

Duleek Written Statement

Settlement	Duleek
Position in Settlement Hierarchy	Small Town – local town situated close to larger centres in this case Drogheda.
Position in Retail Strategy	Level 4 Retail Centre
Population (2011) Census	3,988
Committed Housing Units (Not built)	160
Household Allocation (Core Strategy)	239 No. Units
Education	Girls & Boys National Schools outside development envelop of town. No secondary school within the town.
Community Facilities	Garda Station, Credit Union, Health Centre and 2 no. Pharmacies, Allotments, Post Office Point, 2 no. Playgrounds, Duleek AFC (soccer club), Duleek-Bellewstown GFC grounds, Duleek & District Athletic Club, 18 Hole Pitch & Putt Club, Duleek Heritage Group, various Crèche and Montessori, Catholic Church & Parish Centre.
Natura 2000 sites	The River Nanny flows to the south of the town centre which meets the Irish Sea at Laytown some 12km downstream. This area forms part of the River Nanny Estuary & Shore SPA and is a direct pathway to this Natura 2000 site. A tributary of the Nanny also traverses through the town.
Strategic Flood Risk Assessment (Meath County Development Plan 2013 – 2019)	Strategic Flood Risk Assessment required. Land Use Zoning Objectives Map has had regard to the extent of Flood Risk Zones A & B.

Goal

To consolidate and strengthen the town through the provision of a well-defined and compact town centre area, the promotion of a range of land-uses to support the residential population of the town, to avoid a continuous outward spread in order to promote the efficient use of land and of energy, to minimize unnecessary transport demand and encourage walking and cycling and to enhance the built environment.

01 Village Context

Duleek is located within the 'Slane Electoral Area' towards the east of County Meath in close proximity to the border with County Louth. From a strategic regional context, Duleek is situated approximately 7.5km from Drogheda, 15km from Balbriggan (North Dublin) and 17km from Navan.

The town functions primarily as a local service centre to both local residents from within the town and from the surrounding rural hinterland. Duleek is an historical settlement positioned along the route of the River Nanny. The settlement developed around a central square or green and this central area is characterised by an impressive number of Protected Structures

and a series of narrow winding roads and laneways. The narrowness of many of these old roads restricts the flow of two-way traffic and provides limitations to road capacities. More recent development has seen the town expand to the north towards the railway line and east towards Duleek Business Park.

Duleek has experienced growth related to commuter development over the past decade arising from its location in the Greater Dublin Area and its attractive rural setting making it a desirable place to live. Increased pressure for more suburban forms of residential development has brought a number of changes to the local community and character of Duleek in terms of its population, environmental quality, built form, traffic, and levels of necessary infrastructure, services and community facilities. This period has also seen an expansion of industrial and employment generating uses in the successful business park area to the north east of the town which has not been replicated in many other towns and villages in the "commuter belt". This expansion should be encouraged to provide a greater proportion of employment locally, consistent with the role of the Small Town. The town has good strategic strengths by virtue of its proximity to the M1, R132 (former N1) and also the N2. The construction of the new incinerator at Carranstown to the east of Duleek has been a controversial issue locally, but one that may bring economic benefits to the town similar to the Irish Cement operation adjacent at Platin. The locational advantages of Duleek close to a major employment centre and with excellent road links to Dublin has led to a growing pressure for development in and around the town.

The main street of Duleek forms part of the R150 Regional Route which joins with the R152 to the northeast of the town. These respective roads connect Duleek with the large town of Drogheda and the various East Coast settlements (Julianstown, Laytown, etc.). Duleek is also located close to the National Motorway network with Junctions 8 & 9 (Drogheda) of the M1 Motorway being located approximately 5.5km to the northeast of the town. Duleek is therefore close to the Dublin-Belfast corridor. The volume of through traffic in Duleek is recognised as a challenge for the Planning Authority to manage and alleviate over the life of the County Development Plan and beyond.

The broad approach of the County Development Plan for Small Towns such as Duleek is to manage growth in line with the ability of local services to cater for growth and respond to local demand. The household allocation for Duleek of 239 over the life of this County Development Plan acknowledges that the projected rate of population increase whilst significant will be more moderate than that experienced over the past decade. The Development Framework presents aims to respond to the development pressures facing Duleek and the need to provide a positive framework for the future growth, sustainable development and improvement of the town that is consistent with the policies and objectives contained in Volume I of the Meath County Development Plan 2013 – 2019. The challenge for Duleek is to capitalise on the town's strengths while protecting the unique and attractive features of the town. Development needs to be consolidated and growth directed to appropriate locations within the town envelope, allowing more sensitive areas and landscape features to be protected from undesirable development.

02 Water and Wastewater Services

Water: Duleek is supplied with water from the East Meath Water Supply Scheme and the principal source of water is the Staleen Water Treatment Plant near Donore. This water supply scheme also serves Drogheda Environs, Mornington, Donacorney, Bettystown, Laytown, Julianstown, Stamullen, Duleek, Curragha, Ashbourne and Ratoath. This plant is in Meath but is owned and operated by Louth County Council. Meath County Council has an entitlement of up to 47% of the capacity from these works which equates to approximately 15,000 m³/day and the current average demand is approximately 11,000 m³/day. Therefore, there is presently up to 4,000 m³/day spare capacity. The supply is augmented by Meath County Councils boreholes at Kiltrough which produce almost 3,000 m³/day. These boreholes were developed in 2010 and these together with recent new sources developed by the Council in Ashbourne and Dunshaughlin as well as substantial gains made through water

conservation have significantly improved the available water supply in this area and have also reduced the strain and reliance on Staleen works. However, this spare capacity must also take cognisance of the significant extant planning permissions for multiple residential units in Drogheda Environs, Ashbourne, Ratoath, Laytown / Bettystown and Stamullen in particular.

