a significant portion of the larger urban area of Drogheda, that to the south of the Borough lies within the Mid East Region. The RPG's seek to promote and facilitate the development of Drogheda as an important strategic urban settlement in the Region and within the Eastern Economic corridor in support of the Dundalk Gateway.

## 2.2 Population

The RPG's provide a Border Region Population Breakdown for 2006 (CSO data) and 2010 (estimates). In 2006 Drogheda (the area within the administrative boundary of Drogheda Borough Council & the Northern Environs) had a population of 30,303. Figure 3.1 of the Border Regional Authority Regional Planning Guidelines 2010-2022 state that in 2010 there was an estimated population of 32,331 persons in Drogheda.

Figure 3.1 of the RPG's provide a Border Region Population Target for 2016 and 2022. In 2016 Drogheda has a target population of 35,373. In 2022 Drogheda has a population target of 38,415. For the purposes of clarity the Regional Planning Guidelines population breakdown detail population figures for Drogheda include Drogheda Borough and the Northern Environs Area.

## 2.3 Housing Land Requirement

In Drogheda and the Northern Environs the RPG's reveal that there is a potential population increase of 3,042 people between the period 2010-2016. Based on an average household size of 2.8 people it is estimated that 1,086 residential units shall be required over the same period. When 50% over zoning is incorporated in accordance with Department of Environment Housing Local Government Guidelines and based on an average housing density of 40 units per hectare it is estimated that 42hectares of land shall be required over the period 2010-2016.

**Table 1: Potential Housing Demand and Residential Zoning Requirements in Drogheda and the Northern Environs 2010-2016**

Settlement	Population Increase 2010-2016	Potential residential units required over the period 2010- 2016	No. Units over the period 2010- 2016	Total housing required period 2010-2016 (incorporating 50% over zoning in accordance with the DoEHLG Development Plan guidelines)	zoned land over period 2010-2016
Drogheda	3042	1086		42ha	



(source: Border Regional Authority Planning Guidelines 2010-2022)

In the Core Strategy area there is a total of 383ha of land zoned residential or zoned for mixed use which permits residential development. With regard to the DBC Development Plan 2011-2017, there are 75 hectares of land zoned as Residential New (RN)<sup>1</sup> and c.29ha land zoned for mixed use<sup>2</sup> on which residential development is permitted. In relation to the LAP for NDE 2004 there are 280ha of Land Zoned for Residential Use. For the purposes of this Core Strategy, in accordance with the latest Central Statistic Office figures, an average household size of 2.6 persons is being used.

The Housing Land Requirement to meet the population target for Drogheda in 2016 is 42 hectares. There are 383 ha of land in Drogheda which can accommodate residential development. This results in an excess of 341ha of housing land in Drogheda.

**Table 1.2 Core Strategy Table**

Settlement	Target Population Allocation 2016	Household Allocation 2010-2016	Housing Land Requirement	Aver Density Units/ha	Existing Land Zoned for Residential Use (ha)	Housing Yield (Mixed Use Land)	Excess
Drogheda and Northern Environs	3042	1086	42	40	355	28	341

Whilst within the Core Strategy area there are 383ha of land zoned for residential development not all of the land is available for such use. When assessing the amount of land available the following shall be excluded:

- Commitments (196ha)
- Brownfield/Infill (19.69ha)
- Existing Built Development (35ha)
- Linear Park within the North Drogheda Environs (16ha)
- Drogheda Transportation Development Area (11ha)
- Boyne Rugby Club & Boyne Rovers Football Club (4.7ha)

## 2.4 Commitments

Within the Core Strategy area 7698 residential units have been approved on 196ha of land based on a household size of 2.6persons, the aforementioned commitments can potentially accommodate a population increase of 20,015<sup>3</sup>, well in excess of population targets.

Of the 7,698 units approved in the Core Strategy area, within Drogheda Borough Council; 2,327units have been approved on 41ha. On the lands pertaining to the LAP for the NDE, 5,317 units have been approved on 155ha of land zoned for Residential Purposes.

