

Longwood Written Statement

Settlement	Longwood
Position in Settlement Hierarchy	Village - Local centre for services and local enterprise development
Position in Retail Strategy	Fourth tier retail centre
Population (2011) Census	1,378
Committed Housing Units (Not built)	90 No. committed units
Household Allocation (Core Strategy)	40 No. Units
Education	National School and Secondary School
Community Facilities	Parish hall, Garda station, Credit Union, Health Centre, Crèche, Playschool, R.C. Church, Community Centre and GAA grounds.
Natura 2000 sites/Natural Heritage Areas (NHA)	No Natura 2000 sites within the village.
Strategic Flood Risk Assessment (SFRA)	SFRA carried out in accordance with recommendations of the Strategic Flood Risk Assessment of the Meath County Development Plan 2013 - 2019. Flood Zones A & B identified.

Goal

To make a positive contribution to the development of Longwood Village by the consolidation and strengthening of the defined and attractive Village Centre, recognising the importance of conserving and enhancing the quality of the Village's built and natural environment, while catering for the needs of all sections of the local community.

01 Village Context

Longwood is a medium sized rural village located in south east County Meath. The village is located 50km from Dublin, 13.5km from Kinnegad, 15km from Trim and 8km from Clonard. The River Boyne flows approximately 1km west of Longwood and the River Blackwater flows to the east of the development boundary. The village is 2km east of the Boyne aqueduct at the junction with the Royal Canal. At its closest, the Royal Canal is approximately 720 metres from the development boundary of the village. The existence of the village is suggested to derive from the Episcopal links between two important religious centres; Clonard and Trim. The considerable amenity and heritage qualities of Longwood are largely derived from the quality of the central area of the village. The historic main street is orientated roughly east-west with a large triangular shaped village green to the western end and a graveyard to the eastern end.

Longwood, designated as a Village in the County Settlement Hierarchy, essentially provides local services for a generally rural hinterland. The statutory land use framework for Longwood endeavours to maintain and add to a built environment that is both attractive and distinctive, and which creates a unique sense of place for those who both live and work within, as well as those who visit, the village. This will be achieved through the sensitive treatment of infill development and the conservation of important or key buildings particularly within the Architectural Conservation Area (ACA). The provision of a compact and vibrant village centre is essential if Longwood is to cater for its current and future population needs in a sustainable manner. The consolidation of the village will be enhanced through appropriate street finishes,

footpaths, green spaces and the public domain generally and the redevelopment of key neglected sites and obsolete areas.

The household allocation contained in the Core Strategy of this Plan provides for a moderate increase in population befitting the village's position in the county settlement hierarchy. This land use framework provides that new land-use zonings are closely linked to, and integrated with, the existing village, thereby encouraging more sustainable modes of transportation such as walking and cycling. Furthermore, it promotes the future development of the village in a co-ordinated, planned and sustainable manner in order to conserve and enhance the established natural and historical amenities of the village and its intrinsic character.

02 Water and Wastewater Services

The village is currently served by Longwood waste water treatment plant located to the southeast of the village outside the development boundary. It is designed to cater for a design capacity of 1,500 population equivalent (PE). Water supply for the village is obtained from the Longwood water treatment plant. There is a planned upgrade of the existing plant to provide an additional 500 P.E, bringing the total capacity of the plant to 2,500 PE. This upgrade is dependent on the availability of funding. There is presently no remaining capacity available in the waste water treatment plant or water treatment plant, having regard to the existing commitments in the form of extant permissions for multiple unit residential developments.

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 Longwood and the realisation of the household allocation from the Core Strategy may not occur until the wastewater and water services constraints outlined above have been remedied.

03 Land Use

The street pattern within Longwood reflects a simple layout arranged around a main street with connections to three routes to the east end and two to the west. The land use pattern evident in Longwood typifies other villages in the County which have undergone significant residential expansion during the Celtic Tiger years, a relatively compact and limited village core with residential developments located off the radial routes to the village centre. Access to backlands within the village core (identified as B1 "Village Centre" land use zoning objective) should be conserved. Community uses are concentrated on the Enfield road (two schools, graveyard and church). However, the community centre and Garda station are located adjacent to the Fair Green. Further, individual residences generally on large plots can be seen north and south of the Fair Green. A substantial portion of the two storey dwellings on the main street have been retained in residential use however a number of ground floors have been converted to commercial uses. A mixed use development was constructed at the western end of the main street opposite the old Garda barracks with commercial units at ground level and residential units at first floor level.