Wastewater:

A major capital upgrade and expansion of the Duleek Sewerage Scheme was successfully completed in 2010 following an investment of approximately €10 million. The new Waste Water Treatment Plant has a capacity of 7,000 Population Equivalent (P.E.) whilst the current load on this plant is of the order of 5,000 P.E. capacity. The new plant has been designed so as to facilitate an expansion to 10,500 P.E. at some future date, should the need arise.

All development proposals shall be considered in the context of the available waste water and water supply capacity. It is accepted that the future development of Duleek and the realisation of the household allocation from the Core Strategy may not occur until the water supply services constraints have been remedied.

2.1 Flood Risk

In order to ensure that flood risk was considered as part of preparing the land use zoning objectives map for each urban centre, Meath County Council has undertaken a suitably detailed Flood Risk Assessment. This assessment builds on that undertaken as part of preparing the Meath County Development Plan 2013 – 2019 and published as Appendix 6 to Volume I.

The Flood Risk Assessment undertaken thus far to inform Variation no. 2 to the Meath County Development Plan 2013 – 2019 involved the following tasks to be completed/updated for each urban centre:

1. Undertake a flood risk assessment for the centres,
2. Undertake/review flood mapping (fluvial and tidal),
3. Review of land use zoning objectives and the application of the sequential approach and justification test;
4. Prepare a flood risk management plan, and;
5. Provide associated documents and plans.

The Strategic Flood Risk Assessment is included as an Appendix to Volume 5 of the Meath County Development Plan 2013 – 2019.

Duleek is at significant risk of flooding from the River Nanny and existing development is protected by the OPW Duleek Flood Relief Scheme. The River Nanny is joined by a watercourse that approaches from the north and flows into the Nanny in the centre of the town. Development behind the River Nanny flood defences should be limited to extensions and changes of use or redevelopment of existing sites. No new undeveloped lands are zoned behind the flood defences (other than for water compatible land uses). The extent of the existing flood defences are identified in Appendix I.

Specific policies and objectives which give effect to the recommendations of the Strategic Flood Risk Assessment as they apply to Duleek are contained in this Written Statement. All future planning applications within the development envelop of Duleek will be assessed against same.

03 Land Use

Duleek is identified as a Small Town in the settlement hierarchy of the Meath County Development Plan 2013 – 2019. The town, with a current population approaching 4,000 persons, has expanded rapidly in recent years due to its proximity to the town of Drogheda and the M1 Motorway on the Dublin Belfast Corridor. The Main Street in Duleek is the commercial heart of the town with two distinct areas of commercial activity. New residential

development has taken place on outer greenfield sites in particular along the Navan and Downstown Roads. The main employment land uses within Duleek are located to the northeast of the town within the Duleek Business Park. This business park has been successful in attracting new investment into Duleek with a plentiful supply of serviced & available sites within the business park area to accommodate further industrial and new enterprise businesses to locate within the town. The Duleek Commons area to the north of the town (a proposed Natural Heritage Area) offers an expansive open space area within walking distance of the town centre. The land use strategy for Duleek shall seek to accommodate the sustainable population growth of Duleek in line with its status as a '*Small Town*' with the Phase 1 Residential lands chosen by way of a sequential approach from the town centre in addition to consideration of proximity to public transport, infill development, brownfield/opportunity sites and environmental constraints. The aim is to consolidate the growth of Duleek whereby future development compliments the existing built form of the town and the promotion of sustainable transport measures and investment in infrastructural services.

04 Residential Development

Over the past decade significant residential development has taken place in the town with the population growing by 84% between the 2002 and 2011 inter censal periods noting that the rate of growth has slowed to 19% between the 2006 - 2011 period. Continued growth at these levels would be unsustainable and inappropriate to the 'Small Town' role of Duleek within the settlement hierarchy of the County Development Plan. It would also be out of step with the level of infrastructure, services, amenities and community facilities available in Duleek to cater for significant additional growth. For this reason, the County Development Plan envisages Small Towns within the Dublin catchment such as Duleek growing at a more moderate rate than that experienced over the previous decade linked more closely to local demand as opposed to facilitating population and housing pressures arising from its location within the Greater Dublin Area.

