

SOCIAL & COMMUNITY INFRASTRUCTURE AUDIT

LARGE SCALE RESIDENTIAL DEVELOPMENT PLANNING APPLICATION (BOYNE RIDGE)

**LANDS TO THE EAST OF THE M1 MOTORWAY AND WEST OF THE
RATHMULLAN ROAD, OLDBRIDGE, DROGHEDA, CO. MEATH**

**SUBMITTED IN SEPTEMBER 2025 ON BEHALF OF:
Earlsfort Developments Drogheda Limited**

1.0 Introduction

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, have prepared this Social & Community Infrastructure Audit on behalf of our client, Earlsfort Developments Drogheda Limited, to accompany this application submission to Meath County Council for a proposed Large-Scale Residential Development (LRD) on at Rathmullan Road, Oldbridge, Drogheda, Co. Meath.

The purpose of this document is to establish the existing level of services and facilities that are available within an accessible range of the subject site and the surrounding area, taking into consideration their capacity to accommodate the proposed development. This report contains an audit of the existing and proposed social infrastructure in the area relating to:

- Education Facilities;
- Childcare Facilities;
- Healthcare Facilities;
- Sport and Recreation Facilities;
- Religious Facilities;
- Community Facilities; and
- Retail Facilities

These facilities are assessed to support the proposed development of the subject lands for Large-Scale Residential (LRD) Development (LRD) which also includes the provision of a childcare facility to serve the needs of future occupants of the proposed development.

This assessment will demonstrate that there is sufficient community provision within the immediate and wider area, thus the development of the subject lands will not result in a negative impact on community related activities but, rather, will contribute to the provision of community infrastructure through the delivery of a creche facility and a landscaped area of public open space

2.0 Site Location and Description

The subject site extends to 9.2 hectares in size and is located within the southwestern environs of Drogheda, Co. Meath, c.1.7km from the town centre, situated adjacent to the Meath-Louth County Border. The site has road frontage along Rathmullan Road, on the eastern site boundary, which has been improved by the Planning Authority in recent years. The site is situated within approximately 200m of the M1 motorway to the west, and the northern extent of the site is situated between 40-50m from the southern bank of the River Boyne, with the site elevated c.10m above the riverbank.

The site adjoins a buffer zone which protects the monuments of Newgrange, Knowth and Dowth. To the west and south, the application site bounds lands subject to a strategic reserve of zoned lands which are not, at present, available for residential development. The topography of the land is undulating with the site predominantly sloping gently towards the River Boyne, with a steep embankment leading down towards the road which runs alongside the River Boyne. Due to the fall of the land, the site is set above the adjoining M1 Motorway and smaller rural road to the north adjoining the River Boyle.

A strong feature of the site is its proximity to MacBride train station, which is located west of Drogheda town centre, approximately 3.5km from the subject site, offering a high frequency, high-capacity public transport service with direct links to Dublin City Centre. It is also noted that the site is served by Drogheda bus station, approximately 3.7km from the subject site. The M1 Motorway, located 2.5km from the site, connects Drogheda to Dublin, while also acting as the primary road connecting Dublin to Belfast. It is considered the subject site is situated within an ideal location for residential development with numerous amenities situated within the wider area. Drogheda Retail Park is situated 2.5km south-east of the site providing access to shopping facilities including Tesco and Aldi, whilst the centre of Drogheda town provides access to numerous shopping outlets and recreational facilities. As illustrated in the following figures, the site is situated within proximity to a number of existing residential schemes, including Oldbridge Manor, 'Riverbank' and 'Highlands', which together provide a mix of semi-detached/terraced houses and duplex apartments.



Figure 1.0 Aerial view showing the immediate locational context of the subject site (red outline) with adjoining housing developments at Riverbank (blue fill), Oldbridge Manor (yellow fill) and Highlands (orange fill) identified.



Figure 2.0 Aerial view showing the wider locational context of the subject site (red outline).



Figure 3.0 Imagery of the local roadway and pedestrian infrastructure along the site's north-eastern boundary.



Figure 4.0 The Rathmullan Road runs along the western boundary of the subject site. This roadway was extensively upgraded in recent years, as illustrated above, to include pedestrian and cyclist infrastructure.



Figure 5.0 The Rathmullan Road also provides convenient access to Drogheda town centre. This roadway was extensively upgraded in recent years, as illustrated above, to include pedestrian and cyclist infrastructure.



Figure 6.0 Imagery of the recently constructed development at Oldbridge Manor. The subject site can be seen in the background of these images.

3.0 Proposed Development

The proposed development, as designed by NDBA Architects, involves the construction of a residential housing scheme of 249 no. units comprising 170 no. houses, 16 no. duplex units accommodating 32 no. apartments and 11 no. apartment blocks (8 no. three-storey blocks and 3 no. four-storey blocks) accommodating a total of 47 no. apartments and a creche facility (411sq.m). With regards to unit mix, we would note the following breakdown:

1 Bedroom Units	38 No.	38 No. Apartments & 0 No. Houses	15.3% of total
2 Bedroom Units	78 No.	41 No. Apartments & 37 No. Houses	31.3% of total
3 Bedroom Units	111 No.	0 No. Apartments & 111 No. Houses	44.6% of total
4 Bedroom Units	22 No.	0 No. Apartments & 22 No. Houses	08.8% of total

Each residential unit is provided private amenity space in the form of either a rear garden, for the proposed houses, or a balcony/terrace, for the proposed apartments. The proposal provides vehicular parking for every residential unit with dedicated vehicular parking provided for the creche. Each house will be provided with on curtilage vehicular parking and bin storage whilst each apartment block will have shared access to adjoining bin stores, car parking bays and bicycle parking bays. The proposal has a housing density of 36 dwellings per hectare calculated using the net site area, that is land zoned for residential development, of 6.92 hectares. The total quantum of public open space extends to 1.17 hectare - 16.9% of the site based on the net site area of 6.92 hectares, or 2.85 hectares - 31% of the site, based on the gross site area of 9.2 hectares. The layout of the scheme has been informed by the topography of the subject site, its proximity to the M1 motorway as well as the archaeological assessment previously carried out by Archaeology and Heritage Consultancy Ltd.



Figure 7.0 Proposed site layout plan.

4.0 Relevant Planning Policy Context

4.1 Meath County Development Plan 2021-2027

Chapter 7 of the Meath County Development Plan 2021-2027 is concerned with Community Building. The following wording represents the vision of the Planning Authority in this regard:

‘To enable our communities to have sufficient resources to support economic, social and environmental wellbeing, the creativity to flourish, and the strength to be resilient. This will in turn support the creation of a vibrant, sustainable, and competitive economy, based on shared goals and collaboration between statutory, community, voluntary, environmental and private sector.’

