

7
Appendices

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*Appendix 7.1
North Drogheda Environs
Policies and Objectives
Consolidation Table*

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Master Plan Objectives

MP1

Whilst the provisions of the Master Plan, including the roads hierarchy are policy aims, objectives and targets that the Planning Authority requires adherence to, the Council recognises that a degree of flexibility is desirable. However, the level of flexibility shall not undermine the policy aims, objectives and targets of the Master Plan. The over-riding consideration is to ensure that the urban design framework, as set out in the Master Plan, is achieved, including strong levels of permeability throughout the Plan lands.

Planning Context Objectives

HP1

The provision of housing, including social and affordable housing, shall accord with the Louth County Housing Strategy, as may be amended.

POS1

Where due regard is given to orientation and avoidance of overlooking, reduced areas of Private Open Space may be considered. With care, this can offer variety to the built form and more sustainable solutions to provision of detached housing.

CP1

Large expanses of car parking will be discouraged, particularly in the Civic and Commercial centres. Therefore, where mixed-use planning applications are made, parking provision should be considered collectively. i.e. shared use amongst residential and employment uses. Underground parking and multi-storey facilities should also be considered, subject to their impact on urban design.

CP2

In residential areas, grouped parking behind building lines will be encouraged.

Landscape & Open Space Objectives

LOS1

Louth County Council will promote the concept and practice of Urban Forestry, whereby all trees, in both public and private open space, are considered and managed as one population. This shall be facilitated through the selection of trees for planting in both public and private open space from agreed schedules.

LOS2

Before open space is 'taken in charge' and to ensure the quality of the various components of the public open space network, developers shall be obliged to satisfy certain quality control mechanisms set down by Louth County Council. All, or a number, of the following quality control mechanisms shall be applied by Louth County Council to individual developments.

1. Conditions attached to granting of planning permission such as:

Tree species selected from specific schedules of native species

Minimum quantities and sizes of trees for specific purposes

Planting of portions of open space prior to building works commencing, and other phasing mechanisms

Detailed finished levels for open space areas relative to adjoining public roads to satisfaction of the Council

2. Financial bonds to ensure:

Protection of existing trees, hedgerows, streams and other landscape features

Proper construction and planting of open space according to conditions

3. Financial contributions.

Landscape & Open Space Objectives

LOS3

In submitting detailed landscape schemes for the plan lands to the Council, developers must seek to fulfil the Master Plan's objectives for the management of trees and woodlands.

LOS4

One or more of the following planting schedules, as compiled by the Heritage Council, 'A Guide to Habitats in Ireland', shall be used in all developments within the plan area. The planting schedules shall be specific to existing, retained planted features on site, such as tree lines, hedgerows, stream edges and permanently flooded areas.

Semi-natural Woodland

WN 6-Wet Willow Alder Ash Woodland

Alnus glutinosa (alder)
Salix cinerea (willow)
Fraxinus excelsior (ash)

Linear Woodland

WL 1 - Hedgerows

Crataegus monogyna (hawthorn)
Prunus spinosa (blackthorn)
Ilex aquifolium (holly)
Fraxinus excelsior (ash)
Corylus avellana (Hazel)
Sambucus nigra (elder)

WL 2 - Treelines

Fagus sylvatica (beech)
Aesculus hippocastanum (chestnut)
Tilia ssp. (lime)
Quercus robur (pedunculate oak)

Open Space Objectives

LOS5

If attenuation is the preferred option, it must occur remotely from the stream courses. The Pocket Parks, due to their locations, are suited to attenuation. It would be reasonable, therefore to allocate a portion of the surface area of the Pocket Parks for attenuation. The following open spaces shall **NOT** be used for storm water attenuation:

Railway Park* (location for play and sports facilities)

Sports Centre (off site)

Pocket Park (up to 50% of the total surface area of each individual pocket park) The following open spaces **may be used** for storm water attenuation:

Pocket Park (up to 50% of the total surface area of each individual pocket park)

All other open space not listed above.

** Railway Park may flood anyway, because of its proximity to a restriction in the Beaulieu Stream*

LOS6

The Reserved Attenuation Area (15.8 ha) shall be considered for development following a detailed Flow & Flood Study over an extended time period (at least 5 years, refer to Section 5 Infrastructure). If the study finds the area is necessary for attenuation purposes, then it shall not be developed and shall be retained as open area in addition to the public open space quantum set out in this Plan.

