

6 Phasing and Implementation

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Summary of Quantums & Requirements	
Gross Development Area	254 ha
Net Development Area	179.35 ha
Total No. of Dwellings	7,100
Public Open Space including Sports Centre	20% of Gross Plan Lands
Within Plan Lands	36.05ha
Outside Plan Lands	12.55 ha
Total	48.60 ha
Primary Schools (3)	1.2 ha each
Civic/Commercial Centre One	8,100m ²
Civic/Commercial Centre Two	8,100m ²
Civic/Commercial Centre Three	6,779m ²
Port Access Northern Cross Route	
Transport Hub and associated Park & Ride Facility	
Footpaths & Cycleways	
Bus Routes and Shelters	
Infrastructure including roads, foul drainage, surface water and water supply	

6.1.1 Phasing and Implementation

The successful implementation of this plan depends on certain elements being delivered at key stages. The reasons for this are various; the primary reason being to ensure the area develops in a logical and co-ordinated manner in the interests of the proper planning and sustainable development of the area. Others relate to the provision of a living environment, the limitations of existing infrastructure (foul water drainage, water supply, storm water control and roads) to support new development and, in the case of roads, to enable the construction of the development itself.

In addition, the need to ensure that commercial, community and recreational/amenity facilities and services are available at an early stage is an important consideration.

For these reasons, development will be contingent upon the provision of an adequate level of infrastructure, (physical and community) facilities and services to enable construction and sustain the new population.

Key elements of infrastructure, facilities and services will be secured at the appropriate stages by means of the objectives set out in the table on the following page.

Diagrams on subsequent pages illustrate the sequence of development.

Having regard to the above, and taking account of the provisions of the North Drogheda Environs Local Area Plan, 2004, the scale and extent of development in the Master Plan lands and the proper planning and sustainable development of the area, the achievement of the following objective is considered an essential and integral part of the Plan.

Implementation Objective: IO 1

Landowners / developers with interests in developing in the area shall enter appropriate legal / financial agreement(s) with the Council 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. In this regard a body corporate or other legal entity shall be established, capable of both entering into a legal / financial agreement with the Council 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 Port Access 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.