Moreover, we note the following Council policies in relation to community, childcare, educational and health infrastructure:

- SOC POL 2** *To support the provision and distribution of a range of community infrastructure facilities in accordance with the Settlement and Core Strategies to meet the needs of the County’s population in conjunction with other statutory, voluntary, private sector and community groups.*
- SOC POL 4** *To ensure the delivery of community facilities commensurate with the needs of the resident population is done in tandem with new residential developments in the interests of the proper planning and sustainable development of the area, and to assist in the delivery of such facilities.*
- SOC POL 5** *To require, as part of all new large residential and commercial developments, and in existing developments, where appropriate, that provision is made for facilities including local/neighbourhood shops, childcare facilities, schools and recreational facilities, and to seek their provision concurrent with development.*
- SOC POL 16** *To ensure the provision of preschool, primary and post primary education facilities in conjunction with the planning and development of residential areas, maximises opportunities for use of walking, cycling and use of public transport.*
- SOC POL 20** *To encourage, promote and facilitate the provision of quality affordable childcare facilities in accordance with national policy and relevant guidelines and in consultation with Meath County Childcare Committee.*
- SOC POL 24** *To co-operate with the Health Service Executive and other statutory and voluntary agencies and the private sector in the provision of appropriate health care facilities covering the full spectrum of such care from hospitals to the provision of community based care facilities subject to proper planning considerations and the principles of sustainable development.*

In accordance with the Development Plan policies outlined above, the proposed development includes the provision of an appropriately sized childcare facility as indicated on the accompanying drawings. Notwithstanding this provision, this report will provide details with regards to the availability of external childcare services within both the immediate and wider area surrounding the subject site.

Having regard to Council policies in relation to educational and healthcare facilities subject site, as will be demonstrated in this report, is situated in close proximity to a significant number of primary and secondary schools and a wide variety of both mental and physical health centres so as to ensure appropriate access for all future residents within the proposed development to these services.

Further to presentation of childcare, educational and healthcare facilities, this report will present information regarding the provision of community facilities, inclusive of recreational, sporting and religious centres available for existing and future residents of the immediate and wider area.

5.0 Noted Population Demographics

5.1 Existing Population

As discussed in Chapter 4, Population and Human Health, of the Environmental Impact Assessment Report prepared by DNV, the proposed development site is located within the St. Mary's – Electoral Division (ED) and is adjacent to multiple surrounding Electoral Divisions in both County Meath and Louth. As a result of this, the population of Small Areas (SA) with centroids within 2km of the SA of the subject site will be assessed. This area is submitted to have a total population of 16,403 no. persons at the time of the 2022 Census, with the immediate Small Area population data for the 2022 census being 409.

Population Trends – Applicable Electoral District & Counties						
Level	Name	2006	2011	2016	2022	16-yr
County	Meath	170,357	184,135	195,044	220,296	+ 29.31%
County	Louth	111,267	122,897	128,884	139,703	+ 25.56%
ED	St. Mary's, Meath	9,044	10,769	11,864	16,403	+ 81.37%
ED	Mellifont, Meath	523	561	541	573	+ 9.56%
ED	Fair Gate, Louth	9,783	9,806	10,424	11,007	+12.51%
ED	Monasterboice, Louth	1,164	1,342	1,373	1,445	+24.14%
ED	St Lawrence Gate, Louth	3,801	4,004	4,068	4,227	+11.21%
ED	St. Mary's (Part), Louth	6,030	6,563	6,859	6,754	+12.01%
ED	St. Peter's, Louth	7,482	9,151	9,721	10,951	+46.36%
ED	West Gate, Louth	5,899	6,042	6,305	6,549	+11.02%
Total (EDs)	8	43,726	48,238	51,155	57,909	+ 32.44%

Table 1.0 Existing population statistics for the surrounding Electoral Divisions, County Meath and Louth.

There are a total of 41 no. Small Areas within a 2km catchment area of the subject site with a total population of 12,361 according to the 2022 Census. Further details of this population are included in Table 2.0.

Small Areas within 2km of Subject Site – Population Statistics (Census 2022)				
Ref No.	Small Area ID (CSO 2016)	Total Population	Creche Age (0-4 years)	School Age (5-19 years)
1	147014007	171	8	27
2	147014009	160	5	19
3	147030003	364	16	73
4	147034001	268	14	49
5	147034002	374	13	129
6	147034003	297	14	77
7	147034004	364	18	70
8	147034005/01	238	4	26
9	147034005/02	284	23	103
10	147034006	240	11	32
11	147034007	323	22	70
12	147034008	189	5	33
13	147034009	292	9	40
14	147034010	340	23	75
15	147034012	296	13	45
16	147034013	306	11	84
17	147034020	172	4	28

18	147034021	237	12	32
19	147034022	275	16	44
20	147034023	173	2	23
21	147035002	315	10	82
22	147035004	287	16	70
23	147035008	389	26	108
24	147035009	277	17	84
25	147039008	204	7	21
26	147043001	357	12	97
27	147043002	392	20	127
28	147043003	354	11	80
29	147043004	316	15	95
30	147043005	233	11	39
31	147043006	240	22	32
32	147043007	382	26	110
33	147043008	458	33	112
34	147043011	248	15	39
35	147043012	331	17	54
36	167061002	280	13	45
37	167082002	409	12	72
38	167082007	501	25	160
39	167082008/01	343	46	75
40	167082008/02	292	11	86
41	167082008/03	319	28	90
Total		12,361	636	2803

Table 2.0 Existing population statistics for the small areas within 2km of the subject site.

The creche going age population within 2km of the subject site (comprising persons aged 0-4 years) was 636 No. persons at the time of the 2022 Census, or 5.14% of the total population of the area. The school going age population within 2km of the subject site (comprising persons aged 5-19 years) was 2803 No. persons at the time of the 2022 Census, or 22.76% of the total population of the area.

Breakdown of 0-18 Year Age Cohort for Meath and Louth (2022 CSO)		
Age Group	2022 Population	% of Total Cohort
Pre-school children (0-4 years)	14,217 persons	21.5%
Primary school children (5-14 years)	36,015 persons	54.4%
Secondary school children (15-19 years)	15,951 persons	24.1%
All children (0-19 years)	66,183	100%

Table 3.0 Breakdown of 0-19 Year Age Cohort for County Meath.

5.2 Indicative Population for Proposed Development

The total number of units within the proposed development is 249 no. units. Excluding the 1-bed units (total 38 no.) there are a total of 211 no. units considered appropriate for families. Based on the average family size of 2.75 the two-bedroom and three-bedroom units (total 189 no.) within the proposed development will accommodate approximately 519 no. persons (189 x 2.75) whilst the 38 no. one-bedroom units can accommodate 1-2 people each (38-76 people). The four-bedroom units on average cater for 4-8 people and therefore can potentially accommodate between 88 – 176, as such, the subject development could accommodate a population range of approximately 645 to 771 no. people.

Proposed Schedule of Accommodation		
Unit Type	No. of Units Proposed	% of Total Development
1-bed	38	15.3%
2-bed	78	31.3%
3-bed	111	44.6%
4-bed	22	8.8%
Total Units	249	100%

Table 4.0 Schedule of accommodation for proposed development.

5.3 Creche & School Demand Generated by Proposed Development

The proposed development will comprise a total of 249 No. units as indicated in Table 4.0. We would consider there to be a total of 172 no. units which will likely be accommodated by families. This position is based on the exclusion of the 38 no. one-bedroom apartments and the exclusion of 39 no. (50%) of the two-bedroom apartments based on the likelihood that these units would be occupied by young professionals.

