

LOUTH LOCAL AUTHORITIES

THE AIM OF THIS
PAPER IS;

To outline the topics which the Local Area Plan will cover and stimulate thinking on the future planning of these strategic lands .

Your submissions may be made in a number of ways listed below:

- By post to the Forward Planning Department, County Hall, Millennium Centre, Dundalk.

- By emailing;
localareaplan@louthcoco.ie

Only submissions that are signed, addressed and received by the 28th November 2012 can be accepted.



31ST OCTOBER 2012

North Drogheda Environs

Local Area Plan

Pre Draft Consultation Paper

What is this about?

Louth County Council is starting the process of preparing the new North Drogheda Environs Local Area Plan.

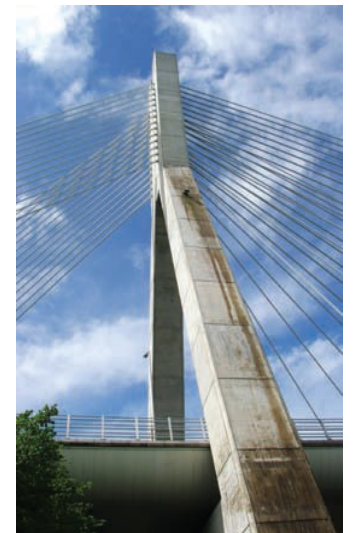
Formal notification of this process was advertised recently in the local paper.

Presently we are at the 'pre-draft' stage. This is followed by the preparation of a Draft Plan and then the making of the Local Area Plan. At both this stage and subsequent to the preparation of a draft plan, the planning authority undertakes public consultation exercises and invites your comments.

This Plan has to have regard to national and regional strategies and guidelines and must be consistent with the objectives and policies of the Louth County Development Plan 2009 -2015.

However, in order that it is relevant to your concerns and requirements, it is important that you convey your views to us right from the beginning so that everyone (elected members, council officials, the wider public, statutory agencies, service providers, businesses and interested groups) work together in building ownership of this Local Area Plan and its implementation.

We would welcome your views on any issues identified in this paper or any other issues that you would consider important and relevant to the future planning and sustainable development of North Drogheda Environs.



Plan Area in Context

The North Drogheda Environs Plan Area is within the functional area of Louth County Council.

The lands within the Plan area extend to 485 hectares and are essentially green field lands. These lands wrap around Drogheda Borough Council's northern boundary but do not extend the administrative boundary of Drogheda Borough Council.

The Local Area Plan (LAP) is primarily defined on the north side by the line of the proposed Port Access Northern Cross Route (PANCR) and by the limit of the foul drainage catchment. Lands which fall within Drogheda Borough Council's jurisdiction are located immediately south of the LAP boundary.

To the west the LAP lands straddle both sides of the M1 motorway. The east of the plan area has experienced some development by way of the Aston Village/Termon Abbey development and the Drogheda Educate Together primary school, both of which are located off the Termonfeckin Road. Further east, nestled within mature planting is Newtown House, an 1830's dwelling house which is a protected structure.

A detailed masterplan for these lands was adopted in 2006 as a variation to the 2004 LAP. Planning permission has been granted for substantial residential development on foot of the masterplan prepared for these lands within North Drogheda. To date planning permission has been granted for a total of 5045 new residential units, none of which have been acted upon. These permissions are valid until 2018/2019. (See map overleaf).



Transport & Access

The M1 motorway is located to the west of the plan area. It provides advantageous connectivity for the study area. Access to the M1 is provided at the Mell interchange. A number of transport corridors radiate north from Drogheda through the LAP lands including two regional routes, the R132 (old N1 route) and the R166 (Termonfeekin Road). The Dublin—Belfast rail line also traverses the Plan Area. The construction of the PANCR, which will have a positive effect in alleviating traffic congestion within Drogheda urban area, is an important piece of infrastructure within this Plan area.

Topography

The area of this LAP extends from the motorway interchange at Mell in the west to the Beaulieu Demesne east of Drogheda town. The topography of the land to the east of the plan area is characterised by undulating landscape. The levels rise gradually from east to west and south to north. The central area exhibits predominantly rural, agricultural landscapes, with strong hedgerows and many mature trees.