<sup>1</sup> Background Document , Chapter 4, Table 4.1, p6

<sup>2</sup> Background Document , Chapter 4, Table 4.3, p8

<sup>3</sup> Background Document, Appendix 1

The housing land requirement as outlined in the RPG's is in addition to planning applications already granted for residential units. Thus committed lands shall be excluded from the amount of land available for residential development.

## **2.5 Brownfield/Infill Sites**

An analysis of brownfield/infill sites within the Core Strategy area has taken place. The assessment has concluded that many of the aforementioned sites are located at strategic locations and if developed would help to maintain Drogheda's compact urban form and assist with urban regeneration. Development of brownfield /infill sites shall optimise use of existing physical and social infrastructure. In addition to the Drogheda Docklands (of which 11ha are available for residential development) there are 12.46ha of land pertaining to brownfield/ infill sites<sup>4</sup>. In order to prioritise brownfield/ infill sites for development and in accordance with CSP11 of the RPGs, they have also been excluded from the overall housing land availability figure.

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009) define 'Brownfield Sites' as *"any land which has been subjected to building, engineering or other operations, excluding temporary uses or urban green spaces"*. These sites generally comprise redundant industrial land or docklands but may also include former barracks, hospitals or obsolete housing areas. Infill sites range from small gap infill, unused or derelict land and backland areas up to larger residential sites or adjacent sites that are all in different ownerships. The development of infill sites has the potential to revitalise areas by utilising the capacity of existing social and physical infrastructure.

### **Policy CS1**

To promote sustainable development on brownfield/infill sites by excluding such sites from the requirement to comply with the phasing strategy throughout the Plan Area.

## **2.6 Previously Developed Land**

Within the LAP for the NDE all land regardless of whether it has been built upon or not is zoned for residential purpose. In total 35ha of land is zoned for residential purpose which have been built upon, these lands are to be deducted from the overall amount of land available for residential development.

## **2.7 Linear Park**

The North Drogheda Environs Master Plan 2006 applies to part of the land zoned for Residential Purpose in the LAP for NDE. Within the Master Plan provision has been made for the creation of a 16ha Linear Park incorporating pedestrian and cycle paths, playing and landscaped areas. As the aforementioned Park is not available for residential development, it is deducted from overall amount of land available.

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<sup>4</sup> Background Document , Chapter 5, Table 5.5, p12

## **2.8 Drogheda Transportation and Development Area (DTDA)**

The DTDA lands are zoned for mixed use and can accommodate residential development. A Master Plan is to be produced in conjunction with Meath County Council and major infrastructural works are required. It is anticipated that it will be a number of plan cycles before these lands come on stream therefore these lands are not included in the overall land availability figure<sup>5</sup>.

## **2.9 Boyne Rugby Football Club and Boyne Rovers Football Club**

The Boyne Rugby Football Club and Boyne Rovers Football Club are both zoned as RN in the DBC Development Plan 2011-2017, nevertheless they are much utilised sporting facilities. Within the DBC Development Plan there is a presumption against the loss of open space to competing land uses thus it is considered appropriate to exclude the Boyne Rugby Football Club and Boyne Rovers Football Club from any phasing strategy.

## **2.10 Land Available for Residential Development**

Having regard to the above the total amount of land available for Residential development in the Core Strategy Area stands at 120 ha. In order to deal with the oversupply of land the Planning Authority considered a number of mechanisms, including phasing/ prioritising development, alternative objectives and discontinuing objections. Phasing and alternative objectives were considered to be the most appropriate means to deal with the oversupply of land.

## **2.11 Alternative Objectives**

In relation to Alternative Objectives, it was considered appropriate that the residential zoning objective be omitted from the Business Park/New Economy zoning (6.5ha) see Proposed Draft Variation Map in Appendix. Furthermore Lia Bhrega, Brookside Lodge/ part of Brookville and the school site on the Ballymakenny, shall be rezoned (7.97ha), see Proposed Draft Variation Map in Appendix 1. The total amount of land available for Residential development in the Core Strategy Area then stood at 105ha.

