

Drogheda Southern Environs

Strategic Policy

SP 1	<p>To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:</p> <p>i) The lands identified with an A2 '<i>New Residential</i>' land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</p> <p>ii) The lands identified with an A2 'New Residential' land use zoning objective but qualified as '<i>Residential Phase II (Post 2019)</i>' are not available for residential development within the life of this Development Plan.</p>
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Policies

Flood Risk

FR POL 1	To manage flood risk and development in Drogheda Environs in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.
FR POL 2	Where existing development in the development envelop is at potential risk of flooding (A1 ' <i>Existing Residential</i> ' land use zoning objective refer) as identified on the land use zoning objectives map, any significant extensions / change of use / reconstruction shall be subject to an appropriately detailed Flood Risk Assessment in line with the policies (WS POL 29 - 36) contained in Volume I of the County Development Plan.
FR POL 3	Any future planning applications lodged with respect to area bounded by Mill Road / Marsh Road / Dublin Belfast rail line shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the " <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i> " (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject site and would typically involve allocating water compatible development within Flood Zones A and Zone B. Buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.
FR POL 4	The Eastern CFRAM flood mapping and management plan when complete and available will provide additional clarity to flood mapping and risk management measures than was available to inform the land use zoning objectives presented for Drogheda Environs. The Eastern CFRAM flood mapping and management plan shall be consulted when available in conjunction with this Written Statement & Volume I of the County Development Plan.

Land Use

LU POL	Neighbourhood Centre To provide a neighbourhood centre of appropriate scale to serve the local retail catchment.
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Objectives**Flood Risk**

FR OBJ	The Framework Plan required pursuant to objective MMA1 in the Drogheda Local Area Plan for the area bounded by Mill Road / Marsh Road / Dublin Belfast rail line shall determine the overall roads layout for this area supported by an appropriately detailed Traffic Impact Assessment which shall demonstrate the capacity in the wider road network from the R132 in Drogheda and Colpe Cross. During the environmental assessment of alignments of overall roads layout for this area, a Justification Test will need to be applied if alignments interact with Flood Zone A/B. A detailed Flood Risk Assessment will be required to manage the risk and to demonstrate there will be no impact on adjacent lands. The detailed design of the roads layout shall also be subject to as Appropriate Assessment pursuant to the Habitats Directive.
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Movement & Access

MA OBJ 1	To provide for a Park and Ride facility and integrated shuttle bus service. The Park and Ride facility should be accessed off the Donore Road (via the access road to the retail park) and new pedestrian linkages to the surrounding employment area from the Park and Ride facility should be provided.
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MA OBJ 2	To provide for a link road through the Mill Road/ Marsh Road District providing access to the lands and functioning as a local distributor road.
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MA OBJ 3	To upgrade the Mill Road and Marsh Road to provide for pedestrian footpaths and to provide on-street cycle tracks along the entirety of these roads. Further to this, a Transport Study should be carried out to ascertain the appropriate size, specification and location of a new river crossing to link the proposed distributor road with the proposed Northern Port Access Route provided on the Northside of Drogheda in Co. Louth (in line with the recommendations of the Planning Strategy for the Greater Drogheda Area).
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Drogheda Southern Environs Local Area Plan Residential Land Evaluation

1.0 Household Allocation

The Core Strategy contained in Volume 1 of the Meath County Development Plan 2013-2019 allocates 857 no. units (which include 50% headroom) to the Drogheda Environs over the lifetime of the Plan. Table 5 is an extract from Table 2.4 of the Core Strategy as it relates to the Drogheda Environs.

Table 5: Housing Allocation and Zoned Land Requirements for Southern Environs of Drogheda

Household Allocation 2013-2019	Av. Net Density Applicable unit/ha	Quantity of Residential Zoned Land Required	Available Land Zoned for Residential Use (ha)	Available Land Zoned for Mixed Use incl. Residential (ha)¹	Total Available Zoned Land (ha)	Deficit/ Excess (ha)
857	43	19.9	157.2	1.8	159.1	139.1

According to Table 2.5 of the County Development Plan, there were 1,653 no. units with planning permission in the environs area. This is revised downwards significantly to 1,132 no. units as two separate planning permissions were not implemented and have since lapsed.

It is clear from the extract of Table 2.4 above that there was a significant excess of residentially zoned land contained in the Local Area Plan for the Southern Environs of Drogheda as adopted in 2009 in comparison to that now required to satisfy the household allocation provided for in the 2013 – 2019 County Development Plan. The Southern Environs of Drogheda Local Area Plan is legally obliged to be consistent with the Meath County Development Plan, its Core Strategy and with the household projections and population growth contained therein. In order to do this, an evidence based approach was developed to evaluate the land which benefitted from a residential land use zoning objective.

2.0 Residential Land Evaluation

The amended land use zoning objectives map has identified the lands required to accommodate the allocation of 857 no. units provided for under the Core Strategy. It should be noted that there is headroom included in the household allocations of 50% and thus there is no justification for the release of any additional lands over and above those specified in Table 8 and illustrated on the land use zoning objectives map for Drogheda Southern Environs. The requirement for any further release of residential zoned land in the Southern Environs of Drogheda will be assessed following the making of the next County Development Plan in line with the population projections contained therein. The sites that were evaluated are detailed in Table 6. The location of these lands is illustrated on the maps in Appendix 2 to Volume 5 (Residential Land Evaluation Maps).