Table 6.0 Phasing & Implementation

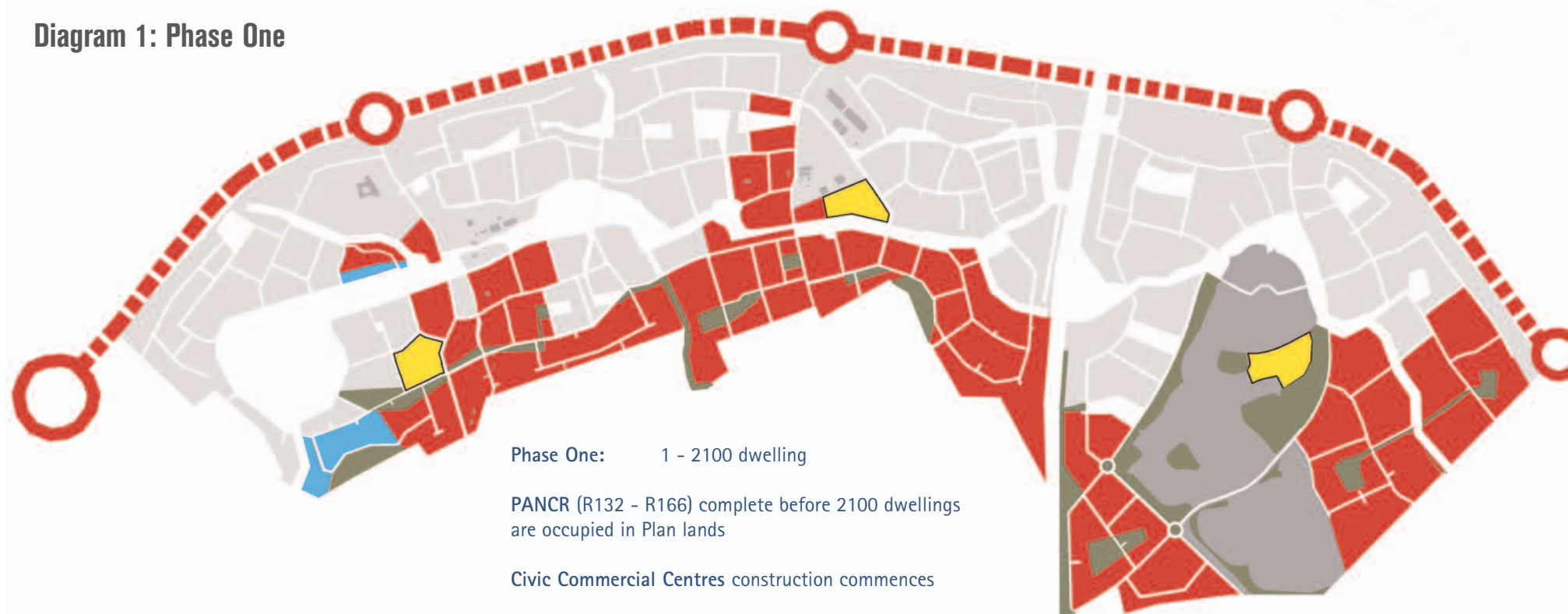
Infrastructure Item	Objective Phasing Ref.	Objective	Phase One*** Not more than 2100 dwellings	Phase Two*** Not more than 2500 dwellings	Phase Three*** Not more than 2500 dwellings
1. Construction Traffic	CT 1	All construction traffic serving NH1 and NH2 shall be from the R132 unless otherwise agreed in writing with the Council. Prior to the commencement of any development on the Plan lands, a haul route(s) shall be constructed. In this regard, method statements shall be agreed in writing with the Planning Authority**.	Nil.	Nil.	Nil.
2. Northern Cross Route & Infrastructure Provision*	PANCR 1	Other than with the prior written agreement of the Council, no development shall commence on the Plan lands until implementation objective IO1 is in place. No development of residential areas or the civic/commercial centres shall commence on Plan lands until construction of the PANCR has commenced between the Dublin Road (R132) and the Termonfeckin Road (R166). As a minimum, the PANCR from the R132 to the R166 shall be constructed under a single contract	Nil.	Nil.	Nil.
	PANCR 2	Not more than a total of 700 dwellings shall be occupied until PANCR is constructed to Twenties Lane**; not more than a total of 1400 dwellings shall be occupied until PANCR is constructed to Ballymakenny Road** and; not more than a total of 2100 dwellings shall be occupied until PANCR is constructed to Termonfeckin Road**, all subject to the capacity of existing road network being demonstrated to the satisfaction of the relevant Council (LCC/DBC)	700; 1400; 2100	N/A - PANCR complete	N/A - PANCR complete
	PANCR 3	At least 3 no. safe and secure pedestrian connections shall be provided across the PANCR** (between R132 and R166), a fourth shall form part of the design of the route. One such connection shall be directly between the Plan lands and the Sports Centre. Links shall be provided as part of PANCR construction.	700; 1400; 2100	N/A - PANCR complete	N/A - PANCR complete
3. Infrastructure	INF 1	Prior to the commencement of development an "Infrastructure Framework Plan" for the Plan lands shall be completed to the satisfaction of the Planning Authority. The Framework Plan shall include, as a minimum, foul discharge and water supply proposals and a stormwater strategy plan for at least the extent of the Plan lands, including a timing and implementation programme. The following Infrastructure Items shall be incorporated:	Nil	Nil	Nil
3a. Foul Drainage	FW 1	The main trunk sewer shall be constructed as a single contract. A written agreement between Council and providers of sewer will be required to the effect that non-providers will be permitted to connect to the sewer subject to reasonable apportionment of the overall cost of providing the sewer.	700****	N/A - TS complete	N/A - TS complete
	FW 2	The trunk sewer shall be taken in charge by the Council upon completion of the sewer** and expiration of an agreed maintenance period.	700****	N/A	N/A
3b. Surface Water	SW 1	The floodplain area to the west of Twenties Lane shall be maintained. The extent of the floodplain area may be redefined in the future following a detailed flood study over a minimum 5 year period which categorically proves that it may be redefined, unless otherwise agreed with the Council.			
	SW 2	A stormwater strategy plan will be required for the entire area based on the CIRIA publication "Sustainable Urban Drainage Systems", prior to commencement of development.	Nil	N/A	N/A
	SW 3	Upgrading of Ushers and Beaulieu Streams to cater for 50 year flood event. Level of upgrade to be provided is to be in accordance with Wallinton Procedure for Flood Estimation, detailed ecological assessments, and the stormwater strategy.			
	SW 4	Construction of diversion pipeline from Termonfeckin Road to Boyne River to improve flow capacity.			
	SW 5	It is expected that the Flood Flow study for the attenuation area will be completed before the end of Phase 1, but in the event that it is not completed by the end of Phase 1, no development shall take place until such studies are completed to the satisfaction of the Planning Authority			
3c. Water Supply	WS 1	Water supply shall be via a trunk main parallel to the PANCR, with not more than 4 connections. Secondary mains shall be provided at Twenties Lane, Ballymakenny Road and Termonfeckin Road			
	WS 2	Interim measures such as temporary wells may be acceptable subject to confirmation of supply and groundwater protection**.			
	WS 3	Wells will be managed by a single management entity**			