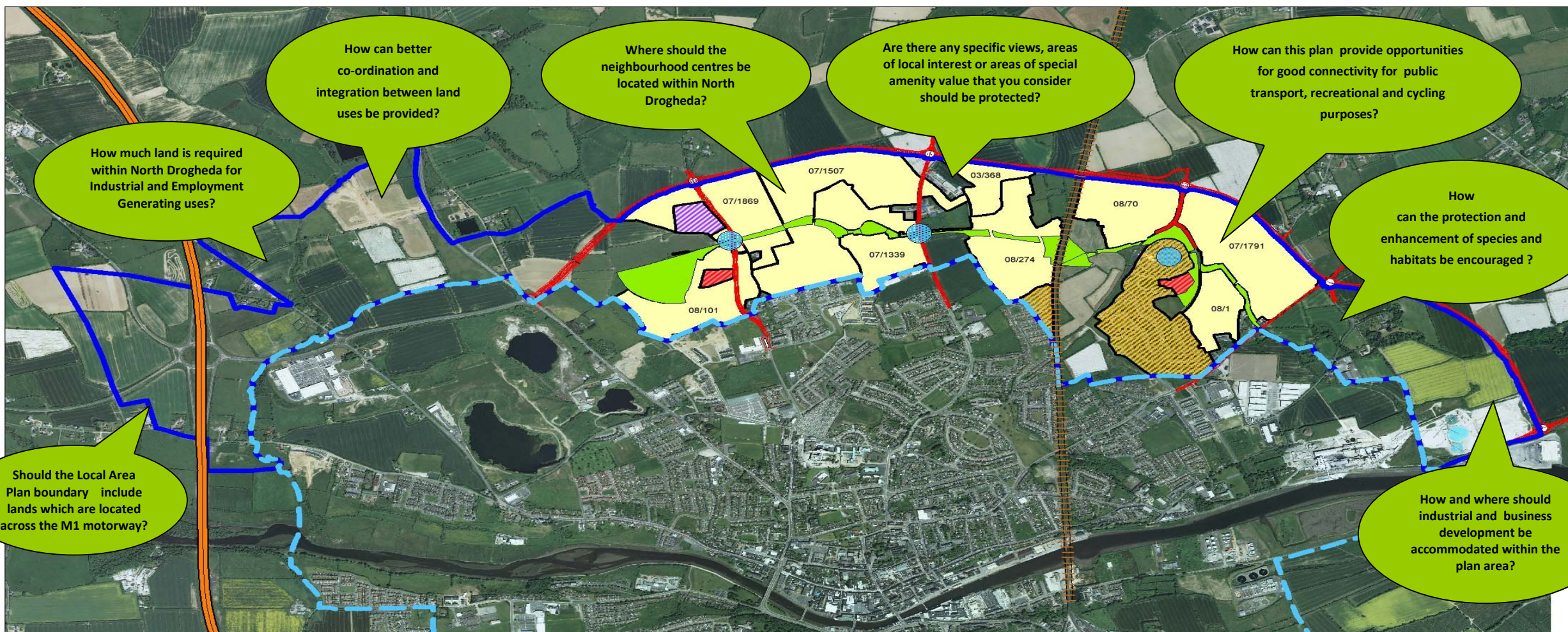
Land Use Zoning

Consideration must be given to the suitability of zoning lands within the North Drogheda Environs for a range of land uses including residential, employment uses, commercial, tourism, recreation and amenity.

The predominant land use at present is agriculture however residential, commercial and ecclesiastical land uses also exist. The purpose of the LAP is to direct future development in an orderly, economic, sustainable and coherent manner that will integrate with and enhance Drogheda town centre.

Environmental Considerations

Appropriate Assessment and Strategic Environmental Assessment Screening will be carried out to assess whether the implementation of the Local Area Plan would have any significant effects on the environment.



How much land is required within North Drogheda for Industrial and Employment Generating uses?

How can better co-ordination and integration between land uses be provided?

Where should the neighbourhood centres be located within North Drogheda?

Are there any specific views, areas of local interest or areas of special amenity value that you consider should be protected?

How can this plan provide opportunities for good connectivity for public transport, recreational and cycling purposes?

How can the protection and enhancement of species and habitats be encouraged?

Should the Local Area Plan boundary include lands which are located across the M1 motorway?

How and where should industrial and business development be accommodated within the plan area?

Built & Natural Heritage

It is important that opportunities are taken to safeguard the amenity value of both the natural and manmade heritage attractions. Within this LAP there are two properties listed in the Record of Protected Structures (RPS). The natural landscape surrounding Drogheda is home to a wide variety of wildlife. The Boyne Coast and Estuary and River Boyne and River Blackwater SACs and SPA are located to the south and east of the LAP lands. It is imperative that any risk to these sites being posed by this LAP is determined and assessed.

North Drogheda Environs Consultation Map 31st October 2012

- Extant Planning Permissions
- Educational Use
- Existing residential
- Linear Park
- Ecclesiastical Use
- Civic & Commercial Use
- M1 Motorway
- Railway Line
- 2004 Local Area Plan Bdy
- Drogheda Borough Bdy
- PANCR