# VOLUME 1 WRITTEN STATEMENT

## Manager’s Forward

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1.1 Introduction

County Meath is situated in north Leinster, along the east coast of Ireland. The county occupies a land area of over 230,000 hectares and is the second largest county in Leinster. It adjoins Dublin to the south and this geographical proximity and the strong functional relationship between the two counties results in Meath being a vital component of the Greater Dublin Area.

Meath has a population of over 184,000 people accommodated in a network of attractive towns, villages and the countryside. It possesses a diverse range of landscapes, including 10 kilometres of coastline, the drumlin hills in North Meath, rich pastures, tracts of peatland and raised bog in the southwest and the central upland area that includes Tara - the ancient capital of Ireland. This landscape reflects the changing influences of its population over time; from the megalithic sites at Newgrange and Oldcastle, to the Norman castle ruins at Trim, the landed estates at Headfort and Summerhill, the historic and changing network of field boundaries to modern day dynamic settlements such as Navan.

The county benefits from a wealth of natural and man made resources. It is supported by a well developed road and rail infrastructure system which provides access to international transport networks at Dublin airport and Dublin port and the remainder of the country. The fertile soils provide the basis for a thriving agricultural and food sector, and the natural and built heritage enhances the quality of life for the people of the county and have long enticed visitors to Meath.

The aim of the Meath County Development Plan 2013-2019 is to drive the present day evolution of the county and to establish a framework for the coordinated and sustainable economic, social, cultural and environmental development of County Meath. In terms of its planning purpose, it plays a vital role in development promotion and regulation. It acts as a guide to the requirements and policies of Meath County Council for those interested in pursuing development as well as informing the general public as to how these development proposals are likely to be assessed. As a corporate document, the Meath County Development Plan will detail the priorities and goals of the Council for the spatial and sectoral development of Meath over the lifetime of the Plan.

The Meath County Council Corporate Plan 2015-2019 mission statement is “drive the economic, social, cultural and environmental growth of our County in a balanced manner that is inclusive of all our citizens.” The Corporate Plan sets out a vision “Meath County Council to lead economic development, deliver efficient and good value services, and represent the people and communities of County Meath, as effectively and accountably as possible.”

The Economic Development Strategy for County Meath 2014-2022 sets out clear, concise, innovative and evidence based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of County Meath from 2014-2022. The Economic Development Strategy contains 8 no. key actions/recommendations designed to achieve the projected level of employment growth in Meath by 2022 of an additional 7,500 jobs in order to broaden Meath’s economic base by growing the share of employment taken up by knowledge-orientated activities and thus growing both indigenous and Foreign Direct Investment (FDI) enterprises in County Meath.

The measures recommended within the Economic Development Strategy seek to promote County Meath to fulfil its economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial, and residential centre that will be recognised locally, nationally and internationally as a highly attractive and distinctive location in which to conduct business.
1.2 Background to County Development Plan

1.2.1 Legislative Framework

Under the Planning and Development Acts 2000-2012, Meath County Council is obliged to make a Development Plan every six years which comprises of a written statement and accompanying maps that give a graphic representation of the objectives contained in the Plan. Planning legislation sets out a number of mandatory and discretionary objectives to be addressed in Development Plans. A list of mandatory objectives is outlined in Appendix 1. It should be noted, however, that as the purpose of a Development Plan is to set out an overall strategy for the proper planning and sustainable development of the area, the preparation of the Plan requires consideration of the long term goals and aspirations of Meath. While this Plan therefore applies to the period 2013-2019, it endeavours to set the foundations for the long term sustainable growth of County Meath.

1.2.2 The Review Process

The review process of the 2007 Meath County Development Plan officially commenced on 2nd March 2011. The first stage in the review process was the pre draft consultation phase. A strategic issues paper was prepared for the purposes of raising awareness of the nature of both the Development Plan and the review process. Submissions were accepted from the public during the pre draft consultation phase. Preliminary consultations also took place with the main service providers (for example, providers of energy, telecommunications, transport, education, etc.), the Elected Members of Meath County Council, the Planning and Economic Development Strategic Policy Committee and all Meath County Council Departments.

A report by the County Manager was prepared detailing the outcome of the pre draft consultation phase in accordance with Section 11(4) of the Planning and Development Acts 2000-2012. It was discussed with the councillors of Meath County Council at the council meeting of 3rd October 2011 where they issued directions to the Manager regarding the preparation of the draft Plan.

The public consultation stage for the Draft Meath County Development Plan 2013-2019 took place from Friday 25th May 2012 to Friday 3rd August 2012 inclusive. Submissions were invited from the public during the consultation period and could be made electronically or sent via post. A total of 139 submissions were received.

A series of public information sessions were held in order to provide an opportunity for members of the public to learn about the Draft Plan. The events were held in each electoral area of the county. In addition, Meath County Council Planning Staff gave an information briefing to Comhairle na nÓg at its meeting on 31st May and to the Community Forum at their meeting on 30th May 2012.

Following completion of the public consultation period, a Manager’s Report was prepared on the submissions summarising the issues raised, detailing the Manager’s response to them and outlining recommended changes to the Draft Development Plan. The report was distributed to the members of Meath County Council on 14th September. The members discussed the report at a Special Meeting of the Council on 24th September where the Council formally resolved to place amendments to the Draft Development Plan on public display.

The proposed amendments to the Draft Meath County Development Plan 2013-2019 were placed on public display from Friday 12th October 2012 to Thursday 8th November 2012. In total, 26 submissions were received. A Manager’s Report was prepared on the submissions made on the proposed amendments and was distributed to the members of Meath County Council on 3rd December. The report was discussed at a special planning meeting on 17th December. The members of Meath County Council formally adopted the Meath County Development Plan 2013-2019 on that date. In accordance with the Planning and Development Acts 2000-2012, the Meath County Development Plan 2013-2019 comes into effect four weeks from the date that it is adopted, i.e. 22nd January 2013.
1.2.3 Format of the Meath County Meath Development Plan 2013-2019

The County Development Plan consists of a written document with supporting appendices and maps, as set out in the table of contents. There are five volumes contained in the Meath County Development Plan:

1. Volume 1 Written Statement
2. Volume 2 Appendices
3. Volume 3 Book of Maps
4. Volume 4 Strategic Environmental Assessment & Appropriate Assessment
5. Volume 5 Written Statement & Development Objectives for Urban Centres

Volume 1, the written statement, consists of the main text of the Development Plan and comprises of 12 chapters. Chapter 1, provides background information to the Development Plan. Chapter 2 details the core strategy which sets out the overall vision for the county and the core principles underlying the development strategy in the Plan. Chapters 3 to 10 expand on the development strategy for the county. Each of these chapters includes a written statement in which strategic themes, policies and objectives for each topic are provided. Chapter 11 provides detailed development management guidelines and standards. These guidelines and standards give general guidance to applicants on the criteria which will be used by Meath County Council in assessing planning applications. They supplement the various policies and objectives which are provided throughout the Plan. Chapter 12 focuses on the implementation and monitoring of the County Development Plan. The written document is accompanied by a series of maps supporting the text.

The appendices to the Development Plan, Volume 2 include the Record of Protected Structures and Landscape Character Assessment. They also include supporting and background documents such as the, housing and retail strategies, a county wide flood risk assessment and a statement regarding the implementation of Ministerial Guidelines in the Development Plan. Volume 5 of the County Development Plan 2013-2019 sets out a written statement and development objectives for centres in County Meath. This Volume was incorporated as Variation no. 2 of the County Development Plan which was adopted on the 19th of May 2014. Should there be any conflict between the appendices or maps and the written statement in Volume 1 and 5, the written statement shall take precedence.

1.3 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the decision is made to adopt the plan or programme. The purpose is to “provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development.” (European Directive 2001/42/EC)

The County Development Plan was the subject of Strategic Environmental Assessment (SEA), as required by legislation. The output reports produced from the SEA process are included in Volume 4. The process of SEA was carried out as required throughout the review period of the Plan.

1.4 Appropriate Assessment

Article 6(3) of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) requires competent authorities, in this case Meath County Council, to undertake an Appropriate Assessment of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects. The assessment examines the implications of proceeding with the plan or project in view of the site's conservation objectives.
Appropriate assessment was initiated for the Meath County Development Review and the output reports prepared are included in Volume 4. The process of appropriate assessment was carried out as required throughout the review period of the Plan.

1.5 Planning Policy Context

The preparation of the Development Plan has been influenced by a number of strategic international, national, regional and local documents as illustrated overleaf in Figure 1.1. Appendix 2 details some of the considerations from key policy documents for the preparation of this Plan. These include the mandatory objectives for Development Plans that are set out in the Planning and Development Acts 2000-2012.

Under Section 9(6) of the Planning and Development Acts 2000-2012, Development Plans must be consistent as far as is practicable with national plans, policies or strategies that the Minister for the Environment, Community and Local Government determines relate to proper planning and sustainable development. The Minister for the Environment, Community and Local Government can issue guidelines to Planning Authorities regarding their planning functions and authorities must have regard to these. In addition, as a planning authority within the Greater Dublin Area, Meath County Council’s County Development Plan must be consistent with the transport strategy of the National Transport Authority and it must be consistent with the Regional Planning Guidelines for the Greater Dublin Area. Finally, this County Development Plan must have regard to the Development Plans of adjoining authorities. The local authorities adjoining County Meath are Louth, Kildare, Westmeath, Monaghan, Cavan, Offaly and Fingal.

Figure 1.1: Strategic policy influences on the preparation of the Meath County Development Plan 2013-2019

1 At the time of writing, the counties in the Greater Dublin Area are Meath, Kildare, Wicklow, Dublin City, Fingal, South Dublin and Dun Laoghaire Rathdown.
A number of important documents prepared by Meath County Council and associated agencies had an influence on the preparation of the Development Plan. The strategy of the Meath County Development Board “Le Chéile – An Integrated Strategy for Meath to 2012” sets out an integrated approach to the development of the county. It sets out 184 actions to be implemented over the 2002-2012 period and has six overall objectives:

1. Secure sustainable economic and employment growth leading to improved living standards in County Meath;
2. Improve the international competitiveness of businesses in Meath and the capacity to attract inward investment;
3. Promote more balanced development throughout Meath;
4. Promote social inclusion in all parts of the county;
5. Improve quality of life for all sections of society in Meath;
6. Maintain and enhance the quality and diversity of the natural and cultural heritage.

While the document will be subject to review during the lifetime of the Development Plan, it is nonetheless an important consideration in that it identifies broad themes that are of particular relevance to this plan, e.g. promoting strong communities, economic development and heritage.

The Meath County Council Corporate Plan 2015-2019 contains the following vision “Meath County Council will lead economic, social and community development, deliver efficient and good value services, and represent the people and communities of County Meath, as effectively and accountably as possible.”

The Corporate Plan sets out six organisation wide objectives to guide and shape the direction of the functions of Meath County Council. These objectives are summarised below:

1. Deliver excellent services
2. Lead economic development
3. Build strong influential partnerships
4. Engage the larger community
5. Nurture a staff excellence culture
6. Develop system and process capability

These objectives and those of the Meath County Development Board strategy have contributed to generating the vision and strategic direction of the Development Plan set out in Chapter 2, the core strategy.

The significant changes heralded by ‘Putting People First’ (2012) and the Local Government Reform Act of 2014 represent some of the most far-reaching reforms in the Local Government sector for many years. Local authorities are now required to play a much more proactive role in economic development. Economically, effective local authority planning means maximising positive externalities, which broadly equates to facilitating the environment in which enterprises can create and grow employment. Local Authorities are now expected to be more sensitive to the economic consequences of their day-to-day actions and to have a greater understanding of the wider regional context of their operations. Local authority planning is inevitably shifting towards realising the potential of the “functional region”, from which constituent local authorities can benefit.

On foot of the guidance set out within these documents an Economic Development Strategy has been prepared for County Meath for the period 2014-2022.

In December 2015 the Department of Environment, Community and Local Government published a roadmap for the delivery of the National Planning Framework (NPF). The NPF will succeed the National Spatial Strategy 2002 (NSS) and will provide a long-term, 20 year development strategy

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2 Replaced with the Local Community and Development Committee (LCDC) by the Local Government Reform Act, 2014.
setting out the place Ireland will become in terms of economic activity, social progress and environmental quality, through co-ordinated policy, investment and action at national, regional and local levels. The NPF is intended to be the spatial expression of the Government’s wider economic and reform agenda as it applies to the key geographical areas of economic activity and their urban and rural components that drive economic and social progress of our Country. The roadmap acknowledges the importance of a research based approach to economic development and acknowledges that estimations of long-term economic development, analysis of demographic and development trends will be key inputs into the NPF.

Since the “Action Plan for Jobs” process commenced in 2012 a number of Regional Reports have been published. The Government will shortly publish the “Action Plan for Jobs: Mid East Region”. This plan will cover Counties Kildare, Meath and Wicklow. The plan identifies that the region has significant existing enterprise strengths and assets. It notes that increased collaboration can be facilitated by building on the recent reforms such as:

- The growing impact of LEO;
- The new mandate of Education and Training Boards;
- The strengthening of Regional Offices of the IDA and Enterprise Ireland;
- The reform of Local Government with emphasis on economic development role;
- The blueprint of a stronger policy framework to underpin sectoral opportunities.

1.6 Environmental Considerations

Under the Habitats and Birds Directive and the Strategic Environmental Assessment Directive, both an Appropriate Assessment and a Strategic Environmental Assessment were carried out for the entire Development Plan, including the written statement, maps and objectives, including appendices. The Plan had regard to both assessments with resultant changes being made to the Plan throughout the Plan process.

In addition, the Plan has had regard to other relevant environmental legislation. Legislation is outlined in the relevant chapters of the Plan and includes, but is not exclusive to, the Water Framework Directive, Floods Directive, Shellfish Directive, Waste Water Treatment Directive, the Wildlife Acts, National Monuments Acts and Waste Management Acts. It is considered that the development objectives in the Plan are consistent, in as far as practicable, with the conservation and protection of the environment.

1.7 Myplan.ie

Myplan.ie is an initiative of the Department of the Environment, Community and Local Government on behalf of the planning authorities across the country. It is a free and easy to use public information system about development and local area plans and also provides other information which is relevant to planning decision-making (census, heritage sites, patterns of housing development etc). Information is available on the website regarding land use plans in County Meath, which has been supplied by Meath County Council. Myplan.ie is a valuable resource for the public and people working in the area of planning and it is the intention of Meath County Council to continue to contribute information to this website. Information on planning in Meath is also available on the Council’s website at www.meath.ie
CHAPTER 2 – CORE STRATEGY

2.1 Introduction

The purpose of the core strategy, as defined in the Planning and Development (Amendment) Act 2010, is to show that the development objectives in the Development Plan are consistent, as far as practicable, with the national and regional development objectives that are set out in the National Spatial Strategy and Regional Planning Guidelines for the Greater Dublin Area (RPGs). In addition to this general objective, the legislation makes specific reference to the inclusion of information in respect of population and settlement, retail development and rural areas. However, as well as this statutory basis, the core strategy represents an opportunity to outline the strategic vision and approach of Meath County Council that is followed in this Plan.

This Development Plan has been prepared in a challenging economic environment. Responding to this context and developing an appropriate strategy to ensure the development of Meath in a sustainable and holistic manner are key challenges. This strategy sets out how this is to be achieved.

There is no doubt that Meath occupies a strategic location in the Greater Dublin Area (GDA) and benefits from a wealth of natural resources. As a constituent of the GDA, it is part of the largest market in the country and at the centre of Ireland’s primary economic hub. The transport infrastructure in the County provides easy access to Dublin Airport and Port. Meanwhile the presence in Meath of a large number of national roads facilitates access to the remainder of the country. Meath also benefits from a strategic location along the M1 Dublin-Belfast international corridor, the primary economic corridor in Ireland.

The population of Meath has grown significantly in recent years. This has resulted in a substantial increase in the cohort of working people resident in the county. This is an asset for potential employers and ensures a strong base for indigenous enterprise and the local economy. The large population growth also means that Meath is on the path towards achieving the critical mass that is sought by investors.

The unparalleled heritage and natural assets of Meath, which is designated as the Heritage Capital of Ireland, represent a unique selling point for the county and provide the opportunity to develop cultural tourism as a significant driver of the local economy. The sustainable development of green infrastructure and natural heritage and the maintenance and improvement of built heritage also contributes to enhancing quality of life for people resident in the county; a further attractor for economic investors.

Therefore, the base ingredients for a successful economy, for sustainable communities and for a quality environment are present in Meath. This Development Plan seeks to harness these assets, and, through developing an integrated strategy, maximise them for the benefit of the county.

2.2 Strategic Planning Approach

The vision statement for the sustainable planning and development of Meath which will form the basis of this County Development Plan is detailed below. The vision statement encapsulates the three themes which Meath County Council identifies as the pillars of the development strategy in this Plan; that of sustainable community, economy and heritage. There is an interdependence between these three pillars and achieving the Development Plan vision will require the successful implementation of policies in respect of all three issues. The creation of vibrant, sustainable communities requires the presence of employment locally. Heritage is a key component of the identity of the county. It contributes to promoting a high quality of life, maximising local
distinctiveness as an attraction to potential investors and providing the raw materials for a thriving tourism industry. The people of Meath represent its best asset and have shaped the county into what it is today – a place of unique cultural heritage.

Development Plan Vision

Meath to be a county that fosters sustainability throughout its vibrant communities, dynamic economy and unique cultural and natural heritage.

This vision is supplemented by a series of core principles.

Development Plan Core Principles

Core Principle 1  To develop Meath’s critical role in the Dublin and Mid East Region and its role as part of the Dublin City National Economic Gateway maximising on its proximity to Dublin Airport.

Core Principle 2  To facilitate the development of sustainable and socially inclusive communities which generate pride, a sense of place, and a healthy lifestyle; are safe, well connected, well served, environmentally sensitive, thriving and well designed.

Core Principle 3  To promote sustainable economic development to support the population of County Meath in accordance with the guidance and recommendations set out in the Economic Development Strategy for County Meath 2014-2022.

Core Principle 4  To support the sustainable heritage of the County by safeguarding the cultural, natural and built heritage and natural resources, including biodiversity, of the County.

Core Principle 5  To encourage mixed use settlement forms and sustainable centres, in which employment, housing and community services are located in close proximity to each other and to strategic public transport corridors.

Core Principle 6  To support the creation of a compact urban form in all settlements in Meath.

Core Principle 7  To protect and support rural areas though careful management of physical and environmental resources and appropriate, sustainable development.

Core Principle 8  To support agriculture and agricultural related development in Meath and strengthen the county as a hub for the vibrant agricultural and food sectors.

Core Principle 9  To consolidate population growth and employment in areas best served by public transport and a range of transport modes.

Core Principle 10  To promote and support the integration of land use and transport and a modal shift to greater use of sustainable modes of transport, including public transport, walking and cycling.

Core Principle 11  To integrate climate change considerations into the policies and objectives of Meath County Council and its key stakeholders.

Core Principle 12  To ensure that future development patterns in Meath accord with the sustainable management of water resources.

The following sections of the core strategy outline the strategic policy of Meath County Council in respect of population growth and settlement; economic development and heritage. The
achievement of the vision for Meath also requires a number of supporting elements which are briefly addressed.

### 2.3 Sustainable Communities

Sustainable communities are defined as ‘places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all’ (The Bristol Accord, ODPM, 2005, p.6).

Implicit in this definition are a number of key factors including the needs:

- To consider and meet the requirements of all residents;
- For a strong focus on planning in order to ensure a co-ordinated approach to the growth of areas and consideration of the long term implications of development;
- For a high quality environment in which development is sensitive to its surrounds;
- For a strong economy – supporting employment for the community should be available; without this town centres and business areas risk losing their vitality and thus the quality of the environment can be negatively affected.

Putting in place a framework to provide sustainable communities begins a self perpetuating cycle of benefit. The emphasis on a quality environment for residents is also of benefit in attracting investment while ensuring that development is sensitive to its environment promotes the enhancement of natural and built heritage. This is vital to promote key economic sectors such as tourism. Meath County Council considers that promotion of sustainable communities is a prerequisite for the sustainable development of Meath and will seek to implement this approach.

The core strategy sets out the broad parameters within which this is to be achieved. In respect of the strategy for population allocation, it requires that Meath County Council takes a careful approach to population growth, ensuring it is directed to locations which can absorb new development, at a scale that facilitates the growth of communities and is appropriate to its location. In respect of settlements, it requires that policies are put in place to foster balanced and integrated communities that consider all sectors of society. This in turn brings about a broad range of considerations, e.g. ensuring that services are located so that people who do not have access to private vehicles can easily reach them; facilitating the provision of supporting infrastructure such as schools, sporting facilities, shops; promoting social inclusion and facilitating access for all.

Chapter 3 (Settlement Strategy and Housing) sets out the detailed policy and objectives in respect of settlement and housing. In the interests of brevity, the key elements are detailed here and reference is included to the relevant section of Chapter 3 which expands upon the points further. The focus of this section of the core strategy is to address the scale and location of future population growth ensuring that they take place in a sustainable manner.

#### 2.3.1 Settlement Hierarchy

The settlement hierarchy for the county is detailed in Table 2.1 below. This hierarchy is consistent with that set out in the RPGs.