Open Space Objectives

LOS7

The exact location, size and dimensions of each pocket park shall be agreed with Louth County Council at the planning application stage for each development. The network of pocket parks, when complete, shall provide a composite set of recreational facilities across the Plan lands. In this regard, a 'Park Provision Strategy' shall be submitted for the agreement of the Council prior to development commencing on the Plan lands.

Pocket parks shall be arranged to facilitate the retention of existing landscape features where appropriate, the provision of informal flat 'kick-about' areas and the provision of at least one specific recreational facility such as a play-ground for a specific age group or a board-games table and seating or such similar facility for adults and/or elderly persons.

Finished levels for the parks relative to adjoining finished levels, shall be provided with planning applications. In addition, detailed layouts for the pocket parks, including landscaping and active/passive facilities shall be provided with planning applications in the relevant residential area serving the park.

Pocket Parks are intended as informal open spaces benefiting from passive surveillance by adjacent residential properties. They should not be fenced or enclosed and should include pedestrian routes which might be necessary to link to other open spaces or streets; external lighting; some street furniture; planting (mainly trees).

Open Space Objectives

LOS8

The Sports Centre shall serve, primarily, the residents of the plan lands and shall be managed by or on behalf of Louth County Council. The range of facilities that it may include are as follows: Sports building with changing facilities; gym; all-purpose sports hall; café; all weather pitches (GAA pitches, soccer pitches and other major sports); informal kick about/training area; tennis courts; athletics facility; parking; maintenance building/yard; warden/security facility; deliveries/unloading area; bus stop/taxi/car drop-off point; play-ground/play area; and landscaping

The quantum under 3.5.1.1 should be considered as a minimum specification for the proposed Sports Centre which constitutes 5% open space quantum located north of the Port Access Northern Cross Route (PANCR).

The Sports Centre facilities shall be provided at the developers expense in accordance with the Master Plan Phasing Programme (see Section 6 and the minimum specification under Table 3.5.1.1). A detailed specification shall be submitted to the Planning Authority prior to the commencement of any development of the Master Plan lands (Section 6).

Open Space Objectives

LOS9

At least three safe and secure pedestrian and cycle links shall be provided to link the Plan lands with open lands north of the PANCR: two under the Port Access Northern Cross Route to the "Greenbelt" on the North, including one to link with the proposed Sports Centre; and, a third pedestrian bridge at Dublin / Belfast Railway.

LOS10

Protect and increase wildlife connectivity through the design of the Linear Park and other wildlife corridors linking North Drogheda Environs with other significant habitat areas such as the adjacent Demesne Landscapes and the Beaulieu Gardens.

Habitat strategies that protect and/or establish wildlife corridors:

- Rooftop gardens
- Increase tree canopy
- Stream preservation and restoration
- On-site storm water treatment
- Use of planting schedules (LOS 4)
- Use of native groundcover species

LOS11

Where it is necessary to re-profile, widen or deepen existing streams to facilitate drainage or for any other reason, the edge condition shall be re-instated under the supervision of a properly qualified ecologist. Streams shall not be culverted except in the three neighbourhood centres. All proposed works shall be subject to detailed environmental assessment which shall include appropriate mitigating measures to protect and re-instate habitat.

Open Space Objectives

LOS12

Where the edge of the Linear Park is defined by built development it should be built edge (3 to 4 stories).

LOS13

The width and character of the linear park shall alter according to existing conditions on site and the nature of the proposed development. The minimum requirements shall, where possible, include the retention and protection of existing hedgerows; the retention of stream profiles; and shall include pedestrian and cycle routes; and, planting with native species.

LOS14

The southern section of Twenties Lane shall be retained for access to existing housing and its character, alignment and existing vegetation shall also be retained.

Urban Design Objectives

UD1

Establish a sense of place and history that responds to and reinforces distinctive patterns of development and landscape.

UD2

Organise roads, footpaths and public spaces that are connected into well used routes that lead to where people want to go.

UD3

At least 3 segregated pedestrian/cycle connections shall be provided between the Plan lands and lands to the north as part of the design and construction of the PANCR. One such connection shall be provided in the vicinity of the railway line to connect the Plan lands with the proposed Sports Centre and schools complex. The other two connections shall be provided along the PANCR.