According to Census 2022, the average family in the State contains 1.38 children (0-18 years old) and so the proposed development would theoretically accommodate 237 no. children. According to the 2022 Census, approximately 21.5% of the population of the area was of creche-going age (0-4 years) whilst approximately 78.5% of the population was of school-going age (5-19).

Applying these percentage rate to confirm a 21.5% figure relative to the 237 no. children within the development would provide a figure of 50 no. children of creche going children, and 78.5% figure relative to the 237 no. children within the development would provide a figure of 186 no. school going children that being both to primary and post-primary schools. Notwithstanding this calculation, as it relates to childcare spaces, it is considered prudent to note that the Guidelines for Planning Authorities on Childcare Facilities (2001) states that Planning Authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings within a new scheme. The proposed development provides for 170 units; therefore 53 spaces are required as a minimum.

Again, considering the number of 2+bedroom units (211), it is considered that a total of 58 no. childcare spaces would be sufficient to serve the proposed development as it exceeds the minimum number for the units (53 no. spaces).

6.0 Review of Existing Social Infrastructure in Drogheda

6.1 Existing Schools Infrastructure and Capacity

6.1.1 Primary Schools

Currently there are 6 no. primary schools serving the subject site on the basis of its location within Drogheda and the surrounding area bordering County Louth and Meath, as identified by the Department of Education and Skills records available on Gov.ie.

Recorded Enrolments for Primary Schools in Drogheda		
School Roll No.	School Name	Current Enrolment
19678T	St Pauls Senior National School	471
19673J	St Joseph's National School	1,057
20205G	St Mary's Parish Primary School	972
19740V	Scoil Náisiúnta Aonghusa	142
19215C	Marymount National School	313
20508B	St Brigid's and St Patrick's National School	573
Total		3,528

Table 5.0 Recorded enrolments for primary schools serving subject site.

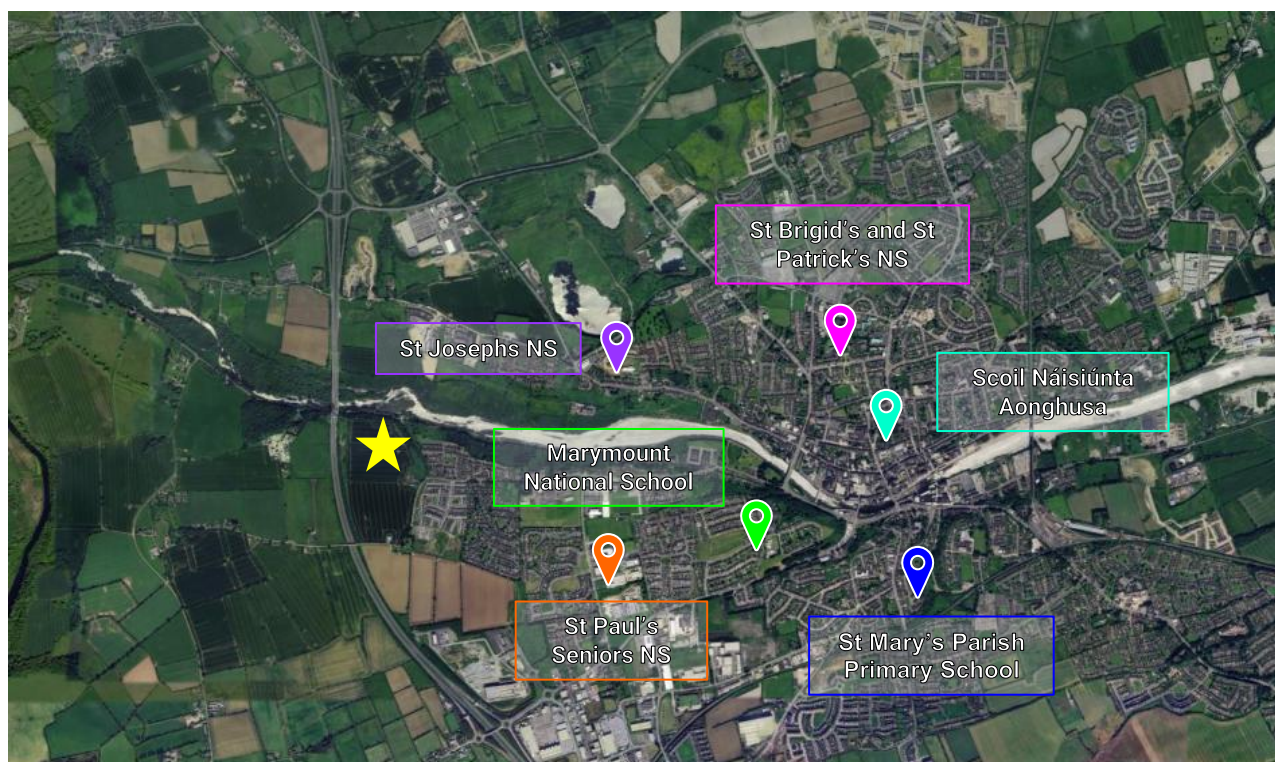


Figure 8.0 Map presenting the 6 no. primary schools serving the subject site (yellow star).

6.1.2 Post Primary Schools

Currently there are 4 no. post-primary schools serving the subject site, as identified by the Department of Education and Skills. These 4 no. schools have a combined enrolment of 4,141 student for the school year as per Department of Education and Skills records available on Gov.ie.

Recorded Enrolments for Post- Primary Schools within Drogheda		
School Roll No.	School Name	Current Enrolment
71761C	St Oliver's Community School	1,517 (Mixed)
63860I	Sacred Heart Secondary School	706 (Girls)
91573N	Ballymakenny College	1,003 (Mixed)
63841E	St Mary's Diocesan School	915 (Boys)
Total		4,141

Table 6.0 Recorded enrolments for post-primary schools serving subject site.