* From R132 to R166
 ** To satisfaction of the Council/as determined by the Council.
 *** Number of dwellings that can be constructed before provision of key infrastructure item.
 **** Subject to availability of capacity at the Drogheda WWTP.

Infrastructure Item	Objective Phasing Ref.	Objective	Phase One*** Not more than 2100 dwellings	Phase Two*** Not more than 2500 dwellings	Phase Three*** Not more than 2500 dwellings
4. Linear Park	LP 1	Prior to the commencement of any development a full design specification for the Linear Park shall be submitted to, and approved by, the Council.	<i>Nil.</i>		
	LP 2	The Linear Park shall be developed in accordance with the design specification set out at LP1.			
	LP 3	Construction of the Linear Park shall commence prior to the substantial completion** of dwellings in Phase 1 of the Plan lands. The Linear Park shall be completed prior to the substantial completion of 50 per cent of the dwellings in Phase 2.	2100	1250	N/A Linear Park Complete
	LP 4	The linear park shall be vested with the Council on completion	N/A	Park vested with Council.	
5. Pocket Parks	PP 1	A design specification for each pocket park shall be submitted to and approved by the Council prior to the commencement of development served by the relevant park. The design specification shall accord with the Provision Strategy (Policy LOS 7).	N/A		
	PP 2	The Council will examine various models for the management and maintenance of developments, including where appropriate management companies and other agreements. The objective is to secure a high level of management and maintenance of public utilities and spaces in the area.	As per PP1	As per PP1	As per PP1.
	PP 3	Pocket Parks shall be completed** prior to the completion of not more than 50 per cent of dwellings** served by the Park.	Relevant Parks complete	Relevant Parks complete	Relevant Parks complete
6. Sports Centre	SC 1	A full design specification for the Sports Centre (SC) shall be submitted to the Council, prior to the commencement of any development on the plan lands.	<i>Nil</i>		
	SC 2	The Sports Centre shall be completed prior to substantial completion** of Phase 2 dwellings.	2100	2500	N/A SC constructed.
	SC 3	The Sports Centre shall be vested with Louth County Council. The Council will decide the appropriate management mechanism.	2100	2500	N/A SC constructed.
7. Civic/Comm Centres	CC 1	The Council will seek the commencement of construction of each of the Civic/Commercial Centres prior to the substantial completion of 50 per cent of Phase 1 dwellings in each neighbourhood, and will seek completion of centres prior to completion of Phase 2 dwellings in each neighbourhood.	1050	2500	
8. Primary Schools	PS 1	The Council shall seek the early provision of the schools required to serve the area. In this regard, the three designated school sites shall be reserved. The reserved school sites shall be maintained as functional open spaces, levelled, grassed and maintained until such time as they are required for school provision.	1050		

* From R132 to R166
 ** To satisfaction of the Council/as determined by the Council.
 *** Number of dwellings that can be constructed before provision of key infrastructure item.
 **** Subject to availability of capacity at the Drogheda WWTP.

Diagram 1: Phase One



Phase One: 1 - 2100 dwelling

PANCR (R132 - R166) complete before 2100 dwellings are occupied in Plan lands

Civic Commercial Centres construction commences

Linear Park construction commences prior to substantial completion of Phase One

Pocket parks serving various housing areas shall be completed** prior to the substantial completion** of 50% of dwellings served by appropriate parks.