## **2.12 Phasing Strategy**

There are 105ha of land available for residential development in the Core Strategy area. A phasing strategy was applied to the 105ha of land. An evidence based approach was taken and scoring matrix devised. Each site was given a score in relation to the following seven categories; Water, Roads, Distance to SPA /SAC, Community Infrastructure, Average Distance to Bus/ Train Station, Average Distance to Bus Route and Retail Provision<sup>6</sup>. The sites were ranked from one to five in relation to the seven categories. A high score in a particular category indicated that a site was less suitable for development. A low score in a particular category indicated that a site was more suitable for development. The total score for each site was collated. Sites with a score of 17 or less than are placed in Phase 1 and sites with a score of 18 or more are placed in Phase 2<sup>7</sup>. The sites are shown on the 'Phasing Map for Drogheda Borough and lands within the Local Area Plan for the North Drogheda', see Appendix 2.

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<sup>5</sup> Background Document , Chapter 5, Paragraph 5.5, p14

<sup>6</sup> Background Document, Chapter 6, Paragraph 6.4, p19

<sup>7</sup> Background Document, Appendix 2

### 2.13 Uncommitted Lands

In total 7.46 hectares of lands are allocated to Phase 1 and 97 hectares of land are allocated to Phase 2<sup>8</sup>. Residential development other than infill and brownfield shall only be permitted on sites identified as being in Phase 1. The objective of the phasing strategy is to support the development of Drogheda and Northern Environs in a coherent, organic fashion through the implementation of this Core Strategy. Table 2 below outlines the phasing programme for the residential zoned lands within the boundaries of the DBC Development Plan 2011-2017 and the lands pertaining to the LAP for NDE.

**Table 2: Breakdown of lands within Each Phase**

Phase	Area of land (hectares)	No of units	Population projection. (2.6 per household)
Phase 1	7.46	267	718
Phase 2	98	3626	9427

Only on completion of the development of 75% of Phase 1 lands will sites in Phase 2 be considered for additional residential development.

#### **Policy CS2**

To apply the phasing of new residential development as per the phasing strategy set out whereby residential development other than infill, brown field or mixed use development shall only be permitted in identified areas within Phase 1 as shown on the 'Drogheda and Northern Environs Core Strategy Phasing Map'. Only on completion of the development of 75% of these lands shall subsequent phasing be considered for additional residential development

### 2.14 Committed Lands

In the event that any of the extant permissions (except those pertaining to brown field or infill sites) expire during the lifetime of this Core Strategy the lands shall revert to either Phase 1 or Phase 2. Thus, the scoring matrix was also applied to the committed sites. In terms of committed sites 4.65ha were deemed to be suitable for Phase 1 and 165.7ha are deemed to be suitable for Phase 2.<sup>9</sup>

#### **Policy CS3**

On expiration of current committed planning permission or those commitments which do not receive an extension of the appropriate period under Section 42 of The Planning and Development Act 2000-2010, it shall be deemed that the lands revert to Phase 1 or Phase 2, as shown on the 'Drogheda and Northern Environs Core Strategy Phasing Map' unless such sites are considered to be brown field or infill sites.

<sup>8</sup> Background Document, Chapter 6, Table 6.6 & 6.7 , p26

<sup>9</sup> Background Document, Chapter 6, Table 6.8 & 6.9 , p27

This Core Strategy is consistent with the National and Regional Development Objectives as set out in the NSS and the RPG's. A 'Phasing and Implementation Statement' shall be submitted with residential developments.

### **2.15 Flood Risk Assessment**

In the context of national guidance on flood risk as detailed in 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (2009), the preparation of a Strategic Flood Risk Assessment is required given that the Core Strategy is advocating development of an area at a high or moderate risk of flooding for uses vulnerable to flooding, including residential development. In such situations the Planning Authority must be satisfied that it can demonstrate that such zoning proposals can be clearly justified.

'The Planning System and Flood Risk Management Guidelines' allow for continued development in such areas provided that a number of key criteria are met. A Strategic Flood Risk Assessment (SFRA) has been carried out for the lands within Phase 1 and 2 of the Core Strategy, based on the best information available at the time of writing. The SFRA carried out for these lands is contained within Appendix 4 of the accompanying Background Document to this variation.

### **2.16 Managing Delivery of Core Strategy**

In addition to compliance with the phasing strategy, a 'Phasing and Implementation Statement' should be submitted with planning applications for residential development, in order to detail compliance with the Core Strategy.