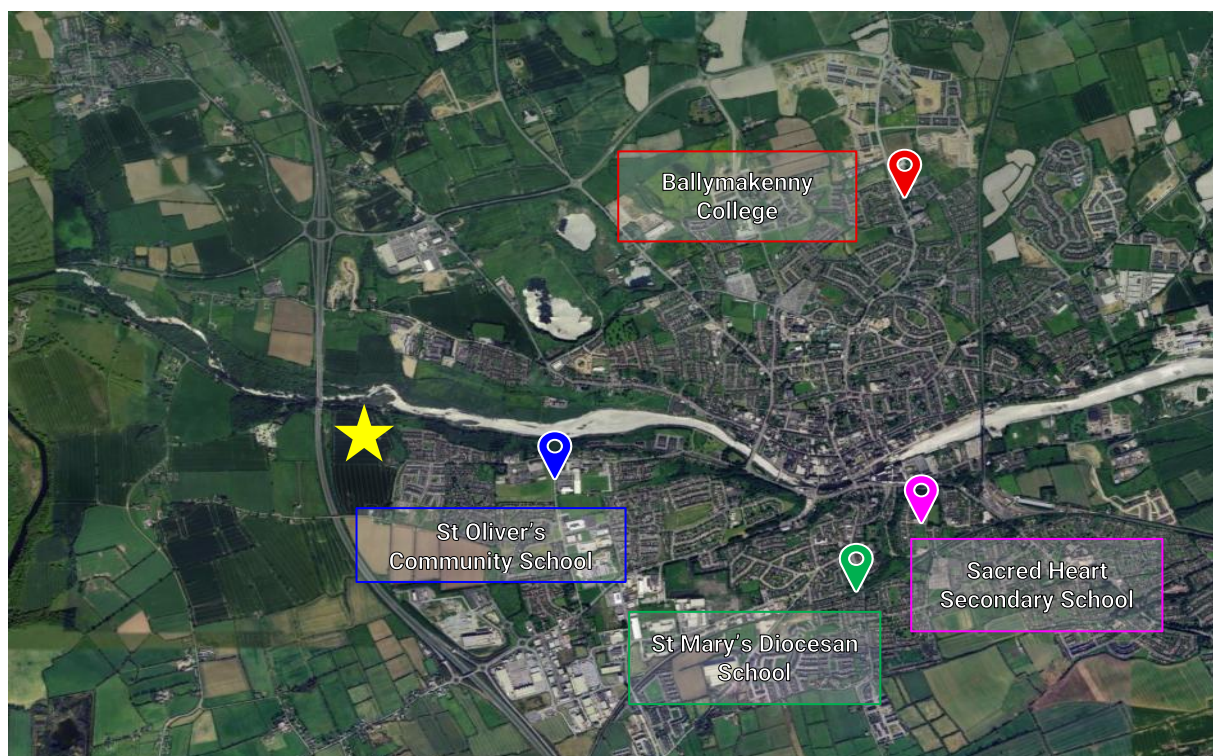


Figure 9.0 Map presenting the 4 no. post primary schools serving the subject site, we note the location of the subject site (yellow star).

Future Growth Projection

The Department of Education and Skills prepared a report titled '*Projections of Full-time Enrolment Primary and Post Primary Level, 2023-2042*' on the projections of full-time enrolment in schools across Ireland.

Primary School Enrolment Projections

With regards to primary schools, the report illustrates that primary school enrolment peaked in 2019 before decreasing to 2021, then increasing briefly to 2023 before steadily decreasing up to 2037. We would note the following commentary from Projections of Full-time Enrolment Primary and Second Post Primary Level, 2017-2035' 2023-2042 in respect of primary school enrolment

'Enrolments in primary schools in Ireland in 2022 stood at 558,143, up by over 3,500 on 2021 (554,788). This increase was due to increased inward migration, including recent enrolments of Ukrainian pupils who arrived since the crisis began. In general, as a reflection of the school age population demographic trends, the enrolments are projected to fall over the coming years under all scenarios.'

Further to the above and noting the graphs presented on the following page, specifically the M1F1/F2/F3 references, we would note the following commentary from the aforementioned report prepared by the Department of Education and Skills:

'This report has traditionally presented results under two fertility and three migration scenarios, generating, six sets of tables. This multiple scenario approach is more suited to projections models that are run every five years, so that the user can select the scenario that is arising in between reports' releases. As F1, i.e., rising fertility, is thought be highly unlikely, only F2 is considered in the current projections compilation. Accordingly, this report focusses on M1F2, M2F2 and M3F2 only, and indicates M1F2 as the most likely.'

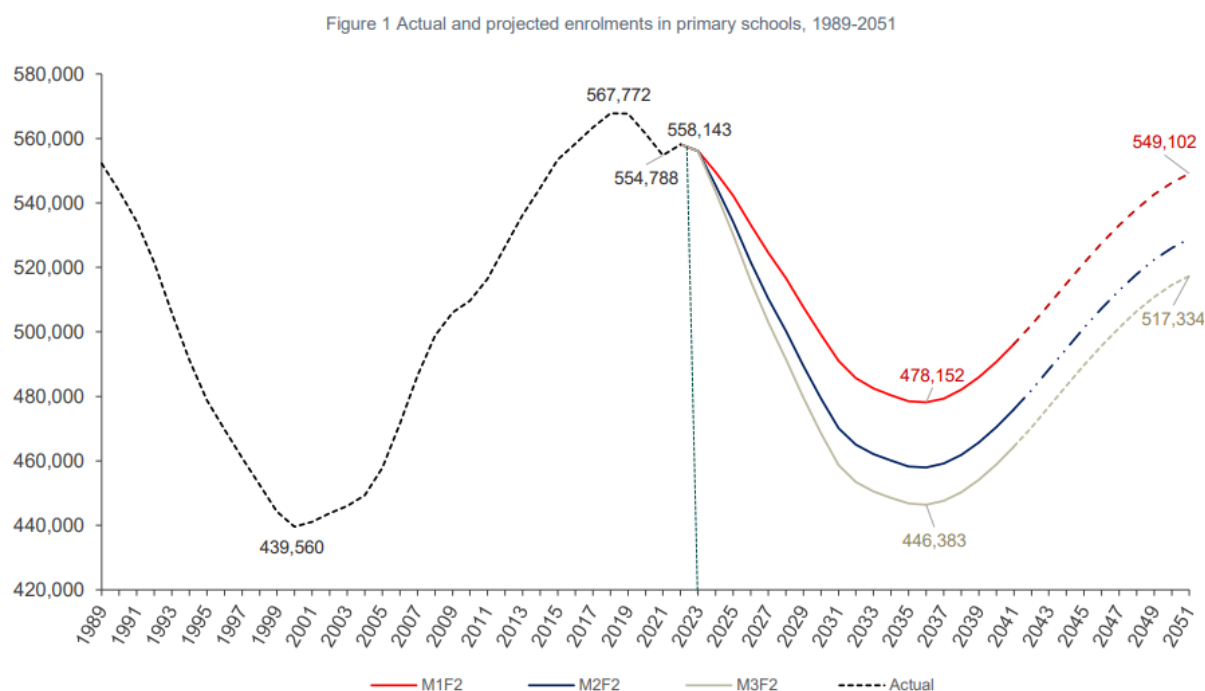


Figure 10.0 Projections show decrease in primary school enrolment between 2020 and 2035.

Post-Primary School Enrolment Projections

With regards to post-primary schools, the report predicts that post primary school enrolment reached its peak in 2025 before decreasing between 2025 and 2043 as shown in Figure 15.0 below. The predicted increase in post primary students is due to better retention of students. The expected decrease is a result of the fall in births experienced since 2009.