It is expected that the Flow and Flood Study for the attenuation area will be completed before the end of Phase 1, but in the event that it is not completed by the end of Phase 1, no development shall take place until such studies are completed to the satisfaction of the Planning Authority

- Northern Cross Route
- Phase One (2100 dwellings)*
- Public Open Space
- ▨ Sports Centre
- Civic Commercial Centre
- Primary School
- Phase Two (2500 dwellings)*
- Phase Three (2500 dwellings)*
- Lands subject to Flow & Flood Study

* Phasing portions are in-line with proposed density distribution, therefore each colour indicates the lands that are available for development during a particular phase. (assuming maximum number of dwellings)

** To satisfaction of the Council/as determined by the Council.

Implementation Objective: 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.

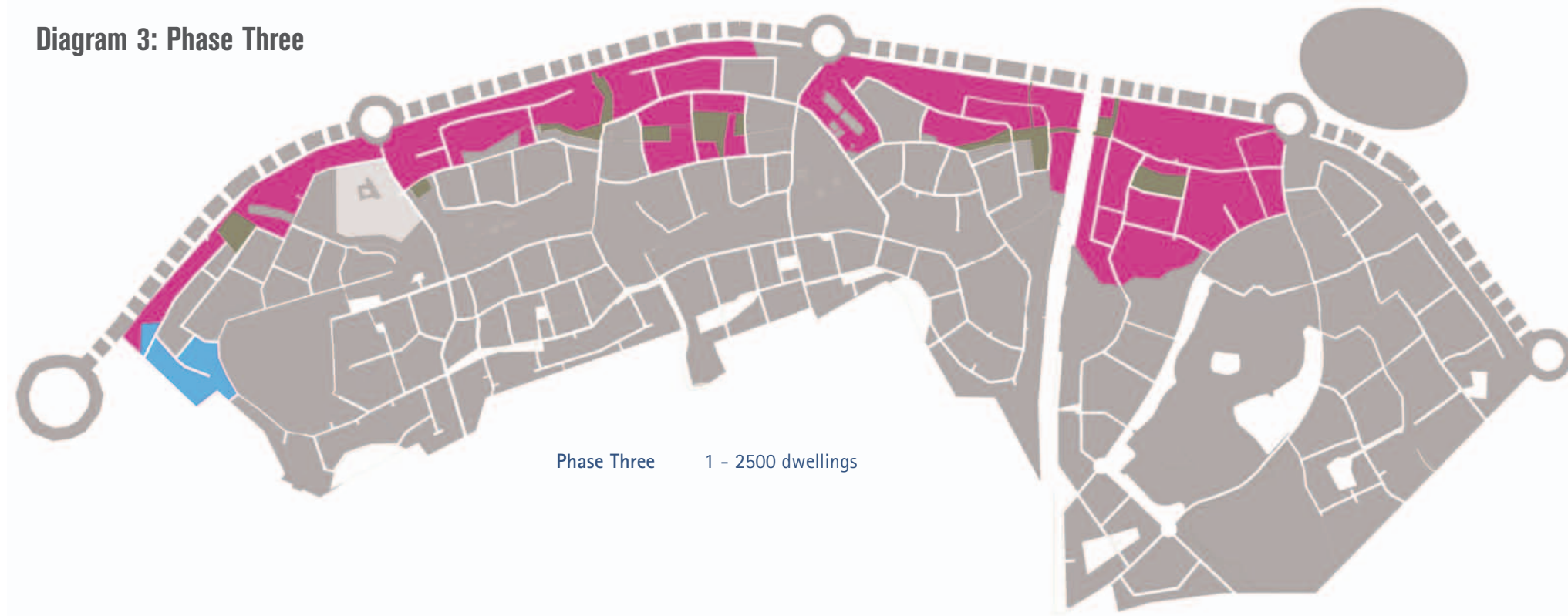
Implementation Objective: IO 3

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.

Diagram 2: Phase Two



Diagram 3: Phase Three



- Northern Cross Route
- Phase One (2100 dwellings)*
- Public Open Space
- Sports Centre
- Civic Commercial Centre
- Primary School
- Phase Two (2500 dwellings)*
- Phase Three (2500 dwellings)*
- Lands subject to Flow & Flood Study

* Phasing portions are in-line with proposed density distribution, therefore each colour indicates the lands that are available for development during a particular phase. (assuming maximum number of dwellings)

** To satisfaction of the Council/as determined by the Council.

Implementation Objective: 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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