#### **POLICY CS4**

To require that planning applications for residential development submit a 'Phasing and Implementation Statement' to ensure compliance with the Drogheda and Northern Environs Core Strategy

A progress report will be presented during the two year review of the Drogheda Borough Council Development Plan 2011-2017. This progress report will include:

- Report on dwelling permissions,
- Report on housing stock scenarios,
- Population targets and allocations,
- Infrastructure integration (provision of water, sewerage, roads, community facilities etc)
- Indicators on compliance of new development with the policy priority areas

## Part 3

### 3.0 Summary of the additional Proposed Amendments to the LCC Development Plan 2009-2015

To ensure consistency between the proposed Variation and the existing text within the Louth County Council Development Plan 2009-2015, the Plan will be amended. Text Amendments are presented as follows:

Development Plan	Text remains as it is in the Drogheda Borough Council Development Plan 2011-2017
<u>Development Plan</u>	New text to be inserted into the Drogheda Borough Council Development Plan 2011-2017
Development Plan	Text to be deleted from the Drogheda Borough Council Development Plan 2011-2017

### 3.1 Chapter 1 Introduction

#### 3.1.1 Paragraph 1.1.3, p18

**Insert:**

Planning and Development Act 2010

A key element of the Act is the introduction of an evidence based Core Strategy in the Development Plan which will provide relevant information as to how the Plan and Housing Strategy are consistent with the Regional Planning Guidelines and National Spatial Strategy.

#### 3.1.2 Paragraph 1.6.2 National and Regional Level, p 26

**Insert**

<u>Guidance Note on Core Strategies</u>	<u>Provide a guidance framework for producing evidence based Core Strategies in accordance with relevant EU Directives.</u>
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## Part 4

### 4.0 Summary of the additional Proposed Amendments to the DBC Development Plan 2011-2017

To ensure consistency between the proposed Variation and the existing text within the Drogheda Borough Council Development Plan 2011-2017, the Plan will be amended. Text Amendments are presented as follows:

Development Plan	Text remains as it is in the Drogheda Borough Council Development Plan 2011-2017
<u>Development Plan</u>	New text to be inserted into the Drogheda Borough Council Development Plan 2011-2017
<del>Development Plan</del>	Text to be deleted from the Drogheda Borough Council Development Plan 2011-2017

## 4.1 Chapter 1 Introduction

### 4.1.1 Paragraph 1.26 Planning and Development (Amendment Bill), p4

**Delete:**

#### **~~Planning and Development (Amendment) Bill 2009~~**

~~The Planning and Development (Amendment) Bill 2009 will come into force during the course of the Plan. A key element of the Bill as proposed is the introduction of a requirement for an evidence based, core strategy in Development Plans which will provide relevant information as to how the Plan and housing strategy are consistent with Regional Planning Guidelines and the National Spatial Strategy.~~

**Replace:**

#### Planning and Development Act 2010

A key element of the Act is the introduction of an evidence based Core Strategy in Development Plan which will provide relevant information as to how the Plan and Housing Strategy are consistent with the Regional Planning Guidelines and National Spatial Strategy.

### 4.1.2 Paragraph 1.27 Legal Status, page 4

**Delete:**

~~The legal framework for the preparation of a Development Plan is the Planning and Development Acts 2000-2006.~~

**Replace:**

The legal framework for the preparation of a Development Plan is the Planning and Development Acts 2000- 2010 which amends and extends the 2000 Act.

#### 4.1.3 Paragraph 1.3.2 National and Regional Level, p 7

##### Insert

<u>Guidance Note on Core Strategies</u>	<u>Provide a guidance framework for producing evidence based Core Strategies in accordance with relevant EU Directives.</u>
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#### 4.1.4 Paragraph 1.6 Population, Table 1.1 & text below, p17

##### Delete:

~~Table 1.1: Drogheda Borough Council and Greater Drogheda Area Minimum Population Projections~~