The aim of this Development Framework is to ensure that there is adequate land available at appropriate locations for housing, complemented by clear policies regarding any future development proposals to construct additional houses. The availability of housing, catering for a range of household needs, is important for sustaining communities within smaller urban settlements such as Duleek and enhances the quality of life for their occupants. The release of future residential lands must be linked to the resolution of the deficit in water services infrastructure provision and must assess the adequacy of the social infrastructure, in particular educational, amenity and recreational uses to cater for the increased levels of population. The town should grow in a sustainable manner with new development contributing towards the consolidation of the town centre rather than its continuous outward spread, in order to promote the efficient use of land and of energy, to minimise unnecessary transport demand, encourage walking and cycling and to enhance the existing built environment.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 239 units to Duleek over the 2013 – 2019 period. In addition, Table 2.5 indicates that there are a further 160 units committed to in the form of extant planning permissions. These sites with the benefit of extant planning permission are identified on the land use zoning objectives map. The principal sites in question pertain to lands off Station Road and Larrix Street.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 239 no. units provided for under the Core Strategy. This followed the carrying out of an examination of the lands previously identified for residential land use in the 2009 Duleek Local Area Plan and still available for development. The lands which have been identified for residential land use arising from this evaluation largely arise following the application of the sequential approach from the town centre outwards, in addition to proximity to the public transport corridor, brownfield/opportunity sites, environmental

constraints/proximity to the River Nanny and tributaries which drain to a Natura 2000 site, and infill opportunities. The sites that were evaluated for inclusion within Phase 1 of the Order of Priority are presented in the Appendix attached to this Written Statement. The Planning Authority is satisfied that sufficient lands have been identified within Phase I of the Order of Priority to accommodate the household allocation of 239 units.

It was considered that the other sites which were previously identified for residential development in the 2009 Local Area Plan were discounted from being developed in Phase I due to their unfavourable position in the evaluation scoring table (see Appendix). The remaining lands are identified as Residential Phase II (Post 2019) and are not intended for release within the life of this County Development Plan.

All designers of multiple residential developments within the Plan boundary are requested to submit a Design Statement to the Planning Authority with their planning applications in accordance with the requirements of Section 11.2 Residential Development of Volume I. A Design Statement is an appraisal of the distinctive character of the area adjoining the proposed development site and must consider how the design and layout of the proposed development responds to, and preferably enriches that character.

05 Commercial, Economic and Retail Uses

Duleek is identified as a Level 4 retail centre in the County Retail Hierarchy. Given Duleek's significant population base, its location proximate to the town of Drogheda and its regional position within the Dublin commuter belt area; it has a noted range of commercial and retail services. The range of services offered include boutiques, laundry & dry cleaners, an antiques shop, a number of public houses, a credit union, a post office, a Garda Station, along with numerous retail service shops, such as butchers, chemists, hairdressers, restaurants, cafés, beauty salons, dry cleaners, a veterinary surgery and a petrol filling station. There are also a number of vacant retail shops within the town centre along Main Street.

Duleek's commercial activities are located primarily along the Main Street which should remain the core retailing and commercial heart of the town. Any future commercial and retail development should be directed into the town centre thereby facilitating multi-purpose trips. This could include the change of use of some existing residential properties within the town centre, particularly those along Main Street, in order to retain the centre as the core retailing area of the town. This would aid in the consolidation and strengthening of the existing retailing base of Duleek.

5.1 Employment Lands

Duleek is identified as a Local Employment Centre serving the wider East Meath area. The role of such centres is to provide for the employment needs of local hinterlands. It is indicated that serviced industrial sites and incubator units should be available within these centres. Manufacturing and related activities are the specific sectors to be targeted in Duleek noting the importance of extractive industries and waste / energy facilities in the Platin / Carranstown area outside the town.

There is a notable business and industrial base currently in existence within Duleek benefiting from its close proximity to Drogheda Environs on the M1/E1 International Corridor. The Planning Authority has previously identified a large parcel of land to the north east of the village for employment and industrial uses (Duleek Business Park). This Business Park is successful but it is noted that there are a number of existing units which are vacant whilst other extant planning permissions have yet to be implemented. The Planning Authority estimates that the remaining lands within the Business Park extend to 6.25 hectares whilst there are a further 6.6 hectares similarly zoned to the east of same. A Master Plan shall be prepared and agreed with the Planning Authority in advance of lodging a planning application for the development of the E2 employment zoned land located to the east of the existing Business Park. Having regard to the nature, role and scale of the town, the strategy for

economic development in Duleek must focus on the delivery of local services, and potential employment and enterprise generation. There are significant sites still available within the existing Business Park and abutting lands to accommodate employment generating uses.

5.1.1 Carranstown and Platin

In addition to the above, there are a number of other significant employers outside of the town's development boundary positioned approximately 3km to the northeast in the Carranstown/Platin area off the R152 route (Drogheda Road). These include the recently built Waste-to-Energy Incinerator facility at Carranstown by the Indaver Company, opened in 2011 which cost €140million to construct and represents the largest ever single investment in solid waste management in the country. Located close to the Indaver facility, the Platin Irish Cement Works Factory has been operating since the 1960s, and with recent upgrades in 2008 the plant now has a capacity to produce 2.8 million tonnes of cement annually. The local availability of large deposits of limestone and shale which the cement process demands and good road and rail transport links were decisive for the success in cement manufacture in the area. These facilities are significant employers in the general area of Duleek. In addition, planning permission was granted opposite the Waste to Energy Incinerator facility to Scottish and Southern Energy Plc for a 60MW open cycle gas turbine power generation plant. The clustering of existing and permitted industrial and energy related infrastructure projects at this location is cited as an example which can be replicated at other locations in Meath in the County Development Plan 2013 – 2019 (section 4.4.2 Bio-Fuels and Renewable Energy refers).