A strong emphasis was placed on a sequential approach to development, in line with the guidance contained in the Section 2.3.4 of the 2013 – 2019 County Development Plan. The use of the Justification Test for lands at risk of flooding was not considered necessary in light of the extent and nature of alternative residential zoned land at a lower risk of flooding. The evaluation of the development areas therefore excluded those areas within the identified

¹ Note that the figure entered represents 30% of the total available mixed use land zoning, reflecting that residential uses would be subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites.

flood risk mapping. The evaluation also excluded all sites with the benefit of an extant permission.

The following factors, which were considered to constitute the proper planning and sustainable development of the area and which take into account policy at county, regional and national level, have been used to determine the suitability of specific lands for residential development:

- Proximity to the town centre: maximise the utility of existing and proposed future infrastructure including public transport options.
- Environmental constraints: Proximity to and potential impact on the qualifying interests of the adjoining Natura 2000 sites;
- Availability of public transport: To maximise public transport investment, it is important that land use planning underpins its efficiency by sustainable transport patterns;
- Availability of community and social infrastructure facilities with particular regard to the proximity to educational facilities;
- The need to provide new roads infrastructure to facilitate development, and;
- Consistency with sequential approach to urban expansion and contribution to a compact urban form. The development of infill sites makes a significant contribution in this regard. Leapfrogging beyond other available sites will not be considered favourably.

Table 6: Residential Sites for Evaluation in the Southern Environs of Drogheda

	Location	Land Area (hectares)
Site 1	Lands south of the Rathmullan Road	11.88
Site 2	Lands on the Platin Road	11.67
Site 3	Lands at Bryanstown, west of the Beamore Road	14.1
Site 4	Lands at Bryanstown, east of the Beamore Road (excluding lands subject to flood risk)	38.82
Site 5	Lands south of Bryanstown Cross Route	3.77
Site 6	Lands west of Colpe Cross (excluding lands identified as being subject to flood risk)	8.17
Site 7	Lands west of Mill Road (excluding lands identified as being subject to flood risk)	28.72
Site 8	Lands south of Marsh Road	22.42
Site 9	Lands at western end of Rathmullan Road	20.61

Distance to the town centre, bus station, and rail station and to schools (primary and post primary) was calculated on the basis of walking distance from the sites using Google maps, with allowance made for distance from the particular site to the public road where necessary. The town centre was taken to be West Street.

The locations of the schools in closest proximity to the sites are illustrated in the Maps for Drogheda included in Appendix 2. It should be noted that an average distance from a site to St. Mary's School and the Sacred Heart School was used (where these were the closest schools to the site), reflecting that these are single sex schools.

Sites scored 1 point if they were less than 1 kilometre distant from the point of interest; 2 points if the distance was between 1 and 2 kilometres, 3 points if the distance was between 2 and 3 kilometres, etc.

Tables 7 and 8 detail the outcome of the residential land evaluation. They show that Sites 5 (south of the Bryanstown Cross Route), Site 1 (Rathmullan Road), Site 2 (Platin Road) and Site 9 (western end of Rathmullan Road) scored the highest. Sites 5 and part of sites 1, 2 and 9 are being prioritised for release in Phase I, during the lifetime of the Meath County Development Plan 2013-2019. Any application for development on sites 1, 2 and 9 should illustrate an overall layout for the site in order to provide for an integrated development of these lands. Meath County Council will monitor the uptake of lands in Phase I, particularly site 5, which is currently in use as a playing field. The phasing indicated in the land use zoning objectives map gives effect to this assessment. All other lands are indicated as being in Phase II. The timeline for the release, if appropriate, of these lands will be considered post 2019 in accordance with the relevant Meath County Development Plan in place at that time.

The Department of Education and Skills has advised that lands should be reserved for a primary and post primary school. Consequently, lands for this purpose have been zoned in Bryanstown. These lands previously had the benefit of an A2 *New Residential* land use zoning objective.

Table 7: Outcome of Residential Land Evaluation

Site	1	2	3	4	5	6	7	8	9
Proximity to Town Centre (West Street) Score	3	3	3	4	3	4	5	4	3
Proximity to Bus Station Score	3	3	3	4	2	4	5	4	3
Proximity to Rail Station Score	4	4	3	3	2	3	3	3	4
Proximity to Primary Education Score	2	3	2	3	1	3	1	1	2
Proximity to Post Primary Education Score	1	3	2	3	1	4	1	1	1
New Roads Required	1	1	2	3	1	4	4	4	1
Infill Site	5	2	5	5	1	2	5	5	5
Natura 2000 Sites	3	3	3	3	1	3	3	5	3
Total Score	22	22	23	28	12	27	27	27	22
Rank	2	2	5	9	1	6	6	6	2

The potential yield set down below in Table 8 is based on the densities set out. They were determined taking into account the site location, the Meath County Development Plan 2013-2019 (Table 2.4) and Government policy. Each application for residential development will however be assessed on its own merits through the development management process. The total yield accruing from the sites in Phase I is 856 no. units and the total area of available land is 23.9 hectares.

Table 8: Residential Land Phasing

Site	Zoning	Land Area (ha)	Density	Yield	Rank	Phase
Site 5	A2	3.77	40	151	1st	I
Site 1	A2	11.88	35	416	Joint 2nd	I* (6.7ha/235 units)
Site 2	A2	11.67	35	408	Joint 2nd	I* (6.7ha/235 units)
Site 9	A2	20.61	35	721	Joint 2nd	I* (6.7ha/235 units)
Site 3	A2	14.1	43	606	5th	II
Site 6	A2	8.17	35	286	Joint 6th	II
Site 7	A2	28.72	43	1,235	Joint 6th	II
Site 8	A2	22.42	43	964	Joint 6th	II
Site 4	A2	38.82	43	1,669	9th	II