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Dear Sir/Madam,

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

J.Murphy Developments/Ravala Limited are the owners of 57 hectares of land located within the Drogheda Southern Environs of Drogheda, County Meath. A site location map is attached. J.Murphy Developments/Ravala Limited has invested heavily in this area having completed 1200 houses in the area since 1974 and a further 120 under-construction in the final phase of the former unfinished 'Ghost' estate, Knightswood (Ref. 2,069). The Company also has planning permission for c.220 houses in this area. The Company seeks recognition and specific reference in the RSES to the South Drogheda Environs area 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 identified¹ 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 325 dwellings in the South Drogheda Environs area.

It is submitted that not acknowledging 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.

¹ Planning Strategy for the Greater Drogheda Area (2007).



Drogheda Southern Environs Growth Area – Policy Background

Planning Strategy for the Greater Drogheda Area (2007): The southern environs of Drogheda has long been recognised as a key land resource for Drogheda². The Planning Strategy for the Greater Drogheda Area (2007) outlines the direction of growth for Drogheda for the period to 2024. Throughout the Strategy, both the northern and southern environs are identified as new expansion areas *“that will provide for residential, local employment, and district scale recreational and amenity facilities”* and are envisaged as developing alongside each other as phases 2, 3 and 4 are rolled out.

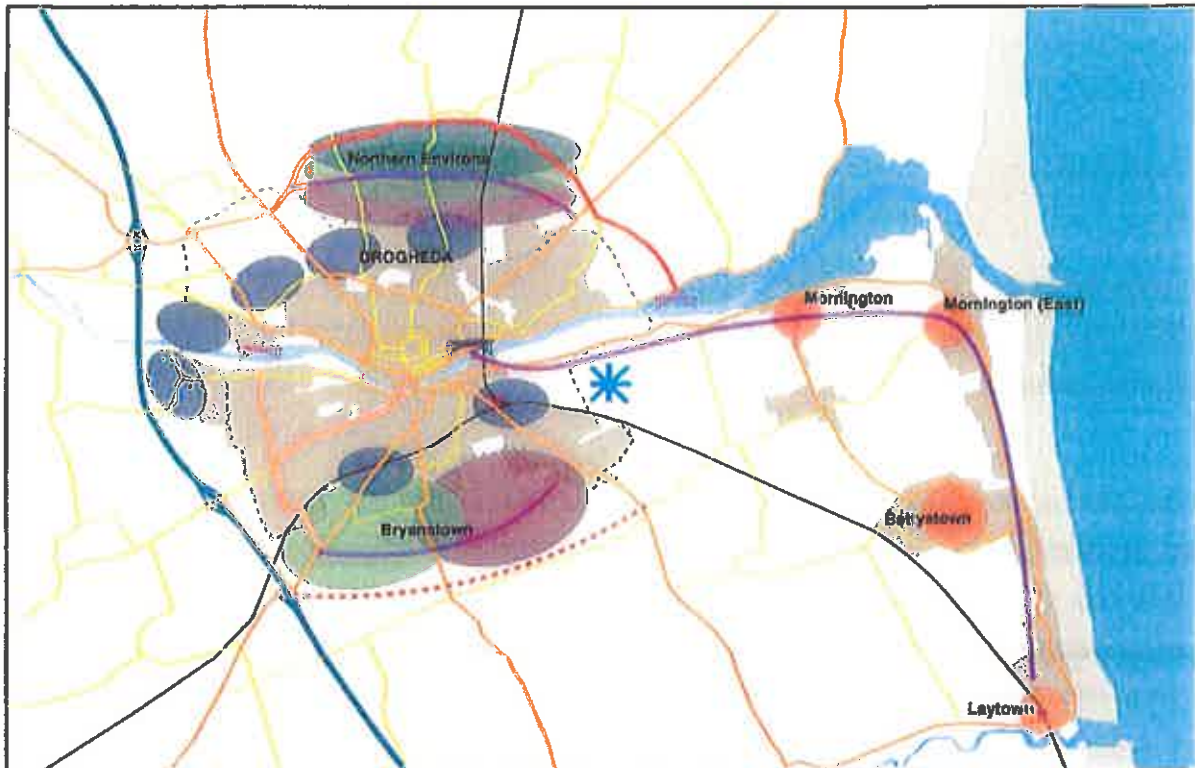


Figure 1: Extract from Map II of the Planning Strategy for the Greater Drogheda Area (2007) – Indicative Roll-out of Development Land

The Meath County Development Plan 2013-2019 (as varied and extended): The County Plan identifies the Drogheda Southern Environs as a primary growth centre (para. 3.4.2, p.45). According to the Plan, *“Planning for Navan and Drogheda Environs should take cognisance of accommodating an ultimate population of 50,000 persons in those towns. This is critical as it will contribute to achieving critical mass in these centres”* (para. 3.4.2).

The following is an objective of the Plan (SS OBJ 8) - *“To develop Navan and the Drogheda Environs as the primary development centres in Meath and to ensure that the settlements grow in a manner that is balanced, self-sufficient and supports a compact urban form and the integration of land use and transport”*.