Where cycle routes share roads, appropriate measures shall be used to define and segregate cyclists' road space

Urban Design Objectives

UD4

The Planning Authority will encourage flexible use, including small scale employment use at the edge buildings, including live / work dwellings. Acceptability of proposed uses will be subject to normal development control criteria and particularly protection of residential amenity.

UD5

While density variations in accordance with the density ranges are permissible, it is an objective of the Plan to achieve the maximum dwelling numbers across the Plan lands.

UD6

It is an objective of the Plan to achieve the dwelling mix across each neighbourhood. Variations in mix on a planning application basis may be permissible subject to the applicant being able to demonstrate to the satisfaction of the Council that the percentage dwelling mix across the land holding will be achieved. Applicants seeking deviations from dwelling mix will be required to submit a Framework Plan demonstrating how required dwelling mix will be achieved across their overall landholding.

UD7

The Reserved Area (15.8 ha) shall be considered for development following a detailed Flow & Flood Study over an extended time period (at least 5 years (refer to Section 5 Infrastructure or *Figure 4.6.1*) or as otherwise agreed with the Council. If the study finds the area is necessary for attenuation purposes, then it shall not be developed and shall be retained as open area in addition to the public open space quantum set out in this Plan.

Urban Design Objectives

UD8

The level of shopping provision will be such as to serve local needs only. All retail development applications shall be in accordance with the County Retail Strategy.

UD9

Each Neighbourhood should establish a clear distinction between public and private space. Buildings should overlook streets, footpaths and open spaces to foster security. Gaps in the line of buildings should be avoided and leftover spaces utilised to help the clarity of the neighbourhood.

UD10

Create a place with a sense of well being and amenity, incorporate public spaces and routes that are lively and pleasant to use. Establish a feeling of safety and security, encourage an uncluttered and easily maintained space with attractive planting, well designed lighting and street furniture. Ensure that buildings address the urban street and provide 'front door' back of pavement pedestrian access.

UD11

Develop a place that has a clear image and is easy to understand. Encourage the use of landmarks and focal points, views and gateways to particular areas. Promote the use of art and crafts, signage and lighting to increase the clarity of the space.

UD12

Establish a mix of compatible uses that can be integrated among a variety of layouts and building form.

Infrastructure Objectives

INF1

The objective of Louth County Council is to obtain a high quality urban environment and infrastructure design for the three neighbourhoods and the Master Plan overall.

INF2

One of the main urban design objectives for the Plan lands is to create a vibrant, integrated, safe and secure environment for the population. It is an objective, therefore, to facilitate and strongly prioritise safety and the ease of movement for pedestrians, cyclists and public transport. Movement by private car is accommodated, but does not receive a priority level above more sustainable transport modes. The Plan facilitates safe but not necessarily direct or fast movement by private car through the Plan lands.

INF3

To seek to achieve a balance between the use of private transport with the need to promote alternative modes of transport such as public transport, cycling and walking.

INF4

While the Council recognises certain minimum roads engineering standards are necessary, all applications will be assessed against priority treatment for cyclists and pedestrians.

Infrastructure Objectives

INF5

Car parking shall be an integral part of the design elements for the urban frameworks. Large expanses of surface car parking will be discouraged, particularly in the civic/commercial centres. Where surface parking is acceptable at the civic/commercial centres it shall be located behind the building line. Alternatively, to avoid creation of large expanses of car parking, underground parking or multi-storey parking facilities should be used, depending on urban design impacts. In residential areas grouped parking will be encouraged, again behind building lines.

INF6

To protect and develop existing groundwater sources and aquifers in the county and to restrict and control development in a manner consistent with the proper management of these resources

INF7

The proposed extension to the trunk main shall be designed and constructed in accordance with best practice from a technical and environmental perspective. It shall incorporate flow measurement facilities and shall be constructed as a single entity in its entirety.

INF8

The Local Authority will require compliance with IO 1(Section 6) to the effect that 'non-providers' will be permitted to connect to infrastructure subject to reasonable apportionment of provision costs. The Council shall determine reasonable apportionment in the absence of agreement between parties.