The proposed land use strategy seeks to retain and extend the commercial core of the village to the main street with a large area identified for expansion on the Enfield Road opposite the secondary school. It is proposed to consolidate the residential function of Longwood opposite and ensure that the majority of residents can walk to local commercial and community uses. The Enfield Road is also the location of the proposed employment lands which further consolidates the proposed land use strategy for the village.

04 Residential Development

Longwood has been the subject of a significant increase in the extent of residential development in recent years, specifically the construction of medium scale residential development projects. This growth is evidenced by the population increase between 1996 and 2011 from 186 to 1,378 no. persons. This represents a seven fold population increase over a 15 year period. The Core Strategy of the County Development Plan seeks to limit the further expansion of the village to a more moderate rate reflective of the villages' position in

the County Settlement Hierarchy. Further development and growth will also need to take account of the village's ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This policy framework endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing village's built environment. The level of future residential development will also be affected by the availability of waste water and water services as outlined in the preceding section.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 40 no. units to Longwood over the 2013-2019 period. There are 82 no. committed units within the village that relate to four planning applications which are not due to expire until 2014.¹ The average density set down for Longwood in the County Development Plan is 20 units per hectare. In this context, there is a requirement for 2 hectares of residential land to satisfy this allocation. The Planning Authority is satisfied that sufficient lands have been identified within Phase 1 of the order of priority to accommodate the household allocation of 40 units.

The area identified to accommodate the 40 no. residential units provided under Table 2.4 of the Core Strategy comprise of 2.09 hectares located to the rear of the secondary school. It is acknowledged that the existing access to these lands is substandard. A new access point will need to be provided off the Enfield road in conjunction with the development of these lands. All other sites which were previously identified for residential development in the 2009 Local Area Plan were considered less favourable on the basis of applying the sequential approach from the village centre outwards. All other 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

Longwood is identified as a fourth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily two local convenience shops, butchers, two public houses, an antiques shop and dry cleaners. The village would benefit from having a greater range and variety of such facilities. The existing land identified for B1 "Village Centre" land use zoning objective will also provide opportunities for small to medium sized enterprises in addition to retail and commercial uses. There are currently a number of retail units vacant and available at the western edge of the village centre. Further, there is a large parcel of land extending to approximately 1.2ha located on the Enfield road which is also zoned for village centre uses. Other opportunities exist within the village centre to redevelop brownfield sites. For example, there is a derelict dwelling on a site off the Trim road zoned for village centre uses which could be redeveloped.

The 2011 Census of Population recorded that there were 728 persons aged 15 years and over in the labour force within Longwood and of these, 84.3% (614 persons) were at work. The unemployment rate for this area was 15.7% compared with a national average rate of 19%.

¹ It is noted that the corresponding figure in Table 2.4 of Volume I of the County Development Plan is 70. However in the intervening period, planning permission for 14 units was granted by An Bord Pleanála (TA101328) and planning permission for 2 units has expired (TA800232). Further, planning permission (TA803281) for 8 residential units and 1 commercial unit would not appear to have been accounted for under the DoE returns/County Development Plan Volume I preparation.

However, of the 614 workers enumerated in Longwood, 77% (470 persons) worked outside the area.

06 Community Facilities and Open Spaces

There is a primary (St. Nicholas Primary School) and secondary school (St. Fintina's Post Primary School) in Longwood. Both are located on the Enfield road. The R.C Church is also located on the Enfield road within the village centre area. St. Mary's cemetery which was established in c. 1920 is located opposite the R.C Church adjoining St. Fintina's Post Primary School. There are a number of community buildings clustered around the Fair Green adjacent to the village centre. The old Garda Barracks, which is a Protected Structure, remains vacant. The old national school is being used by Rainbow Lane Childcare Service which provides a sessional preschool service. The community centre is located immediately adjacent to the old national school and the Garda Station is located behind the old barracks. The GAA ground is located on the Clonard road and is within the Development Framework envelop. The Renaissance Community Plan indicates that it is intended to develop a Multi Use Games Area adjacent to the existing GAA facilities. It is essential that sufficient community facilities are established, catering for all age groups. There is a substantial parcel of land amounting to approximately 6.8 hectares zoned for G1 "Community Infrastructure" land use zoning objective to the south of the St. Nicholas Primary School located on the Enfield road. This ensures sufficient land is reserved for future educational needs and to accommodate community infrastructure for both the existing and proposed future populations.

