

Eastern & Midland Regional Assembly,  
3rd Floor North,  
Ballymun Civic Centre,  
Main Street,  
Ballymun,  
Dublin,  
D09 C8P5

22<sup>nd</sup> of January 2019

Dear Sir/Madam,

**SUBMISSION RE: DRAFT REGIONAL SPATIAL AND ECONOMIC STRATEGY (RSES) FOR  
THE EASTERN AND MIDLAND REGIONAL ASSEMBLY – LANDS AT DROGHEDA  
NORTHERN ENVIRONS, DROGHEDA, CO.LOUTH.**

J.Murphy Developments/Ravala Limited is the owner of 26 hectares of land located within the Drogheda Northern Environs Masterplan area, Drogheda, County Louth. A site location map is attached. J.Murphy Developments /Ravala Limited has invested heavily in this area with 40 houses completed over the last year and a further 60 under-construction. The Company seeks recognition and specific reference in the RSES to the North Drogheda Environs Masterplan lands as a major growth area for Drogheda and key to achieving the development of Drogheda to city-scale as set out at page 29 of the Draft RSES.

Our client believes such a long identified and well-established growth area for the town should be specifically recognised and acknowledged in the Regional Policy Objectives for Drogheda as set out at Page 49 of the Draft Strategy. The attached map illustrates there are extant planning permissions for some 4,500 dwellings in the North Drogheda Environs area.

Since the allocation of the area for major development in 2004 and the adoption of the North Drogheda Environs Master Plan in 2006, the area has been subject to massive public and private sector effort, time and investment. Not only are there permissions for some 4,500 dwellings, there is permission for the Port Access Northern Cross Route (PANCR) and the lands for the provision of this route have been acquired by Louth County Council.

Stephen Ward

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It is submitted that to not acknowledge this area as a major growth area would lead to uncertainty and could undermine confidence in the development of the area and particularly the provision of critical infrastructure.

It is noted that major growth areas are recognised and identified in the Regional Policy Objectives as they relate to Athlone and Dundalk. For example, in the case of Dundalk there is a Regional Policy objective (Pg51) to *“facilitate urban expansion through development of the Mount Avenue masterplan lands”*. In the case of Athlone there is a policy objective (Pg47) that states – *“Support residential development within the Lissywollen South Framework Plan area to develop this strategically located land bank as a highly sustainable and integrated new urban quarter extending from Athlone town centre”* and *“Support residential development on existing LAP lands at Curragh, Lissywollen, Cornamagh, Cornamaddy and Monksland / Bellanamullia”*.

In order that Drogheda Northern Environs is acknowledged as an existing growth area where there has already been substantial public and private sector investment in infrastructure, J.Murphy Developments /Ravala seeks an additional Regional Policy Objective for Drogheda (Pg49) with wording along the following lines –

***“The North Drogheda Masterplan lands, including the Port Access Northern Cross Route (PANCR) has been subject to very substantial public and private sector investment since the adoption of the Masterplan in 2006 and this area will be maintained as the primary growth area for north Drogheda and make a major contribution towards accelerating the growth of Drogheda to city scale”.***

A consequential amendment is proposed at the last paragraph at Pg48 of the draft RSES. The existing wording is repeated below with the revised text in bold italic –