5.2 Tourism

Duleek is identified as a settlement with potential to be a tourist base and is acknowledged as such in the County Development Plan. The town possesses a rich historic fabric and attractive rural setting which contributes to its potential to play a critical and enhanced role in the development and implementation of a sustainable tourism product, further enhancing the image of Meath as Ireland's Heritage Capital. There is formal signage relating to the route of the Duleek Heritage Trail. There is also signage at the River Nanny Bridge explaining the town's role during the Battle of the Boyne. The Planning Authority will promote, encourage and facilitate the development of sustainable tourism in Duleek through the conservation, protection and enhancement of the built and natural heritage, in order to maximise upon the potential economic benefits arising from the tourism industry.

06 Community Facilities & Open Space

Currently, the town contains a significant number of community related facilities, namely two national schools (separate boys & girls schools albeit positioned at a remove from the development boundary), two playschools and a Montessori, a Health Centre, a Community Hall, a Post Office, a Credit Union, a Garda Station, St. Cianan's Graveyard, Duleek & Bellewstown GFC grounds, Duleek & District Athletic Club, a Library and a Catholic Church grounds. Duleek A.F.C soccer club is located at Carranstown and the playing pitches are connected back to the town via a newly constructed footpath.

If Duleek is to experience any additional growth, it is essential that these community facilities be maintained and augmented to cater for all age groups. A large area of land is identified for G1 "Community Infrastructure" land use zoning objective to the east of Station Road. Another area has also been identified with this land use zoning objective to the west of the town noting that there is an extant planning permission for a Nursing Home on these lands. The Planning Authority is satisfied that adequate lands have been identified to cater for the provision of community facilities and infrastructure commensurate with the existing and projected population of Duleek during the life of the County Development Plan.

Facilities for community development allow for social interaction and engagement, and are an important part of any town. Building strong, inclusive communities is a key element in

achieving sustainable development objectives, a core policy of this Development Framework. Sustainable communities require not only economic development, but also the provision of and access to community support, education and health services, amenities and leisure services and a good quality built environment. Communities also require opportunities to meet, interact and form bonds, essential prerequisites to the development of a sense of place and belonging.

A significant number of community groups are active within Duleek providing a strong public voice to the proper planning and sustainable development of the town. As a result, youth facilities and useable public open spaces are evident and are continually developing within the town.

Duleek enjoys notable and frequently more subtle environmental qualities, specifically the River Nanny, the town's unique built heritage such as the ruins of St. Cianan's Church which dates back to the origins of the settlement, the high amenity lands surrounding the Commons area of Duleek, and the significant amount of tree stands surround the central green in the centre of the town.

07 Urban Design

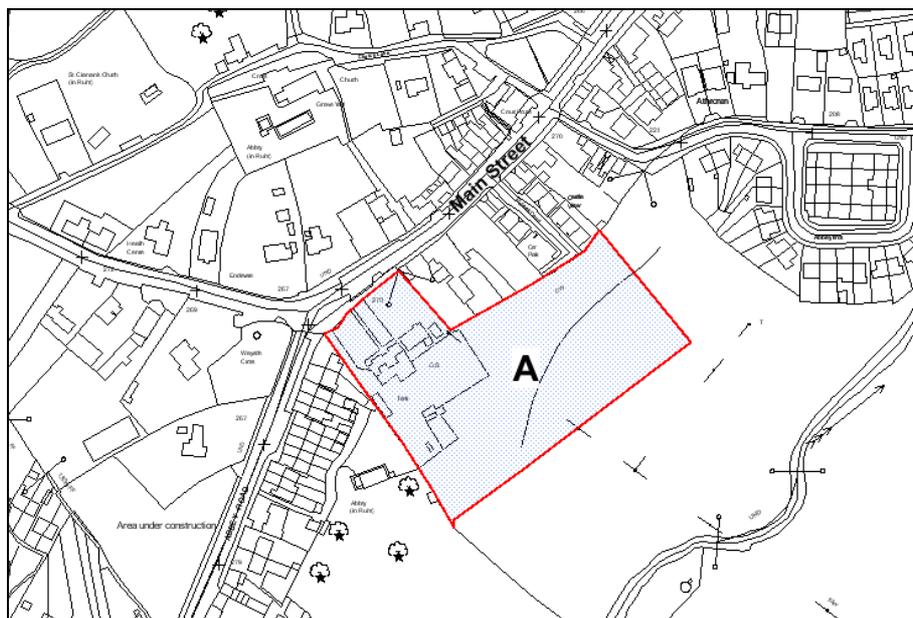
The Town Character and Design Strategy for Duleek aims to promote the development of a high quality, well designed, well landscaped and appropriately scaled environment that is in keeping with the existing character, amenity, environment, heritage and landscape of the town.

The Strategy seeks to encourage proposals for new development based upon a more considered understanding of the town's unique character by requesting that all designers of residential or commercial development within the Plan boundary, carry out an appraisal of the distinctive character of the area adjoining the site, and consider how the design and layout of the proposed development responds to, and preferably enriches that character. This is referred to as a 'Design Statement' and should be submitted to the Planning Authority with a planning application for new development. By explaining the planning proposal in more detail and setting out the design decisions that have been made, a proposal can be more easily assessed and appreciated in respect of the contribution that it makes to creating a quality place.

The Town Design Strategy for Duleek also seeks to ensure that all new development in Duleek is carefully thought out and planned to facilitate the provision or improvement of key infrastructure or community facilities (for example, extension/provision of footpaths, cycle routes and public lighting). High quality design, the use of appropriate materials and a quality layout are considered essential in order to ensure that new development contributes positively to Duleek and helps to create an attractive and sustainable settlement. Design principles and approaches aimed at achieving this are promoted in this Development Framework.

