

LOCAL AREA PLAN

FOR THE SOUTHERN ENVIRONS OF DROGHEDA

2009-2015



for
Meath County Council



prepared by
KSA



In association with
Tobin Engineers



TABLE OF CONTENTS

1.0	INTRODUCTION	5	6.0	SPECIFIC POLICIES FOR CHARACTER AREAS	54
1.1	Purpose of the Local Area Plan	5	6.1	Introduction	54
1.2	Consultation	5	6.2	Rathmullen Area	55
1.3	Strategic Environmental Assessment	6	6.3	Donore Road Area	56
			6.4	Duleek/ Platin Rd Corridor	57
2.0	THE PLAN AREA IN THE CONTEXT OF DROGHEDA	9	6.5	Bryanstown Cross Route	57
2.1	Physical Context	9	6.6	Colpe Cross Area	58
2.2	Population Profile	9	6.7	Bryanstown Area	59
2.3	Employment Profile	9	6.8	Mill Road/ Marsh Road Strategic Land Reserve	61
2.4	Residential Development	9	APPENDIX I:	Infrastructure Drawings	66
2.5	Retail Development	10	APPENDIX II:	Submissions received during pre-Draft Public Consultation	72
3.0	LOCAL AREA PLAN LANDS - SITE CONTEXT	13	LIST OF MAPS		
3.1	Location of LAP lands	13	Map 2.1	Site Location and Context	
3.2	Roads and Transportation	13	Map 3.1	Extract from 1837 OS Sheet	
3.3	Topography and Landscape	13	Map 3.2	Extract from 1912 OS Sheet	
3.4	Historic Development	13	Map 3.3	Planning History	
3.5	Recent Development	13	Map 3.4	Schools/Education	
3.6	Education and Schools	14	Map 3.5	Retail and Community Facilities	
3.7	Neighbourhood and District Centres and Local Shops	16	Map 3.6	Heritage Data	
3.8	Other Community Infrastructure	16	Map 5.1	Cycle Facilities	
3.9	Heritage and Amenity	17	Map 5.2	Proposed Bus Routes	
3.10	Infrastructure	18	Map 5.3	Land Use Zoning Map	
			Map 6.1	Character Areas	
4.0	POLICY CONTEXT	27			
4.1	Introduction	27			
4.2	National Policy	27			
4.3	Regional Policy	27			
4.4	Local Policy Context	28			
5.0	DEVELOPMENT FRAMEWORK	34			
5.1	Introduction	34			
5.2	Key Development Principles	34			
5.3	Key Principles of Urban Design	34			
5.4	Residential Development Standards	35			
5.5	Public Open Space	35			
5.6	Public Art	36			
5.7	Neighbourhood & Community Facilities	36			
5.8	Social and Affordable Housing	36			
5.9	Economic Development	36			
5.10	Heritage and Landscape Protection	37			
5.11	Traffic and Transportation	38			
5.12	Infrastructure	43			
5.13	Sustainable Design and Building Methods	47			
5.14	Land Use Zoning	50			
5.15	Specific Development Objectives	52			



1 INTRODUCTION

This Local Area Plan for the Southern Environs of Drogheda has been prepared on behalf of Meath County Council to provide the statutory and strategic framework for the orderly and sustainable development of the Drogheda Environs area. The current Meath County Development Plan 2007-2013 identifies Drogheda as a primary development centre. It recommends that the majority of the projected additional population and households in the County will be allocated to identified strategic centres such as Drogheda.

The Local Plan sets out the context, goals, objectives and structure for future development of the South Drogheda Environs area. The Local Area Plan constitutes the logical realisation of the objectives and policies contained within the Meath County Development Plan, 2007-2011. In particular, the Plan is prepared with regard to objective SS OBJ 1 of the Development Plan as follows:

SS OBJ 1 To prepare Local Area Plans for the urban centres contained in Table 7 within 2 years of the adoption of this County Development Plan in accordance with the provisions of Sections 18 – 20 of the Planning & Development Acts 2000 - 2002. These Local Area Plans will replace the individual Written Statements and Detailed Objectives for Towns and Villages contained in the 2001 County Development Plan.

In line with policy SS POL 4 of the Meath County Development Plan, the preparation of the Local Area Plan for the Southern Environs of Drogheda has had full regard to the Planning Strategy for the Greater Drogheda Area, 2007 and the policies and recommendations contained therein. Further to this, the preparation of the Plan has taken cognisance of the Drogheda Traffic Management Study and the Drogheda Borough Council Development Plan, 2005 – 2011 as required.