Details of the role and function of the towns in the hierarchy are set out in Section 3.4 (County Meath Settlement Strategy). Table 2.2 provides a brief summary of the role of the towns in each level of the hierarchy. The priority centres for the county are the Large Growth Towns, in particular Navan. This is in line with the policy of the RPGs.
Table 2.1: County Meath Urban Settlement Hierarchy

<table>
<thead>
<tr>
<th>Type of Settlement</th>
<th>County Meath Settlement Hierarchy Centres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Growth Town I</td>
<td>Navan, Drogheda Environs</td>
</tr>
<tr>
<td>Large Growth Town II</td>
<td>Dunboyne, Maynooth Environs</td>
</tr>
<tr>
<td>Moderate Sustainable Growth Towns</td>
<td>Ashbourne, Kells, Trim, Kilcock Environs, Dunshaughlin¹</td>
</tr>
<tr>
<td>Small Towns</td>
<td>Athboy, Bettystown/Laytown/Mornington East, Duleek, Enfield, Oldcastle, Ratoath, Stamullen</td>
</tr>
<tr>
<td>Villages</td>
<td>Ballivor, Carlanstown, Carnaross, Clonard, Clonoe, Crossakiel, Donore, Drumconrath, Gibbstown, Gormonston, Julianstown, Kentstown, Kilbride, Kildalkey, Kilmainhamwood, Kilmessan, Longwood, Mornington/Donacarney, Moynalty, Nobber, Rathcairn, Rathmolyon, Slane, Summerhill</td>
</tr>
</tbody>
</table>

Table 2.2 Role of Settlements

<table>
<thead>
<tr>
<th>Hierarchy</th>
<th>Description</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Growth Town I</td>
<td>Key destination, economically active supporting surrounding area, located on multi-modal corridor in metropolitan hinterland.</td>
<td>Plan for up to 50,000</td>
</tr>
<tr>
<td>Large Growth Town II</td>
<td>Smaller in scale than Growth Town I but strong active growth towns, economically vibrant with high quality transport links to larger towns/city.</td>
<td>Plan for a range suitable for the scale of the town c. 15,000-30,000</td>
</tr>
<tr>
<td>Moderate Sustainable Growth Towns</td>
<td>10km from large town on public transport corridor, serve rural hinterland as market towns.</td>
<td>5,000-15,000</td>
</tr>
<tr>
<td>Small Towns</td>
<td>Good bus or rail links; 10km from large growth towns.</td>
<td>1,500-5,000</td>
</tr>
<tr>
<td>Villages</td>
<td>Serve smaller rural catchment, provide local services with some smaller scale rural enterprises in a number of such villages.</td>
<td>Up to 1,000</td>
</tr>
</tbody>
</table>

2.3.2 Future Population Growth

The population projections for County Meath are detailed in Table 2.3. These are based on the RPG population projections.

Table 2.3: County Meath Population and Household Projections

<table>
<thead>
<tr>
<th></th>
<th>2006</th>
<th>2016</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>162,831</td>
<td>195,898</td>
<td>210,260</td>
</tr>
<tr>
<td>Household Allocation</td>
<td>61,257</td>
<td>79,729</td>
<td>95,458</td>
</tr>
</tbody>
</table>

The population target for Meath for 2016 in the RPGs is 195,898 persons and the household allocation is 79,729 units. During the preparation of the Development Plan, the Members of Meath County Council expressed their concerns regarding the method used in the RPGs to calculate the population projections, in particular the use of the 2006 Census as the baseline figure. In the event that the population and household projections in the RPGs are revisited following the release of the Census 2011 results, the County Development Plan will need to be subsequently reviewed. The results from the Census 2011 recorded a population for the county of 184,135 persons and 69,697 units. Meath is on track to achieve the 2016 population and household targets taking into account the quantity of committed units in the county (estimated at approximately 10,998 units) and the average household size recorded in the 2011 census of 2.9.

¹ Dunshaughlin will become a Moderate Sustainable Growth Town following the granting of permission of a railway order for the Navan Rail Line Phase II, including a station at Dunshaughlin.
The population and household projections for the lifespan of the Development Plan have been prepared in the context of the RPG targets. The Housing Strategy outlines the full details. The target for Meath over the lifetime of the Plan is 15,613 units.

The "Development Plans – Guidelines for Planning Authorities" (DoEHLG, 2007) state that planning authorities should take all reasonable steps to ensure that sufficient zoned residential land is available throughout the lifetime of the Development Plan and beyond to meet anticipated needs and allow for an element of choice. In order to ensure continuity of supply of zoned residential land, the Guidelines state that planning authorities should ensure that Development Plans make provision for sufficient land to meet residential needs for the next nine years, i.e. for the six year lifespan of the Development Plan plus an additional three years (referred to as ‘headroom’).

In line with the RPG targets, the Housing Strategy notes that, on the basis of 15,613 units being required between 2013-2019, a further 8,327 units will be required between 2020-2022. It is therefore considered prudent to provide sufficient zoned land for 23,940 units (the expected demand arising within the Development Plan period of six years and for the equivalent of 3 years demand beyond the date on which the current plan ceases to have effect) and make allowance for this in the household allocations to each settlement.

Although the overall housing requirement, including headroom, amounts to 23,940 units, the extent of committed units (i.e. units for which planning permission has been granted but which have not yet been built) must be taken into account. Meath County Council estimates that approximately 10,998 committed units were approved at the end of 2011. The housing allocation for the lifetime of the Development Plan therefore amounts to 12,942 taking into account the committed units.

Table 2.4 details the household allocation for the urban and rural area of the county for the lifetime of the Development Plan.

The allocation of units has been influenced by the following factors:

1. The settlement hierarchy and strategy described in detail in Chapter 3. This clearly identifies that settlements at the upper tiers in the hierarchy are to be the focus for growth, with Small Towns and Villages growing on a more managed basis in line with services and facilities available. Therefore, the majority of population has been directed to the upper tiers of the hierarchy. This is consistent with the approach of the RPGs.

2. The achievement of critical mass is considered a necessary requisite to attract industry to the County. As the county town and the only Large Growth Town I located entirely in Meath, it is vital that the future growth of Navan attains critical mass. Therefore, within the context of the previous point, Navan has been identified as the primary growth centre in Meath.

3. It is necessary to direct development into the Metropolitan Area to promote consolidation of development at locations proximate to the City Gateway and close to services and facilities. The RPGs recommend that a minimum of 11% of household growth be directed to the Metropolitan Area of the County. The household allocations in Table 2.4 direct 17% to the Metropolitan Area (see also Figure 2.1). Dunboyne as a Large Growth Town II directly served by new public transport infrastructure will be the focus for the Metropolitan Area.

4. The conflict between the pattern of development that has occurred to date in towns and villages in comparison with the role of centres as envisaged in the settlement strategy. The settlement strategy clearly states that centres should not expand on the basis of commuter led development. This has been the case to date with many of the Small Towns and Villages in Meath as identified in Sections 3.4.5 and 3.4.6. In many instances, the rate of population increase has vastly exceeded the rate of delivery of supporting services and
facilities. It is a strategic aim and integral part of the vision of this Development Plan to create sustainable communities. In order to do this, a period of consolidation in population growth is necessary to allow other sectors of the towns and villages to develop e.g. social infrastructure and employment. The settlement strategy identifies some Small Towns which have developed on the basis of local growth and associated with larger towns in Meath, i.e. Athboy and Oldcastle. The settlement strategy aims to support the continued development of these towns on this basis, and this is reflected in their household allocation.

5. The proposals for Phase II of the Navan rail line include stations to serve Dunshaughlin and Kilmessan. The RPG’s emphasise that growth should be focused on areas served and to be served by public transport. A timeframe has yet to be confirmed for the delivery of this project and cognisance needs to be taken of this in determining a household allocation for Kilmessan which is a village in the settlement hierarchy. The household allocation to Kilmessan endeavours to support the potential investment in public transport. It will be important to monitor Government policy in the area of capital infrastructure together with the timeframe for the delivery of the rail line.

6. Similarly, as referenced in section 3.4.5 Enfield benefits from public transport and the household allocation to the town reflects this. While the availability of public transport is a strong asset for the town, nonetheless growth should not be solely on the basis of outward commuting. It will be important to monitor future development patterns in the town to ensure that this does not happen.

7. The availability of infrastructure, including social infrastructure, has influenced the distribution of population growth. Those centres where capacity is available are a particular focus. For example, at the level of Moderate Sustainable Growth Towns, there has been investment in water services and the construction of the new town centre in Ashbourne in recent years. In addition, the town has benefitted from the expansion of industrial areas since the preparation of the last Development Plan. This is reflected in the household allocation made to the town in comparison with other Moderate Sustainable Growth Towns.

8. The number of committed units in each centre. Meath County Council has estimated the number of committed units outstanding in each centre. This is detailed in Table 2.5. Centres which have a substantial number of units committed and which are not at the highest tiers of the hierarchy will not be a focus for new residential development for this Development Plan.

9. In determining an allocation for rural housing it should be noted that the number of applications for such housing sought and permitted will be demand led and criteria based as all applications for rural housing are subject to the demonstration of a local housing need as set out in Chapter 10. The number of units assigned has had regard to the need to stabilise and sustain services in the Graigs.
Chapter 2 – Core Strategy

County Meath
Additional Household Units 2013-2019 = 12,942*

Metropolitan Area
17% 2,176 units

Hinterland Towns
Rural Area
83% 10,766 units

Large Growth
Towns I
Moderate
Sustainable
Growth Towns
50% 6,833 units

Small Towns
Villages
Rural Area
Graigs
30% 3,933 units

* includes headroom
Figures rounded to nearest even number

Figure 2.1 Future Population Distribution
### Table 2.4 Housing Allocation & Zoned Land Requirements

<table>
<thead>
<tr>
<th>Household Allocation 2013-2019</th>
<th>Av. Net Density Applicable unit/ha</th>
<th>Quantity of Residential Zoned Land Required*</th>
<th>Available Land Zoned for Residential Use (Ha)</th>
<th>Available Land Zoned for Mixed Use incl. Residential (Ha)**</th>
<th>Total Available Zoned Land (Ha)</th>
<th>Deficit/Excess (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Growth Town I</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Navan*</td>
<td>3,984</td>
<td>45</td>
<td>88.5</td>
<td>240.5</td>
<td>13.9</td>
<td>254.4</td>
</tr>
<tr>
<td>Drogheda Environs</td>
<td>857</td>
<td>43</td>
<td>19.9</td>
<td>157.2</td>
<td>1.8</td>
<td>159.1</td>
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<td>Large Growth Town II</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dunboyne</td>
<td>1994</td>
<td>45</td>
<td>33.2</td>
<td>88.6</td>
<td>1.19</td>
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<td>Maynooth</td>
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<tr>
<td>Moderate Sustainable Growth Towns</td>
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<td></td>
<td></td>
</tr>
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<td>Ashbourne</td>
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<td>18.2</td>
<td>39.5</td>
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<td>Trim</td>
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<td>14.8</td>
<td>108.4</td>
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<td>111.7</td>
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<td>75.7</td>
<td>7.1</td>
<td>82.7</td>
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<td>62.9</td>
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<td>64.9</td>
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<td>11.4</td>
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<td>63.5</td>
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<td>Small Town</td>
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<td></td>
<td></td>
<td></td>
</tr>
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<td>Athboy</td>
<td>319</td>
<td>25</td>
<td>12.7</td>
<td>34.3</td>
<td>0.4</td>
<td>34.7</td>
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<tr>
<td>Bettystown/Laytown/Mornington East</td>
<td>80</td>
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<td>106.4</td>
<td>7.4</td>
<td>113.8</td>
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<td>9.6</td>
<td>34.6</td>
<td>0.6</td>
<td>35.2</td>
</tr>
<tr>
<td>Enfield</td>
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<td>12.7</td>
<td>35.6</td>
<td>2.3</td>
<td>37.9</td>
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<tr>
<td>Ballivor</td>
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<td>24.7</td>
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<td>Carlanstown</td>
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<td>Clonee</td>
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<td>12.1</td>
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<td>3.0</td>
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<td>Gibbstown</td>
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<td>Gormanston</td>
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**Rural Housing**  
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<tr>
<td>Total</td>
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<td>329.4</td>
<td>1682.0</td>
<td>60.48</td>
<td>1497.8</td>
<td>1,153</td>
<td></td>
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</table>

*As per the Guidance Note on Core Strategies (DoEHLG 2010) the SDZ at Clonmagadden has not been included in the figure for residential zoned land in Navan.

**Note that the figure entered represents 30% of the total available mixed use land zoning, reflecting that residential uses would be subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites.

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td></td>
<td>Navan</td>
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<td>1,187</td>
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<td>Drogheda Environs</td>
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<td></td>
<td>Large Growth Town II</td>
<td>113</td>
<td>119</td>
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<td>Maynooth</td>
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<td>Moderate Sustainable Growth Town</td>
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<td>Trim</td>
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<td>Kells</td>
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<td>Dunshaughlin</td>
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<td>Bettystown/Laytown/Mornington East</td>
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<td>Drumconrath</td>
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<td>Gibbstown</td>
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<td>Gormonston</td>
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<td></td>
<td>Julianstown</td>
<td>12</td>
<td>21</td>
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<tr>
<td></td>
<td>Kenstown</td>
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<td>7</td>
</tr>
<tr>
<td></td>
<td>Kilbride</td>
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<td>0</td>
</tr>
</tbody>
</table>

2 500 available housing units in the Core Strategy are re-allocated to Dunboyne North (Large Growth Town II in the county settlement hierarchy, located in the Metropolitan Area of the National Gateway)
2.3.3 Residential Zoned Land Provision

Table 2.4 details residential zoned land requirements in each of the designated settlement centres in Meath, based on the projected household allocations. The zoned land requirements have been based on land use zoning objectives that relate solely to residential use and on mixed use zoning objectives which permit residential use. The density assigned to each centre has had regard to the place of the settlement in the county settlement hierarchy, existing and planned public transport investment in each centre and the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (Department of the Environment, Heritage and Local Government, 2009). Based on this information, the shortfall or excess in zoning is also indicated.

Town Development Plans are in place for Navan, Kells and Trim while Local Area Plans have been prepared for the remaining towns and villages listed in the county settlement hierarchy. These individual Development Plans and Local Area Plans detail the land use zoning, including that for residential use, in each settlement. The adoption of Variation No. 2 of the Meath County Development Plan (2013-2019) in May 2014, has resulted in the 29 no. previous Local Area Plans being replaced with Written Statements and Land Use Zoning Objective Maps for these settlement centres in a new Volume 5 of the County Development Plan. Variation No. 2 effectively implemented the household allocation requirements of the Core Strategy for these centres with an Order of Priority Phasing Arrangement for Residential Zoned Lands. Local Area Plans remain in place for South Drogheda, Dunboyne/Clonee/Pace, Ashbourne, Ratoath and Dunshaughlin. Future reviews of these LAPs will be required to be compliant with the Development Plan as varied. Furthermore a new Local Area Plan for East Meath was adopted by Meath County Council in 2014. The former Town Development Plans for Navan, Trim and Kells are to be read as part of the County Development Plan pursuant to Section 11(c) of the Planning and Development Act 2000 as amended. These former town plans and the East Meath Local area Plan will be the subject of a separate variation process to align their contents with the Economic Strategy.

It is clear from Table 2.4 that at a countywide level, there are generally adequate lands, if released and serviced, to cater for the projected growth in households and population for the plan period. It should be noted that the overall excess of land will increase as a result of the assumption that 30% of committed units will not be built. This could potentially amount to an additional 94 hectares becoming available based on 3,299 committed units not being built and assuming an average density of 35 units per hectare.

In order to ensure towns and villages grow at a suitable and sustainable scale, appropriate to their position in the settlement hierarchy and this core strategy, measures must be put in place to ensure that the quantum and scale of residential development that will take place in urban centres complies with that shown in Table 2.4.
Given the slow down in construction of recent years and consequent substantial number of committed units yet to be built, applications for the extension of duration of permissions will need to be carefully considered to ensure that population growth in Meath is in accordance with the urban hierarchy and with the role and function of towns and villages set out in this settlement hierarchy. This occurs particularly in respect of the role of centres in accommodating local or regional growth and the need for towns and villages to grow in a self sufficient manner and not on the basis of commuter development. There has been an upturn in construction activity in the County in 2015. Therefore, it would also be prudent to consider the overall national picture in terms of the need for housing supply in the Greater Dublin Area particularly in relation to the Housing Agency’s latest publication ‘The National Statement on Housing Supply and Demand 2014 and Outlook 2015-2017’ released in July 2015 should also be taken into account.

In this regard, it should be noted that the current Regional Planning Guidelines, using population projections for development carried out in 2009, were adopted in 2010, while a substantial number of residential units were permitted prior to that date. Consequently, significant changes have occurred since many of the committed units were granted permission in terms of regional and local policy. In situations where an application for residential development no longer complies with the policy of either document such that it would no longer be consistent with the proper planning and sustainable development of the area, it may not be appropriate to extend the life of that permission.

The need to review the appropriateness of applications for extension of duration of planning permission will be particularly relevant within the East Meath area where the level of residential development has now outstripped the type of growth envisaged for Small Towns in the RPG’s and in other Small Towns and Villages which accommodate primarily commuter led development.

**2.3.4 Extant Planning Permissions**

Given the slow down in construction of recent years and consequent substantial number of committed units yet to be built, applications for the extension of duration of permissions will need to be carefully considered to ensure that population growth in Meath is in accordance with the urban hierarchy and with the role and function of towns and villages set out in this settlement hierarchy. This occurs particularly in respect of the role of centres in accommodating local or regional growth and the need for towns and villages to grow in a self sufficient manner and not on the basis of commuter development.

In this regard, it should be noted that the current Regional Planning Guidelines were adopted in 2010, while a substantial number of residential units were permitted prior to that date. Consequently, significant changes have occurred since many of the committed units were granted permission in terms of regional and local policy. In situations where an application for residential development no longer complies with the policy of either document such that it would no longer be consistent with the proper planning and sustainable development of the area, it may not be appropriate to extend the life of that permission.

There are a substantial number of extant planning permissions for multiple unit residential developments in various urban centres across the County. These are identified on Table 2.5. It is likely that some of these extant planning permissions will wither over the life of this plan or that some which will receive extension of durations pursuant to Section 42 of the Planning & Development Act 2000 – 2013 may also not be constructed. The Core Strategy of this County Development Plan was developed on the basis that all of the 10,998 units which had the benefit of planning permission would be constructed over the life of this Development Plan. It is the intention of this Planning Authority therefore to include all lands which have the benefit of an extant planning permission for multiple unit residential developments as part of the lands identified for release for residential purposes within the life of this County Development Plan. For clarity, this shall apply to such sites with extant planning permission from the date of publication of the relevant variation / plan (CS OBJ 2, 3, 4 and 8 refer). Applications which seek an extension to the appropriate period of planning permission pursuant to Section 42 of the Planning & Development Act 2000 – 2013 shall be considered on this basis. No
extension of duration permitted in relation to multiple residential unit developments shall extend the life of a planning permission beyond the 6 year period of this Development Plan.

2.4 Sustainable Economy

The Economic Development Strategy for County Meath 2014-2022 seeks to promote Meath as a key driver within the economy of the Greater Dublin Area through the diversification of the economic base of the County. The repositioning of the county as a key economic driver of the Greater Dublin Area will require maximising the inherent attributes and opportunities of both urban and rural areas in achieving this goal.

Goal

To build on and enhance the competitiveness and attractiveness of County Meath in order to make it one of the country’s prime locations for indigenous and foreign economic and employment generating investment in accordance with the objectives of the Meath Economic Development Strategy 2014-2022.

The Primary Economic Growth Towns will be promoted as anchors of regional enterprise. These growth towns are located on multi-modal growth corridors which provide locational advantages in terms of access to strategic rail and road networks and to gateways, such as ports and airports. These centres shall be prioritised for economic development and investment to redress the imbalance of residential development and jobs and the emergence of dormitory areas. These centres, supported by designated Secondary Economic Growth Towns, will continue to be the focal point for regional population growth and employment in order to sustain and attract economic activity and build upon the significant investments made to-date in these areas.

The economic strategy focuses investment in Navan as the primary centre of economic development and employment in this county. This complements the role of Navan set out in the settlement strategy. The economic strategy ensures that the primacy of Navan is recognised, protected and promoted whilst ensuring that over time, a number of other major supporting employment centres are developed which provide balance to the location of employment opportunities across the county.

Individual former town Development Plans, Local Area Plans and development objectives for other towns and villages to be contained within the County Development Plan as described in Section 2.3.3 will reflect the economic policies contained in this County Development Plan. The nature, location and quantum of lands identified for employment generating uses for each settlement and their ability to be serviced must reflect, and be consistent with, their role in the economic and settlement hierarchies as provided for in this core strategy.

The core strategy and Economic Development Strategy for Meath seek to further develop and enhance the existing sectoral convergences evident in the county, promote the diversification of the economic base of County Meath harnessing on its location within the GDA. The economic development strategy facilitates a more diversified economic base, a focus on cost competitiveness and productivity and a choice of investment locations. The strategy advocates the development of a number of key strategic, integrated and specialised employment centres which provide different types of functions to each other ensuring that a choice of employment lands are available.

This repositioning of the county as a key economic driver of the Greater Dublin Area must recognise the inherent attributes and opportunities of both urban and rural areas in achieving this goal. The core strategy provides for an economically efficient agricultural and food sector, together with forestry, sustainable exploitation of natural resources and diversification into alternative on-farm and off-farm activities which are essential components of the development of a sustainable rural economy.
Meath, – the Heritage Capital of Ireland, has much to offer as a tourist destination, in particular its rich heritage, quality rural landscape, attractive towns and villages, range of outdoor pursuits and its appealing coastline. The county’s accessibility and proximity to the national Gateway (the primary access point to the country and home to the largest domestic market), and the wide range of attractions and facilities available augur well for the continued expansion of the tourism sector as a key component of the economic development strategy advocated in this core strategy. The Boyne Valley has been included as 1 of 10 top world class destinations being developed, promoted and marketed by Fáilte Ireland, through the Discover Ireland campaign. This places Meath in an advantageous position to attract significant visitor numbers to the county.