Opportunity Site A – Main Street

There is a significant infill opportunity site located off the Main Street in Duleek associated with the former grounds of The Greyhound Bar and car park area. The area of the former public house is “*brownfield*” in nature with the lands behind considered “*greenfield*”. The site of the former public house is currently underutilized with a neglected appearance resulting in a negative visual impact on this part of the overall streetscape which is the primary thoroughfare through the town. The site has a B1 “Town Centre” land use zoning objective and it is imperative that any development proposals within this opportunity site be sensitively designed to a high architectural standard providing uses which are compatible and compliment its prominent town centre location. The Planning Authority will encourage the redevelopment of this site and will require the inclusion of a design statement with any planning application made which sets out how the redevelopment of this site provides a scheme which is integrated with the town centre area, is of high architectural standard and is of a scale, form & height appropriate to its location and context.



Opportunity Site – Former Greyhound Bar site along Main Street and land behind same.

08 Heritage

Duleek takes its name from the Irish word meaning *Daimh Liag* meaning “*house of stones*” which refers to an early stone built church, St. Cianan’s Church, the ruins of which are still visible in the town today. The origins of Duleek dates back to an early Christian monastic settlement. Historically, Duleek was a bridging point on the River Nanny and the settlement was built on a slight rise of the river flood plain. Duleek’s main street is quite compact to the north of which is a tree lined village green which is framed by the Courthouse, Catholic Church and the converted former Church of Ireland building. The town’s four crosses and the lime tree on the village green are reminders of Duleek’s links to the struggle between William of Orange and James II and to wider European unrest at the time of Louis XIV of France. Duleek’s historical development centred on reinforcing its village character around the importance of the village green and the ways in which street, footpaths and buildings relate to this space.

8.1 Archaeological Heritage

Due to its early monastic origins, there is a rich history of archaeological features within Duleek. There are two identified ‘Zones of Archaeological Potential’ in the town, one centred around St. Cianan’s Church and the Main Street and the second close to the River Nanny at Prioryland. There are a significant number of archaeological features recorded within Duleek on the Record of Monuments and Places (RMP). This is a list of all known archaeological

monuments afforded statutory protection under the National Monuments Acts and similarly under the policies and objectives contained in Chapter 9 of the Meath County Development Plan 2013 – 2019. Should development be proposed in an area within or close to a known recorded monument, the Planning Authority would advise early consultation with the National Monuments Section of the Department of the Arts, Heritage and the Gaeltacht. Copies of the Record of Monuments and Places for County Meath are available for public consultation at the Council's Planning Department offices, throughout the network of libraries in Co. Meath or online at www.archaeology.ie.

8.2 Built Heritage

Duleek, founded as an early Christian monastic settlement contains a unique built heritage and setting, many of which survive to this day. The Record of Protected Structures (RPS) contained in Appendix 8 of the Meath County Development Plan 2013 – 2019 identifies a total of 13. no. structures located within the development boundary of Duleek. The Protected Structure locations are also identified on the land use zoning objectives map attached.

8.3 Natural Heritage

In terms of natural heritage within the development boundary of Duleek there are a limited number of designated sites. There is a proposed Natural Heritage Area (pNHA) known as Duleek Commons (site code: 001578) and a second pNHA known as Thomastown Bog located 3km west of Duleek outside the town. This raised bog is surrounded by wet woodlands and grassland. Nationwide there are 630 proposed NHAs which were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated.

In addition to this, Duleek has a strong network of well-wooded hedgerows, a range of mature broadleaved copses and rows of pines, which are characteristic of most parts of the Central Lowlands area of County Meath. A number of mature trees (7 no. in total) in the town centre area of Duleek are designated for preservation under the Meath County Development Plan.

The Natural Heritage Strategy for Duleek seeks to ensure the protection and enhancement of the natural heritage of the town including its landscape character, open spaces, natural habitats, watercourses, mature trees and hedgerows, etc. It aims to protect and conserve biodiversity within the plan area and on adjoining lands, landscape character areas and flora and fauna and to provide for the passive and active recreational needs of users. In addition high quality landscaping and open space areas should be provided on developed lands to provide important visual relief from the built environment and amenity places for users of the development.

The strategy aims to protect and conserve the designated site - Duleek Commons proposed Natural Heritage Area (pNHA) (site code: 001578) and in this regard, any planning application that proposes development within or adjacent to the area of Duleek Commons pNHA will be required to be accompanied by an ecological impact assessment, assessing the impact of the proposal on the area with the conservation designation.

8.4 Natura 2000 Network

The nearest Natura 2000 site to Duleek is the River Boyne and River Blackwater SAC & SPA sites which are located approximately 4km to the northwest of the town. There is no direct water body pathway linking Duleek with this European site however there is a network of smaller streams in the area which should be noted.

The River Nanny flows to the south of the town centre which meets the Irish Sea at Laytown some 12km downstream along the east coast of the county. This area forms part of the River Nanny Estuary & Shore SPA and the river is a direct pathway to this Natura 2000 site. In addition the Paramadda River which rises in Thomastown Bog passes through Duleek

Commons and is bridged under the main street of Duleek before joining the River Nanny just south of the main street.

The EU Habitats Directive provides legal protection for habitats and species of European Importance. Article 6(3) and Article 6(4) of the Habitats Directive requires the Planning Authority as part of the decision making process to consider Appropriate Assessment relating to the potential impact of any proposed plan or project on the conservation objectives of any Natura 2000 site within the area.