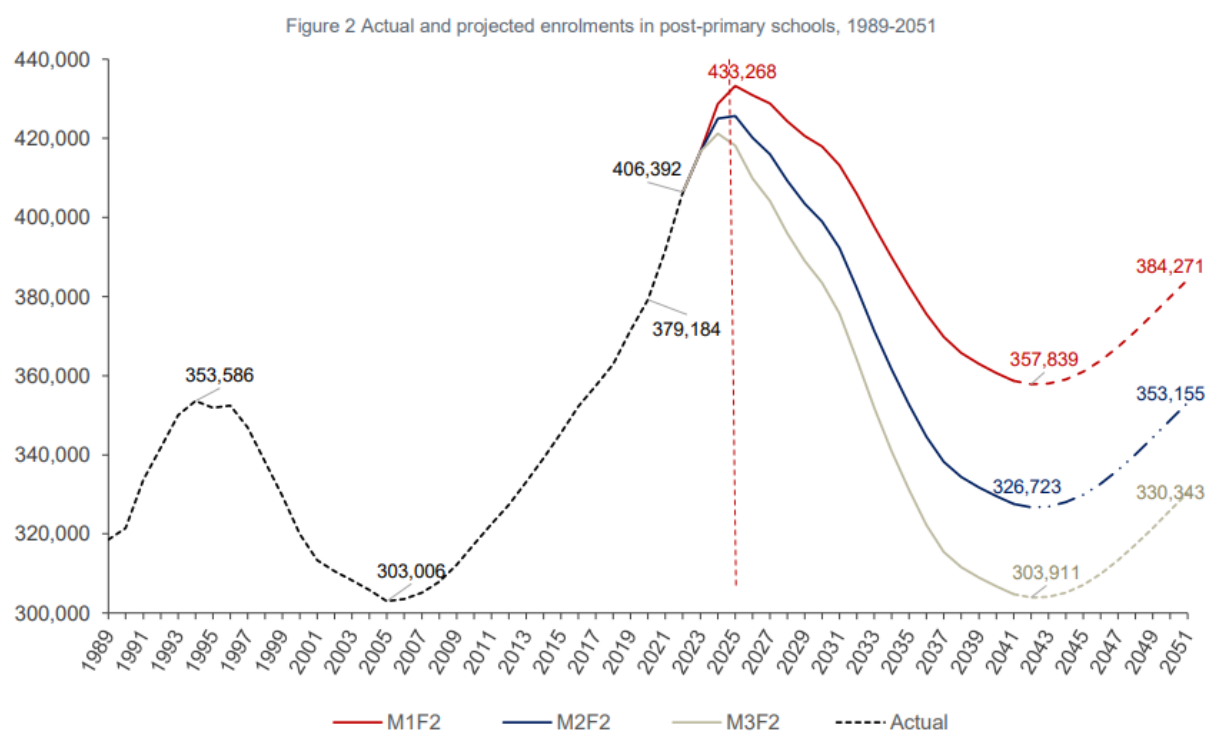


Figure 11.0 Projections show decrease in post primary school enrolment between 2025 and 2043.

6.1.3 Planned School Provision

The Department of Education and Youth announced in April 2024 that 90 No. new school building projects were at tender stage awaiting authorisation to proceed to construction over the course of 2024 and early 2025. It is not clear as to the extent of projects which have since been approved.

6.1.4 Conclusion – School Infrastructure

Based on the perceived school-going numbers that will be generated, it is considered reasonable to conclude that the school-going population from the proposed development can be accommodated within the existing school and permitted school infrastructure in the surrounding vicinity, particularly as the lifecycle of more established residential areas in proximity to the subject lands move beyond the school going age.

In light of the above, it is anticipated that the capacity of primary and post-primary schools which serve Drogheda and the surrounding areas will increase further in the near future. This will in turn further improve availability of school places for residents of the proposed development and the surrounding areas more broadly.

6.2 Childcare Facilities

According to TUSLA's Early Years' Service record for Counties Meath and Louth, available at <https://www.tusla.ie/services/preschool-services/parents-guardians/register-of-early-years-services/register-of-early-years-services-by-county/>, there are currently 6 no. childcare facilities operating in the wider area of the Drogheda, within 3km of the subject site. In this regard we note the table and aerial image presented below and overleaf, which together confirm the names, location, services offered, capacity and distances between these existing facilities and the subject site.

It is noted that, cumulatively, these facilities provide in excess of 318 childcare spaces.

Childcare Facilities located within 2.5km of the Subject Site				
Childcare Facility	Area	Services	Capacity	Approximate Distance from Subject Site
Spraoi	Drogheda	Full Day, Part Time, Sessional	66	0.2km
Scribbles and Giggles Pre-School	Drogheda	Full Day, Part Time, Sessional	64	2.5km
Jellytots Daycare Ltd	Drogheda	Full Day, Part Time, Sessional	50	1.2km
Oliver Tree Daycare	Drogheda	Full Day	37	2.2km
Just Kids Creche and Montessori	Drogheda	Full Day, Part Time, Sessional	65	2.4km
Playmates Montessori St. Joseph's School	Drogheda	Sessional	36	1.5km

Table 7.0 List of childcare facilities in the operating in the wider Drogheda area within 3km of subject site.

It is considered that the provision of the proposed 411sq.m childcare facility, which is capable of accommodating 58 no. children, is appropriate given the extensive availability of childcare facilities, existing within the immediate and wider area.

This facility, and its associated provision of 58 no. childcare spaces, is also considered appropriate having regard to the standards presented within the Guidelines for Planning Authorities on Childcare Facilities (2001) as referenced in Section 5.3 'Creche & School Demand Generated by Proposed Development' of this report.

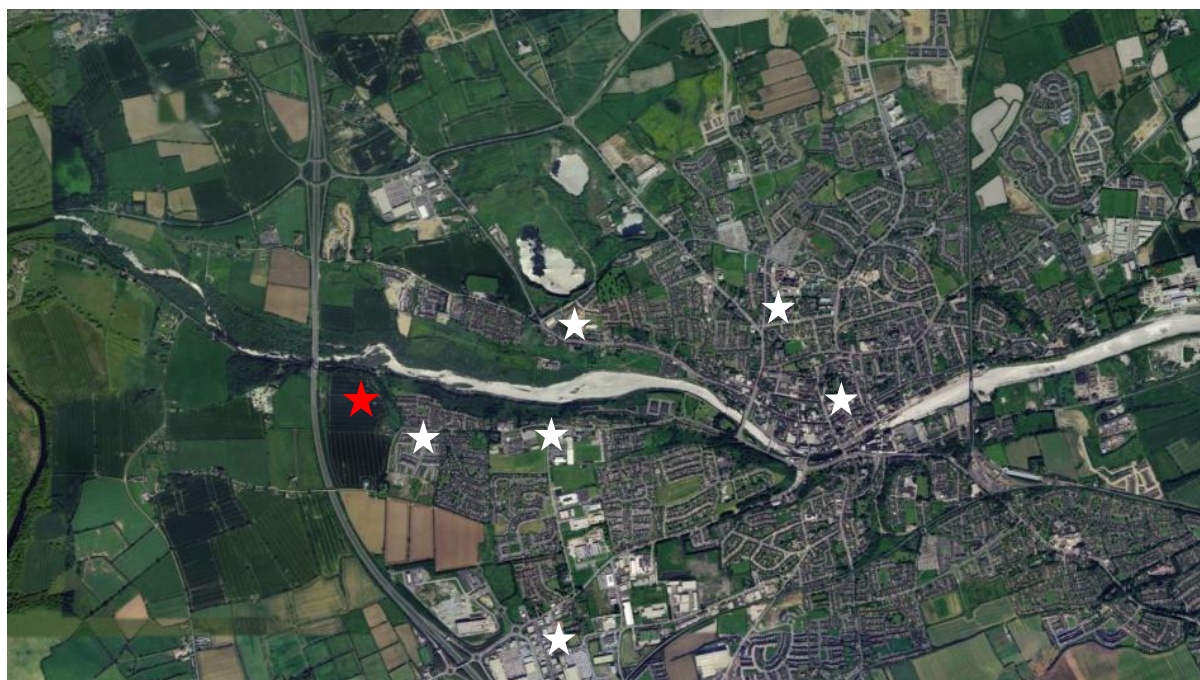


Figure 12.0 Aerial image showing location of subject site (red star) in the context of childcare facilities (white stars) located within 3.0km.

