

3.0 SITE CONTEXT

The Framework Plan lands measuring 32.25 ha are located approximately 0.5 km from Bettystown Town Centre. The lands which are a short walking distance from Bettystown Beach are currently in agricultural use and divided into large fields separated by high dense hedgerows. The Dublin Belfast Railway forms the eastern boundary of the lands. The lands are divided into two separate land ownerships:

- Landowner 1: Tommy Durcan – 16.88 ha
- Landowner 2: Paul Allen – 15.37 ha

The Durcan lands occupy Phase I of the Framework Plan and lie adjacent to the existing residential estate of Inse Bay. 9.6 ha of the lands will be developed for residential development while 7.28 ha of the lands will provide for open space and recreational uses in Phase I.

The Allen lands occupy Phase II of the Plan. Part of the lands are occupied by a disused quarry. The north-eastern boundary of the site adjoins the B2 Town Centre zoning. 11.7 ha of the lands will be developed for residential development and 3.7 ha for open space and recreational uses within Phase II of the Plan.

The topography of the Plan lands is generally flat with a slight rise in gradient as the lands progress toward the railway line.

Section 3.1 provides a photographic survey of the lands highlighting the level topography, neighbouring land uses and possible connections to existing development adjoining the southern boundary of the Framework Plan lands.



Photo 3.1 Aerial view of subject Site



Photo 3.2 Aerial view of subject Site

3.1 Photographic Survey - Built Surroundings



P3.3 Boundary to Railway Line



P3.4 New Town Centre Buildings



P3.5 View of Town Centre from site



P3.6 Coastroad



P3.7 Existing School



P3.8 Possible Connection from Inse Bay



P3.9 Possible Connection from Inse Bay



P3.10 Cul-de-Sac at Inse Bay Development



P3.11 View from site/Inse Bay Development

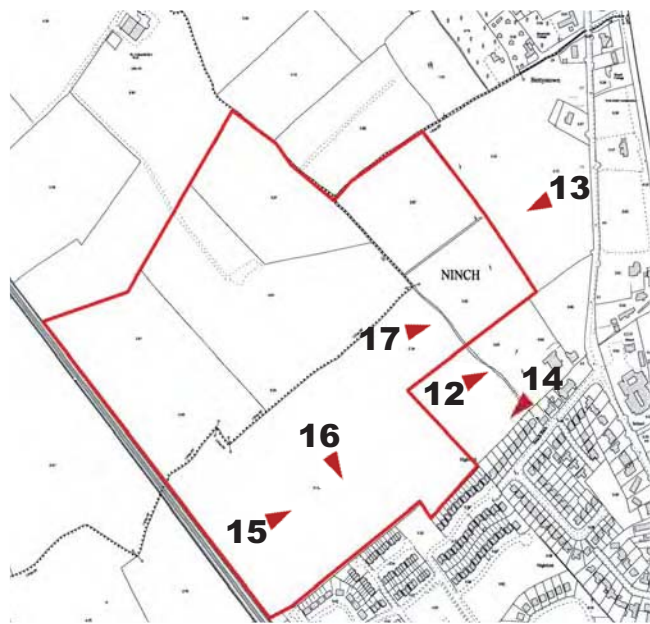


P3.12 Possible Connection to Inse Bay Development



P3.13 Inse Bay Development

Site



P3.14 View towards North-East (Seaside) over existing Farm Shop



P3.15 View from Coastroad over future school site



P3.16 View towards South-West over Durcan's site



P3.17 View towards North-East over Durcan's site



P3.18 View towards South-East (Inse Bay Development)



P3.19 View over Northern part of site

3.2 Opportunities for the Plan Area

Figure 3.2 indicates the significant development opportunities available for the Plan area. The residential and recreational development of the Framework Plan lands in conjunction with the delivery of necessary roads infrastructure including the North-south spine road will ensure the following:

- Highly accessible residential lands with appropriate pedestrian and vehicular access and integration with adjoining land uses including existing residential, new educational campus, recreational lands, Bettystown Beach and the expanding town centre.
- Integration of new residential development into the natural and built environment in a way that makes a positive contribution to the overall environment of the locality.
- To ensure a variety in residential design and unit mix and ensure a network of functional and aesthetically pleasing public, semi-private and private spaces.
- Opportunity for higher density development to frame the F1 open space and recreational lands.
- Provision of lower density housing in proximity to the existing residential development of Inse Bay respectful of established character at this location.
- New Residential Road network will provide effective permeability throughout the Framework Plan lands and create opportunities for connection to future development lands to the north and to the new town centre.
- Provision of a Linear Park and green buffer between proposed residential lands and the Railway Line.
- Provision of pocket parks throughout the Framework Plan area.
- Provision of a permeable street network and local distributor road with cyclepaths running adjacent to the F1 lands.
- Provision of pedestrian links to existing residential development of Inse Bay.
- Provision of a crèche facility close to the amenities of the F1 lands.