2.4.1 Spatial Economic Strategy

County Meath is unique in the context of the existence of a number of radial multi-modal corridors, which traverse the County, extending across both its metropolitan and hinterland areas outwards from the National Gateway core. These routes are considered to be key facilitators and spatial drivers of the economic growth of the County. The spatial dimension of the Economic Development Strategy for County Meath 2014-2022 supports the growth of the Polycentric Gateway and Primary Economic Growth Towns in the Hinterland linked by multi-modal corridors and focused on identified Core Economic Areas. The stated centres are:

- Navan Core Economic Area with Navan as a Primary Economic Growth Town and including the Secondary Economic Growth Town of Kells and the town of Trim;
- Drogheda Core Economic Area (encompassing M1 Dublin Belfast Economic Corridor as it passes through it) ⁴;
- Secondary Economic Growth Towns of Ashbourne / Dunboyne; and;
- The Environs of Maynooth and Kilcock located in the administrative area of Meath (in addition to Dunboyne/Dunboyne North and Clonee) are included in the Gateway Core Economic Area.

This hierarchy is complementary to the settlement hierarchy summarised in Section 2.3.1 and described in detail in Chapter 3 in which Navan and Drogheda are at the highest tier, followed by Dunboyne and Maynooth and then, amongst others, Kells, Trim, Ashbourne and the Kilcock environs area on the M4 Knowledge Corridor. The corridors offer potential as locations for economic growth and constitute potential economic drivers for the County to provide for the integration of employment, population and transport in accordance with proper planning and sustainable development principles. They also offer the potential to positively address the negative labour ratio of the County in comparison to the Mid-East and Dublin Local Authorities.

2.4.2 Retail

The County Retail Strategy confirms a retail hierarchy, as set out in Table 2.6 below. This hierarchy is consistent with the Retail Hierarchy contained in the Retail Strategy for the Greater Dublin Area 2008. It is also complementary to the economic strategy spatial hierarchy and the settlement hierarchy.

Table 2.6 Retail Hierarchy in Co. Meath

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<thead>
<tr>
<th>Level</th>
<th>Centre</th>
<th>Retail Hierarchy</th>
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</thead>
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<tr>
<td>Level 1</td>
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<tr>
<td>Level 2</td>
<td>Major Town Centres and County Town Centres</td>
<td>Navan</td>
</tr>
</tbody>
</table>

³ Multi-centred
⁴ See page 75 (section 3.7.6) Regional Planning Guidelines for the Greater Dublin Area 2010-2022.
Chapter 2 – Core Strategy

Meath County Development Plan 2013-2019

<table>
<thead>
<tr>
<th>Level 3</th>
<th>Town And/Or District Centres and Sub County Town Centres</th>
<th>Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown /Bettystown, Enfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 4</td>
<td>Neighbourhood centres, local centres – small towns and villages</td>
<td>Various</td>
</tr>
<tr>
<td>Level 5</td>
<td>Corner Shops/small villages</td>
<td>Various</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td>Drogheda Environs</td>
</tr>
</tbody>
</table>

*Dunboyne will gradually develop over the next 20 years towards a Level 2 Centre in recognition of the status affirmed in the Retail Strategy for the Greater Dublin Area

The comprehensive survey (household and shopper) undertaken as part of the County Retail Strategy highlights continued significant levels of comparison expenditure leakage from the County from the settlements in the east and south east. There remains considerable scope for improvement in the retail offer of the county. In particular, there is considerable scope for the further enhancement of higher order comparison shopping facilities within Navan and Level 3 centres. This is of key importance if the county’s performance and attractiveness for living, working, visiting and investment is to be sustained.

The County Retail Strategy identifies Core Retail Areas for the Level 2 and Level 3 centres within the County Retail Hierarchy and also identifies a number of Opportunity Sites within each town which are considered to be suitable locations for retail development. New retail development should be located within or close to these identified core retail areas where possible.

The County Retail Strategy sets out broad guidance on the type and amount of additional floorspace that will be required to accommodate additional expenditure over the timescale of the Strategy. This is summarized in Table 2.7 below:

<p>| Table 2.7: County Meath Floorspace Potential |
|---------------------------------------------|------------------------------------------|</p>
<table>
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<tr>
<th><strong>Year</strong></th>
<th><strong>Convenience sq.m.</strong></th>
<th><strong>Comparison sq.m. Scenario 1&lt;sup&gt;5&lt;/sup&gt;</strong></th>
<th><strong>Comparison sq.m. Scenario 2</strong></th>
<th><strong>Bulky Goods sq.m.</strong></th>
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<td>2011</td>
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<tr>
<td>2019</td>
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<td>13,723</td>
<td>38,527</td>
<td>-7,614</td>
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<tr>
<td>2022</td>
<td>35,617</td>
<td>20,368</td>
<td>48,446</td>
<td>-1,570</td>
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</table>

New retail floorspace provision should reflect the existing and projected population in the County and the identified retail hierarchy. Enhancing the range and quality of comparison floorspace within the County is essential in ensuring that County Meath enhances its retail offer and attraction and claws back some of the leakage of expenditure that is occurring to competing centres such as Blanchardstown. As the County Town and administrative capital Navan, in particular, should be promoted and developed as a centre for higher order comparison floorspace. Additional demand for comparison retail floorspace will be promoted in particular within Navan and the Sub County Centres of Ashbourne, Dunboyne, Dunshaughlin, Kells and Trim.

In terms of convenience provision, it is evident that certain centres, most notably Trim, Dunboyne, Kells and Dunshaughlin, are under provided for in terms of convenience offer. Convenience development will in particular be promoted in these urban centres to improve competition choice and diversity in the retail market.

In terms of retail warehouse development, the County is well served. There are two large retail warehouse parks in Navan and a further retail park in Ashbourne. There is an extant permission for retail warehousing in Trim. Vacancy is prevalent in the Ashbourne Retail Park and in the Navan Retail Park. In this regard, a cautious approach will be taken regarding further such development over the period of the strategy.

<sup>5</sup> Scenario 1 is a low growth scenario and scenario 2 is a high growth scenario.
The Retail Strategy identifies a number of general policies which are intended to shape and guide retailing in the County over the period of the County Development Plan and beyond.

**Objectives**

It is an objective of Meath County Council:

**CS OBJ 1** To provide and promote a strategic economic development strategy that identifies a hierarchy of employment centres related to the overall development strategy of the County which will encourage a more balanced and sustainable pattern of employment across the county in accordance with the recommendations of the Economic Development Strategy for County Meath.

**CS OBJ 2** To facilitate and encourage the sustainable development of designated core economic areas, such as would allow the creation of a critical mass, in terms of residential population and economic activities, sufficient to service the proposed expanded economic function of such centres. The promotion and facilitation of large scale employment generating developments will occur within the Primary Economic Areas/ Primary Economic Growth Areas and Secondary Economic Growth Areas.

From a county Meath perspective, the stated centres are:

(i) Navan Core Economic Area with Navan as a Primary Economic Growth Town and including the Secondary Economic Growth Town of Kells and the town of Trim;
(ii) Drogheda Core Economic Area;
(iii) Secondary Economic Growth Towns of Ashbourne / Dunboyne; and;
(iv) The Environs of Maynooth and Kilcock located in the administrative area of Meath (in addition to Dunboyne / Pace and Clonee) are included in the Gateway Core Economic Area corresponding with the Metropolitan Area. Maynooth and Leixlip are identified as a Core Economic Area with the towns of Kilcock and Celbridge providing a supporting role.

**CS OBJ 3** The development strategies pursued by Meath Local Authorities in the review of individual town development plans and local area plans and preparation of development and zoning objectives for urban centres to be included in the Meath County Development Plan shall be consistent with the Economic Development Hierarchy presented in Table 4.2 and with the high level objectives for the designated Economic Growth Area/Towns contained in Section 4.1.

**CS OBJ 4** To encourage economic and employment development by encouraging mixed use settlement forms in which employment and residency are located in close proximity to each other and to strategic multi modal transport corridors or corridors served by high quality and high frequency bus services.

**CS OBJ 5** To promote the continued economic development of the Dublin–Belfast/M1 Economic Corridor.

**CS OBJ 6** To improve the jobs ratio level in Meath and address commuting patterns by building up the local economy to a more sustainable level through:

(i) Fostering employment creation and maximising jobs potential in designated growth centres in particular the promotion of 5 key economic...
development sites highlighted in the Economic Development Strategy for County Meath 2014-2022;
(ii) Working with the Regional Assembly in the preparation and implementation of a Regional Spatial Economic Strategy;
(iii) Assisting Enterprise Ireland and other state agencies in the development and growth of indigenous Meath companies and high potential start up companies with an export led business in worldwide markets

CS OBJ 7 To promote rural economic development by recognising the need to advance the long term sustainable social and environmental development of rural areas and encouraging economic diversification and facilitating growth of rural enterprises. Having regard to the CEDRA Rural Economic Development Zones (REDZ) pilot initiative launched in May 2015 that Meath County Council strongly supports an application to be made to the DoECLG for inclusion for a REDZ scheme in County Meath as part of the national pilot programme.

CS OBJ 8 To promote the development of sustainable tourism as a key driver of the Meath economy.

CS OBJ 9 To implement the Meath County Retail Strategy 2013 - 2019.

2.5 Sustainable Heritage

The third pillar of the vision for the Development Plan is sustainable heritage. The identity of Meath is intrinsically linked to its heritage and many of the cultural sites in Meath, such as Tara and the UNESCO World Heritage Site of Brú na Bóinne, are synonymous with Ireland and are of international importance. County Meath’s character and culture are vital assets that help the county compete as a tourism destination and a location of choice for investment.

Goals

To ensure that the unique cultural heritage of Meath is protected, conserved, enhanced and sensitively integrated into the sustainable development of the county for the benefit of present and future generations.

To ensure that features of Meath’s natural heritage and green infrastructure that provide ecosystem services are protected and that tourist and recreational uses are facilitated in a sustainable manner.

To protect the landscape character, quality and local distinctiveness of County Meath.

A study commissioned by the Heritage Council outlined the economic rationale for investment in built heritage. It identified that the historic environment is a highly significant contributor to Ireland’s national economy, directly supporting almost 25,000 full time equivalent jobs. When indirect effects are included, it is estimated that the sector supports approximately 40,000 full time equivalent posts in Ireland. In addition, the historic environment is estimated to account for some €1.5 billion to the nation’s Gross Value Added; this would be equivalent to 1% of total Irish Gross Value Added and approximately 2% of overall employment.

Therefore, there are significant economic benefits to promoting the value of the built heritage and investing in its protection, management and improvement. Meath is designated and marketed as

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6 Map illustrating 5 key economic development sites is located in Section 4.1
7 Economic Value of Ireland’s Historic Environment Ecorys & Fitzpatrick Associates February 2012
the ‘Heritage County’ and has a large number of visitor attractions associated with heritage. The UNESCO World Heritage Site of Brú na Bóinne ranks among the most visited tourist sites in the country. Other tourist attractions based on Meath’s archaeological and historical heritage include the Royal site of Tara, Kells, Trim castle, Loughcrew, Tailteann, the Hill of Ward, the Christian sites at Slane, Donaghmore, Killeen, Dunsany and Duleek, monastic ruins at Bective and stately homes throughout the county.

The vast potential for heritage to contribute to the economic re-positioning of Meath has remained latent to date. It is the intention of this Development Plan to rectify this by actively supporting the protection, conservation and enhancement of the cultural heritage in Meath to benefit the people of Meath and to target cultural tourism as a major economic driver in the county. This is consistent with the approach to tourism outlined in the economic strategy and with the overall vision statement for the Development Plan.

Natural heritage is a further significant asset for the county. It provides a variety of services for free which bring many benefits to society and the economy. A high quality, natural environment supports the economy by attracting employers, visitors and inward investment.

Meath Tourism commissioned an audit of the current cultural tourism product in Meath which identified potential opportunities to increase cultural tourism in Meath. The success of such ventures will be reliant on the ongoing sustainable protection and management of heritage resources. Through the core strategy and the Development Plan, Meath County Council sets out a framework for this to occur.

Green infrastructure refers to strategically planned and interconnected networks of green space and water capable of delivering ecosystem services and quality of life benefits to people. It can include parks, open spaces, rivers, farmland, playing fields, woodlands, allotments and private gardens which surround and intersperse our towns and villages. Green infrastructure should be provided as an integral part of sustainable development alongside other infrastructure such as utilities and transport networks if the maximum benefit from natural assets is to be obtained.

2.6 Infrastructure and Supporting Services

The core principles recognise that the achievement of the Development Plan vision requires inputs from other services. The introduction to the core strategy referred to the high quality of the transport linkages in County Meath. The effective usage of this transport network will contribute to enhancing the quality of life for communities in the county, with the efficient movement of goods necessary for a strong economy and increasing accessibility for visitors to the county. In order to maximise the use of transport infrastructure, a greater integration between land use and transport must be promoted and a focus on ensuring that development both enhances accessibility and is situated in locations where it is most accessible. This is consistent with the policies and objectives in the settlement strategy which seek the consolidation of settlements. Map 6.1 illustrates key transport corridors and networks in Meath. There are a number of national primary and secondary road routes which pass through Meath including the M1, M/N2, M/N3, M4, M6, N51 and N52. These routes, particularly the national primary roads and Dublin - Belfast Economic Corridor, have had a significant impact on development patterns and pressures in the county, as evidenced by the attractiveness of towns on the national routes close to Dublin as commuting centres. Meath also benefits from the Dublin-Belfast railway line passing through the east of the county, the Dublin – Sligo railway line passing through the south of the county and the Navan – Drogheda – Dublin Port Rail Freight Line. Significant investment has been recently made in constructing Phase I of the Navan-Dublin rail line, which presently terminates at Pace providing park and ride facilities there and a station serving Dunboyne town. The current Development Plan contains an R1 zoning to facilitate the completion of the line to Navan. The County is also served by the Navan – Kingscourt disused rail line which is being promoted as a ‘Green way’.

The Development Plan strategy has sought to complement and support the aims of higher level policy documents in the area of transport, particularly ‘Smarter Travel’ and the draft NTÁ ‘Greater
Dublin Area Transport Strategy 2011-2030’. The key aims of these documents include reducing travel demand, maximising the efficiency of the transport network, reducing reliance on fossil fuels, reducing transport emissions, improving accessibility to transport, adopting a hierarchy of transport users with pedestrians, cyclists and public transport users at the top of the hierarchy and considering land use planning and transport planning together.

These have been incorporated into the Development Plan through the inclusion of broader strategic objectives in addition to more detailed policy and specific objectives. For example, at a strategic level, core principle 5 aims to “encourage mixed use settlement forms and sustainable centres, in which employment, housing and community services are located in close proximity to each other and to strategic public transport corridors.” This will assist in reducing the overall need to travel and in promoting and increasing accessible to public transport as espoused at national and regional policy level. Core principle 6 supports the creation of a compact urban form in all settlements in Meath which again will reduce the need to travel and facilitate sustainable modes of transport such as walking and cycling.

More specifically geared towards transport are core principles 9 and 10 which seek to consolidate population growth and employment in areas best served by public transport and a range of transport modes and to promote and support the integration of land use and transport and a modal shift to greater use of sustainable modes of transport, including public transport, walking and cycling, respectively. In Chapter 6 (Transport), policy TRAN SP 2 reinforces this through the promotion of sustainable forms of transport. Section 6.6 of the Development Plan addresses the integration of land use and transport and is supported by policy TRAN SP 1.

Other more specific elements of the draft NTA strategy\(^8\) have also been included in the Development Plan e.g. section 6.7 addresses the preparation of transport plans for Navan, the Drogheda Environs, Dunboyne, Kells, Trim, Ashbourne and Dunshaughlin which are required under the Draft NTA Transport Strategy and the car parking standards of the strategy have been replicated in the development management standards of the Development Plan.

The delivery of supporting services for development, particularly water services, will also be critical. Meath County Council has sought to direct growth towards centres where capacity is available and will strive to seek the expansion of services necessary to support the development strategy in this Plan, in accordance with the sustainable management of water resources.

**Goals**

To facilitate the provision of the County’s infrastructure in a sustainable and efficient manner that promotes the social and economic development of the County.

To provide adequate water and sewerage capacity to accommodate the projected needs of the future population as set out in this core strategy, ensuring the sustainable use of water resources.

To promote and facilitate the provision of the necessary transport infrastructure to fully accommodate existing and future population needs as well as the demand for economic development in an environmentally sustainable manner.

**2.7 Rural Areas**

Map 10.1 and 2.1 illustrate the rural areas of County Meath. Chapter 10 of the Plan outlines in detail the different types of rural areas identified in County Meath in accordance with the ‘Sustainable Rural Housing Guidelines for Planning Authorities’ (Department of the Environment, Heritage and Local Government, 2005) and the approach taken to rural housing demand and management, as required by the RPGs. Three types of rural area are denoted in Meath. The following text summaries the characteristics of these areas as set out in Chapter 10.

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\(^8\) NTA Transport Strategy for the Greater Dublin Area 2016-2035 is now adopted.
Area 1 - Rural Areas under Strong Urban Influence
This area exhibits the characteristics of proximity to the immediate environs or close commuting catchment of Dublin, with a rapidly rising population and evidence of considerable pressure for development of housing due to proximity to such urban areas. This area includes the commuter-belt and peri-urban areas of the county, and the areas that are experiencing the most development pressure for one-off rural housing. These areas act as attractive residential locations for the inflow of migrants into the county.

The policies for this area, as set out in Chapter 10 (Rural Development) include:

| RD POL 1 | To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria. |
| RD POL 2 | To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan. |
| RD POL 3 | To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres. |

Area 2 - Strong Rural Areas
This area is underpinned primarily by relative levels of residential stability compared to Area Type 1 within a well developed town and village structure and in the wider rural area around them. This stability is supported by a traditionally strong, agricultural, economic base and the level of individual housing development activity in these areas tends to be lower than that within Area Type 1 and confined to certain areas.

The policies for this area, as set out in Chapter 10 (Rural Development) include:

| RD POL 4 | To consolidate and sustain the stability of the rural population and to strive to achieve a balance between development activity in urban areas and villages and the wider rural area. |
| RD POL 5 | To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan. |

Area 3 - Low Development Pressure Areas
This area type covers much of the north-western, western and south-western parts of the county. This area is associated with relatively high levels of residential stability, above average percentages of family households and high rates of agricultural employment. In addition, it is characterised by the lowest average population densities. This area has the weakest urban structure within the county and the rural housing policy applicable should reflect same.

Rural communities will be supported though the identification of small towns, villages and Graigs (rural nodes) which will present an opportunity to provide services locally and conveniently to residents in rural areas.

The policy for this area, as set out in Chapter 10 (Rural Development) includes:

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9 Peri Urban areas are parts of the open countryside that have been subjected to very high levels of urban generated adjustment.
**Chapter 2 – Core Strategy**

**RD POL 6**
To accommodate demand for permanent residential development as it arises subject to good practice in matters such as design, location and the protection of important landscapes and any environmentally sensitive areas.

**Objectives**

It is an objective of Meath County Council:

**CS OBJ 10**
To support rural communities through the identification of lower order centres including small towns, villages and graigs to provide more sustainable development centres in the rural areas.

### 2.8 Core Strategy Map

This core strategy is accompanied by two maps (Map 2.1 and 2.2) which illustrate the vision supporting the core strategy including:

- Key growth corridors where the major economic and population growth towns are located. These correspond with the major road and rail lines which pass through the county. They include the M1 international corridor where the Large Growth Town I and Primary Economic Centre of Drogheda is located, the M3 corridor where the Large Growth Town I and Primary Economic Centre of Navan is situated along with Kells (a Moderate Sustainable Growth Town and Secondary Economic Growth Centre) and the Large Growth Town II of Dunboyne which is also a linked Secondary Economic Growth Centre with Ashbourne which is situated along the M2/N2 corridor. Finally, the environs of Maynooth and Kilcock, a Large Growth Town II and Moderate Sustainable Growth Town respectively, are located on the M4 corridor. The map shows how Maynooth is linked with Leixlip as a Primary Economic Growth Area and, similarly, how Navan and Kells will interact as a Primary Economic Growth Area.

- The urban settlement hierarchy as outlined in Table 2.1.

- Transport infrastructure: There are a number of national primary and secondary routes which pass through Meath including the M1, M/N2, M/N3, M4, M6, N51 and N52. These routes and relevant regional and local roads are illustrated.

- Inter-urban and commuter rail routes: Dublin-Belfast route, the Dublin- North Dunboyne (Pace)-Pace line, the Dublin-Sligo line and the Navan-Drogheda freight line.

- Key heritage assets of the county, including the UNESCO World Heritage Site of Brú na Bóinne, Tara, Loughcrew, Kells and Trim. These will be particularly significant in driving cultural tourism in Meath.

### 2.9 Land Use Zoning Objectives

#### 2.9.1 Introduction

The purpose of land use zoning is to:

1. identify the quantity of land for designated land uses needed over the plan period;
2. the best locations for such land, and;
3. the acceptability or otherwise of the various classes of land use within any particular zone.
The use of zoning objectives by Meath County Council indicates the planning control objectives of the Council for the lands in question. This is applied primarily to urban areas and the rail reservation zoning objective R1. The Core Strategy sets out, inter alia, the quantum and location of residential units which will be accommodated primarily in various urban centres across the county. The County Development Plan must ensure that adequate lands will be available to meet anticipated development requirements such as housing, employment, retail, community infrastructure, etc. and that such uses will be developed in a sequential and co-ordinated manner. In accordance with the recommendations of the Economic Development Strategy for County Meath it is important to provide for a choice of investment locations for economic development.

The County Development Plan determines the overall zoning objectives to be applied at the county wide level. The location of zoning objectives within settlements will be determined in the former town development plans, local area plans and zoning objectives for the urban centres to be contained with the County Development Plan within the overall framework established by the County Development Plan.