6.2.1 Conclusion – Childcare Facilities

Based on the envisaged creche-going numbers that will be generated, (50 no.), it is considered reasonable to assume that the creche-going population from the proposed development can be accommodated within the proposed creche which will facilitate up to 58 no. spaces. The overprovision of spaces will, in turn, further improve availability of creche places for residents of the proposed development and the surrounding areas more broadly.

6.3 Healthcare Facilities

It is considered that a study distance of up to 3km is reasonable in the context of regular attendance of healthcare facilities. The following subsections identify private and public healthcare facilities for ease of reference.

6.3.1 Private Healthcare

There are several private healthcare facilities dedicated to a variety of health services within 3km of the subject site including dental, general practitioner (GP), specialist, chronic health, minor surgical and health screening services with a fully serviced hospital and associated emergency department also included in this distance. Supplementary health services including the provision of vaccination are also available within proximity of the site. It is thus considered that the subject site is well served by medical and healthcare facilities which will benefit the residents of the proposed development.

Healthcare Facilities Located within 3km of Subject Site	
Healthcare Facility	Services
Tullyallen Medical Centre	Primary Care Services, Ante-Natal & Post Natal Care, Vaccinations, Nutrition, Medical Examinations, Minor Surgery, Male/ Female Health, Family Planning and Immunisations
Mater Private Network Outreach Clinic Drogheda	Cardiology, General Surgery, Orthopaedics, Pain Management, Sports & Exercise Medicine and Trauma Surgery, Blood Tests, Vaccinations and Family Planning

Crosslanes Medical Clinic	General Practice (GP), Paediatric care, Endocrinology & Diabetes, Holistic Therapy, Obstetrics and Adolescent Gynaecology
Hilltop Medical Drogheda, Centric Mental Health	Mental Health, Psychotherapy and Counselling services
Ardmell Clinic	Men's & Women's Health, Minor Surgery, Nurse Services and Dermatology
Number 47 Medical	General Practice (GP), Obstetrics / Gynaecology, Ear Nose & Throat, Gastroenterology
Boyne Medial Practice/ Centre	Primary Care Services, Ante-Natal & Post Natal Care, Vaccinations, Medical Examinations, Minor Surgery, Male/ Female Health, Family Planning and Immunisations
Ballsgrove Primary Health Centre	General Practice (GP), Home Help and Social Care services
Acorn Counselling & Therapy Centre	Mental Health, Psychotherapy and Counselling services
Angela Kearney Dental Care	Dentist
Dental Care Ireland Drogheda	Dentist
Gary Kelly Cancer Support Centre	Cancer treatment and support
Dental Surgery Johnston & McNamara	Dentist
Body Motion Pain & Injury Clinic	Chiropractor and Physical Therapy
Health Within	Chiropractor and Physical Therapy
Back Pain and Posture Clinic	Chiropractor and Physical Therapy

Table 8.0 List of private healthcare facilities operating in proximity of the subject site.



Figure 13.0 Aerial image showing location of subject site (red star) in the context of existing healthcare facilities located within close proximity of the subject site (white stars).

6.3.2 Public Healthcare

Further to the healthcare facilities outlined in Table 8.0 of this report, we note the proximity of the Our Lady of Lourdes Hospital, a public facility, situated c. 2.8km east of the subject site. It is considered that this facility due to its size and proximity to the subject site will sufficiently serve the potential needs of future residents of the proposed development as well as the town's existing population.



Figure 14.0 Street view image of the entrance to Our Lady of Lourdes Hospital, Drogheda.

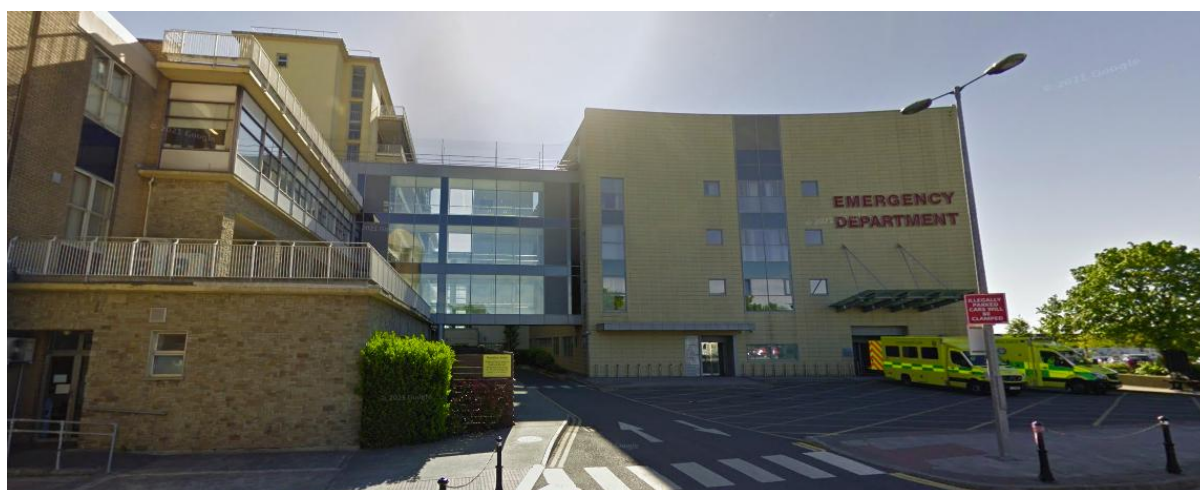


Figure 15.0 Street view image of Our Lady of Lourdes Hospital, Drogheda.

We note that there the facility provides 340 inpatient beds, including 30 beds specifically designated for acute day case procedures. The facility's emergency department is comprehensively equipped, with the adult emergency department containing three triage rooms, three resuscitation bays, and three high-dependency bays for critical care. Patient treatment areas include 24 single cubicles for major medical cases and five additional cubicles dedicated to minor injuries. Specialized facilities feature one negative pressure isolation room with ensuite bathroom, two private treatment rooms (one prioritized for gynecological patients), and a dedicated psychiatric assessment room. The pediatric emergency department maintains complete physical and auditory separation from adult services, featuring eight individual trolley bays, one double trolley bay with privacy screening, and a separate isolation room for infectious disease cases.