09 Movement & Access

9.1 Roads

Duleek has good road accessibility with the regional roads R150 and R152 intersecting close to the town. Duleek is also located within close distance of Drogheda town (circa 7.5km) and junctions 8 & 9 of the M1 Motorway are located approximately 5.5km to the northeast of the town. This forms part of the Dublin-Belfast corridor. The quality of the road infrastructure in the area has been an important factor for a number of significant & medium sized businesses to locate in the area (i.e. Indaver, Duleek Business Park, etc).

Notwithstanding the above, the quality of the road infrastructure within the town is mixed. The R150 travels through the town centre and consists of the Main Street which is in need of resurfacing and there is also an identified need to upgrade the traffic calming/traffic management system within the town centre area. Whilst the most recent residential estates are served by good road surfaces, the surfaces in the area known as 'Lanes District' are very poor. The roads that run through this area are restricted in width, have a winding alignment and have minimal space for two passing vehicles.

In order to improve vehicular and pedestrian safety along the principal routes of Duleek, it is important that public lighting needs are provided to an adequate standard particularly on new access points indicated to serve lands identified for development over the life of this Development Framework. It is also of critical importance to the vitality and accessibility of Duleek that permeability is enhanced between existing and all future development proposals. The creation of pedestrian and cycle priority will aid in the promotion of sustainable travel patterns within the town area.

9.2 New Bypass

Meath County Council has identified a need to provide a new bypass link to the southwest of the town thus removing the existing R150 from the town centre. There is an important need for the provision of a bypass in order to reduce the high level of traffic, including HGVs that currently pass through the town centre causing many negative impacts to the town and its residents including significant traffic congestion, visual disturbance, noise, and pollution and safety concerns for pedestrians. Government funds have been allocated towards the route selection and costing and it is anticipated that work should be pursued during the lifetime of the current Meath County Development Plan 2013-2019.

9.3 NTA Sustainable Transport Measures Grants

Under the NTA Sustainable Transport Measures Grants system for 2013, Meath County Council has approval to provide 2 no. pedestrian crossings and additional footpath links within the town between the R150 (Main Street) and Abbey Road.

9.4 Pedestrians & Cyclists

The town centre and new residential estates are all served by footpaths. The older areas such as the 'Lanes District' do not have pavements. The open areas to the west of the town do not have footpaths despite the proximity to large residential developments. There are no cycle lane facilities within Duleek which is a weakness.

9.5 Public Transport

The primary mode of public transport available in Duleek is the regional Bus Éireann services. The two main bus services available are the 103 Bus Service from Duleek to Dublin which also has stops in the towns of Ratoath and Ashbourne. There are 7 services each way on weekdays, with 4 services each way on weekends. The 188 Bus Services is a regional bus route connecting Drogheda to Trim which has stops in Duleek and Navan. There are 7 services each way on weekdays with 4 services each way on weekends. In addition to the above there is a Flexibus service available (routes 126, 219 and 219Cir) but service times are more infrequent.

The town is not served by a rail link but a rail line (Navan – Drogheda freight line which also serves Irish Cement at Platin) does run to the north of the town and the town did have its own train station until 1958.

Strategic Policies

SP 1	To ensure that the growth and development of Duleek shall be directed to meet the needs of the local community in Slane and be in keeping with the existing character, amenity, heritage and landscape of the town.
SP 2	To encourage the sequential development of Duleek from the central core outwards, in order to ensure that the higher order facilities and the higher density development is located on the most central lands where possible, with optimum access and the highest level of services.
SP 3	To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows: <ul style="list-style-type: none"> i) The lands identified with an A2 "New Residential" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan. ii) The lands identified with an A2 "New Residential" land use zoning objective but qualified as "<i>Residential Phase II (Post 2019)</i>" are not available for residential development within the life of this Development Plan

Policies

Water and Wastewater Services

WWS POL 1	To endeavour to maintain and provide adequate potable water and wastewater treatment infrastructure that is sufficient to meet the development needs of the town within this Plan period. However, the Council acknowledges that there are significant constraints on the capacity of the existing water supply infrastructure and may consider restricting development in circumstances where such infrastructure is inadequate.
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WWS POL 2	To actively pursue the provision of additional water supply for Duleek to serve the existing population and any increases during the lifetime of the Development Framework.
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Flood Risk

FR POL 1	To manage flood risk and development in Duleek in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.
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FR POL 2	Where existing development within the village centre is at potential risk of flooding (A1 “ <i>Existing Residential</i> ” and B1 “ <i>Village Centre</i> ” land use zoning objectives refer) as identified on the land use zoning objectives map, any significant extensions / change of use / reconstruction shall be subject to an appropriately detailed Flood Risk Assessment in line with the policies (WS POL 29 - 36) contained in Volume I of the County Development Plan.
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FR POL 3	Any future planning application lodged with respect to the site identified with a G1 “ <i>Community Infrastructure</i> ” land use zoning objective on the Downtown Road and identified as having an interface with Flood Risk Zones A & B shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with “ <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i> ” (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject site and would typically involve allocating water compatible development within Flood Zones A and Zone B. Buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.
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Commercial, Economic and Retail Uses