This section of the Development Plan sets out the land use zoning objectives applicable to all statutory land use plans in the County. It provides an explanation of the land use categories which apply with each of the land use zoning objectives. The zoning policies and objectives are derived from the Core Strategy. Fifteen (15) land use zoning objectives and two combination land use zoning objectives are indicated in the County Development Plan.

2.9.2 Challenges

The zonings arise from an evaluation of the implementation of the 2007 – 2013 County Development Plan which highlighted a number of issues:

- An ever growing number of land use zoning objectives was being applied in individual town development plans and local area plans.

- The same land use zoning objective was generally applied to each settlement regardless of their relative position in the Settlement and / or Economic Hierarchies. There was no targeting of specific uses to specific centres based on their position in the Settlement Hierarchy (critical mass) or their comparative public transport provision. The Economic Development Strategy will address this matter in conjunction with the Core Strategy.

- The majority of land use zonings provided for single use land use zoning with limited application of mixed use zonings.

- Land use zonings should promote future economic development in the county and facilitate developments in the emerging sectors, such as green technologies, biotechnology, ICT, research and development, etc.

2.9.3 Zoning Strategy

The overall zoning strategy is based on the following principles:

- Adequate lands should be zoned to meet the anticipated development needs of the economy and society in the county within the lifetime of the plan.

- The need to provide a choice of employment zoned lands within the County to promote economic development.

- Zoned land should be provided at appropriate locations in the county and serviced to accommodate the expected growth in population over the plan period and thus reposition the county as a key economic driver within the Greater Dublin Area. The Core Strategy has
identified the location of proposed residential development and the identified anchors of regional enterprise to achieve these objectives.

- Zoning should be designed to promote particular classes of land uses in appropriate locations to give residents, businesses and developers a degree of certainty.

- Development should generally be encouraged in established centres promoting concepts of brownfield redevelopment, sequential approach and ensuring efficient use of urban lands.

- More intensive development should be permitted within centres in the upper tiers of the settlement and economic hierarchies adjacent or close to public transport nodes and corridors to maximise the use of public transport, minimise trip generation and distribution and to promote sustainable development. The zoning strategy advocates the movement to mixed use zones and away from the use of single or mono zoning in such circumstances.

### 2.9.4 Land Use Zoning Objectives

This section of the Development Plan sets out the land use zoning objectives applicable to all statutory land use plans in the County and for the zoning objectives for the urban centres to be contained within the County Development Plan. It provides an explanation of the land use categories which apply with each land use zoning objectives. The zoning policies and objectives are derived from the Core Strategy.

These land use zoning objectives shall apply to the review of all statutory land use plans in County Meath and the inclusion of zoning objectives for the subsumed urban centres in the County Development Plan save with regard to zoning objective "R1 Rail Corridor" which is applicable form the date this County Development Plan shall take effect. The zoning matrix associated with the land use zoning objectives which pre date this County Development Plan (i.e. the zoning matrix associated with the Meath County Development Plan 2007-2013) is contained in Appendix 3.
### Table 2.8 Land Use Zoning Objectives

<table>
<thead>
<tr>
<th>Site Code</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 Existing Residential</td>
<td>To protect and enhance the amenity of developed residential communities.</td>
</tr>
<tr>
<td>A2 New Residential</td>
<td>To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.</td>
</tr>
<tr>
<td>B1 Commercial / Town or Village Centre</td>
<td>To protect, provide for and / or improve town and village centre facilities and uses.</td>
</tr>
<tr>
<td>B2 Retail Warehouse Park</td>
<td>To provide for the development of a retail warehouse park.</td>
</tr>
<tr>
<td>C1 Mixed Use</td>
<td>To provide for and facilitate mixed residential and business uses.</td>
</tr>
<tr>
<td>D1 Tourism</td>
<td>To provide for appropriate and sustainable visitor and tourist facilities and associated uses.</td>
</tr>
<tr>
<td>E1 Strategic Employment Zones (High Technology Uses)</td>
<td>To facilitate opportunities for high technology and major campus style office based employment within high quality and accessible locations.</td>
</tr>
<tr>
<td>E2 General Enterprise &amp; Employment</td>
<td>To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.</td>
</tr>
<tr>
<td>E3 Warehousing &amp; Distribution</td>
<td>To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network.</td>
</tr>
<tr>
<td>F1 Open Space</td>
<td>To provide for and improve open spaces for active and passive recreational amenities.</td>
</tr>
<tr>
<td>G1 Community Infrastructure</td>
<td>To provide for necessary community, social and educational facilities.</td>
</tr>
<tr>
<td>H1 High Amenity</td>
<td>To protect and improve areas of high amenity.</td>
</tr>
<tr>
<td>R1 Rail Corridor</td>
<td>To provide for a strategic rail corridor and associated physical infrastructure.</td>
</tr>
<tr>
<td>WL White Lands</td>
<td>To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre</td>
</tr>
<tr>
<td>TI Transportation Infrastructure</td>
<td>To provide for necessary transportation facilities.</td>
</tr>
</tbody>
</table>
2.9.5 Permissible and Non Permissible Uses

This section provides guidance on the acceptability in principle of various uses for each of the zoning objectives. Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective.

Uses not listed under the permissible or open for consideration categories are deemed not to be permissible in principle and such uses will be considered on their individual merits. The expansion of established and approved uses not conforming to use zone objectives will be considered on their merits.

The guidance provided in this section is not intended to replace the normal planning process. An indication that a proposal would be ‘permissible’ within a particular land use zoning objective should in no way be taken to imply granting of permission, or indeed that a planning application may necessarily be successful. Individual applications are a matter for Meath County Council to decide upon, taking into consideration the wider policies and objectives which pertain to statutory land use planning including Development Management Standards and Guidelines, Ministerial guidance and the merits of individual proposals.

Permissible Uses
A “permissible use” is one which is generally acceptable in principle in the relevant zone, but which is subject to normal planning consideration, including policies and objectives outlined in the plan.

Open for Consideration Uses
An “open for consideration use” is one which may be permitted where Meath County Council is satisfied that the proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects on permitted uses, and would otherwise be consistent with the proper planning and sustainable development of the area.

Relaxation of Zoning Objectives for Protected Structures
Meath County Council actively encourages uses which are compatible with the character of Protected Structures. In certain limited cases, to ensure the long-term viability of a Protected Structure, it may be considered appropriate not to stringently apply generic zoning restrictions, including site development standards, provided the Protected Structure is being restored to the highest standard, the special interest, character and setting of the building is protected and the use and development is consistent with conservation policies and the proper planning and sustainable development of the area.

Transitional Zones
The former Town Development Plans and Local Area Plan zoning objective maps and the zoning objective maps now contained in the County Development Plan will show the boundaries between different zone objectives. While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundaries of adjoining land use zones. In dealing with development proposals in contiguous zone areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

Explanatory Notes
In the listings which follow each zoning objective indicating whether certain uses are permissible or open for consideration, the following uses are defined hereunder:

A Convenience Outlet is a single level store selling food and other convenience items with a net sales area of not more than 200 sq. m.
A Health Care Centre is a stand alone premises (i.e. not connected with a dwelling) generally with multiple consulting rooms which may cover a variety of health disciplines.

A Healthcare Practitioner is a practice operated by the owner/occupier of a dwelling and which is ancillary to the primary use of the dwelling as a normal place of residence. There is normally only one practitioner operating from the premises.

Office uses referred to in the following sections exclude offices which provide a service for visiting members of the public e.g. solicitors, financial services, estate agents, etc. Reference to office in the following sections does not include office accommodation ancillary to the primary use e.g. office accommodation as part of a manufacturing facility.

Supermarket: Single level, self service store selling mainly food, with a net retail floorspace of less than 2,500 sq.m. net.

Superstore: Generally, single level, self service stores selling mainly food, or food and some non-food goods, with at least 2,500 sq.m. net retail floorspace but not greater than 5,000 sq.m. net retail floorspace and with integrated or shared parking.

A Shop is a comparison retail outlet excluding retail warehouse units.

### 2.9.6 Primary Land Use Zoning Categories

#### A1 Existing Residential

**Objective**
To protect and enhance the amenity of developed residential communities.

**Guidance**
In A1 zones, Meath County Council will be primarily concerned with the protection of the amenities of established residents. While infill or redevelopment proposals would be acceptable in principle, careful consideration would have to be given to protecting amenities such as privacy, daylight/sunlight and aspect in new proposals.

In all residentially zoned lands, no residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

**Permitted Uses**
B & B / Guest House, Community Facility / Centre, Home Based Economic Activities, Residential / Sheltered Housing, and Water Services / Public Services.

**Open for Consideration Uses**

#### A2 New Residential

**Objective**
To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.
Guidance
The appropriate density will be determined on a site by site basis having regard to the DoECLG
Guidelines on Sustainable Residential Development in Urban areas and the positioning of the urban
centre in the Settlement Hierarchy provided in the Core Strategy.

Local objectives may be included in Town Development Plans and Local Area Plans which seek to
conserve and protect the character and setting of institutional complexes and heritage buildings in
residential redevelopment and infill proposals, where deemed appropriate by Meath County
Council. Meath County Council will be particularly concerned with the conservation of heritage
buildings whose setting and architectural qualities are such as to demand much sensitivity in reuse
or adaptation to new purposes. In some circumstances, it will be important that applications for
proposals in such zones are determined in a Site Development Brief / Masterplan context. Said
documents should be submitted in conjunction with any planning applications arising.

It is envisaged in the interest of sustainability that the larger tracts of lands identified for A2 land
use zoning objective in the higher tier settlement centres (Moderate Growth Town and upwards as
identified in the Core Strategy) could accommodate ancillary uses such as employment generating
uses, community facilities, local shopping facilities, etc. provided they are appropriate in scale and
do not unduly interfere with the predominant residential land use. A number of the uses open for
consideration are qualified on this basis.

In all residentially zoned lands, no residential development shall be permitted on lands that are
subject of a deed of dedication or identified in a planning application as open space to ensure the
availability of community and recreational facilities for the residents of the area.

Individual convenience stores in neighbourhood centres in A2 zoned areas should generally not
exceed 1,000 sq. metres net retail floorspace unless otherwise identified in the Town Development
Plan/Local Area Plan.

Permitted Uses
B & B / Guest House, Bring Banks, Community Facility / Centre, Childcare Facility, Convenience
Outlet, Childcare Facility, Children Play / Adventure Centre, Education (Primary or Second Level),
Halting Site / Group Housing, Home Based Economic Activities, Leisure / Recreation / Sports
Facilities, Residential / Sheltered Housing, Retirement Home / Residential Institution / Retirement
Village, Water Services / Public Services.

Open for Consideration Uses
Allotments, Bank / Financial Institution, Betting Office, Caravan Park, Cultural Facility, education
(Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Hotel / Motel / Hostel,
Offices <100sq. m., Offices 100 to 1000 sq. m., Petrol Station, Place of Public Worship, Public
House, Restaurant / Café, Supermarket, Shop, Take-Away / Fast Food Outlet, Veterinary Surgery.
This section of the Development Plan establishes the general principle of use within a given land use zoning objective. Nothing in this section shall confer an expectation that a particular scale of retail outlet is permissible within an urban centre as other considerations as outlined in the Retail Strategy Section of Chapter 4 will be taken into account by Meath County Council in the assessment of retail development proposals.

There shall be no restriction to the definition of office in B1 land use zones. Office shall include Class 2 and Class 3 as referred to in Part 4 Exempted Development – Classes of Uses contained in the Second Schedule of the Planning and Development Regulations 2001, as amended.

**Permitted Uses**

B & B / Guest House, Bank / Financial Institution, Betting Office, Bring Banks, Cinema, Community Facility / Centre, Conference/Event Centre, Convenience Outlet, Childcare Facility, Children Play / Adventure Centre, Cultural Facility, Dance Hall / Night Club, Education (Primary or Second Level), Education (Third Level), Funeral Home, Health Centre, Healthcare Practitioner, Home Based Economic Activities, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities, Research & Development, Offices <100sq. m., Offices 100 to 1,000 sq. m., Offices >1,000sq. m., Place of Public Worship, Public House, Residential / Sheltered Housing, Restaurant / Café, Supermarket / Superstore, Shop, Take-Away / Fast Food Outlet, Telecommunication Structures, Veterinary Surgery, Water Services / Public Services.

**Open for Consideration Uses**

Agri – Business, Amusement Arcade, Car Park (incl. Park and Ride), Drive Through Restaurant, Enterprise Centre, Garden Centre, Hospital, Motor Sales / Repair, Petrol Station, Plant & Tool Hire, Retail Warehouse, Retirement Home / Residential Institution / Retirement Village, Science & Technology Based Enterprise.

**B2 Retail Warehouse Park**

**Objective** To provide for the development of a retail warehouse park.

**Guidance**

The objective of B2 zones is to provide for the development of retail warehouse parks. These zones will also allow the displacement of motor car sales outlets from non compatible town centre and edge of town centre locations, subject to their suitable integration within an overall development proposal.

The development of retail warehouse parks shall be subject to the provision of necessary physical infrastructure, and, where deemed appropriate by Meath County Council at pre planning stage, in accordance with an approved Masterplan.

**Permitted Uses**


**Open for Consideration Uses**

Bring Banks, Childcare Facility, Children Play / Adventure Centre, Drive Through Restaurant, Enterprise Centre, Garden Centre, Research & Development, Motor Sales / Repair, Offices Uses where the services are not principally for visiting members of the public, Petrol Station, Restaurant / Café, Take-Away / Fast Food Outlet, Science & Technology Based Enterprise, Wholesale Warehousing / Cash and Carry.

**C1 Mixed Use**

**Objective** To provide for and facilitate mixed residential and business uses.
Guidance
C1 land use zoning objectives are only considered appropriate in the higher tier settlement centres (Moderate Sustainable Growth Town and upwards as identified in the Core Strategy).

The preparation of statutory land use plans for Navan, Drogheda and Dunboyne shall facilitate opportunities for high density mixed use employment generating activities whilst supporting appropriate levels of residential development. These areas shall be located in proximity to high frequency public transport corridors.

C1 zones have been identified to encourage mixed use development and for this reason it will be a requirement to include at least 30% of a given site area for commercial (non retail) development.

There shall be no restriction to the definition of office in C1 land use zones. Office shall include Class 2 and Class 3 as referred to in Part 4 Exempted Development – Classes of Uses contained in the Second Schedule of the Planning and Development Regulations 2001, as amended.

Permitted Uses
B & B / Guest House, Bring Banks, Childcare Facility, Children Play / Adventure Centre, Community Facility / Centre, Convenience Outlet, Cultural Facility, Education (Primary or Second Level), Education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Home Based Economic Activities, Hotel / Motel / Hostel, Offices <100 sq. m., Offices 100 to 1,000 sq. m., Offices >1,000 sq. m., Petrol Station, Place of Public Worship, Public House, Residential / Sheltered Housing, Restaurant / Café, Water Services / Public Services.

Open for Consideration Uses

<table>
<thead>
<tr>
<th>D1</th>
<th>Tourism</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective</strong></td>
<td>To provide for appropriate and sustainable visitor and tourist facilities and associated uses.</td>
</tr>
</tbody>
</table>

Guidance
D1 zones have been identified to provide for tourism type uses such as accommodation, and entertainment.

Permitted Uses
B & B / Guest House, Caravan Park, Children Play / Adventure Centre, Community Facility / Centre, Conference/Event Centre, Medical & related uses, Craft Centre / Craft Shop, Cultural Facility, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities, Restaurant / Café, Water Services / Public Services.

Open for Consideration Uses
Amusement Arcade, Cinema, Convenience Outlet, Childcare Facility, Cultural Facility, Dance Hall / Night Club, Offices <100 sq. m., Public House, Shop, niche type commercial supports, Telecommunication Structures.

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10 All reference to Dunboyne in this section of the Development Plan refers to Corridor demarcated by the Dunboyne Clonee Pace Local Area Plan 2009.
**E1 Strategic Employment Zones (High Technology Uses)**

**Objective**
To facilitate opportunities for high end technology / manufacturing and major campus style office based employment within high quality and accessible locations.

**Guidance**
E1 zones facilitate opportunities for high end, high value added businesses and corporate headquarters. This adheres to the concept of 4th Generation Science & Technology Parks. It is envisaged that such locations are suitable for high density employment generating activity with associated commercial development located adjacent to or in close proximity to high frequency public transport corridors. This will apply to suitable lands in Navan, Drogheda and Dunboyne. The Maynooth Environs Local Area Plan also contains E1 zones.

**Permitted Uses**
Bio Technology Manufacturing, Call Centres, Childcare Facility, Convenience Outlet, Green / Clean Light Industries, Education (third level), High Technology Manufacturing, Information Communication Technologies, International and National Traded Services, Knowledge Based Economic Development, Offices 100 to 1,000 sq. m., Offices >1,000 sq. m., Medical and Related Uses, Research & Development, Science & Technology Based Enterprise, Telecommunication Structures, Water Services / Public Services.

**Open for Consideration Uses**

Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E1 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E1 lands, as a strategic employment zone for high technology uses.

**E2 General Enterprise & Employment**

**Objective**
To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.

**Guidance (General)**
E2 lands constitute an important land bank for employment use which must be protected. The development of E2 lands seek to provide for the creation and production of enterprise and facilitate opportunities for industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.

It shall be the policy of Meath County Council to apply a more flexible approach to large scale office type development in excess of 200 sq. m. of gross floor area in significant areas (i.e. in excess of 3 hectares of land that is currently undeveloped) of E2 land use zoning objective under the following conditions:

- The preparation of a non statutory Masterplan to ensure the provision of the necessary physical infrastructure, the appropriate density and design of layout and the interface between proposed uses and existing development. This document should be submitted in conjunction with any planning applications arising;

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11 Science and Technology based enterprise is defined as knowledge based process and activity in which research and innovation plays a fundamental role in the ultimate output i.e. data processing, film production, software development, commercial laboratory, information technology.
• That all processes being operated in the vicinity of the site, similarly zoned E2, are classified as light industrial in nature, as defined in the Planning and Development Regulations 2001-2012, as amended;
• That the site is located adjacent to a public transport corridor and is served by an adequate road network, and;
• That the application is accommodated by a viable Mobility Management Plan which is to the satisfaction of Meath County Council and provides for the achievement of acceptable modal shares for both public and private transport within an appropriate timeframe.

Existing employment generating uses together with their expansion to an appropriate scale and size, consistent with the Regional Planning Guidelines for the Greater Dublin Area and the National Transport Authority Transport Strategy for the Greater Dublin Area (draft), shall be facilitated.

**Permitted Uses**


**Open for Consideration Uses**


Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E2 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E2 lands, for general enterprise and employment uses.

### E3 Warehouse & Distribution

**Objective**

To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require food access to the major road network.

**Permitted Uses**


**Open for Consideration Uses**


Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E2 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E2 lands, for general enterprise and employment uses.
Chapter 2 – Core Strategy

**F1  Open Space**

**Objective**
To provide for and improve open spaces for active and passive recreational amenities.

**Permitted Uses**

**Open for Consideration Uses**
Allotments, Bring Banks, Childcare Facility, Place of Public Worship.

**G1  Community Infrastructure**

**Objective**
To provide for necessary community, social and educational facilities.

**Permitted Uses**
Allotments, Car Park (incl. Park and Ride), Cemetery/Crematorium, Children Play / Adventure Centre, Childcare Facility, Community Facility / Centre, Cultural Facility, Education (Primary or Second Level), Education (Third Level), Health Centre, Hospital, Leisure / Recreation / Sports Facilities, Place of Public Worship, Playing Pitches, Recycling Facility (Civic & Amenity ), Water Services / Public Services.

**Open for Consideration Uses**

**H1  High Amenity**

**Objective**
To protect and improve areas of high amenity.

**Permitted Uses**
Cycleways / Greenways / Trail Development, Land & Water Based Recreational Activities Open Space, Cultural Activities.

**Open for Consideration Uses**
Kiosk, Restaurant, Tea Room.

**R1  Rail Corridor**

**Objective**
To provide for a strategic rail corridor and associated physical infrastructure.

**Guidance**
The protection of the designed route of the extension of the Clonsilla to Parkway rail line to Navan differs from most of the land use zoning objectives included in this Development Plan. It has a single purpose use which is to protect the designed route from development which would compromise its future delivery. It is not necessary to therefore identify the suitability or otherwise of individual uses on said lands as the intention of Meath County Council is clear.

It will also be a requirement of the former Navan Development Plan and Volume 5 Development Plan Written Statement & Development Objective relating to Kilmessan and the Dunshaughlin Local Area Plan to make provision to protect the designed route of the rail line extension from development which would compromise its future delivery as there are existing land use zoning objectives already at the location of the proposed R1 Rail Corridor within these centres. The
manner in which Meath County Council considered the proposed town centre expansion in Navan in conjunction with Íarnród Éireann / National Transportation Office will be the template for the consideration of individual development proposals pending the variation / amendment of the identified statutory land use plans in this regard.

<table>
<thead>
<tr>
<th>WL</th>
<th>White Lands</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective</td>
<td>To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre</td>
</tr>
</tbody>
</table>

White Lands are identified in in 4 statutory land use plans which are the former Navan Development Plan, Drogheda LAP, Maynooth LAP and the written statement and land use zoning objectives for Gormanstown contained in Volume 5 of the County Development Plan. These are strategic lands and their designation is to allow for a long term, integrated approach to the taken to the expansion of an urban area. It is not generally envisaged that development proposals will be brought forward during the life of this Development Plan for such lands. No indication is therefore generally offered regarding the suitability or otherwise of individual uses on said lands within this Development Plan. Should the Planning Authority be satisfied that a project proposed for lands with a white land designation would assist with the implementation of the Economic Strategy, these lands can be released for employment creating development during the plan period in accordance with the Economic Strategy. White Lands can only be released where it would lead to significant employment creation, or which cannot reasonably be accommodated on other employment zoned land.