It is understood that the Our Lady of Lourdes Hospital provides a wide range of services inclusive of the following:

24 Hour Blood Pressure Monitoring, Antenatal Care, Blood Tests, Cryotherapy Treatments, Cervical Smear Tests, Child Vaccinations, Chronic Disease Management Programme, Diet and Nutrition, Family Planning, Flu Vaccine, Gardasil vaccinations, Health Screening, Insurance medicals, Joint Injections, Medico-Legal Examinations, Minor & Major Surgery, Occupational Health, Occupational Medicine, Repeat Prescriptions Delivered Electronically, STI Screening, Travel Vaccinations, Under 6 GP Care Scheme, Driver Medicals and Eye Testing, Ear Syringing, and Audiometry

In addition to the other healthcare facilities within Drogheda, it is considered that Our Lady of Lourdes Hospital facility has the capacity to facilitate the existing and expanding population of Drogheda and the bordering communities in Counties Louth and Meath. The number of services that are provided Our Lady of Lourdes Hospital facility, in addition to those identified in Table 8.0 of this report, are considered to cover a wide variety of needs as required by the general population.



Figure 16.0 Location of subject site (red star) in relation to Our Lady of Lourdes Hospital, Drogheda.

Taking into account all existing healthcare infrastructure, both public and private, within the wider area, it is considered that there is sufficient existing facilities available to serve the proposed development.

6.4 Recreation & Sport

This part of the Audit considers the variety and accessibility of existing recreational and sports facilities relative to the subject site. Whilst there are a significant number of facilities within the stated catchment area of 2.5km, a distance of up to 3km is considered reasonable in the context of regular attendance of such facilities.

There are a wide range of sport and recreational facilities and clubs within the distance of the subject site as presented in the below table, whilst 2 no. more specialised facilities within 5km of the site are also noted.

Recreation and Sports Facilities Located within Close Proximity to Subject Site			
No.	Recreation / Sport Facility	Services	Approximate Distance from Subject Site
1	Gym Plus Drogheda	Gym	1.3km
2	Snap Fitness Drogheda	Gym	1.8km
3	Quest Fitness	Gym	2.3km
4	FBT Gym	Gym	2.6km
5	Energie Fitness	Gym	2.6km

6	Aura Drogheda Leisure Centre	Leisure Centre	1.2km
7	SBG Drogheda	Martial Arts Gym	1.9km
8	Holy Family Drogheda Boxing Club	Boxing Gym	2.1km
9	One Shot Academy	Martial Arts Gym	2.5km
10	JSBJJ Drogheda	Jiu Jitsu Club	2.9km
11	North East Judo Academy	Judo Club	2.9km
12	Killineer Pitch & Putt	Public golf course	2.7km
13	Boyne Rovers Football Club	Football pitch	2.5km
14	Drogheda United Football Club	Football pitch	2.6km
15	Northeast Pilates	Pilates studio	1.6km
16	RM Fitness Drogheda's Private Personal training studio	Personal training gym	3.0km
17	Fitness Forte Drogheda	Fitness centre	1.8km
18	Warrior Fitness	Fitness centre	2.9km
19	Wolf Tonnes GAA Club	GAA Club	2.5km
20	Moneymore Grass & All-Weather Pitches	Multi-use sport pitches	2.9km
21	Oliver Plunketts GAA Club	GAA Club	0.9km
22	St. Oliver's Sports Ground	Sports pitches	1.0km
23	Jimmy Pentony Park	Sports pitches	1.5km
24	Integral GAA Grounds Drogheda	Sports pitches	2.4km
25	Lourdes Stadium	Athletics track & stadium	2.9km

Table 9.0 List of recreational/sporting facilities operating within 3km of the subject site. It is noted that this is not an exhaustive list and does not include general public open spaces such as parks/playgrounds.

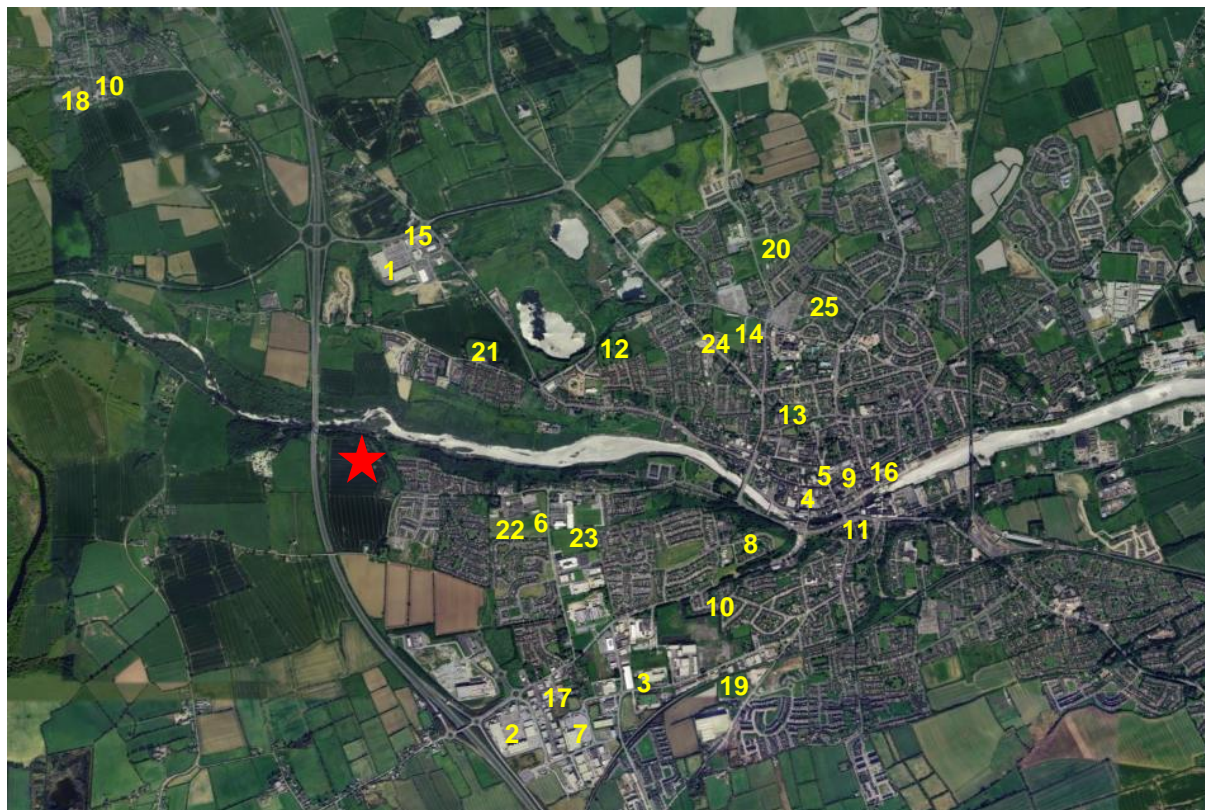


Figure 17.0 Aerial image showing location of subject site (red star) in the context of existing recreational/sporting facilities located within Drogheda, as identified.