Infrastructure Objectives

INF9

Where it is necessary to re-profile, widen or deepen existing streams to facilitate drainage or for any other reason, the edge condition shall be reinstated under the supervision of a properly qualified ecologist. Streams shall not be culverted except in the three neighbourhood centres. All proposed works shall be subject to detailed environmental assessment which shall include appropriate mitigating measures to protect and re-instate habitat.

INF10

A stormwater management plan will be required for the entire area based on the CIRIA publication "Sustainable Urban Drainage Systems". Attenuation Tanks will not normally be permitted within each individual development but shall be provided on a regional basis. Control of stormwater at source will be encouraged.

INF11

Subject to detailed studies (including flow studies) of the existing flow regime, alternative arrangements may be considered. Developers will be required to submit a Management and Operation Plan for design, construction and post construction, which will incorporate proposals for the prevention of flooding and include detailed ecological assessments, and mitigating measures.

INF12

While recognising that certain utilities have a monopoly position in respect of the supply of ducted services, the County Council will encourage an open access protocol in respect of the provision of ducting for utilities.

Infrastructure Objectives

INF13

It is an objective that existing overhead lines and all new lines be placed underground throughout the Plan lands. In particular overhead cables will not be permitted within the linear park or pocket parks. Sub-stations and other facilities including gas and telcom facilities shall be placed at the least obtrusive locations.

INF14

The Council will require recycling 'bring' facilities to be located strategically around the Plan lands so that every household has convenient access to them. Facilities for the recycling of glass, paper, clothes and beverage cans must be provided within the Plan lands. Additional facilities may also be required. They should be located so as to minimise negative impacts on residential amenity and be easily accessible to collection vehicles.

INF15

For all developments, including residential developments comprising 10 or more units, and non-residential development exceeding 1000m² gross floor-space, the Council will require at least 10% of predicted energy requirements to be provided, on site, from renewable energy sources.

The heating energy performance of new buildings shall not exceed 50kwh/m² of useful floor area.

Phasing & Implementation Objectives

IO 1

Landowners / developers with interests in developing in the area shall enter appropriate legal / financial agreements to secure delivery of the infrastructure, including roads, drainage, services, water supply, recreation and civic / community, required to ensure the successful implementation of the Plan. A body corporate or other legal entity shall be established, capable of both entering into a legal / financial agreement and delivering on the contents of the agreement to the satisfaction of the Council.

The required legal / financial agreement shall, inter alia, provide for the following

The design and construction of the Northern Cross Route from the R132 to the R166 as a single contract.

Construction of the Northern Cross Route from the R166 to the Port at Drogheda

The design and construction of the foul sewer from its existing 'end point' in Neighbourhood Three, westwards as far as R132. The sewer shall be designed and constructed so that sufficient capacity is provided to accommodate the Plan lands, the wider LAP lands and other lands beyond the LAP lands that can drain by gravity to the sewer.

Alterations to the Ushers and Beaulieu streams and other surface water arrangements to provide suitable and sustainable surface water drainage of the area without negative flooding impacts elsewhere. This shall include design of an overflow pipe provisions of the Master Plan.

The provision of the linear parks, including the sports centre in accordance with the provisions of the Master Plan.

Arrangement to facilitate access to infrastructure from non-parties to the agreement subject to reasonable apportionment of the overall costs of providing the infrastructure.

Phasing & Implementation Objectives

IO 2

It is an objective of the Plan to secure the development of the Plan lands in accordance with *Table 6.0 Phasing & Implementation* and the phasing programme as set out in Diagrams 1-4 on page 70.

IO 3

Place Names - Streets, housing areas, community, recreation and other facilities shall use local place names, preferably using historical Irish names and must be done in consultation with the Local Authority.

IO 4

There will be a presumption in favour of granting planning permissions in the Plan area when the Council is satisfied the necessary physical, social, community, recreational and civic/commercial infrastructure is in place, or will be provided within specified time periods as set out in the Implementation objective table on page 68. In this regard, all planning applications shall be accompanied by a statement setting out the time periods for delivery of infrastructure in accordance with the Implementation objective table to the satisfaction of the Council. The Council may use agreements under Section 47 of the Planning and Development Act 2000, as amended to secure the provision of necessary infrastructure in tandem with the development of the area.

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