<table>
<thead>
<tr>
<th>TI</th>
<th>Transportation Infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective</td>
<td>To provide for necessary transportation facilities.</td>
</tr>
</tbody>
</table>

This land use zoning objective has a single purpose use which is to identify the location of the M3 Parkway rail station and car park. It is not necessary to therefore identify the suitability or otherwise of individual uses on said lands as the intention of Meath County Council is clear.

2.9.7 Local Zoning Objectives

Local Zoning Objectives relate to particular sites / areas located within a broad zoning category where, notwithstanding the overall zoning of the area, the Council is seeking to achieve a special objective. The review of Local Area Plans and town Development Plans and preparation of zoning objectives for inclusion in the County Development Plan will identify specific local objectives. In this regard, a number of areas are outlined in Section 4.3 (Employment Sectors).
CHAPTER 3 - SETTLEMENT STRATEGY AND HOUSING

3.1 Introduction

The purpose of this chapter is to detail the settlement strategy and policy in respect of housing for County Meath over the lifetime of the Development Plan. It is complementary to the aims of the core strategy to create sustainable communities and maximise the potential for creating critical mass of population at strategic locations in Meath which will enhance the economic assets of the county.

The settlement strategy identifies how the various towns and villages in Meath will develop at a broad level and the role for each type of settlement in terms of accommodating social, economic and residential development over the lifetime of the Plan. Chapter 10 (Rural Development) should be read in tandem to this chapter as it sets out the strategy for development of rural areas including housing policy for such areas.

A Housing Strategy has been prepared for County Meath as part of the preparation of the Development Plan and is included in Appendix 4. The Housing Strategy includes analysis of population projections for Meath and requirements for social and affordable housing in the county. The key findings of the Strategy are reproduced in this chapter and underlie housing policy in this Plan.

3.2 Background

County Meath has experienced significant population growth over the last fifteen years, with the population increasing from 109,732 in 1996 to 184,135 in 2011. This equates to an increase of some 68%. Within the Greater Dublin Area, Meath experienced the second greatest rate of population increase between 2002 and 2011 at 37%.1 This increase in population has lead to Meath comprising an increasing percentage of the population of the GDA. This percentage rose from 8.7% in 2002 to 10.2% in 2011. With Meath occupying an increasingly important component of the population of the GDA, it is vital that the strategic importance of the county to the region is maximised particularly in terms of economic profile.

The rate of inter-censal population change in Meath varied considerably across the county. Figure 3.1 details the change in population in the electoral divisions (EDs) in the county between 2002 and 20112 while table 1 illustrates the EDs with the highest rates of growth between 2006 and 2011. It should be noted that the changes in the EDs of Navan Rural are substantially skewed by the re-drawing of boundaries for Navan town in 2009. Figure 3.2 illustrates the population pyramids for Meath and the State based on the 2011 Census.

Figure 1 illustrates that the largest increases of population growth have occurred in the east and southeast of Meath, with localised strong growth in the southwest. Navan also experienced positive growth. However, generally, the pattern of development has been somewhat diffuse across the county. Table 3.1 illustrates that with the exception of Navan and Ashbourne (Donaghmore ED), no other centres in the upper tiers of the settlement hierarchy (Large Growth Towns or Moderate Sustainable Growth Towns) featured in the centres of largest growth between 2006 and 2011. Having a diffuse population raises challenges in respect of how best to ensure that people have access to vital services. This emphasises the need for a strong network of towns and villages across the county. The comparison of the population pyramids for Meath and the State in Figure 3.2 shows the youthful nature of the Meath population. A considerably greater proportion of

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1 Fingal recorded the highest growth rate at 40%
2 It should be noted that these are based on the preliminary results of the 2011 Census. Final results of the 2011 Census at ED level were not available at the time of writing.
the population is within the 30-44 cohort than in the state as a whole. Furthermore a similarly greater proportion of Meath’s population is aged between 0 to 14 years. The presence of such a young population brings with it the requirement to plan and deliver necessary educational and child facilities. The large proportion of the cohort in the working age bracket emphasises the need to deliver a range of employment opportunities locally in order to build sustainable communities.

Table 3.1 Electoral Divisions in Meath which Recorded Highest Rates of Growth 2006-2011

<table>
<thead>
<tr>
<th>Division</th>
<th>2006</th>
<th>2011</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Navan Rural (Part Urban)</td>
<td>544</td>
<td>25,017</td>
<td>4,498.7</td>
</tr>
<tr>
<td>Newtown</td>
<td>609</td>
<td>885</td>
<td>45.3</td>
</tr>
<tr>
<td>Crossakeel</td>
<td>341</td>
<td>466</td>
<td>36.7</td>
</tr>
<tr>
<td>Castlerickard</td>
<td>1361</td>
<td>1,849</td>
<td>35.9</td>
</tr>
<tr>
<td>Donaghmore</td>
<td>8,408</td>
<td>10,989</td>
<td>30.7</td>
</tr>
<tr>
<td>Killaconnigan</td>
<td>1,605</td>
<td>2,098</td>
<td>30.7</td>
</tr>
<tr>
<td>Ballinlough</td>
<td>175</td>
<td>223</td>
<td>27.4</td>
</tr>
<tr>
<td>Innfield</td>
<td>3,175</td>
<td>4,011</td>
<td>26.3</td>
</tr>
<tr>
<td>Kilmessan</td>
<td>1,162</td>
<td>1,436</td>
<td>23.6</td>
</tr>
<tr>
<td>Stamullin</td>
<td>3,844</td>
<td>4,683</td>
<td>21.8</td>
</tr>
</tbody>
</table>

**Figure 3.1: Population Change in Meath 2002-2011**
The overall recent increase in population is to Meath’s benefit in being able to count on a youthful and vibrant community as an asset for its future development. It should be noted that the current pattern of growth across the county is not sufficiently aligned with the core strategy settlement hierarchy as set out in this Plan. Consequently, it is considered that there would be benefits in supporting a more targeted form of growth in the urban centres of the county, in order to achieve a critical mass of population in a single area or across a number of linked centres. It is important that such centres should have the supporting infrastructure in place or planned to cater for the additional growth and that they should be assigned significance in the county economic strategy in order to ensure that sustainable communities with local employment opportunities are developed. As the county town and administrative capital, Navan will have a prominent role in this regard supported by other key centres in the county. In addition to this, it is also important to ensure that other centres continue to develop to meet the needs of existing residents. An appropriate allowance should be made for future growth to sustain such centres without compromising the ability of the designated growth towns to achieve critical mass.

The goal of the Development Plan with regards to population and settlement is as follows:

To implement a settlement strategy that will sustain the vitality of local communities in County Meath, supporting the economic development of the county and the sustainable management of the county’s natural and built resources.

3.3 National and Regional Policy

While the Meath County Development Plan 2013-2019 represents the primary local planning policy document in Meath, the Planning and Development Acts 2000 – 2012 have placed the formulation of Development Plans within a national and regional spatial framework. For the purposes of the settlement strategy, the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and the National Spatial Strategy are of particular relevance in considering countywide development patterns and the role of individual towns and villages. In particular, the provisions of the Planning and Development (Amendment) Act 2010 strengthened the relationship between regional planning guidelines and Development Plans. The Meath County Development Plan 2013-2019 is statutorily required to be consistent with the Regional Planning Guidelines for the Greater Dublin Area.

Broader sustainability issues are also a significant consideration in developing a settlement strategy and policy for housing in Meath. Other documents of particular relevance to this chapter include ‘Smarter Travel – A Sustainable Travel Future 2009-2012’ (Department of Transport,

3.4 County Meath Settlement Strategy

A clear strategy for the development of the towns and urban areas in Meath is important for the County to achieve its full economic potential as envisaged in the Meath Economic Development Strategy 2014-2022. The towns and other main areas will play an important role in delivering jobs and services to the rural areas around them and to their resident population. County Meath will benefit from a strong urban structure and this Development Plan seeks to deliver that. Table 3.2 outlines the urban settlement hierarchy for County Meath which accords with the regional hierarchy set out in the RPGs. Chapter 10 outlines the settlement policy in respect of the rural areas of the county. (Reference to the European sites (Nature 2000 sites) that occur in each of these towns is made in the Natura Impact Report).

Table 3.2 Settlement Hierarchy for County Meath

<table>
<thead>
<tr>
<th>Type of Settlement</th>
<th>Centres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Growth Town I</td>
<td>Navan, Drogheda Environs</td>
</tr>
<tr>
<td>Large Growth Town II</td>
<td>Dunboyne, Maynooth Environs</td>
</tr>
<tr>
<td>Moderate Sustainable Growth Towns</td>
<td>Ashbourne, Kells, Trim, Kilcock Environs, Dunshaughlin³</td>
</tr>
<tr>
<td>Small Towns</td>
<td>Athboy, Bettystown/Laytown/Mornington East, Duleek, Enfield⁴, Oldcastle, Ratoath, Stamullen⁵</td>
</tr>
<tr>
<td>Villages</td>
<td>Ballivor, Carlanstown, Carnaross, Clonard,Clonee, Crossakiel,Donore,Drumconrath,Gibbstown,Gormanston,Julianstown,Kentstown,Kilbride,Kildalkey,Kilmainhamwood,Kilmessan,Longwood,Mornington/Donacarney,Moynalty,Nobber,Rathcairn,Rathmolyon,Slane,Summerhill</td>
</tr>
</tbody>
</table>

County Meath can be categorised according to the two sub-regions identified in the RPGs: the Metropolitan Area and the Hinterland Areas. These are illustrated in Figure 3.3. The Metropolitan Area of Meath consists of the EDs of Rodanstown and Dunboyne. In this Development Plan, the focus for the development of the Metropolitan Area is the consolidation of settlements and the promotion of development which facilitates the integration of land use and transport. The priority for rural parts of the Metropolitan Area is primarily for agricultural, horticultural and equestrian use or as amenity facilities. Applications for rural housing will be assessed according to the policies set out in Chapter 10 Rural Development. Policy for rural nodes (termed Graigs in this Development Plan) is also set out in Chapter 10.

The vast majority of Meath is located in the Hinterland Area. For this area, the large towns shall absorb most of the new population growth and will continue to act as major service centres for adjoining towns and the surrounding rural area. All other towns and villages should grow at a sustainable and self sustaining scale. The role of the rural area as a key resource for the county is

³ As stated in the RPGs, Dunshaughlin will become a Moderate Sustainable Growth Town following the granting of permission of a railway order for the Navan Rail Line Phase II, including a station at Dunshaughlin.

⁴ Meath County Council will seek to advance the Settlement Status of both Enfield and Stamullen from Small Towns to Moderate Sustainable Growth Towns through the new Eastern & Midland Regional Assembly having regard to their important locational advantages on the M4 and M1 Economic Corridors respectively in the Greater Dublin Area.

⁵ As per above footnote.
vital and agricultural and amenity lands should be carefully managed to ensure that their primary use is protected from encroachment, fragmentation and urban driven development.

Figure 3.3 Metropolitan and Hinterland Areas of Meath

Objectives

It is an objective of Meath County Council:

| SS OBJ 1 | To secure the sustainable development of County Meath in accordance with the settlement hierarchy set out in Table 3.2. In doing so, development will be primarily directed towards the identified Large Growth Towns. In towns and villages, development will facilitate in the first instance, the consolidation of settlements and the integration of land use and transport. The expansion of urban areas where it is necessary to facilitate growth as set out in the Development Plan shall promote mixed use development and be guided by the sequential approach in order to create a compact urban form and facilitate sustainable modes of transport. |
| SS OBJ 2 | To ensure that throughout the county, growth takes place concurrent with the provision of necessary services and infrastructure, including water services. Planning permission shall only be granted where the Planning Authority is satisfied that there is adequate capacity available to serve development. |
| SS OBJ 3 | To seek the consolidation of development within the existing built up footprint of urban centres in the Metropolitan Area of County Meath including around the public transport interchange at M3 Parkway rail station in Dunboyne North in order |
to achieve a more compact urban form and secure the use of rural areas for agricultural, horticultural and equestrian farmlands and amenity facilities, subject to the requirements of ED POL 13.

**SS OBJ 4**
To focus development on the high quality integrated growth and consolidation of the identified Large Growth Towns enabling them to act as key employment and service centres in the county, to ensure that all other towns develop at a sustainable rate to facilitate self-sustaining expansion and to protect agricultural and amenity lands for their primary purpose.

**SS OBJ 5**
To encourage the development of compact urban forms by consolidating existing development boundaries and utilising brownfield sites in preference to expanding urban areas into the countryside and adjoining settlements.

**SS OBJ 6**
To have regard to capacity in social infrastructure, when assessing applications for residential development. Planning applications for 200 or more dwelling units must be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand and an audit of the social infrastructure and community facilities available to serve the proposed development.

The following sections articulate the roles and functions envisaged for the tiers of the Meath settlement hierarchy, elaborated upon as necessary for individual towns.

### 3.4.1 Large Growth Towns

Large Growth Towns are to accommodate significant new investment in transport, in economic and commercial activity and in housing. These towns will act as important self-sustaining regional economic drivers for the GDA, capitalising on their international connectivity and high quality connections to Dublin City, whilst also supporting and servicing a wider local economy. They are important centres for delivery of public services, with hospitals, Courts, Local Authority and Civil Service offices located within the towns; alongside IDA promoted companies, high order retail businesses, supported enterprise centres and active Chambers of Commerce providing a strong commercial hub within the town and environs.

The category of Large Growth Town makes a distinction between Large Growth Towns I and Large Growth Towns II. This distinction recognises the smaller population base and lesser range of facilities provided in Large Growth Towns II.

The approach to Large Growth Towns in this Development Plan is consistent with that set out in the RPGs.

**Objective**

It is an objective of Meath County Council:

**SS OBJ 7**
To ensure that all of the Large Growth Towns will in so far as practicable be self-sufficient incorporating employment activities, sufficient retail services and social and community facilities.

### 3.4.2 Large Growth Town I – Navan and Drogheda Environs

The Large Growth Towns I in Meath represent key destinations in the GDA. The policy of the Development Plan is to promote them as economically active towns supporting the surrounding area and maximising their location on multi-modal corridors. Consistent with this approach and in line with the policy of the RPG’s, Meath County Council is identifying the Large Growth Towns I of
Navan and the Drogheda Environs as the primary growth centres in County Meath. The functions of these towns are to include acting as regional economic drivers in the GDA whilst also supporting and servicing a wider local economy. They will accommodate significant new investment in transport, in economic and commercial activity and in housing. Planning for Navan and Drogheda Environs should take cognisance of accommodating an ultimate population of 50,000 persons in those towns. This is critical as it will contribute to achieving critical mass in these centres. The household allocations set out in the core strategy emphasised the importance of this, particularly in respect of Navan whose significance is represented in the unit allocation made to the town.

Navan and Drogheda have also been assigned significant economic status in the economic strategy of the Development Plan, benefitting their identification in the RPGs as primary economic growth towns. The towns are to be the main centres of economic activity in Meath and should symbolise the dynamism of the GDA economy.

The development of the economic role assigned to these towns is considered crucial as the basis for their future growth should not be as dormitory towns for the Metropolitan Area of the GDA.

Large Growth Towns I will become, in the longer term, self sustaining and must grow in a manner which supports this goal without threatening the role of other settlements and regions. In particular, development should allow for the integration of land use and transport and the holistic and balanced expansion of the towns.

**Objective**

It is an objective of Meath County Council:

| SS OBJ 8 | To develop Navan and the Drogheda Environs as the primary development centres in Meath and to ensure that the settlements grow in a manner that is balanced, self sufficient and supports a compact urban form and the integration of land use and transport. |

**3.4.3 Large Growth Town II – Dunboyne and Maynooth Environs**

In Meath, the Large Growth Towns II are smaller in scale than Large Growth Towns I but remain strong active growth towns, economically vibrant with high quality transport links to larger towns/city. Although smaller in scale, they are nonetheless significant because of their connectivity within the GDA region.

As a key Metropolitan Area settlement, Dunboyne will have a similar role in the settlement hierarchy as Navan and Drogheda. Like the Large Growth Towns I, it will be a key growth centre in the County, to encompass regional economic activity and local service provision. However, growth should be planned for a population in the order of 25,000 persons and it is important that new services and facilities should be provided as the town expands.

Dunboyne also has a strong economic function, albeit different to Navan and Drogheda. Dunboyne has been identified as a secondary economic growth town in the RPG’s and in the Development Plan economic strategy contained in Chapter 4 (linked with Ashbourne). These towns have a complementary and supporting role to Navan and Drogheda as the primary economic centres in the county. It is desirable to strengthen the connections between the towns of Dunboyne and Ashbourne, both physical and in terms of achieving more integrated planning and joint strategising to maximise the potential afforded by the linked centre status (see Map 6.1 for information on potential transport links between the two towns).

The Ashbourne/Dunboyne economic growth area experiences high levels of outward commuting to Dublin, and it is important that economic stimuli measures are underpinned by necessary supporting infrastructure investment, particularly in relation to water and waste water services.
Maynooth is also designated as a Large Growth Town II. The environs of the town are located in County Meath and their development in an appropriate manner will be important in ensuring the overall sustainable development of Maynooth. The potential for a high end employment offer to be delivered at this location together with tourist and leisure development is noted having regard to its existing strong tourism offer, proximity to Maynooth University and the M4 knowledge corridor. The delivery of the Maynooth Outer Orbital Route (MOOR) by a developer driven mechanism is critical in both regards.

**Objectives**

It is an objective of Meath County Council:

| SS OBJ 9 | To ensure that Dunboyne develops as a key settlement centre in the Metropolitan Area of the Greater Dublin Area and to ensure that the settlement grows in a manner that is balanced, self sufficient and supports a compact urban form and the integration of land use and transport. |
| SS OBJ 10 | To ensure that development of the Maynooth Environs contributes to the sustainable development of the town, in a manner that is balanced, self sufficient and supports a compact urban form and the integration of land use and transport. |

### 3.4.4 Moderate Sustainable Growth Towns – Kells, Trim, Ashbourne, Kilcock Environs and Dunshaughlin

All of the Moderate Sustainable Growth Towns should develop in a self-sufficient manner and levels of growth should be balanced to ensure that any increase in population will be in tandem with employment opportunities, capacity in physical and social infrastructure and will not be based on long distance commuting. Economic development and service provision in these towns will be an important factor in determining the appropriateness of new housing. These towns need to provide a full range of services adequate to meet local needs, both within the town and in the surrounding rural catchment area, but not generate long distance travel patterns.

Economic opportunities through good road connections, good social infrastructure and a strong local labour market should be capitalised on to attract a range of enterprises. The levels of economic activity are sufficient to service the local population. Both Kells and Ashbourne are designated as secondary economic towns in the economic strategy in this Plan as well as in the RPGs, linked with Navan and Dunboyne respectively and the expansion of employment and economic development in these towns should be consistent with this role. Trim also plays an interacting supporting economic role with Navan.

The South Meath area experiences significant outward commuting and it is important that the employment and enterprise sectors in the linked centres of Ashbourne and Dunboyne expand to reduce long distance commuting in line with the economic strategy outlined in Chapter 4.

Tourism is also a major force for development in Trim and Kells. The designation and marketing of Meath as the Heritage Capital of Ireland has been successful and is dependent on maintaining the intrinsic character of important built settlements such as Kells and Trim. It is imperative that the market town character of Kells and Trim is respected and maintained and that development should be consistent with the character of the towns.

The Meath County Development Plan 2007–2013 identified the potential for Dunshaughlin to achieve the role of Moderate Sustainable Growth Town. This has been recognised in the Regional Planning Guidelines for the Greater Dublin Area 2010 which state that the town will be classified as

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6 As stated in the RPGs, Dunshaughlin will become a Moderate Sustainable Growth Town following the granting of permission of a railway order for the Navan Rail Line Phase II, including a station at Dunshaughlin.
a Moderate Sustainable Growth Town following the granting of permission for a railway order for Phase II of the Navan Rail Line, including a station at the town. Until such time as the railway order for Phase II is approved, Meath County Council considers that the town must develop in a manner consistent with that of a Moderate Sustainable Growth Town, i.e. focusing on self-sustaining, integrated and compact development.

This Development Plan seeks the development of the Kilcock environs on a balanced and sustainable basis whereby residential development is matched by the delivery of key physical and social infrastructure and a strong economic base in the town.

**Objective**

It is an objective of Meath County Council:

| SS OBJ 11 | To ensure that Moderate Sustainable Growth Towns develop in a self sufficient manner with population growth occurring in tandem with physical and social infrastructure and economic development. Development should support a compact urban form and the integration of land use and transport. |

**3.4.5 Small Towns - Athboy, Bettystown/Laytown/Mornington East, Duleek, Enfield, Oldcastle, Ratoath, Stamullen**

The Small Towns in Meath have varying characteristics and differences can be seen in the factors that have influenced their growth. This is recognised in the RPGs. The types of Small Town present in Meath include local commuter type towns situated close to larger centres and small commercial towns, remote from the Dublin commuter areas that have strong trading tradition serving a large rural hinterland. Oldcastle and Athboy would be representative of this type of settlement. They have developed on a more local, independent and economically active basis under the influence of large towns in Meath. Meath County Council will continue to encourage them to develop in this manner. Oldcastle in particular has a strong indigenous industrial base. While the town is peripheral in Meath, it is strongly influential in its wider area of influence which extends into Cavan and Westmeath.

Within Meath, other Small Towns such as Ratoath and Bettystown/Laytown/ Mornington East have developed mainly on the basis of dormitory towns and are facilitating commuting primarily to Dublin.

Enfield has the potential to grow to a Moderate Sustainable Growth town over the lifetime of the County Development Plan having regard to its strategic location along the M4 ‘Knowledge Corridor’ and on the Dublin/Sligo rail line and its proximity to Maynooth University. An opportunity to provide capacity for high end land hungry employment and secondary education facilities exists at the eastern end of the town.