CER POL 1	To promote enterprise creation opportunities and encourage job/employment creation initiatives in line with the sustainable growth of Duleek and on appropriately zoned and serviced land.
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CER POL 2	To consolidate the central area of Duleek for commercial uses.
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CER POL 3	To maintain and improve the vitality and viability of Duleek’s central core area as the focus of all commercial and retail activity, in order to ensure both a mixture and variety of local shopping to serve the shopping needs of the local community.
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CER POL 4	To promote, encourage and facilitate the development of sustainable tourism in Duleek through the conservation, protection and enhancement of the built and natural heritage, in order to maximise upon the economic benefits arising from the industry.
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CER POL 5	To co-operate with the appropriate agencies and local community groups in promoting tourism and securing the development of tourist based enterprises and facilities in Duleek.
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CER POL 6 To encourage the reuse of Duleek's historic buildings where they lie vacant or underused and recognise the contribution that they can make to economic development, tourism, education and the aesthetic qualities of Duleek's landscape and town centre.

CER POL 7 To investigate the potential of upgrading the existing Duleek Heritage Trail signage to provide information stands to supplement existing signage. Duleek Heritage Trail consists of the following:- Duleek Courthouse, Connells House, Parochial House, The Lime Tree, St. Cianan's R.C. Church, Larrix Street and Kingsgate, St. Mary's Abbey, Duleek Wayside Cross, Duleek House, Duleek Commons, The Berford Cross, The Nanny Bridge, Coach House or 'The Buildings'.

Community Facilities and Open Spaces

CF POL 1 To protect the sites of existing community and sporting facilities in Duleek and support their further development and expansion.

CF POL 2 To investigate a new site on which to locate additional recycling facilities in Duleek that will be accessible to more members of the local community.

CF POL 3 To protect and improve the library service in Duleek located in the One Stop Shop to meet the needs of the community in line with the objectives and priorities of the Library Development Plan for County Meath and subject to the availability of finance.

CF POL 4 To maintain and improve the children's playground on the Navan Road.

CF POL 5 To co-operate with local community groups, interested parties such as Fáilte Ireland, An Taisce, game clubs and other appropriate organisations to carry out appropriate developments along the River Nanny, where resources permit including the laying out, upgrading or maintenance of walks, bridle paths, access points, new access links and picnic sites, where no negative impact to the natural environment arises.

CF POL 6 To pursue the development of a civic amenity and ball sports area in the vicinity of Sampson's Field to the rear of the Millrace Estate and to link this into a network of walkways in the town.

Urban Design

UD POL 1 To promote the development of a high quality, sympathetically designed, well landscaped and appropriately scaled environment that is in keeping with the existing character, amenity, environment, heritage and landscape of the village.

UD POL 2 To encourage the sympathetic re-use or rehabilitation of any attractive and historic vacant, abandoned or derelict buildings within the Plan area and encourage their sensitive conversion to residential or tourist accommodation or other appropriate use.

UD POL 3 To consider infill and other developments within the Town Centre in the context of their contribution towards the protection of architectural heritage, streetscape and the visual amenities of the central part of Duleek.

UD POL 4 To support and encourage development that either re-uses brownfield development land, such as sites in or adjoining the village centre, or appropriately located backland sites. Development of such sites will be subject to the relevant design standards and safeguards outlined in this Development Framework, where the protection of existing residential amenity and architectural conservation will be paramount.

UD POL 5 To encourage the maintenance of original shop fronts and pub fronts, or the reinstatement of traditional shop fronts where poor replacements have been installed.

UD POL 6 To permit three storey duplex units only where it is considered that the siting, layout, design and finishes used will not negatively impact on the character and amenity of the surrounding area.

UD POL 7 To ensure that future residential development integrates visually with the existing town whilst preserving and enhancing the character of Duleek.

Heritage

HER POL 1 To protect and enhance the banks of the River Nanny and the natural habitats contained therein and to provide and maintain the river walk along it, where possible, in conjunction with the relevant statutory bodies and voluntary groups.

HER POL 2 To require any planning application that proposes development within or adjacent to the area of Duleek Commons proposed Natural Heritage Area (pNHA Site Code: 001578), to be accompanied by an ecological impact assessment, assessing the impact of the proposal on this area with a conservation designation. The Ecological Impact Assessment will be forwarded to the National Parks & Wildlife Service of the Department of Arts, Heritage and the Gaeltacht for their comments prior to the making of a decision by the Planning Authority.

HER POL 3 To permit development on Duleek Commons pNHA, where an assessment, carried out to the satisfaction of the Planning Authority and National Parks and Wildlife Service of DoAHG, indicates that it will have no significant adverse effect (such as disturbance, pollution or deterioration of habitat quality) on the protected area.

HER POL 4 To conserve and enhance the amenity of the River Nanny and Paramadda River including the landscape, water environment and wildlife habitats and, where consistent with this, to encourage increased public access and provision of walkways.

HER POL 5 To co-operate with local community groups, interested parties such as Fáilte Ireland, An Taisce, the National Parks & Wildlife Service, game clubs and other appropriate organisations to protect the recreational potential of the River Nanny and lands adjoining it.

HER POL 6 To maintain, and where possible enhance, the conservation value of the Duleek Commons pNHA, as identified by the Minister for Arts, Heritage and the Gaeltacht, and any other sites in Duleek that may be proposed for designation during the lifetime of this Plan.

HER POL 7 To require that any new works in the village contribute positively to the architectural and historic character of the area.