The Fair Green in the centre of the village is a considerable amenity for the residences of Longwood. Trees define the north and west sides of the green and contribute greatly to its attractiveness. Stone walls with upright coarse stone copings continue from the outbuildings of the old Garda Barracks along both road sides and conclude at the open space of the Fair Green. It is an objective of the Council to restore the old Garda Barracks at the Fair Green as a community facility and to create a strong focal point in Longwood. Further, it is an objective of the Council to improve and landscape the Fair Green. The Fair Green defines the eastern boundary of the ACA by a row of mature trees. The distinctive village form comprises a wide main street which is impressive in its scale for such a small village. The boundary treatment to the front of the graveyard on the Enfield road is most noticeable consisting of ornate metal railings, stone gate piers, metal gates and a metal arch above. There is a large grotto, dating back to 1988, inside the wall and railings which addresses the road.

There is a large green space laid out in front of the graveyard and large mature trees form a backdrop to the shrine and graveyard. A number of isolated open spaces within residential schemes are visible which provide recreational space for surrounding residences. It is the policy of the Council to facilitate the improvement and maintenance of these spaces to a very high standard. The GAA grounds located on the Clonard road represents a substantial area of recreational open space. Further the land to the north of the new primary school has been developed as a soccer pitch. Leading on from the soccer pitch, there is a linear area of open space along the southern end of the development boundary. This area of open space is adjacent to a stream, south of Brackinrainey Wood residential development, and has the potential to become a wildlife corridor if landscaped for biodiversity and developed for recreational purposes. The development of this walkway is proposed under the Longwood Renaissance Community Plan. Furthermore, the Community Plan indicates the intention to develop an amenity walkway from the village along Ribbontail Lane to the Royal Canal.

6.1 Renaissance Community Plan

The Economic Development Strategy contained in Volume I of the County Development Plan acknowledges that the proposed Village Renaissance Programme being developed by Meath Partnership under the Rural Development Programme will further enhance the physical appearance of a number of towns and villages across the County and is generally welcomed. This Development Framework will include a policy to work closely with local communities in implementing village design plans that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted development objectives

contained in the County Development Plan (ED POL 41 of Volume I of County Development Plan refers).

A Community Plan for Longwood has been prepared by Meath Partnership in January 2013. The Development Framework for Longwood is supportive of the proposals contained in the Village Plan as they relate to the development boundary of same. The projects which have been identified as "highest priority projects" in the Community Plan are complementary to the land use strategy of this Development Framework.

07 Urban Design

Longwood evolved as a rural market town and serves a broadly rural hinterland. The village has a very wide main street with the old Barracks framing its western end. Beyond this lies the impressive tree lined Fair Green. The central area in Longwood has a strong rural village architectural quality whereby buildings are predominantly two-storey with hipped slate roofs, plastered and painted. The two-storey dwellings access directly to the street with little or no set-backs or front gardens provided. The village centre area is designated an Architectural Conservation Area (ACA) as shown on the land use zoning objectives map. St. Mary's Cemetery terminates the main street to the east. Housing estates have been constructed to the north and south of the Fair Green and to the northeast of the ACA off the Trim road. A substantial portion of new housing is suburban in character and is not compatible with the previous predominant rural character of the village. The prevailing building materials in the village centre are rendered and painted facades with hipped and pitched slate roofs. Timber was originally used for windows and doors and as such forms standard elements of the archetypal shop-fronts. Some buildings within the ACA retain these which add to the visual richness of the area. Care must be taken with regard to any future proposals in this area. A more detailed appraisal is provided in the Character Statement for Longwood which is available on the Council's website (www.meathcoco.ie). Further, information on ACAs is set down in Section 9.6.12 of this County Development Plan Volume I. The best method of conserving historic buildings is to keep them in active use. While a degree of compromise will be required in adapting a Protected Structure to meet the requirements of modern living, it is important that its special interest is not damaged. It would be desirable to prepare an urban design framework for the village. However, in the interim applicants should refer to the Character Statement prepared for the village and Section 11.1.7 of the County Development Plan.