Stamullen has seen its location close to the M1 International Economic Corridor and within easy reach of Dublin as a major force for development in recent years. Stamullen is envisaged to ultimately grow to a moderate sustainable growth town status along the M1 Economic Corridor. Any change in the status of the town is likely to occur as an incremental process, in particular any significant population growth would occur over the equivalent of several County Development Plans. If approved by the Regional Assembly it is likely that Stamullen would gradually evolve towards Moderate Growth Town status with residential development occurring in tandem with commensurate supporting, sustainable employment, community and educational facilities. Ongoing substantial engagement with the community in Stamullen and other centres will be essential to ensure local support Furthermore it is imperative for the sustainable future growth of Stamullen that a direct road link be provided with Junction 7 of the M1 Motorway.

The status of both settlements shall be pursued with the Regional Assembly in the coming years.
The pattern of commuter lead development in these towns must be limited in the future, with Small Towns catering for a greater proportion of local growth. This takes cognisance of the fact that none of the Small Towns are designated in the RPGs as being strategic centres and it will allow for a period of consolidation of local facilities and infrastructure to serve the local population, facilitating more sustainable communities as envisaged in the core strategy of this Development Plan. The distribution of household growth at the level of Small Town must therefore be appropriate to this level of the hierarchy and ensure that further commuter development will not be encouraged.

Duleek has experienced growth related to commuter development in the past but has also seen an expansion of industrial use in the business park in the town. This expansion should be encouraged to provide a greater proportion of employment locally, consistent with the role of the Small Town.

Enfield has an advantageous location along the M4 and benefits from multi modal transport linkages with the town being served by a rail line. In this respect, car parking facilities at the railway station have been extended in recent years. Opportunities to maximise the use of public transport infrastructure in the town should be taken and a greater integration of land use and transport should be promoted. However this must be managed to ensure that the town develops in a balanced manner, providing employment locally rather than creating a dependence on outward commuting for employment, even by public transport.

Ratoath has experienced substantial growth in recent years which has placed significant pressure for infrastructure and service provision. Growth in local employment and services has not matched the growth in population. In the short term, the priority is to encourage a more balanced town to develop with the expansion of social infrastructure and promotion of local employment opportunities. Ratoath has been included in the RPG's as an employment base because of its educated workforce.

The broad approach of the Development Plan for Small Towns is to manage growth in line with the ability of local services to cater for growth and respond to local demand. Relatively small and locally financed businesses are expected to locate in Small Towns. However, other economic investment opportunities should be considered and supported where sustainable and in keeping with the size and services of the town. Retail is likely to be mainly in the convenience category, with a small supermarket and possible local centres serving only the town and its local catchment area.

In line with the guidance contained in the ‘Sustainable Residential Development Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government, 2009), within all Small Towns no one proposal for residential development should increase the existing housing stock (including permitted units) generally by more than 15% within the lifetime of the Development Plan.

The Meath County Development Plan 2007–2013 contained an objective requiring that 25% of all new multi-house development in Small Towns should be reserved for persons who are native to the County. This objective is not included in this Plan. Instead, the approach to ensuring that population growth in Small Towns caters for locally derived growth is through the means of apportioning an appropriate household allocation to each town, as set out in the core strategy.

**Objectives**

It is an objective of Meath County Council:

<table>
<thead>
<tr>
<th>SS OBJ 12</th>
<th>To ensure that Small Towns develop to cater for locally generated development and that growth occurs in tandem with local services, infrastructure and demand.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SS OBJ 13</td>
<td>To ensure that Small Towns grow in a manner that is balanced, self sustaining and supports a compact urban form and the integration of land use and transport.</td>
</tr>
</tbody>
</table>

**Meath County Development Plan 2013-2019**
SS OBJ 14  

To ensure that in Small Towns, no proposal for residential development should increase the existing housing stock (including permitted units) of the town by more than 15% within the lifetime of the Development Plan.

3.4.6 Villages – Ballivor, Carlanstown, Carnaross, Clonee, Clonard, Crossakiel, Donore, Drumconrath, Gibbstown, Gormanston, Julianstown, Kentstown, Kilbride, Kildalkey, Kilmainhamwood, Kilmessan, Longwood, Mornington/Donacarney, Moynalty, Nobber, Rathcairn, Rathmolyon, Slane, Summerhill

Settlements within the category of village generally have a population of up to 1,000 people. The centres identified as Villages in Meath serve a smaller rural catchment area than the towns at the upper tiers of the hierarchy, and provide important local services, with some smaller scale rural enterprises in a number of the villages. Over the lifetime of this Plan, the level of growth in Villages must be managed so that they cater for local need and do not expand rapidly, putting pressure on services and the environment and creating the potential for higher levels of commuting.

The development of the Villages will serve to concentrate population, services and jobs in locations which have relatively good access from nearby towns. The concentration of population will strengthen the viability of services, such as public transport, secondary and/or national schools, retail and the facilitation and expansion of small rural enterprise thus creating sustainable communities in these centres. This approach is consistent with that of the RPGs. All of these settlements are intended to act as centres for distinctive quality driven residential development. All forms of development (i.e. residential, commercial etc.) should be in keeping with the character of the village in question. This is considered vital to protecting the heritage of the county. A number of Villages are notable for their built heritage e.g. Slane, Moynalty, Longwood, Summerhill. Maintaining the quality of the urban environment is key to protect this heritage and maximise its potential for tourism.

There are two broad sub-types of Villages that can be observed in Meath - commuter villages and key villages. Commuter villages tend to be located close to Dublin or close to major routes to the City or other major growth towns. The nature of development to date reflects their status and many have experienced the pressures of sudden growth. The future growth of these villages should be curtailed or safeguarded so that they do not act as catalyst to facilitate continuing expansion of unsustainable growth patterns. The villages within South and East Meath and along transport corridors to Dublin and other major towns would be typical of this type of settlement, e.g. Mornington/Donacarney, Donore, Julianstown, Clonard, Kentstown.

Key villages tend to be located more remotely from major towns or centres and play a key local role for services for the local rural and adjoining village populations. In effect, they operate as rural service centres; a vital role to sustain rural communities. Many villages in the North and West of Meath e.g. Carlanstown, Rathcairn, Gibbstown would be typical of this form. The future development of such villages as a key local centre for services and local enterprise development will be supported and growth beyond that which caters for local need or which would create unsustainable commuting patterns will not be considered appropriate.

The Meath County Development Plan 2007–2013 as adopted, classified Dunboyne and Clonee as a single settlement for the purposes of the settlement hierarchy and population and household distribution. A joint LAP was prepared in 2009 for Dunboyne, Clonee and Pace. For the purposes of this Development Plan, a distinction will be made between Clonee and Dunboyne/ North Dunboyne (Pace). This will allow for a more targeted approach to household distribution in the area, taking into account that Dunboyne is now served by a rail line and that development should secure the expansion of Dunboyne in an integrated manner that will maximise the benefit from this infrastructure and promote public transport usage.
In line with the guidance contained in the ‘Sustainable Residential Development Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government, 2009), within all Villages no one proposal for residential development should increase the existing housing stock (including permitted units) generally by more than 15% within the lifetime of the Development Plan.

The Meath County Development Plan 2007–2013 contained an objective requiring that 30% of all new multi-house development in Villages should be reserved for persons who are native to the County. This objective is not included in this Plan. Instead, the approach to ensuring that population growth in Villages caters for locally derived growth is through the means of apportioning an appropriate household allocation to each village, as set out in the core strategy.

**Objectives**

It is an objective of Meath County Council:

| SS OBJ 15 | To ensure that Villages in Meath cater for a local catchment for service provision. Future population growth in Villages shall be managed to ensure that they do not lead to unsustainable commuting patterns. |
| SS OBJ 16 | To ensure that Villages grow in a manner that is balanced, self sustaining and supports a compact urban form and the integration of land use and transport. |
| SS OBJ 17 | To ensure that in Villages, no proposal for residential development should increase the existing housing stock (including permitted units) of the village by more than 15% within the lifetime of the Development Plan. |

**3.5 The Settlement Hierarchy and Future Population Growth in Meath**

The core strategy has set out the distribution of population growth for the County over the lifetime of the Plan which is complementary to this settlement hierarchy.

The status of Large Growth Towns at the top of the hierarchy has been reinforced with the direction of a significant proportion of population growth. In particular, the role of Navan as the primary growth centre of the County and the need to achieve critical mass in the town to enhance its economic profile is supported. Dunboyne is the only Large Growth Town in the Metropolitan Area of Dublin which is located entirely in Meath. It has a significant role in the economic strategy and benefits from recent investment in public transport facilities. The potential to expand the town based upon the integration of land use and transport is a major opportunity. The direction of population to Dunboyne in the core strategy aims to build on this and support the role for the town envisaged in this settlement hierarchy.

The Moderate Sustainable Growth Towns are to continue to expand on a balanced basis. Ashbourne has seen the strongest growth in its economic sector in recent years, with the construction of the new town centre area and expansion of industrial estates. Therefore it has received the highest allocation of the Moderate Sustainable Growth Towns. The allocations to the other towns at this level will enable them to continue to expand but at a rate that makes allowances for the need to increase services as such towns grow.

The level of growth envisaged in various Small Towns reinforces the sentiments of the settlement strategy. Centres which have expanded on the basis of commuter development are not the focus for significant levels of new housing in the core strategy e.g. Laytown/Bettystown/Mornington East and Stamullen. Towns which have developed on a more local, sustainable basis will be encouraged to continue developing in this manner and are considered to have greater scope to accommodate additional population e.g. Athboy and Oldcastle.
The level of growth directed to Villages has been managed in order to allow those centres which have experienced significant commuter led development to consolidate and to focus on sectors which have not expanded at the same rate as housing e.g. social facilities, thereby facilitating the development of more balanced and sustainable communities.

3.6 Housing

3.6.1 Introduction

This section of the Settlement Strategy and Housing Chapter sets out the policies and objectives for the provision of housing and creating sustainable communities, to transform areas within County Meath into active and vibrant communities for the existing and future population of Meath.

The Housing Strategy included in Appendix 4 is underpinned by all national policies and legislation and is applicable for the same timeframe as the Development Plan. It is in accordance with the core strategy and the settlement strategy set out in the Development Plan. The main findings of the Housing Strategy are set out in Sections 3.6.2 – 3.6.5 below.

3.6.2 Housing Strategy Vision and Aim

The Housing Strategy is guided by the following vision:

“To facilitate and promote a robust and sustainable housing strategy that plans and provides for the housing needs of all citizens, thereby promoting equality, social inclusion and ensuring the delivery of quality outcomes for the resources invested”

The overall aim of housing policy is to enable every household to have available an affordable dwelling of good design, suited to its needs, in a quality environment and, as far as practicable, at the tenure of its choice. This also refers to households with specific needs, e.g. older people or those who have a disability, either physical or intellectual. The Housing Strategy acknowledges the need to meet the housing requirements of those who are homeless and to provide suitable accommodation for travellers who are indigenous to the area.

The Housing Strategy intends that those who can afford to do so should provide housing for themselves through the range of options available to them, and those unable to do so should have access to social housing/accommodation provided by Meath County Council. There are 5 principal options open to Local Authorities to deal with the demand for, and delivery of, social housing:

2. Rental Accommodation Scheme (RAS), Leasing Initiatives and Housing Assistance Payment
3. Provision of Social Housing in partnership with Voluntary Bodies and Housing Co-operatives
4. Casual Vacancies
5. Purchase of New or Second Hand Dwellings

Current Government policy indicates that the administration of rental supplement will transfer to local authorities in 2012. This may add to the existing options available to authorities.

3.6.3 Housing Affordability

The Housing Strategy analysed anticipated social and affordable housing needs for the county. The social and affordable housing needs is based on an analysis of average household disposable income levels together with the approximate affordable house prices and the additional required households. Table 3.3 reproduces the findings.

Overall, the annual social and affordable requirement percentage for the period 2012-2022 ranges from 15.37% - 16.68% and the average requirement is 16%.
Table 3.3 Social & Affordable Housing Requirements 2012-2022

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</thead>
<tbody>
<tr>
<td>New Household Formations</td>
<td>1,821</td>
<td>1,931</td>
<td>2,006</td>
<td>2,066</td>
<td>2,206</td>
<td>2,389</td>
<td>2,457</td>
<td>2,558</td>
<td>2,665</td>
<td>2,778</td>
<td>2,884</td>
</tr>
<tr>
<td>Social and Affordable Housing Requirement</td>
<td>317</td>
<td>322</td>
<td>324</td>
<td>328</td>
<td>345</td>
<td>369</td>
<td>377</td>
<td>393</td>
<td>409</td>
<td>429</td>
<td>448</td>
</tr>
<tr>
<td>Housing Shortfall as a % of Total Households Required</td>
<td>17.41%</td>
<td>16.68%</td>
<td>16.17%</td>
<td>15.90%</td>
<td>15.63%</td>
<td>15.45%</td>
<td>15.37%</td>
<td>15.37%</td>
<td>15.37%</td>
<td>15.45%</td>
<td>15.54%</td>
</tr>
</tbody>
</table>


Section 96 of the Planning and Development Acts 2000-2012 provides that the objectives of the Housing Strategy in relation to social and affordable housing shall be implemented by means of conditions attached to planning permissions for residential development.

The Council will require a 16% quota of social/affordable housing to be provided from each housing development within the County, on lands zoned for residential use or mixture of residential and other uses. This is based on the calculation of social and affordable housing requirements. This requirement will be included as a condition of development, with the exception of an application for development of 4 or less houses, or for housing on land of 0.1 hectares or less as provided for under the Planning and Development Acts 2012. Therefore all residential developments in excess of 4 housing units or any proposed site for residential development in excess of 0.1 hectares is to be subject to the provision of “Social/Affordable” Housing.

3.6.5 Methods of Providing Affordable/Social Housing

The Department of the Environment, Community and Local Government have announced that a review of Part V is now underway (Circular Letter Housing 11/2012 issued 29th February 2012). The review is being carried out by the Housing and Sustainable Communities Agency and has been charged with considering how planning gain can still be captured while taking account of prevailing market conditions.

The Circular Letter advises that pending the outcome of the review, authorities, should negotiate agreements in which Part V obligations are discharged through mechanisms that place no additional funding pressures on authorities.

Consequently, the requirement under Part V of the Planning and Development Acts 2000-2012 for Social/Affordable housing in developments may be met by the following methods or by a combination thereof at the discretion of the Planning Authority:

(a) Financial contribution (as provided for under section 96(3)(b)(vi) of the Planning and Development Acts 2000 – 2012),
(b) Direct provision of the housing units on completion as determined in accordance with the Strategy, integrated as part of the overall development of a site.
(c) The transfer of a portion of the site which is the subject of the planning application to the Council which will enable the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Housing Strategy or the disposal of a number of fully or partially serviced sites within the site to the Council which will enable the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Housing Strategy or the transfer to the planning authority of the ownership of any other land within the functional area of the planning authority.

The Council will, in reaching agreements under Section 96 of the Planning and Development Acts 2000-2012, have due regard to the Housing Strategy and the Development Plan objectives.
It is imperative that the requirements of social and affordable housing are met in a manner which satisfies existing and potential demand in each centre. Meath County Council will use the provisions of Part V of the Planning and Development Acts 2000 – 2012 to satisfy the social housing needs in known areas of need. The Department of the Environment, Community and Local Government circular letter Housing 11/2012 acknowledges the continued rationale for capturing planning gain for residential development through the resourcing of social housing supports and Meath County Council intends to implement Part V in this context.

The ratio of social to affordable houses to be provided shall be assessed on a case by case basis, having regard to local housing needs, but at all times the 16% requirement shall be met. In so far as it is known at the time of the agreement, the Council will indicate to the developer its intentions in relation to the provision of social/affordable housing. This will include a description of the proposed houses, on the land or sites to be transferred, where such lands form part or parts of the lands which are subject to the application for permission as is, or are specified by the agreement as being parts required to be reserved for the provision of housing.

The Council, in making such agreements, will have regard to:

- The Development Plan, in particular the core strategy and settlement strategy, and any relevant Local Area Plan;
- The need to ensure the overall coherence of the development to which the planning application relates;
- The views of the developer in relation to the impact of the agreement on the proposed development, and;
- The need for social integration.
- The needs and obligations of Meath County Council in respect of housing.

Meath County Council will encourage housing developers to whom the 16% quota will apply to discuss the likely terms of the Part V agreements as part of pre planning consultations. Both the Council and the developer shall thus have a common understanding of the nature of the likely agreement before a decision to grant planning permission is made. Meath County Council will endeavour to finalise the agreement within two months at the latest following the grant of permission. All social housing provided under Part V of the Planning & Development Acts 2000-2012, in accordance with this strategy shall be allocated to persons on the waiting list for that allocation area in accordance with the Council’s Allocation Scheme for the Provision of Social Housing Support. All Affordable housing provided under Part V of the Act in accordance with the terms of this Housing Strategy shall be allocated in accordance with the Allocations Scheme for affordable housing as adopted by the Council.

### 3.6.6 Design of Residential Development

The primary aim of the Planning Authority in relation to residential development is to deliver high quality living environments to serve the needs of residents. Residential schemes should deliver a range of housing units, which vary in size, type and tenure, within an overall scheme design, to accommodate a broad population profile including single person households, couples, households with children, older people and people with a disability.

Housing developments should generally be designed with the aim of creating walkable neighbourhoods which facilitate as a priority travel for pedestrians and cyclists. Footpaths and cycleways should represent the most direct means of transport around and into a development. The landscaping of large areas of public open space in particular should include traversing paths, which follow pedestrian desire lines. Layouts should be conducive to designing efficient routes for public transport.

Access roads should be designed with the aim of creating streets and with a priority for pedestrians and cyclists. Traffic calming measures should be designed into the road layout rather than by add-on measures such as speed ramps. All roads, footpaths and cycleways should be overlooked by houses.
Open space for amenity purposes is a key component in residential schemes, contributing towards the recreational requirements of residents and enhancing the quality of the environment. On all residentially zoned lands, no residential development shall be permitted on lands that are the subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area. The taking in charge of residential developments should include the transfer of open space land to the ownership of the local authority.

Policies

It is a policy of Meath County Council:

<table>
<thead>
<tr>
<th>HS POL 1</th>
<th>To encourage and foster the creation of attractive mixed use sustainable communities which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>HS POL 2</td>
<td>To require a high standard of design in all new residential schemes that are built in a style and scale that is appropriate to the landscape setting.</td>
</tr>
<tr>
<td>HS POL 3</td>
<td>To integrate new housing into the existing social and urban fabric of the County’s settlements detailed in Table 3.2.</td>
</tr>
<tr>
<td>HS POL 4</td>
<td>To promote energy efficiency both during the construction phase and during the lifetime of residential development by sensitive design and layout taking into account topography, orientation and surrounding features.</td>
</tr>
<tr>
<td>HS POL 5</td>
<td>To recognise the need for people with special needs to enjoy a decent living environment in the County and to support local communities, health authorities and other agencies involved in the provision of facilities to people with special needs including supporting the voluntary sector in the development of housing for people with special needs.</td>
</tr>
<tr>
<td>HS POL 6</td>
<td>To support the concept of independent living for older people and people with disabilities and ensure where possible that housing for such groups is integrated with mainstream housing in their existing communities. Such housing shall generally be located close to existing or committed community and convenience retail facilities, where possible.</td>
</tr>
<tr>
<td>HS POL 7</td>
<td>To pay special attention to the needs of older people on low incomes in substandard, privately rented accommodation when planning and allocating accommodation for older people.</td>
</tr>
<tr>
<td>HS POL 8</td>
<td>To support proposals for day/resource centres for people with special needs within, or close to, town, village and neighbourhood centres, subject to normal planning requirements.</td>
</tr>
<tr>
<td>HS POL 9</td>
<td>To ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner, with regard to the Lifetime Homes guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government ‘Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities’(2007).</td>
</tr>
<tr>
<td>HS POL 10</td>
<td>To support a sequential approach to residential development in which the first choice location for new housing is within the built up area of towns and villages</td>
</tr>
</tbody>
</table>
maximising under-utilised and brownfield lands within and adjoining town and village centres in the first instance and thereafter moving sequentially outwards.

| HS POL 11 | To facilitate consultation with approved Voluntary and Co-operative housing associations through the life of the Development Plan in order to identify and agree opportunities for their participation in the provision of the suite of social housing delivery options. |

**Objectives**

It is an objective of Meath County Council:

| HS OBJ 1 | To require that developers comply with the Housing Strategy. |

| HS OBJ 2 | To require that developers comply with Part V of the Planning and Development Act though the following options or by a combination thereof at the discretion of Meath County Council:
(a) Financial contribution (as provided for under section 96(3)(b)(vi) of the Planning and Development Acts 2000 – 2012),
(b) Direct provision of the housing units on completion as determined in accordance with the Strategy, integrated as part of the overall development of a site
(c) The transfer of a portion of the site which is the subject of the planning application to the Council which will enable the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Housing Strategy or the disposal of a number of fully or partially serviced sites within the site to the Council which will enable the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Housing Strategy or the transfer to the planning authority of the ownership of any other land within the functional area of Meath County Council. |

| HS OBJ 3 | To provide appropriate accommodation for Travellers through the implementation of the “Traveller Accommodation Programme 2009 - 2013” and any subsequent Programme adopted during the life of this Development Plan. |

| HS OBJ 4 | To implement the Meath County Council’s housing programme. |

| HS OBJ 5 | To review the Housing Strategy two years after the adoption of the Development Plan and, following such review, if required, to review the reservation policy outlined in this Strategy inclusive of the breakdown of social and affordable housing units for different urban centres. |
4.1 Economic Development Strategy

Since the publication of “Putting People First” Meath County Council has taken a very proactive approach to leading economic development in the County with the setting up of the Meath Economic Forum in 2013 and the publication of the Economic Development Strategy for County Meath 2014-2022. The Strategy sets evidence based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of County Meath. The Strategy contains 8 no. key actions/recommendations designed to achieve the projected level of employment growth in Meath by 2022 of an additional 7,500 jobs in order to broaden Meath’s economic base by growing the share of employment taken up by knowledge-orientated activities and thus growing both indigenous and Foreign Direct Investment (FDI) enterprises in County Meath.