HER POL 8 To support the renovation and upgrade of the Duleek Court House in an architecturally sensitive and appropriate manner.

Movement and Access

MA POL 1 To provide for a new bypass of Duleek to the southwest of the town and to ensure that the selected route is reserved and protected free of development.

MA POL 2 To review the current status of public footpath and public lighting provision in Duleek and to upgrade where necessary.

MA POL 3 To investigate the possibility of inserting cycle ways alongside or incorporated with footpaths in the town area.

MA POL 4 To require that cycle lanes be included in all new residential developments in Duleek.

Objectives

Land Use

LU OBJ A Master Plan shall be prepared for the E2 employment zoned lands positioned to the east of the existing Duleek Business Park and adjoining the R152 for the written agreement of the Executive of the Planning Authority and shall accompany any planning application on these lands. It shall include, inter alia;

- A Design Concept for the entire lands;
- Guidance for high quality design throughout the development;
- A landscape plan for the development and landscape management plan (post-completion of the development);
- Building heights and densities;
- A Transport Assessment which addresses the following issues:
 1. Access arrangements to the Development Site;
 2. Provision of safe cycle ways and pedestrian routes throughout the Development Site, and
 3. Provision and access for Service Vehicles to the site.
- Address through quality design any potential impacts upon neighbouring land-uses (residential dwellings located south-west and north-east of the proposed development).

Flood Risk

FR OBJ	To assist the Office of Public Works in the implementation of the recommendations of the Fingal East Meath Flood Risk Assessment Management Study (FEMFRAMS) as applicable to further strengthen the existing flood defences in place in Duleek
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Community Facilities and Open Spaces

CF OBJ 1	To provide and maintain a new children's playground off Station Road, Duleek.
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CF OBJ 2	To develop a new pedestrian way from Ryan's Park to the Old Nanny Bridge that will connect existing and new development areas in the town.
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Heritage

HER OBJ	To protect and maintain the trees identified for preservation on the Land Use Zoning Objectives Map.
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Movement and Access

MA OBJ 1	To examine the feasibility and progress the provision of the R150 bypass for Duleek as indicated on Map No. 6.3 of Volume I of the County Development Plan.
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MA OBJ 2	To undertake the following improvements in Duleek: <ul style="list-style-type: none"> • To upgrade the junction of the R150 and Longford Roads; • To provide/upgrade or extend as appropriate footpaths along Larrix Street extending from the Longford Road to Larrix Court, and along The Steeples from Longford Road to Navan Road (R150) and towards the Hawthorns. • To pursue traffic calming measures at the junction of Kentstown and Balrath Roads through measures such as a roundabout and provision of a new access from Carey's Lane to serve backlands on the main street.
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MA OBJ 3	To implement appropriate traffic management and environmental improvement measures throughout the town.
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MA OBJ 4	To investigate the provision of a new pedestrian and cycle link between the town centre and the national schools located on Abbey Road.
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Appendix to Duleek Written Statement: Evaluation of Residential Zoned Lands

Description of Individually Zoned Available Sites Evaluated

Site	Location	Land Area
Site A	Lands between Station Road & Fr. Ryan's Park	1.79ha
Site B	Lands south of Larrix Street	2.76ha
Site C	Lands east of Abbey Road	1.33ha
Site D	Lands between Longford Road & Larrix Street	9.1ha
Site E	Lands between Downstown Road & Navan Road	2.1ha
Site F	Lands west of Bathe Abbey	0.6ha
Site G	Lands south of Downstown Manor	3.54ha
Site H	Lands between Station Road & Main Street.	1.32ha
Site I	Lands west of The Commons residential development	2.03ha
Site J	Lands between Donore Road & the Railway Line	3.45ha

Evaluation of individually zoned available sites for residential development

	Site A	Site B	Site C	Site D	Site E	Site F	Site G	Site H	Site I	Site J
Proximity to Town Centre	1	2	2	3	4	4	4	2	3	5
Brownfield/Opportunity Site	5	5	2	5	5	5	5	1	5	5
Environmental Constraints/Proximity to River Nanny & Tributaries	5	1	3	2	1	1	1	2	1	1
Served by Public Transport Corridor	1	2	1	3	5	5	5	1	1	5
Infill Opportunity	1	1	3	2	2	2	3	1	2	4
Total Score	13	11	11	15	17	17	18	7	12	20
Ranking Position	5th	2nd	2nd	6th	7th	7th	9th	1st	4th	10th

Yield and Phasing of Residential Zoned Sites

Site Name	Zoning	Land Area	Density	Yield	Rank	Phase
Site H	B1	1.32ha	15	20	1 st	I
Site B	A2	2.76ha	25	69	Joint 2 nd	I
Site C	A2	1.33ha	10	13	Joint 2 nd	I
Site I	A2 & B1	2.03ha	20	41	4 th	I
Site A	A2	1.79ha	25	73	5 th	I
Site D	A2	9.1ha	25	227*	6 th	I*
Site E	A2	2.1ha	25	52	Joint 7 th	II
Site F	A2	0.6ha	25	15	Joint 7 th	II
Site G	A2	3.54ha	25	88	9 th	II
Site J	A2	3.45ha	25	86	10 th	II

Note

*Only 2 hectares of land within Site D is being released as Phase I development. This equates to approximately 50 residential units (see the land use zoning objectives map for the phasing arrangement).