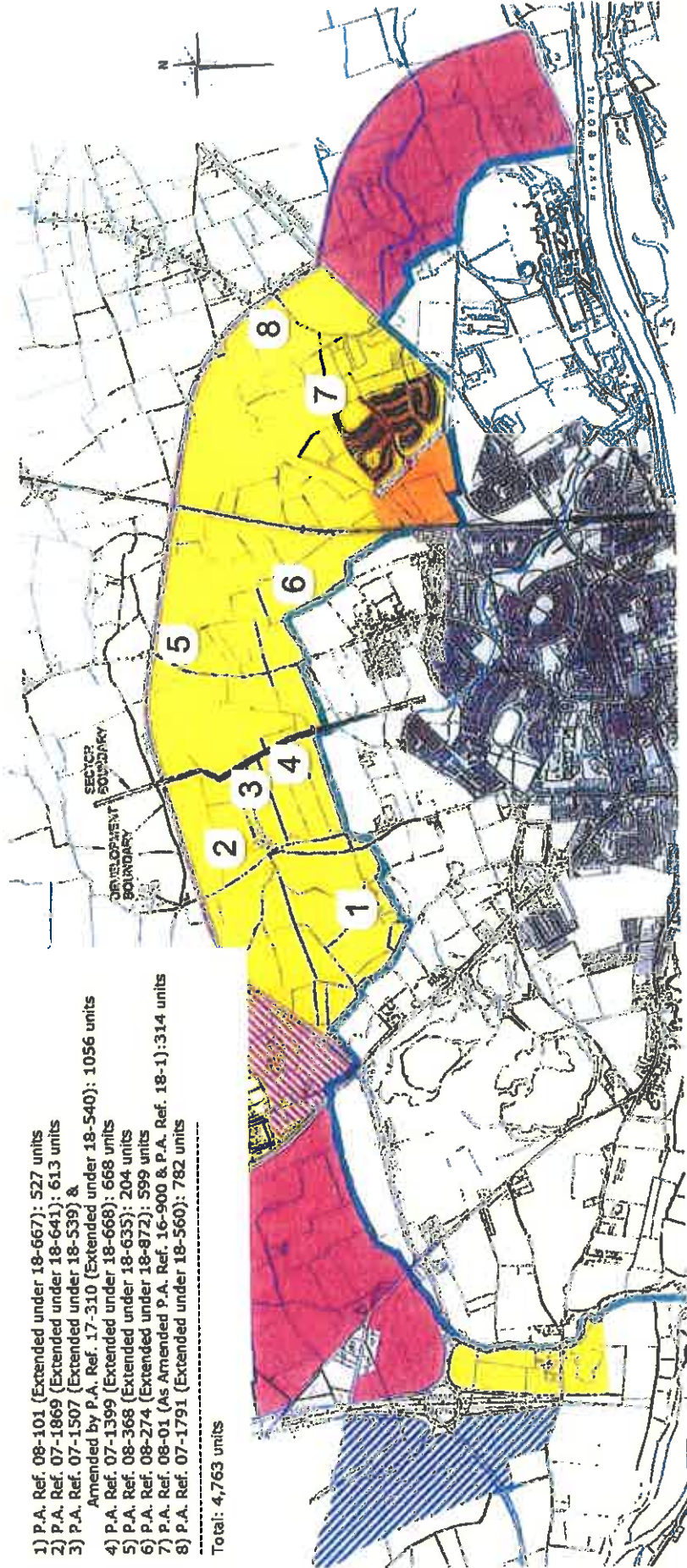
***“The population target expressed in the draft RSES is for the population within the entire town boundary of Drogheda and includes lands within the counties of Louth and Meath. Subject to the stated Regional Policy Objectives for the Drogheda Regional Growth Centre, the distribution of population between the two local authorities should be agreed by both Local Authorities in the joint UAP and this distribution, in the first instance should be commensurate with existing population levels”.***

Yours faithfully,








**Stephen Ward**

- 1) P.A. Ref. 08-101 (Extended under 18-667): 527 units
  - 2) P.A. Ref. 07-1869 (Extended under 18-641): 613 units
  - 3) P.A. Ref. 07-1507 (Extended under 18-539) & Amended by P.A. Ref. 17-310 (Extended under 18-540): 1056 units
  - 4) P.A. Ref. 07-1399 (Extended under 18-668): 668 units
  - 5) P.A. Ref. 08-368 (Extended under 18-635): 204 units
  - 6) P.A. Ref. 08-274 (Extended under 18-872): 599 units
  - 7) P.A. Ref. 08-01 (As Amended P.A. Ref. 16-900 & P.A. Ref. 18-1): 314 units
  - 8) P.A. Ref. 07-1791 (Extended under 18-560): 782 units
- Total: 4,763 units



9 Approximate Location of Planning Applications

-  To provide for residential use in accordance with approved Master plan
-  To provide for employment uses
-  To provide for mixed uses appropriate to transport hub
-  To provide for a retail park
-  To provide for tourism/ leisure uses consistent with protection of adjoining heritage area

<b>MAP 1. OVERALL ZONING MAP</b>
<b>NORTH DROGHEDA ENVIRONS PLAN</b>
<b>LOUTH COUNTY COUNCIL</b>
<b>COUNTY HALL, DUNDALK</b>
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