The promotion of economic development requires a multi-pronged approach, the key components of which are as follows:

- Identifying key strategic sites for employment generation in County Meath for the promotion of economic growth locally;
- Providing and facilitating the provision of requisite physical infrastructure;
- Reserving sufficient employment zoned land in suitable locations for industry and enterprise uses;
- Facilitating relevant bodies regarding the availability of high-speed telecommunications;
- Facilitating relevant energy suppliers regarding the availability of clean and reliable sources of energy;
- Promoting and facilitating appropriate educational/training measures to ensure a suitably skilled local workforce;
- Encouraging research and development linkages between industry/business and proximate third-level institutions and providing for appropriate zoned lands at strategic locations approximate to same to accommodate synergies between third level institutions & business enterprises including start up companies;
- Forging mutually-beneficial linkages and partnerships with the business and third level institutions;
- Securing high standards of landscape and environmental protection/enhancement;
- Ensuring that towns and villages remain attractive to investment, and;
- Offering a good quality of life to encourage a sustainable “live work” development model in the County, thereby reducing unsustainable long distance commuting patterns for employment.
- To recognise the critical role tourism and related activity plays in the economic base of the county and to support the continued investment in this key indigenous industry.

The measures recommended within the Economic Development Strategy seek to promote County Meath to fulfil its economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial, and residential centre that will be recognised locally, nationally and internationally as a highly attractive and distinctive location in which to conduct business.

The Economic Development Strategy recognises that County Meath has an unparalleled and unique competitive advantage within Ireland, due to its:

- strategic location within the fastest growing region in Ireland;
- proximity to the Dublin Metropolitan Area and its markets;
- proximity to Dublin airport and Dublin port;
• location within the Dublin – Belfast Economic Corridor;
• highly skilled labour force;
• high quality built and natural environment, and;
• lower housing costs.

These advantages offer distinctive economic and commercial investment opportunities. Notwithstanding this the strategy identifies existing trends within the County which impact on the economic performance of the County including:

• Narrow base of economic activities in largely traditional areas;
• FDI deficit;
• Low penetration of knowledge orientated activities and;
• Substantial skills leakage due to commuting trends from the County.

Goal

To build on and enhance the competitiveness and attractiveness of County Meath in order to make it one of Ireland’s prime locations for indigenous and foreign economic and employment generating investment in accordance with the objectives and recommendations of the Economic Development Strategy for County Meath 2014-2022.

The Economic Development Strategy seeks to ensure that the potential of County Meath is maximised and that the county becomes a key driver within the Greater Dublin Area. This will greatly assist the achievement of balanced development within the wider region.

The spatial dimension to the Economic Development Strategy for County Meath supports the growth of the National Gateway and Primary Economic Growth Towns in the Hinterland linked by multi-modal corridors.

The Economic Strategy also identifies 5 no. key strategic employment sites in the County to target for employment generation over the coming years. These are listed below, illustrated overleaf contained on Map 4.2 Strategic Employment Sites contained in Volume 3 of the CDP as varied:

- Navan (IDA Business & Technology Park)
- South Drogheda (IDA Business & Technology Park and lands in private ownership)
- Dunboyne North (Lands adjacent to the M3 Parkway Rail Head)
- Ashbourne (Lands north of the Rath Roundabout)
- Kells Business Park
Furthermore on a more macro scale, the current Regional Planning Guidelines for the Greater Dublin Area highlight the following as Core Economic Areas in County Meath:

- The Navan Core Economic Area, which includes Navan as a Primary Economic Growth Town and Kells as a Secondary Economic Growth Town.
- The Drogheda Core Economic Area located in the administrative area of Meath;
- Secondary Economic Growth Towns of Ashbourne / Dunboyne; and;
- The Environs of Maynooth & Kilcock located in the administrative area of Meath (in addition to Dunboyne / Dunboyne North and Clonee) are included in the Gateway Core Economic Area. Maynooth and Leixlip are identified as a Core Economic Area with the towns of Kilcock and Celbridge providing a supporting role.
The Economic Development Strategy seeks to implement measures which will provide for the potential of County Meath to be maximised to ensure that the county becomes a key driver within the economy of the Greater Dublin Area. Emphasis is to be placed on supporting the growth of the Polycentric\(^1\) Gateway and Primary Economic Growth Towns within the County. These areas are linked by multi-modal corridors and focused on the identified Core Economic Areas in accordance with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

The Economic Development Strategy focuses investment in Navan as the primary centre of economic development and employment in this county. This will rebalance the provision of jobs so that residents of Navan have access to opportunities for employment within easy distance from their homes, thereby reducing levels of commuting in the area as a whole. The Strategy will ensure that the primacy of Navan is recognised, protected and promoted whilst ensuring that over time, a number of other major supporting employment centres are developed which provide balance to the location of employment opportunities across the county.

The Primary Economic Growth Towns will be promoted as anchors of regional enterprise and benefit from locational advantages in terms of access to strategic rail and road networks to gateways, ports and airports. These centres shall be prioritised for economic development and investment to redress the imbalance of residential development and jobs and the emergence of dormitory areas. These centres supported by the Secondary Economic Growth Towns will continue to be the focal point for regional population growth and employment in order to sustain and attract economic activity and build upon the significant investments made to date in these areas. Within the Primary & Secondary Economic Growth Towns, there are a number of key strategic, integrated and specialised employment centres, which provide different types of functions. The main issues critical to the success of these major employment centres are continued availability of suitable land, improved public transport services to relieve congestion and reliance on the main inter urban

\(^1\) i.e. multi-centered
Chapter 4 Economic Development Strategy

road network and comprehensive infrastructure, to include piped water services, broadband and power.

4.1.1 Navan Core Economic Area which includes Navan as a Primary Economic Growth Town and including the Secondary Economic Growth Town of Kells and the town of Trim.

The high level economic development objectives for this area include:

- To promote Navan as a primary centre of employment in the County so that the significant residential population will have access to opportunities for employment within easy distance from their homes, thereby reducing levels of commuting in the area as a whole. The significant intensification of employment opportunities in Navan to serve the large resident population is a strategic objective of the Development Plan;
- To promote the further development of the Navan IDA Business & Technology Park as one of the 5 key strategic sites for employment in Meath as identified in the Meath Economic Development Strategy 2014-2022;
- To identify further strategic land banks for employment creation mindful of the different requirements of people and product intensive industries, both of which should be promoted in Navan;
- To continue to develop Navan as a Level II Town Centre and primary retail location within the county. This will require the development of an expanded retail core and continue to stem the comparison retail leakage to the wider region;
- To recognise the significance of the Navan Rail Line and Regional Hospital as catalysts for significant employment opportunities in the wider area having regard to the RPG’s acknowledgement that a HSE study found Navan to be the most suitable location for a new Regional Hospital;
- To continue to enhance the physical fabric of the town, building on the notable success of recent years (Kennedy Place, Market Square, Watergate Street) and the targeted softening of the urban landscape by way of the preparation and implementation of a public realm plan for Navan;
- To promote Navan as a national exemplar of SMARTER Travel working in close co-operation with the National Transport Authority and Department of Transport;
- To seek to develop Navan as a national cycling hub town on the National Cycling Network and a significant hub in the Boyne Valley for cycling and walking;
- To encourage the development of a ‘Boyne Valley Food Hub’ on suitable lands in Navan.
- To encourage the development of Kells and Trim as a tourism cluster with improvement in the connectivity between both centres identified for investment. Each town to develop a strategy for niche tourism as integral part of their overall development strategy e.g. culinary tourism, regional food hub, creative industries, etc. Protection of the intrinsic built and natural heritage of Kells and Trim and their promotion as a basis of tourism must be dominant in the development strategies adopted for both "Heritage Towns"; To promote the further development of the Kells Business Park which is identified as one of the five key strategic sites for employment generation in County Meath in the Economic Development Strategy for County Meath 2014-2022;
- To further develop the retail and manufacturing base in Kells.

4.1.2 Drogheda & East Meath

The high level economic development objectives for this area which are positioned on the M1 International Corridor include:

- To develop the Drogheda IDA Business Park (Donore Road) and adjoining lands identified employment uses which is identified as one of the five key strategic sites for employment generation in the Economic Development Strategy for County Meath. There is significant scope in the IDA Business Park for further expansion which will be prioritised by the Council in
• To further develop the established key employment hub at Donore Road for ongoing intensification of development having regard to its proximity to the national road network and accessibility from the town centre and residential suburbs. The Donore Road area was recommended as the second employment hub to complement the town centre in the Planning Strategy for the Greater Drogheda Area;
• To encourage the further development of high value added employment manufacturing and traded services in the Drogheda Environs;
• To seek to maximise the tourism potential of the significant tourism hub within the Boyne Valley region which includes the UNESCO World Heritage Site of Brú na Bóinne, the Battle of the Boyne Site at Oldbridge and the coastal area of East Meath stretching from Mornington to Gormanston whilst ensuring the environmental protection of sensitive and protected coastal habitats and landscape.
• To promote the provision of employment opportunities locally for the population of Laytown/Bettystown. Given the evidential lack of available employment zoned land in the East Meath area in contrast to the considerable size of this population centre, the Planning Authority intends to carry out a review of the quantum of employment zoned lands across the East Meath area over the course of this Development Plan.

4.1.3 Maynooth / Leixlip Economic Area

The high level economic development objectives for this area which is positioned along the M4 Knowledge Corridor include:

• To encourage the development of Life Sciences, High Tech, Bio Tech, ICT, Research & Development synergies with third level institutions which may include MU\textsuperscript{2} –; and major employers already established in the sub region (Intel, Hewlett Packard);
• To further key linkages and partnerships with MU – Brand the area as a centre of excellence in the knowledge based economy.
• To promote Maynooth Environs as stated in the Maynooth Environs Written Statement & Development Objectives as a location for high technology, bio technology firms and enhanced tourism projects. Since January 2014 Irish Water is now the responsible authority for public water provision in the State. Meath County Council will work with Irish Water to provide adequate piped water services for employment generating uses in this area and leverage the historical commitment from Kildare County Council to provide requisite piped water services for employment generating uses.
• To promote the development of high quality tourism, leisure and complementary activities that can build on and complement the existing attractions in the area which include Carton House and Demense, the town of Maynooth and Maynooth University to provide a destination venue of national significance.

4.1.4 Dunboyne / Ashbourne

The high level economic development objectives for this area include:

• To promote the development of two of the key strategic employment sites identified in the Economic Development Strategy for County Meath – The lands around the rail station (M3 Parkway) in Dunboyne North, and the employment zoned lands to the north of the Rath Roundabout in Ashbourne;
• To facilitate the expansion of Dunboyne to an ultimate population of 25,000 persons by 2035 by a triangulated growth model with 3 individual clusters of development being 1. The existing town centre, 2. Lands abutting the existing rail station within the town, 3. Lands abutting the

\textsuperscript{2} Maynooth University (MU) formerly NUIM
transport interchange at M3 Parkway rail station in Dunboyne North;

- To promote the development of Dunboyne North as a sustainable community with employment, local retail, residential, educational and community uses all being located proximate to the existing M3 Parkway rail service. Dunboyne North is identified as a key strategic employment site in Meath being positioned in a unique access rich environment proximate to both public rail and motorway links in the National Gateway area of the county. It is proposed that this area will develop as its own individual node as part of a wider growth strategy for Dunboyne to reach its projected future population;

- To require the preparation of a non statutory Master Plan for the written agreement of the Executive of the Planning Authority in advance of any planning application being lodged for development in Dunboyne North;

- It is a priority for Meath County Council to deliver on the significant potential presented by the lands adjacent to the M3 Parkway in Dunboyne North as one of the five key strategic employment sites in Meath which would also build on the significant public financial investment already made in the area as a public transport interchange. The area is intended to accommodate a sustainable “live work” community model with high technology employment opportunities mixed with other complementary land uses such as residential, commercial, educational and community uses with a Master Plan to be agreed with the Executive of the Planning Authority in advance of any planning application being lodged for development of this area. Unparalleled economic development opportunities exist adjacent to M3 Parkway which would allow the development of a strategic employment cluster to be progressed following the preparation of a Master Plan prepared for this area. Said Master Plan shall be agreed with the Executive of Meath County Council in advance of any planning application. The first phase of development in Dunboyne North shall include for employment uses;

- Encourage mixed use settlement forms and sustainable centres, in which employment, residency, education and local services / amenities are located in close proximity to each other;

- To encourage the development of synergies between Dunboyne North and Maynooth Environ in relation to complementary Life Science / SMART Park campuses in partnership and collaboration with established third level institutions;

- To progress solutions in conjunction with Irish Water as strategic investment is required for necessary residential and economic development which is currently constrained by a lack of available water services. Such targeted investment would maximise the benefit accruing from the substantial investment in transport infrastructure in recent years. This is a key infrastructural priority for Meath;

- To continue to expand retail offer and employment opportunities to reinforce RPG recognition that Ashbourne is developing in a holistic and sustainable manner illustrative of its transition from a dormitory hinterland area towards a more urbanised, metropolitan character;

- To continue to attract new industry to Ashbourne which capitalises on the quality of road infrastructure at this location and its proximity to M50, Dublin Airport and Dublin Port;

- To seek to develop Ratoath as an employment hub as the town has been included in the RPG’s as an employment base because of its highly skilled and educated workforce.

4.1.5 M1 Dublin - Belfast Economic Corridor & Provision of Deepwater Port Facility at East Meath

In addition to the identified Primary & Secondary Economic Growth Towns, the RPG’s also recognise the Dublin-Belfast Economic Corridor as it passes through the region. This builds on the recognition afforded to the corridor under the NSS and the expressed need to secure and enhance the role of towns strategically placed along the corridor. Economic strategies in each council area must recognise the role of the corridor in stimulating investment opportunities, engaging in branding and international promotional link-ups and in working with State agencies; and in encouraging cooperation with other research and business bases located within the corridor area. Such existing business bases, located in the existing urban areas of the corridor, including (but not limited to) South Drogheda environs, Swords, Balbriggan and Dublin City will play a key role in the future economic development of this international multi-modal corridor. The role of Drogheda, as a key business base, is recognised in the Economic Strategy of this Development Plan.
The “Mid East Regional Authority Economic Development Strategy” (December 2009) which is appended to the RPGs, recognise the imbalance in the Mid-East Region between existing residential development and the limited level of economic development being provided. The Strategy advocates the designation of Stamullen as a Secondary Economic Hub, predicated upon the development of the deepwater port and would further support the clustering of a wide range of economic activities leveraging on the existing economic base.

Indecon International Economic Consultants prepared an “Economic Development Strategy for the M1 Economic Corridor” for the period 2010 – 2022 on behalf of Meath, Fingal & Louth Local Authorities. The comparative strengths and weaknesses of the Corridor were assessed and economic development opportunities were identified which can be successfully developed over the period. The resultant strategy also identified the Stamullen / Gormonston area as being suitable for creating an employment hub serving the wider East Meath area. Any change in the status of Stamullen to accommodate an expanded economic role in the regional hierarchy will be advanced through future reviews of the RPGs/RSEs.

The RPGs support the examination of the expansion of Dublin Port and / or a new Port facility on the East Coast of the Greater Dublin Area through the environmental and planning processes to make provision for envisaged long term needs in capacity, to clarify viable options available and to address the impact of future development on Natura 2000 sites, landscapes and biodiversity impacts.

There is a proposal to develop a world class deepwater port, logistics centre and business park at Gormonston, County Meath. The development of the deepwater port would transform the economic and employment prospects of the East Meath – North Fingal area and establish a new economic hub on the Dublin – Belfast M1 Corridor. The current status of the project is that pre-feasibility and environmental / habitat assessment has been carried out.

Meath County Council is committed to the development of a deep water port and associated landside activities in East Meath.

4.2 Quantum of Available Zoned Employment Generating Land

Planning for future employment development requires a more broadly based approach than planning for other sectors due to the increasingly diverse nature and requirements of development in the economic and employment sector. One of the most important factors is that there is a good choice and plentiful supply of zoned and serviced land available.

In achieving sustainable and balanced employment within the GDA, the RPGs support the improvement of jobs ratio levels in each of the constituent local authorities of the region. Each local authority should include an objective or series of measures, compliant with the RPG economic strategy, to foster employment creation and maximise jobs potential in growth towns.

The preparation of individual local area plans and zoning objectives for urban centres to be included in the County Development Plan need to reflect the economic policies contained in this County Development Plan and the objectives of the Economic Development Strategy for County Meath.

The Economic Development Strategy identifies the IDA Business and Technology Park within Navan as one of 5 key strategic employment sites within the County. The strategy identifies that approximately 27ha of land is available for development within the IDA Park and these lands have the potential to accommodate both people and product intensive economic activity including E1 High Technology – knowledge orientated services and manufacturing. A proactive approach to marketing and delivering economic development on the lands is strongly promoted within the Economic Development Strategy. It is a priority for Meath County Council to deliver on the significant potential presented by the lands adjacent to the M3 Parkway in Dunboyne North as one
of the five key strategic employment sites identified within the Economic Development Strategy for County Meath which would also build on the significant public financial investment already made in the area as a public transport interchange. The area is intended for high technology employment opportunities mixed with other complementary land uses such as residential and community uses built on the sustainable community model with a non statutory Master Plan to be agreed with the Executive of the Planning Authority for the complete area prior to any planning application being lodged.

A substantial data centre development is permitted on the existing E2/E3 zoned lands at Portan Clonee. There is a need to provide additional E2/E3 employment zoned lands between the existing zoned lands at Portan and Bracetown Business Park in order to avail of the opportunities brought forward by the proposed data centre investment on the Portan lands. Consequently in order to promote clustering and agglomeration effects of similar format developments at this location, additional lands have been zoned for E2/E3 purposes.

Kells acts as a major economic development centre in the north of County Meath. The Economic Development Strategy identifies lands at Kells Business Park as one of 5 key strategy sites within the county. The lands are designated as an Assisted Area in the Regional Aid Map for Europe 2014-2020. Employment zoned lands are identified within the Kells Town Development Plan 2013-2019.

The lands at Laytown (Minnistown Road) have been zoned since the 2000 East Meath Development Plan with no meaningful attempt to develop said lands in the intervening period. It is considered that the lands immediately adjoining the rail station in Laytown could accommodate people intensive enterprise should such a demand arise in lieu of the lands on the Minnistown Road.

4.3 Employment Sectors

The Core Strategy outlined the land use zoning objectives which shall apply in the review of all statutory land use plans in County Meath for this County Development Plan taking effect and in the inclusion of development and zoning objectives for centres in the County Development Plan for urban centres with no individual land use plan. This was implemented by Variation no. 2 of the County Development Plan. The Economic Strategy indicates which specific sectors will be targeted for individual centres and the appropriate land use zoning objectives are framed around such uses. However, in order to provide for a proactive flexible approach to economic development within the County all applications for economic development will be positively considered by the Planning Authority on their merits.