<b>Area</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>	<b>2017</b>	<b>2022</b>
<b>Drogheda Borough Council</b>	28,973	32,331 +11.5% +2.3% (Annual)	35,373 +9.4% +1.8% (Annual)	36,038 +9.4% +1.8% (Annual)	38,415 +9.4% +1.8% (Annual)
<b>Drogheda Contiguous Urban Area</b>	35,090	39,651 +11.5% +2.3% (Annual)	42,108 +6.1% +1.2% (Annual)	42,613 +1.2% (Annual)	49,127 +13.3% +2.6% (Annual)

*(DoEHLG and Border Regional Authority National and Regional Population Projections 2009)*

Utilising the projections supplied by DoEHLG and Border Regional Authority, the annual growth rate between 2006 and 2011 will equate to an average of 2.3% or 11.5% over five years. Thereafter for the following five years up to 2016, the annual growth rate will slow to 1.88% or 9.4% over the five year period.

##### Replace:

**Table 1.1: Drogheda Borough Council and Greater Drogheda Area Target Population**

<b>Year</b>	<b>2006</b>	<b>2010</b>	<b>2011</b>	<b>2016</b>	<b>2017</b>	<b>2022</b>
<b><u>Drogheda Borough</u></b>	<u>28,973</u>	<u>29,447</u>	<u>29,610</u>	<u>30,139</u>	<u>30,261</u>	<u>30,866</u>
<b><u>Drogheda and Northern Environs</u></b>	<u>30,303 (CSO)</u>	<u>32,331</u>	<u>32,460</u>	<u>35,373</u>	<u>36,038</u>	<u>38,415</u>
<b><u>Drogheda Continuous Urban Area</u></b>	<u>35,090</u>	<u>39,651</u>	<u>40,761</u>	<u>42,108</u>	<u>42,613</u>	<u>49,127</u>

The Border Regional Authority Planning Guidelines 2010-2022 population targets for 2016 indicate a population target increase between 2010 and 2016 for Drogheda Primary Development Centre of 3,042. This figure includes both the Drogheda Borough Council area



and the area covered by the North Drogheda Environs Local Area Plan. The targets are consistent with those of the Regional Planning Guidelines 2010-2022. It is anticipated that the projected population increase can be accommodated in its entirety within the Drogheda Borough Council area.

## 4.2 Chapter 2 Development Strategy

### 4.2.1 Paragraph 2.7, Table 2.2, p31

Delete:

Use Classes	RE	RN	TC	TCd	RP	EGZ	BP	CCI	DTDA	NC	LP	OS	DC	RRO
Residential	A	A	A	A	X	X	⊖	X	A	O	X	X	O	X
Residential (Anc)	O	O	O	O	O	O	⊖	O	A	A	O	O	A	O

Replace:

Use Classes	RE	RN	TC	TCd	RP	EGZ	BP	CCI	DTDA	NC	LP	OS	DC	RRO
Residential	A	A	A	A	X	X	<u>X</u>	X	A	O	X	X	O	X
Residential (Anc)	O	O	O	O	O	O	<u>X</u>	O	A	A	O	O	A	O

### 4.2.2 Paragraph 2.7, Table 2.3 p32

Delete:

<b>BP</b>	<b>Business Park / New Economy Business:</b> To provide for new business opportunities on a green field site, Which Is Designed In Accordance To An Overall Master Plan Framework. <del>The Zone Allows For Flexibility In The Composition Of Uses including a maximum 25 % residential and 4.07 hectares public open space in addition to the standard 16.5 % public open space requirement</del>
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Replace:

<b>BP</b>	<b>Business Park / New Economy Business:</b> To Provide For New Business Opportunities On A Green Field Site, which is designed in accordance to an overall Master Plan framework.
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## 4.3 Chapter 6 Housing and Community Facilities

### 4.31 Paragraph 6.2.1, Residential Zoning, p 111

Delete (and amendment numbering thereafter):

#### ~~6.2.1 Residential Zoning~~

~~There are five principal residential land use zoning categories contained in the plan. These are detailed below. It is envisaged that a number of mixed use schemes developed during the course of the plan period will deliver additional residential areas within a wider mixed use context.~~

~~At present, there are 121 hectares of undeveloped residentially zoned lands within the Drogheda Borough Council Plan Area. Of these lands 24.27ha are serviced and 96.64 hectares are un-serviced.~~