08 Heritage

Longwood is recorded as a possession of the Hospital of Crutched Friars of St. John the Baptist, at Newtown Trim, at the dissolution of the monasteries in 1540. The jurors recorded that at Longwood there was a castle, six houses, 40 acres arable, 60 acres pasture, moor and underwood, valued at 40 shillings sterling. The village has changed significantly from these beginnings although a number of buildings and structures of historical significance still remain. The village has nine structures included in the Record of Protected Structures (RPS). The continued protection of the built heritage of Longwood is intrinsic to the sustained success and viability of the village itself. One of the notable buildings is the Roman Catholic Church. It was built in 1841 and has been renovated several times since. As outlined previously in this written statement, the central core of the village is an Architectural Conservation Area.

Longwood has no items on the Record of Monuments and Places (RMP). Although the village and the surrounding environs hold considerable environmental assets, none are designated at international level; the village does not contain nor is it adjacent to any Natura 2000 sites. A tree survey carried out in May 2008 in the village, has identified trees, which are considered of ecological, conservation or amenity value. It is an objective of the Council to seek the implementation of the actions recommended in the tree survey. Furthermore, a number of trees have been identified on the land use zoning objectives map for protection. The protection of the natural environment of Longwood is fundamental to the success of this Development Framework, as it provides the village with its own unique identity and amenity

background. Therefore it is vital to achieve the correct balance between protection of the natural environment and the future development of the village.

09 Movement & Access

The underlying movement strategy for the village aims to ensure that:

- The development of the area creates movement along looped routes so that internal village movement can take place independently of the Main Street, which carries most of the through traffic in the village;
- Public transport accessibility is maximised;
- Pedestrian and cycle movement is encouraged to keep vehicular traffic to a minimum;
- Streets are designed to encourage pedestrian activity to make going outside a safe and pleasant experience, and;
- All vehicular roads are designed in a manner that incorporates passive calming of traffic.

The dominance of traffic and lack of pedestrian facilities presently undermines the character of the village centre. The main conflict arises at the roundabout at the eastern end of the Main Street. This is added to by casual parking on the Main Street itself. It is important, therefore, to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists. Access to residential land to the rear of the secondary school is contingent upon the provision of a new access road off the Enfield road. This access road would need to be provided in conjunction with the development of the residential land. A link road is identified on the land use zoning objectives map from the Clonard road to the L-80313-0 however this is to be delivered in conjunction with residential land which is identified as Phase 2 in the Order of Priority and therefore it is not envisaged to be delivered over the lifetime of this Plan.

The development of public transport bus links is critical to ensure a better modal split in favour of public transport away from the private motor vehicle. It is noted that the 115/115A Dublin to Mullingar bus service stops at Longwood. The provision of a scheduled bus service from Longwood to the railway station in Enfield would be beneficial. Further, it is essential that a village the size of Longwood maintains good transportation links to surrounding urban areas, such as Trim, in order to attract future population and potential business opportunities.

Strategic Policies

SP 1	To promote the future development of the village as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form, and a variety of land uses and amenities.
SP 2	To protect the unique character of the town through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the village.
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 "<i>New Residential</i>" 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 "<i>New Residential</i>" 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	To endeavour to provide adequate potable water and wastewater treatment infrastructure that is sufficient to meet the development needs of the village within this Plan period. However, the Council acknowledges that there are significant constraints on the capacity of the existing infrastructure and may consider restricting development in circumstances where such infrastructure is inadequate.
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Flood Risk

FR POL 1	To manage flood risk and development in Longwood in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.
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FR POL 2	Any future planning application lodged with respect to the lands identified with a G1 " <i>Community Infrastructure</i> " land use zoning objective on the Kinnegad Road 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 the " <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 sites 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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FR POL 3	The Eastern CFRAM flood mapping and management plan when complete and available will provide additional clarity to flood mapping and risk management measures than was available to inform the land use zoning objectives presented for Longwood. The Eastern CFRAM flood mapping and management plan shall be consulted when available in conjunction with this Written Statement & Volume I of the County Development Plan.
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Land Use

LU POL To reserve access to backlands at appropriate locations and as indicated on the accompanying land use zoning objectives map.

