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.

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.

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 (Termonfeckin 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.

Land Use Zoning
Consideration must be given to the suitability of zoning lands within the North Drogheda Environ 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.

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.