~~If all the residentially zoned lands available were to be developed (both serviced and un-serviced) the current land bank within the Borough could accommodate 4,840 additional dwellings. The resultant population would amount to some 13,135 additional residents. When added to the 2006 population of the Borough (28,973 persons) this would equate to a population of 42,108. This figure excludes the wider population of the contiguous urban area. This calculation is based on an average density of 40 units per hectare and an occupancy rate of 2.72 persons per housing unit. (Census 2006)~~

~~If the current residentially zoned and serviced land bank were to be developed the resultant population increase would be in the order of 2,640 persons. The total Borough population which would result from this development would equate to 31,613 persons.~~

~~The population projections set out in Chapter One indicate that the Borough should grow to a population of 36,038 by the end of the plan period in 2017. It is clear therefore that there is more than sufficient zoned land within the Borough to cater for the anticipated growth over the plan period. As such there is no need or justification for the zoning of any additional lands for residential purposes. The only exceptions to this may be for some minor adjustments considered necessary in the interests of orderly development.~~

#### 4.3.2 Paragraph 6.7 Residential Development Standards, Table 6.2, p129

Delete:

Location of Development	Density per Hectare
Town Centre	Minimum 50
Brown field sites	Minimum 50
Drogheda Transport Development Area	Minimum 50
Development within identified district / neighbourhood centres	Minimum 50
Public transport corridors out of town centre	Minimum 50
Inner suburban infill	50-100
Outer suburban /green field sites	35-50 (overall average 40)

#### 4.3.3 Permitted Densities along Key Transportation Corridors and within District and Neighbourhood Centres Paragraph 6.7.2, p129

#### ~~6.7.2 Permitted Densities along Key Transportation Corridors and within District and Neighbourhood Centres~~

~~Residential development in excess of 50 units per hectare (20 units per acre) will be considered in new Neighbourhood Centres. These higher densities may also be permissible in the immediate environs of existing District Centres and Neighbourhood Centres subject to the agreement of Drogheda Borough Council. Higher density development may also be permissible along the following key transportation road corridors;~~

- ~~▪— North Road~~
- ~~▪— Dublin Road~~
- ~~▪— Donore Road~~

~~Other key routes may be considered only if the proposed development is served by existing or proposed public transport routes. Each proposal for any road corridor including those highlighted above will be considered on a case by case basis.~~

~~In all cases such densities will only be permitted where it is the opinion of the Borough Council that the proposal is innovative and well designed and that the standard of layout is such that high density is fundamental in achieving a quality, aesthetically pleasing residential environment.~~

#### **Policy HC 17**

Apply the density standards as detailed in sections 6.7.1 and 6.7.2 above.

**Replace:**

<b>Location of Development</b>	<b>Density per Hectare *</b>
<u>Town Centre</u>	<u>25-50</u>
<u>Brownfield</u>	<u>25-50</u>
<u>Drogheda Transport Development Area</u>	<u>Minimum 50</u>
<u>Development within identified District / Neighbourhood Centres</u>	<u>25-50</u>
<u>Public Transport corridors out of Town Centre**</u>	<u>25-50</u>
<u>Inner Suburban infill</u>	<u>25-50</u>
<u>Outer suburban/ green field sites.</u>	<u>25-50</u>

- Density is only one consideration when determining the appropriateness of any development scale, form, massing and the character of the area etc... are also material considerations.
- \*\*North Road, Dublin Road and Donore Road

#### **4.3.4 Permitted Densities within the Drogheda Transportation Development Area**

Residential development in excess of 50 units per hectare (20 units per acre) will be considered in the Drogheda Transportation Development Area. Higher density residential development in this location is considered to be appropriate to promote the development of a multi use/ multi modal transport facility.

Such densities will only be permitted where it is the opinion of the Borough Council that the proposal is innovative and well designed and that the standard of layout is such that high density is fundamental in achieving a quality, aesthetically pleasing residential environment.

**Policy HC 17**

Apply the density standards as detailed in Table 6.2

## **Appendix 1**

### **Variations to Drogheda Borough Council Development Plan 2011-2017**



## **Appendix 2**

### **Drogheda and Northern Environs Core Strategy Phasing Map**





## **Appendix 3**

### **Drogheda and Northern Environs Core Strategy Map**