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 Longwood and on appropriately zoned and serviced land.

CER POL 2 To facilitate the provision of an Enterprise Centre in Longwood.

CER POL 3 To consolidate the central area of the village for commercial uses.

CER POL 4 To maintain and improve the vitality and viability of Longwood's Village Centre 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.

Community Facilities and Open Spaces

CF POL 1 To support the provision and even distribution of a range of social infrastructure facilities to meet the needs of Longwood in liaison with other statutory, voluntary, and community groups.

CF POL 2 To protect the sites of existing facilities and support their further development and expansion.

CF POL 3 To facilitate the development of a new secondary school on lands identified for G1 "Community Infrastructure" land use zoning objective.

CF POL 4 To facilitate the restoration of the old Garda Barracks for community use.

CF POL 5 To facilitate the provision of all-weather playing facilities and hard courts within the Development Framework envelop.

CF POL 6 To investigate a new site on which to locate additional recycling facilities in Longwood that will be accessible to more members of the public or the local community.

Renaissance Community Plan

REN POL 1 To facilitate and support the implementation of Longwood Renaissance Community Plan and other community led projects to generally enhance the village whilst ensuring that the projects which emanate from same are consistent with the development objectives contained in this Written Statement for the village.

REN POL 2 To facilitate the following two amenity walkways as shown on the land use zoning objectives map:

i) Along Ribbontail lane linking the village and the Royal Canal, and;

ii) From Ribbontail way to land south of Brackinraney Manor residential development.

Urban Design

UD POL 1 To preserve the character of Longwood by requiring that the height, scale, and design of any proposed development within the village should complement the character of the village and its open space, and not diminish its distinctiveness of place.

UD POL 2 To consider infill and other developments within the confines of the Architectural Conservation Area for Longwood Village in the context of their contribution towards the protection of architectural heritage, streetscape and the visual amenities of the central part of Longwood.

UD POL 3 To facilitate the creation of an urban environment of quality in a visual sense with good urban design with appropriate attention to orientation and landscaping.

UD POL 4 To enhance landmark/focal points in Longwood by redeveloping neglected sites and obsolete areas.

UD POL 5 To improve street finishes, footpaths and public domain.

UD POL 6 To encourage the maintenance of original shop fronts and pub fronts, or the reinstatement of traditional shop fronts where poor replacements have been installed.

Heritage

HER POL 1 To protect existing wildlife corridors including watercourses, wetlands, trees and hedgerows within the Development Framework envelop.

HER POL 2 To have regard to the bio-diversity value of existing trees and hedgerows and seek to retain such features in areas that are likely to be developed.

Movement and Access

MA POL 1 To require the provision of short-term on-street vehicle parking where appropriate.

MA POL 2 To require screened parking in the village centre.

MA POL 3 To require the provision or extension as appropriate, of footpaths, cycleways and good public lighting standards to the development boundaries on public roads in association with further development.

Objectives

Community Facilities and Open Spaces

CF OBJ To provide playground facilities in an area that is accessible to all the population.

Heritage

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| HER OBJ 1 | To protect the following trees within the village as identified because of their ecological, conservation or amenity value:
<ol style="list-style-type: none">1. Beech (<i>Fagus sylvatica</i>) tree.2. Two beech (<i>Fagus sylvatica</i>) trees.3. Ash (<i>Fraxinus excelsior</i>) and Monterey cypress (<i>Cupressus macrocarpa</i>) trees.4. Row of Common lime (<i>Tilia europaea</i>) trees. |
| HER OBJ 2 | To seek to implement the actions recommended in the Tree Survey prepared for Longwood. |

Transportation

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| MA OBJ 1 | To prepare a traffic management scheme for the village. |
| MA OBJ 2 | To implement appropriate traffic management and environmental improvement measures throughout the village. |
| MA OBJ 3 | To require that the lands identified for A2 "New Residential" land use zoning objective off the Clonard road shall only be developed in tandem with the provision of an appropriately designed link road identified on the land use zoning objectives map which shall also make provision to provide access to the adjoining lands identified as Phase II residential land. An alignment for this roadway shall be agreed with the Roads Authority in writing and the roadway shall be delivered by the developers of the adjoining residential lands. |