² Planning Strategy for the Greater Drogheda Area (2007).

The draft RSES reaffirms the intention for the settlement of Drogheda to grow to a population of 50,000 and achieve City status. The recognition of the southern environs growth area is central to the achievement of this objective and to maintain balanced growth within the settlement of Drogheda between the north and south environs. The southern environs represent an area contiguous to the existing built area of Drogheda and would be in keeping with the Compact Development Strategy of the draft RSES.

Drogheda Southern Environs Growth Area - Regional Policy Objective

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 Southern Environs is acknowledged as a growth area J. Murphy Developments / Ravala seeks an additional Regional Policy Objective for Drogheda (Pg49) with wording along the following lines –

“The Drogheda Southern Environs will be maintained as a key growth area for Drogheda and make a major contribution towards accelerating the growth of Drogheda to city scale”.

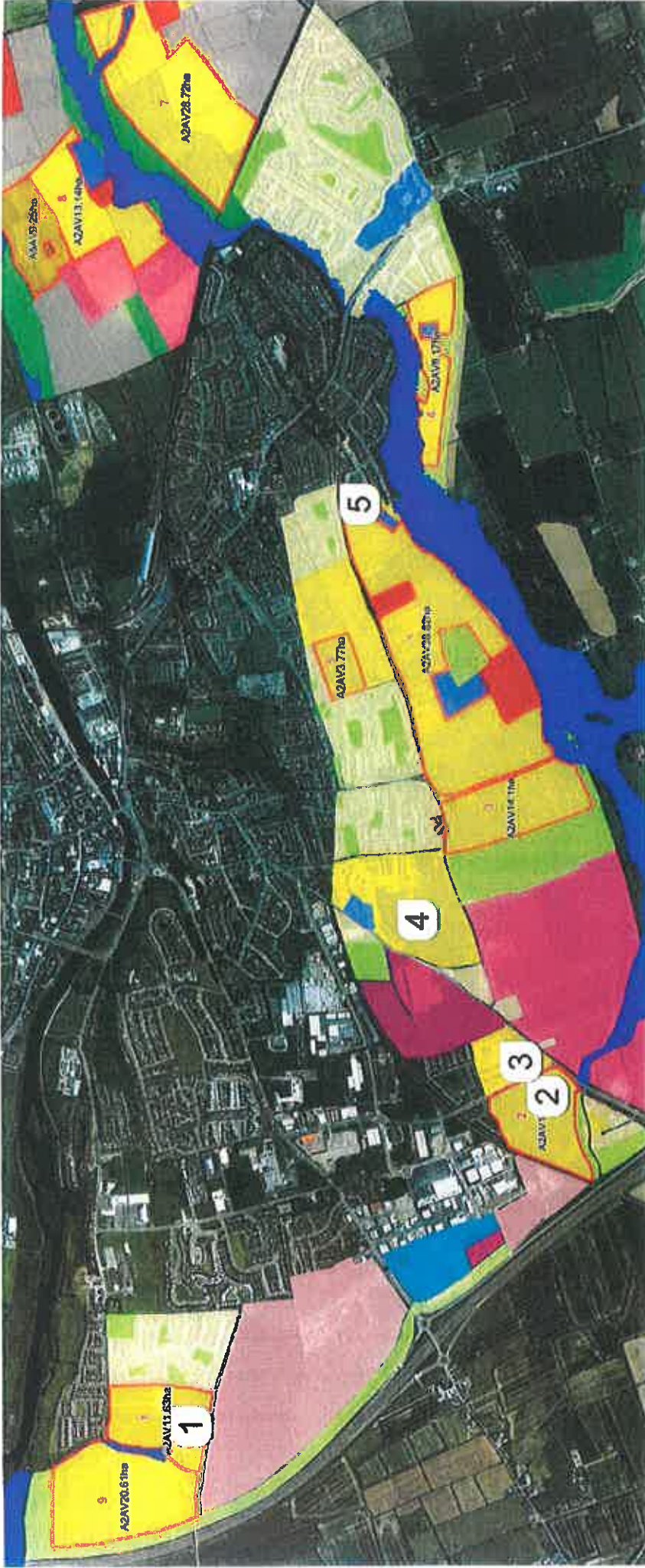
A consequential amendment is proposed at the last paragraph at Pg48 of the draft RSES. The existing wording is repeated below with the revised text in bold italic –

“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



Map 2: Extract from the Drogheda Environs Residential Evaluation Map illustrating live residential planning applications/development areas

1	P.A. Ref. LB/170675	156 units
2	P.A.Ref. LB/180611	98 units
3	Various permissions affecting the Knightswood Development, Matthews Lane	c.120 (Final Phase Knightswood)
4	P.A. Ref. LB180042 – Part of the Avourwen Development	c.50 units
5	This area has been built out as part of the Five Oaks Housing Development	



Approximate boundaries of Lands in the ownership/control of J.Murphy Developments/Ravala Limited

Map 1: Location of submission lands