6.5 Religious Centres

There are a multitude of religious centres in the immediate area which are of a variety of denominations. It is considered that a study distance of up to 3km is reasonable in the context of regular attendance of such facilities. For ease of reference, we have noted, both in the below aerial image and table, the distance between the subject site and centres offering religious services in Drogheda. Having regard to the scale of the proposal, the existing facilities are considered to be sufficient to meet the needs of the proposed development.

Religious Centres Located within Close Proximity to Subject Site		
Religious Centre	Services	Approximate Distance from Subject Site
Holy Family Catholic Parish Church	Catholic services	2.1 kilometres
Kingdom Hall of Jehovah's Witnesses	Jehovah's Witness Christian services	2.8 kilometres
St. Mary's Parish Centre	Catholic services	2.9 kilometres
St. Augustine's Church	Catholic services	2.8 kilometres
New Life Baptist Church	Baptist Christian services	2.9 kilometres
St. Peter's Parish Church, Drogheda	Catholic services	2.6 kilometres
Islamic Centre Drogheda	Islamic services	2.6 kilometres
St. Peter's Church of Ireland	Anglican Christian services	2.8 kilometres
New Life Family Church	Christian services	3.1 kilometres
RCCG – Seat of Mercy Drogheda	Christian Gospel services	2.9 kilometres
Our Lady of Lourdes Roman Catholic Church	Catholic services	2.8 kilometres
Saint Joseph's Roman Catholic Church	Roman Catholic services	2.7 kilometres

Table 10.0 List of religious centres serving Drogheda.



Figure 18.0 Aerial image of Drogheda showing location of subject site (red star) in the context of religious centres (yellow stars).

6.6 Retail Provision

This section of the report will assess the number and location of retail provision within 2.5km of the subject lands. An extensive list of facilities has been identified with this existing provision considered to provide an important function in the overall quality of life for the future residents of the proposed development.

Retail Centres Located within Close Proximity to Subject Site		
Name of Centre	Centre Type	Distance from Subject Site
Centra Rathmullan	Convenience Store	1.3 kilometres
Aldi	Grocery Store	1.8 kilometres
Pet Bliss	Pet Store	1.8 kilometres
Home Store + More	Home Goods Store	1.8 kilometres
TK Maxx	Clothing Store	1.8 kilometres
EZ Living Furniture - Drogheda	Furniture Store	1.8 kilometres
The Range - Drogheda	Home Goods Store	1.8 kilometres
Halfords - Drogheda	Auto Parts Store	1.8 kilometres
DID Electrical - Drogheda	Electronics Store	1.8 kilometres
Harry Corry Ltd	Home Goods Store	1.8 kilometres
JYSK Drogheda	Furniture Store	1.8 kilometres
Harvey Norman Drogheda	Department Store	1.8 kilometres
Tesco Extra	Grocery Store	1.9 kilometres
Holland & Barrett - Drogheda	Health Foods Store	1.9 kilometres
Habitat ReStore Drogheda	Home Goods Store	1.9 kilometres
MrPRICE Drogheda	Discount Store	1.9 kilometres
Furniture Options	Home Goods Store	1.9 kilometres
Lidl	Grocery Store	1.9 kilometres
Centra The Mell	Convenience Store	1.9 kilometres
SVP Drogheda	Second Hand Store	2.4 kilometres
Choice Drogheda	Home Goods Store	1.3 kilometres
Maxi Zoo Drogheda	Pet Supply Store	1.3 kilometres
Dealz	Convenience Store	1.3 kilometres
Sports Direct	Sporting Goods Store	1.3 kilometres
Lidl	Grocery Store	1.3 kilometres
Smyths Toys Superstore	Toy Store	1.3 kilometres
Power City	Power City	1.3 kilometres
Woodies Drogheda	Home Goods Store	1.3 kilometres
Aldi	Grocery Store	1.2 kilometres
EZ Living Interiors	Furniture Store	1.3 kilometres

Table 11.0 List of retail centres serving the immediate area.

It is noted that the extent of retail facilities available within 2.5km covers supermarkets and a wide range of specific businesses thus providing convenient access for all general needs.

6.7 Community Facilities

This assessment identifies and examines the different community-based facilities in the area and the type of services they offer. It is considered that a study distance of up to 3km is reasonable in the context of regular attendance of such facilities. There are 5 community facilities in the area.

These are identified below;

Community Centres Located within Close Proximity to Subject Site		
Community Centre	Services	Approximate Distance from Site
Louth Local Development	Community centre	2.7 kilometres
Rathmullan Community House	Community centre	1.7 kilometres
Drogheda Job Club	Community centre	2.9 kilometres
Drogheda Special Olympics Club	Community centre	2.6 kilometres
Donore Parish Hall	Community centre	3.1 kilometres

Table 12.0 List of community centres serving the subject site.

It is noted that the existing community facilities provide access to a range of programmes which benefit both individuals and the wider community as a whole.

7.0 Conclusion

Hughes Planning and Development Consultants have prepared this Audit on Community and Social Infrastructure on behalf of our client, Earsfort Developments Drogheda Limited, to accompany a planning application to Meath County Council for a Large-Scale Residential Development at Lands to the east of the M1 motorway and west of the Rathmullan Road, Oldbridge, Drogheda, Co. Meath. The proposed development to which this application relates proposes the construction of 249 no. residential units and a creche facility.

This Audit has found that there is a suitable quantity and available capacity of existing childcare, primary educational and post-primary educational facilities in the surrounding area to cater for the needs of the future residents of the scheme. It is considered that the provision of a 411sq.m childcare facility, which can accommodate 58 no. children, is appropriate given the extensive availability of childcare facilities, both existing and incoming, within the immediate and wider area. With regards to educational facilities, we were able to establish primary and post-primary school numbers in the area and having regard to the foregoing, it is considered that the likely demand for school places resulting from the proposed development can be adequately absorbed by the existing and future school places in Drogheda.

This Audit has also identified the availability of healthcare facilities within the immediate area and notes facilities offering a range of both physical and mental healthcare support within 3 kilometres of the subject site. As presented in this report, it is evident that there is a wide-ranging number and variety of health care facilities in the area with capacity to serve the new residential population of the subject proposal. Religious, community and sports/recreational facilities are all well represented within both the immediate and wider area to ensure that new residents will have appropriate access to a wide range of social infrastructure which will ensure a high quality of life for new residents and lead to greater community growth in this mature area.

Lastly, it is noted that future residents of the proposed scheme will have access to a range of existing retail centres within both easy walking and cycling distance of the subject site thus allowing ease of access to both essential and non-essential items. It is considered that such access reinforces the high quality of life which the future residents of the proposed development will benefit from.

It is thus considered that the area of Drogheda and surrounding area of County Meath provide a wide-ranging array of social infrastructure to which the proposed development will both benefit, support and enrich through the provision of additional residential units, the construction of a new creche facility and the creation of new public open space.



Kevin Hughes MIPI MRTPI
Director for HPDC Ltd.