1.1 Purpose of the Local Area Plan

The Local Area Plan (LAP) will seek to facilitate existing demand and to direct future development in an orderly, economic, sustainable and coherent manner. It will also define the

southern development boundary to maintain a clear physical break between the edge of the urban settlement with the surrounding open countryside and rural villages. In accordance with Section 18 (4) (a) of the Planning and Development Act, 2000 (as amended), the Local Area Plan, once adopted, shall remain in force for a period of six years, unless amended by the Planning Authority. The Plan will replace the current policies and objectives for the plan area as contained in Section 10 of Volume 2 of the Meath County Development Plan 2001.

1.2 Consultation

The LAP was prepared after extensive public and stakeholder consultation. The pre-Draft consultation period began on 24th October 2007, and lasted for 6 weeks. Stakeholder consultation took place during the same period as well as consultation with the adjoining Local Authority, Drogheda Borough Council.

1.2.1 Public Consultation

The intention to prepare a Local Area Plan for the Southern Environs of Drogheda was advertised in the press on 24th October 2007, and submissions on the pre-Draft consultation phase were invited from members of the public. A map outlining the area and an issues paper were put on public display in various locations. The last date for submissions was the 30th of November 2007. Twenty-six written submissions were received. These were compiled into a Manager's Report on the pre-Draft Public Consultation exercise (available at www.meath.ie).

The main themes which arose included, *inter alia*:

- The need for sufficient community facilities to serve existing and proposed developments, including schools and other essential neighbourhood facilities;
- The need to protect the natural heritage and promote the tourism potential of the Boyne Valley;
- The rezoning of particular parcels of land;
- The need for mixed development to include employment opportunities;

Large Growth Towns⁵	Drogheda (Environs)
Moderate Growth Towns⁶	Dunboyne / Clonee / Pace Corridor, Dunshaughlin, Kilcock, Maynooth & Ashbourne,
Small Growth Towns	Duleek, Ratoath, Athboy, Oldcastle & Enfield
Key Villages	Slane, Ballivor, Longwood, Summerhill, Nobber
Villages	Baile Ghib, Carnaross, Carlanstown, Clonard, Crossakiel, Donacorney, Donore, Drumconrath, Gormonston, Julianstown, Kentstown, Kilbride (Dunshaughlin Electoral Area), Kildalkey, Kilmainhamwood, Kilmessan, Mornington, Moynalty, Rathcairn & Rathmolyon.

Table 1.1: Extract of Table 7 of the Meath County Development Plan 2007-2011

- The adequate provision of infrastructure, including transportation.

These issues were taken into consideration in the preparation of the Draft LAP.

The Draft Local Area Plan for the Southern Environs of Drogheda was placed on display for the period Wednesday, 20th of August 2008 to Wednesday, 1st of October 2008. The aim of the consultation process was to enable the public and interested parties to give their observations on the Draft Local Area Plan. A total of 41 written submissions were received.

Amendments to the Draft Local Area Plan were placed on public display for the period the 15th December 2008 to the 19th January 2009. A total of 44 written submissions were received.

1.2.2 Stakeholder Consultation

The preparation of the Draft LAP has been directed by the comments and issues raised at a number of stakeholder meetings held with statutory and local stakeholders with an interest in this area. Meetings were held with representatives of main stakeholders and interested parties who were invited to attend open meetings to explore the needs of the business and general community in respect of the development of Drogheda's southern environs.

A wide range of issues were raised which have been taken into consideration in the preparation of this LAP. A number of recurring issues were:

- The need for balanced and sustainable development, with community facilities and schools being provided in tandem with residential development.
- Traffic congestion and transportation issues.
- The protection of the amenity and heritage of the Boyne Valley and Battle of the Boyne Site.

1.2.3 Consultation with adjoining Local Authority

A meeting was held between key representatives from Drogheda Borough Council, the adjoining Local Authority, and Meath County Council on the 11th of December 2007. Key issues of concern to both Local Authorities were discussed at this meeting. These related primarily to the proper and sustainable development of Drogheda town as a whole, issues of traffic and transportation and the proper provision of infrastructure, in particular 'piped services'.

1.3 Strategic Environmental Assessment

A Strategic Environmental Assessment (SEA) is required to be carried out in order to comply with the requirements of Directive 2001/42/EC of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment, hereafter referred to as the SEA Directive.

As part of the process of preparing a Local Area Plan for the Southern Environs of Drogheda, and having regard to

the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004), Keith Simpson and Associates on behalf of Meath County Council have considered whether to carry out Strategic Environmental Assessment (SEA) on the proposed plan. The assessment of the issue was based on the criteria set down in the SEA Guidelines and Annex II of the SEA EU Directive for determining likely significance of environmental effects. The screening report determined that SEA is mandatory on the proposed LAP as the projected population for the LAP lands is to be greater than 10,000.

The full Environmental Report of the SEA exercise is available as a separate document.

The Amendments to the LAP were screened for their potential environment impacts and these are attached to Environmental Report.

An Appropriate Assessment Screening exercise was also undertaken on the Draft LAP and the amendments which deemed that a full Appropriate Assessment was not required.

