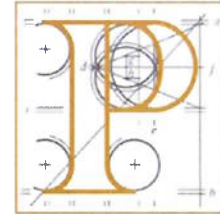


Our Case Number: ABP-318758-23

Your Reference: NPA-OBS-003127



**An
Bord
Pleanála**

Drogheda Business Improvement District
c/o Trevor Connolly
5 Meat Market Lane
Drogheda
Co. Louth
A92KN36

Date: 15 February 2024

Re: Proposed public realm improvement works known as the 'Westgate 2040 Project'
in Drogheda, County Louth

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please note that the proposed development shall not be carried out unless the Board has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Aisling Reilly
Executive Officer
Direct Line: 01-8737131

JA02

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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64 Marlborough Street
Dublin 1
D01 V902



Love Drogheda Business Improvement District
5 Meatmarket Lane
Drogheda,
Co. Louth,
A92Kn36.

Westgate Vision 2040 submission by Love Drogheda Business Improvement District CLG

Love Drogheda Business Improvement District, a ratepayers organisation, believe in the proper and sustainable planning of our town, region and county and as such are happy to make a submission on the proposed Westgate Vision funded by Louth County Council and designed by Turley Associates.

We believe that by working in conjunction and collaboration that we can assist in growing and developing our town, whilst noting Drogheda's status as a Regional Growth Centre to assist in servicing the needs and requirements of our citizens. Drogheda services a direct population of circa 41,000 and a southern hinterland of Laytown, Bettystown & Mornington of circa 12,000. The town has one of the fastest growing populations in the state.

The Westgate Vision area is an arrival point into the town centre public realm and as such the proposals put forward suggest reduced speed, increased pedestrian & cycling priority, soft landscaping to increase awareness of urban area and to create a sense of arrival into Drogheda. We believe that the proposals put forward help achieve that and we are in support of same.

The Westgate vision area compromises George Street, Narrow West Street and Father Connolly Way, Patrickswell Lane and Dominic street inclusive. We acknowledge that the plan improves the aesthetic and material footpaths and carriage ways within the area, with sympathetic natural planting and improved lighting to improve the sense of safety.

We would like to see the council proceed with increased ambition on tackling vacancy and dereliction in the Westgate Vision area including a proactive and innovative approach to tackling dereliction by incentivising investment via the removal development contributions for key regeneration sites where such development is in accordance with aspirations of the Westgate Vision plan area and within the proposed vision boundary area.

Coach parking and bus stop

Currently, there are two coach parking bays located along Father Connolly Way and two Bus stop spaces on Dominic Street. We would ask, as a Designated Tourism Destination Town as per Failte Ireland and for proper and sustainable access to the town centre that there is appropriate coach parking provided in close proximity to the town centre and for this to be allocated in the parking provision within the new Westgate Vision Plan Area. It is essential that there are appropriate levels of available coach parking to assist in the growth of tourism

in our town. We note that the public bus stop is to be moved and retained beside St Dominic's Church however there is no further allocation for coach parking, we would request that space is allocated in one of the two car parks.

Car parking removal and offset provision

As part of the proposal, car parking provision levels are to be reduced by 41 spaces. The removal of such a high level of spaces could impact the sustainability of businesses within the vision area. To help offset this loss of customer and visitor parking we are asking that the current overflow car park that is outlined as Public Carpark directly West of Abbey Square and the Garda Station is confirmed as a Public Carpark. Currently, this site is not available to the general public and is in private use with a barrier in place.

We would like the local authority to ensure that the car park area at the courthouse be paved in a permeable material that could become multiuse space with the capacity to act as an area for small riverfront festivals or markets with the ability to provide power points for pop up markets and to consider the instalment of footings that accommodate the inclusion of a stretch canopy into the future.

Heritage preservation:

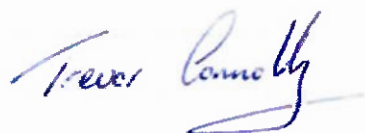
The Westgate Vision notes the redevelopment of Abbey Lane into a new plaza area with improved public realm, street canopy and Abbey Square plaza. We would ask that the Droichead Arts Centre/ Barlow House retains appropriate access for stage and future development plans are taken into consideration.

Consistent application of uniform materials across the town.

We note that the proposal will be incorporating a series of new materials for paving, seating and lampposts. We ask that a consistent approach be taken with respect to materials used for the delivery of the plan that are in keeping with recent public realm upgrades at Dominics Bridge and St Peters Plaza. In addition, we request that suitable drainage pits are incorporated with all new tree planting that is due to take place.

We would like to thank you for taking time to consider our observations and suggestions on the Westgate Vision.

Yours Sincerely

A handwritten signature in blue ink, appearing to read "Trevor Connolly".

CEO Love Drogheda Business Improvement District