Policies

It is the policy of Meath County Council:

| ED POL 1 | To implement the policies, actions and recommendations of the Economic Development Strategy for County Meath. |
| ED POL 2 | To promote and support the sustainable growth of the Polycentric Gateway and Primary Economic Growth Towns linked by multi-modal corridors and focused on identified Core Economic Areas and centres identified within the Economic Development Strategy for County Meath. |
| ED POL 3 | To encourage and facilitate the successful development of the 5 no. key strategic employment sites in the County as identified in the Economic Development Strategy for County Meath 2014-2022. These are to develop as regional anchors of enterprise and employment creation, promoting a mix of employment types and |
thereby reducing the need for residents of County Meath to commute outside the County for employment.

| ED POL 4 | To ensure that sufficient and suitable land is zoned for employment generating uses through the plan making process. |
| ED POL 5 | To pursue the sustainable development of attractive business and industrial parks that accommodate mixed use businesses located in identified Primary & Secondary Economic Growth Centres advocating the least restrictive enterprise land use approach to zoning of land, consistent with good planning practice. |
| ED POL 6 | To recognise the contribution of rural employment to the continued and sustainable growth of the economy and to promote this continued growth by encouraging rural enterprise generally, especially those activities that are resource dependent, including energy production, extractive industry, small scale industry and tourism in a sustainable manner and at appropriate locations. |
| ED POL 7 | To encourage developments which generate significant travel demand to locations on or close to high frequency public transport corridors. |
| ED POL 8 | To encourage developments which rely on proximity to national road infrastructure and which generate significant levels of freight traffic to locate close to the national road network having regard to the Spatial Planning & National Roads Guidelines for Planning Authorities. |
| ED POL 9 | To promote innovative economic sectors and encourage clustering which positively exploits synergies between interconnected companies and / or which forge synergies with adjoining third level education institutions including lifelong learning synergies and start up technology enterprises given Meath's locational advantages being close to a number of high quality third level campuses where research and development activity is fostered. |
| ED POL 10 | To facilitate the sustainable development of a new deep water port in East Meath. |
| ED POL 11 | To facilitate associated landside activities to support a proposed deep water port, in order to maximise the economic benefits to nearby communities and minimizing any negative impacts of landside activities on such communities or the environment and heritage of the area. |
| ED POL 12 | To ensure any port related development proposals are subject to full environmental assessment including Strategic Environmental Assessment, Environmental Impact Assessment and Appropriate Assessment, as required. |
| ED POL 13 | To continue to develop and enhance the Sister Cities Project between Meath County Council and the Town of Cary, North Carolina with a particular focus on leveraging capacity to provide “best practice” examples for economic development projects at appropriate locations within County Meath. |
| ED POL 14 | To foster the prioritisation of employment generating land uses in the urban area of Ashbourne and the adjoining linked settlement of Ratoath. |
| ED POL 15 | To develop a series of marketing initiatives in accordance with the recommendations of the Economic Development Strategy for County Meath to promote economic development within Meath. |
Chapter 4 Economic Development Strategy

<table>
<thead>
<tr>
<th>ED POL 16</th>
<th>To work with Louth County Council through the auspices of the Eastern and Midland Region to further develop the M1 Corridor with specific reference to the Southern Environs of Drogheda.</th>
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</thead>
</table>

**Objectives**

It is the objective of Meath County Council:

<table>
<thead>
<tr>
<th>ED OBJ 1</th>
<th>To identify and promote a wide range of locations throughout the county for different types of enterprise.</th>
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<tr>
<th>ED OBJ 2</th>
<th>To support, be proactive and implement the spatial dimension of the Economic Development Strategy for County Meath 2014-2022 with particular regard to the development of the five key strategic employment generating sites in the County with the aim of making Meath a cost competitive business location and to grow the share of employment taken up by knowledge-orientated activities, both indigenous and foreign.</th>
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<tr>
<th>ED OBJ 3</th>
<th>To ensure that sufficient and suitable land is zoned for sustainable large scale and general industry at the major employment centres of Navan, Drogheda Environs, Ashbourne, Dunboyne and Kells and to a scale and extent befitting their respective roles in the Economic Development &amp; Settlement hierarchies.</th>
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<tr>
<th>ED OBJ 4</th>
<th>To ensure that sufficient and suitable land is zoned for logistics, distribution and supply chain management industries at Ashbourne, Dunboyne / Clonee, Kells, Enfield and Stamullen and in addition to land zoned for large scale and general industry.</th>
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<tr>
<th>ED OBJ 5</th>
<th>To explore joint ventures with developers / industrialists / landowners to develop strategic sites in designated economic growth areas / centres consistent with the Regional Planning Guidelines for the Greater Dublin Area and the Economic Development Strategy for County Meath. The fast tracking of statutory planning consents shall be facilitated and encouraged which may include the use of appropriate statutory instruments, to include, inter alia, Part VIII planning consent for site development works or indeed for the entire development, preparation of Motorway Orders, etc. This process should include the reservation of prize sites which would be suitable for or comparable to the IDA &quot;strategic sites&quot; which could support investment from large Foreign Direct Investment (FDI) firms which may have significant space requirements.</th>
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<th>ED OBJ 6</th>
<th>To implement the Action Plan for Jobs: Mid East Region 2015-2017 in conjunction with relevant stakeholders. The Plan has been developed on the basis of a series of consultations with stakeholders and identifies particular strengths and opportunities in the region and will be delivered through collaboration with the public, businesses and public sector bodies in the Region.</th>
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<tr>
<th>ED OBJ 7</th>
<th>To co-operate with local and national development agencies to maximise job creation opportunities and to engage with existing and future large scale employers in order to maximise job opportunities in the county.</th>
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<tr>
<th>ED OBJ 8</th>
<th>To undertake an assessment of the available infrastructure and services on all of the identified sites for economic development as identified within the Economic Development Strategy for County Meath and assess how best to address any identified deficiencies.</th>
</tr>
</thead>
</table>
ED OBJ 9 To co-operate fully with relevant stakeholders and participating Planning Authorities in the development of the Local Economic and Community Plans (LECP) and the Regional Spatial and Economic Strategies (RSES) through the auspices of the Eastern and Midlands Regional Assembly.

4.4 Rural Areas

Agriculture will continue to be an important component of County Meath’s economy. Advancing technology and farm consolidation will result in increased output but will also continue to reduce agriculturally based employment. The agricultural sector must continue to adapt to the challenges posed by modernisation, restructuring, market development and the increasing importance of environmental issues. An economically efficient agricultural and food sector, together with forestry, sustainable exploitation of natural resources and diversification into alternative on-farm and off-farm activities, are essential components of the development of a sustainable rural economy.

No single economic sector offers the solutions to the challenges facing rural areas. The optimal response most likely lies in different packages of measures to tap into the potential that individual rural areas possess. In all areas of the County, there is a role for rural development in contributing to the general economic growth of the county. Meath County Council will encourage diversification by promoting rural tourism and leisure activities and encouraging appropriate forms of rural employment development. This can comprise a number of different sectors including agriculture (arable, dairy, sheep, horticulture and organic), equine, forestry, tourism (walking, cycling, leisure, fishing, golfing, water based activities, beach and cultural heritage), mineral extraction and rural enterprises. This Plan promotes and encourages economic development to meet the needs of rural areas whilst recognising their environmental character.

4.4.1 Rural Enterprise

The Economic Development Strategy seeks to facilitate the provision of adequate land for employment uses, having regard to spatial planning, infrastructural, environmental and transportation requirements and their compatibility with adjoining land uses. This would direct such employment uses primarily to suitably zoned lands within designated urban centres. Policies are also included that support and protect the existing economic base where it occurs and promotes the diversification of the economy through inward investments at key growth centres and the parallel promotion of agriculture, forestry and tourism-related industries in rural areas.

This Development Plan accepts that there is a need to respond to the restructuring of the agricultural sector and the loss of traditional opportunities arising from the decline of traditional manufacturing and construction sectors by developing a rural economy that offers viable and sustainable employment for existing communities. There is also a need to strengthen the provision / retention of services, regenerate rural communities and promote the economic development of rural areas. This manifests itself in the need to both acknowledge the need for, and promote the development of, small scale enterprises in rural areas.

Once off medium to large scale rural enterprise can only be located in the open countryside if it is demonstrated, to the satisfaction of Meath County Council, that the enterprise can be more readily accommodated in a rural setting than provided in a designated settlement centre and subject to standard development management considerations being applied. It is equally accepted that there are certain types of rural enterprises, especially those that involve processing of natural resources or serve rural communities which have a critical role to play in sustainable rural development.

The promotion and facilitation of micro enterprises (up to a maximum of 5 employees) is a key area for sustainable employment opportunities in rural areas. Meath County Council will seek to facilitate the development of this sector by ensuring that incubator units for micro enterprises are provided in lower tier centres (Small Towns and Villages) as well as considering their individual appropriateness in rural nodes and possibly, the open countryside. In particular, the reuse of
redundant agricultural buildings and the development of new buildings to accommodate such diversification / enterprise within an overall farmyard complex will be considered on their individual merits.

4.4.2 Bio-Fuels and Renewable Energy

Ireland’s dependency on imported energy has grown to around 90% in comparison with the EU average of 50%. The dominant energy source remains imported oil, with a large part of Ireland’s power generation and industrial production critically dependent on oil and gas. With the continued threat of global climate change, the volatility of oil prices and the need to secure supplies of indigenous energy, bioenergy and wood based fuels, in addition to other sources of renewable energy such as wind, wave, solar etc. are fast becoming an alternative cost effective solution. The use of wood and bio energy crops such as willow and miscanthus for energy generation is a growing sustainable industry that can supplement the development of the rural economy of Meath.

The geographical location of Meath adjacent to the national Gateway and the proximity of the routes, through which significant energy transmission networks (electricity and gas) traverse, present key potential and synergies for future economic development in County Meath. This Development Plan aims to recognise and develop the full potential of biomass for energy production / manufacturing and associated energy production including the export of green electricity to the national grid.

The requirement to prepare a Thematic Spatial Strategy for Industrial Development (Objective TRANS OBJ 22 refers) is also considered relevant with regard to meeting the specific needs of renewable energy and general energy related infrastructure projects. As part of the preparation of this Thematic Spatial Strategy, there is particular merit in examining significant landholdings associated with quarrying and extractive industries to develop energy related infrastructure projects. The existing example to support such a clustering argument is Carranstown and Caulstown, Duleek adjacent to Irish Cement operation at Platin – Indaver 70MW waste to energy facility and the permitted Scottish and Southern Energy Plc 60MW open cycle gas turbine power generation plant. The accommodation of such energy related infrastructure projects which tend to absorb large areas of land and cannot be facilitated within traditional industrial zonings in towns around the county is worthy of further detailed consideration.

Policies

It is the policy of Meath County Council:

| ED POL 17 | To promote rural economic development by recognising the need to advance the long term sustainable social and environmental development of rural areas and encouraging economic diversification and facilitating growth of rural enterprises. |
| ED POL 18 | To recognise and develop the full potential of biomass for energy production and manufacturing including the export of green electricity to the national grid. The Development Plan acknowledges that such enterprises are more readily accommodated in rural areas due to the extent of lands required to ensure security of supply of raw materials and that proximity to the medium to high voltage national electricity transmission network for green electricity exportation is a key locational consideration for development proposers. All proposals for biomass energy production and manufacturing will require screening to determine if a full Appropriate Assessment of the likely significant effects on Natura 2000 sites, is required. |
| ED POL 19 | To recognise the contribution of rural employment to the overall growth of the economy and to promote this growth by encouraging rural enterprise and diversification generally and to promote certain types of rural enterprise, especially |
those activities which are rural resource dependent, including renewable energy production, food production / processing and the extractive industries.

ED POL 20 To normally permit development proposals for the expansion of existing authorised industrial or business enterprises in the countryside where the resultant development does not negatively impact on the character and amenity of the surrounding area. In all instances, it should be demonstrated that the proposal would not generate traffic of a type and amount inappropriate for the standard of the access roads. This policy shall not apply to the National Road Network.

ED POL 21 To permit development proposals for industrial or business enterprises in the countryside where generally the following criteria are met:
(i) the proposed use has locational requirements that can more readily be accommodated in a rural location than an urban setting and this has been demonstrated to the satisfaction of Meath County Council;
(ii) the development will enhance the strength of the local rural economy;
(iii) the resultant development is of a size and scale which remains appropriate and which does not negatively impact on the character and amenity of the surrounding area;
(iv) the proposal demonstrates that it has taken into account traffic, public health, environmental and amenity considerations;
(v) the proposal is in accordance with the policies, requirements and guidance contained in this plan;
(vi) it is demonstrated to the satisfaction of Meath County Council that the proposal would not generate traffic of a type and amount inappropriate for the character of the access roads or would require improvements which would affect the character of these roads. This policy shall not apply to the National Road Network.

ED POL 22 To support rural entrepreneurship and the development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This objective shall not apply to the National Road Network.

ED POL 23 To facilitate the development of broadband telecommunications as an enabler of rural and other enterprise.

4.5 Retail

4.5.1 Background to Retail Strategy

The Retail Planning Guidelines (2012) were adopted by the Department of the Environment, Community and Local Government in April 2012 and replace the previous Retail Planning Guidelines (2005). Paragraph 3.3 of the Retail Planning Guidelines outlines the matters which should be addressed in all future County and City Development Plans:

- State the elements of their settlement hierarchy in line with the relevant regional planning guidelines and their core strategy;
- Outline the level and form of retailing activity appropriate to the various components of the settlement hierarchy in that core strategy;
- Define, by way of a map, the boundaries of the core shopping areas of city and town centres and also location of any district centres;
• Include a broad assessment (square metres) of the requirement for additional retail floorspace only for those plans in the areas covered by a joint or multi-authority retail strategy;
• Set out strategic guidance on the location and scale of retail development to support the settlement hierarchy, including where appropriate identifying opportunity sites which are suitable and available and which match the future retailing needs of the area;
• Identify sites which can accommodate the needs of modern retail formats in a way that maintains the essential character of the shopping area;
• Include objectives to support action initiatives in city and town centres; such as mobility management measures - that both improve accessibility of retail areas while aiming to develop a pedestrian and cyclist friendly urban environment and vibrant street life;
• Public realm interventions - aimed at improving the retailing experience through high quality civic design, provision of attractive street furnishing, lighting and effective street cleaning/business improvement district type initiatives; and
• Identify relevant development management criteria for the assessment of retail developments in accordance with these guidelines.

The Retail Strategy for the Greater Dublin Area (2008) provides guidance and policies for retail development at a strategic level and aims to ensure a co-ordinated and sustainable approach to the assessment and provision of retail development in the Greater Dublin Area. The Retail Strategy for the GDA supports the continued development of Navan as the main retail centre in the County (Level 2 Major Town Centre & County Town Centre). The Strategy identifies Dunboyne, Ashbourne, Dunshaughlin, Kells, Trim, Laytown/Bettystown & Enfield as Level 3 centres (Town and/or District Centres and Sub-County Town Centres. The Retail Strategy provides that Dunboyne will gradually develop to Level 2 status by 2028.

The Meath County Retail Strategy (2013 - 2019) has been prepared in this context and sets out the strategic policy framework for the spatial distribution of retail floorspace within the County up to 2019 and beyond to 2022. The Strategy is set out in Appendix 5.

The strategy aims to sustain and improve the retail competitiveness of the county, address retail expenditure leakage and ensure an equitable, efficient and sustainable spatial distribution of retail floorspace across the county. The emphasis of the Retail Strategy is on ensuring that the county sustains its role and importance in the shopping patterns of local people, the region and nationally. This should be largely driven by the continuing improvement of Meath’s comparison shopping offer particularly in its main centres.

4.5.2 Survey & Analysis – Key Findings

A comprehensive survey of households in County Meath was undertaken in December 2011 to establish existing shopping patterns. The survey highlights continued significant levels of comparison expenditure leakage from the County and concluded that there remains considerable scope for improvement in the retail offer of the county. In particular, there is considerable scope for the further enhancement of higher order comparison shopping facilities within Navan and future Level 2 centres. This is of key importance if the county’s performance and attractiveness for living, working, visiting and investment is to be sustained.

Convenience (Main Food & Grocery Shopping)
• 77% retention of convenience expenditure within the County - Navan (high) retains 92% compared to Bettystown (low) retaining only 52% within the county.
• Main reason cited was geographical proximity.
• Towns do not provide a significant attraction outside of their immediate catchment area.
• Drogheda acts as a significant attractor for the east Meath area (37%).
Between 89.5% - 98.15% of respondents undertake their top up shopping locally. Retention of convenience expenditure has increased in each zone since 2008).

Comparison (Clothes & Footwear)
- 58.9% of respondents carry out their main comparison shopping outside of Meath.
- Navan fulfills sub regional comparison retail role - 70.1% retention within its own catchment and attracts 54.3% & 37.5% expenditure from Trim and Kells catchments.
- Ashbourne retains 11.8% comparison goods expenditure in its own catchment area - main attraction is Blanchardstown (60.5%).
- Almost all comparison expenditure from the east coast settlements leaves the county primarily to Drogheda (78.7%).
- Main reason cited for shopping outside of county is to avail of more varied product range.

Bulky Goods Shopping - Furniture and Electrical Goods.
- Expenditure leakage for bulky goods was less (32.6% for furniture and 31.8% for electrical goods) than for comparison goods.
- Geographical trends evident in comparison goods expenditure leakage are reaffirmed.
- Navan performs quite well
  - retains 84.7% of electrical goods and 78.2% of furniture expenditure
  - attracted 45.7% and 21.7% electrical goods expenditure and 51.6% and 34.1% furniture expenditure from Kells and Trim catchments respectively.
  - association of furniture with Navan is also evident in attracting 33.7% of expenditure from the Ashbourne catchment area.
- Ashbourne catchment - 51.1% of bulky goods takes place outside the county which rises to 75% for electrical goods expenditure
  - Blanchardstown satisfying 52.3% and 19.8% of expenditure respectively.
- Bettystown catchment - lack of retention of expenditure is alarming
  - Drogheda attracts 78.4% and 95.3% of this expenditure of which it is estimated that 44.3% of bulky goods and 70.6% of electrical goods expenditure from the Bettystown catchment takes place within the extent of Drogheda within the administrative area of Meath County Council.

Commentary
The survey confirms the continued leakage of comparison and bulky goods expenditure from the east Meath catchment to Drogheda and from the Ashbourne catchment to Blanchardstown. The Retail Strategy indicates that this is not surprising given their geographical proximity. Blanchardstown has an influential pull on shopping trends, with the centre being named as the most frequented competing centre outside of County Meath. The majority of trips generated to Blanchardstown, Dublin city and Liffey Valley are for comparison goods shopping. The results of the household survey demonstrate a requirement for an increase in the variety and range of comparison stores provided within the County. This would help reduce the leakage to external centres.

4.5.3 Confirmation of Retail Hierarchy
The 2012 County Retail Strategy confirms a retail hierarchy, as set out in Table 4.3 below. This hierarchy is consistent with the Retail Hierarchy contained in the Retail Strategy for the Greater Dublin Area.

Level 2 County Town Centre: In accordance with its designation within the Retail Strategy for the Greater Dublin Area Navan is a Level 2 Centre in the context of the Meath Retail Strategy. This is reflective of its importance as the County Town and the wide range of retail and service functions available in the town.

Level 3 Town and/or District Centres and Sub County Town Centres: Ashbourne, Dunboyne, Dunshaughlin, Kells, Trim, Laytown/Bettystown and Enfield are included in this tier. These towns perform an important sub county retail role / function and generally include a good range of...
convenience provision and a modest provision of comparison offer. It is considered that Dunboyne will not achieve First Tier Status over the period of the Retail Strategy. Enfield does not currently have the population or retail offer of the larger centres in the second tier.

**Table 4.1: Retail Hierarchy in Co. Meath**

<table>
<thead>
<tr>
<th>Level</th>
<th>Centre</th>
<th>Meath Retail Hierarchy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Level 2</td>
<td>Major Town Centres and County Town Centres</td>
<td>Navan</td>
</tr>
<tr>
<td>Level 3</td>
<td>Town And/Or District Centres and Sub County Town Centres</td>
<td>Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown/ Bettystown, Enfield</td>
</tr>
<tr>
<td>Level 4</td>
<td>Neighbourhood centres, local centres – small towns and villages</td>
<td>Various</td>
</tr>
<tr>
<td>Level 5</td>
<td>Corner Shops/small villages</td>
<td>Various</td>
</tr>
<tr>
<td>Other</td>
<td>Drogheada Environs</td>
<td></td>
</tr>
</tbody>
</table>

*Dunboyne will gradually develop over the next 20 years towards a Level 2 Centre in recognition of the status affirmed in the Retail Strategy for the Greater Dublin Area*

Level 4 Neighbourhood Centres, Local Centres, Small Towns and Villages: This category includes other small towns and villages in the County including (although not exclusively) Athboy, Ballivor, Clonee, Duleek, Kilmessan, Nobber, Oldcastle, Ratoath, Slane and Stamullen.

Level 5: Corner Shops/small villages: various

Other - Drogheada Environs: Drogheada environs contain a relatively large quantum of retail development due to its association with Drogheada, a second tier centre in the national retail hierarchy. Southgate Shopping Centre (District Centre) has recently been constructed at Colpe Cross on the southern fringe of Drogheada and includes a significant office component. The retail provision in Drogheada environs performs an important function in serving the needs of the local and surrounding communities.

The purpose of the County Retail Hierarchy is to indicate the role and importance of each development centre within the county in order to enable the Council to protect each centre's overall vitality and viability whilst allowing each centre to perform its overall function within the county's settlement hierarchy.

### 4.5.4 Identification of Core Retail Areas and Opportunity Sites

In accordance with the guidance set out within the Retail Planning Guidelines, the County Retail Strategy identifies Core Retail Areas for the first and second tier centres within the County Retail Hierarchy. The Retail Strategy also identifies a number of Opportunity Sites within each town which are considered to be suitable locations for retail development. In accordance with the objectives of the Retail Planning Guidelines, new retail development should be located within or close to these identified core retail areas where possible.

### 4.5.5 Sequential Approach

The primary fundamental objective of the Retail Planning Guidelines is to protect, support and promote the continued role of city and town centres. In order to meet this objective the Retail Planning Guidelines established the Sequential Approach to the determination of retail applications. This essentially recognises the importance of sustaining the retail importance, viability and vitality of town centres.
All applications for large retail developments in out of centre or edge of centre locations (in excess of 1,000 sq. m. – net area) should be subject to the sequential approach as follows:

- In the first instance, priority should be given to locating retail development within the Core Retail Areas;
- Only where it can be demonstrated that there are no sites which are suitable, available and viable should an edge-of-centre or out-of-centre site be considered.

### 4.5.6 The Requirement for Additional Retail Floorspace

One of the key requirements of the Retail Planning Guidelines is that retail strategies should provide a broad assessment of the additional retail floorspace required in counties over the lifetime of their strategies. The requirement for additional retail floorspace within the county is estimated having regard to the changes to the population, population forecasts, updated information on expenditure, retail floorspace, extant planning permissions and the findings of the 2011 household and shopper surveys.

The County Retail Strategy sets out broad guidance on the type and amount of additional floorspace that will be required to accommodate additional expenditure over the timescale of the Strategy. This is summarized in Table 4.4 below:

**Table 4.2: County Meath Floorspace Potential**

<table>
<thead>
<tr>
<th>Year</th>
<th>Convenience sq. m.</th>
<th>Comparison sq. m. Scenario 1</th>
<th>Comparison sq. m. Scenario 2</th>
<th>Bulky Goods sq. m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>15,431</td>
<td>124</td>
<td>124</td>
<td>-19,983</td>
</tr>
<tr>
<td>2019</td>
<td>31,071</td>
<td>13,723</td>
<td>38,527</td>
<td>-7,614</td>
</tr>
<tr>
<td>2022</td>
<td>35,617</td>
<td>20,368</td>
<td>48,446</td>
<td>-1,570</td>
</tr>
</tbody>
</table>

It is noted that there are significant extant permissions for town centre schemes which have not been implemented which have not been included within the above floorspace figures. The permissions pertaining to these sites in many instances include large scale mixed use proposals. Town centres schemes have been permitted in Navan, Kells, Trim, Dunboyne and most recently, in Dunshaughlin. In view of the very changed economic context which has emerged over the last couple of years, it is unlikely all of this permitted floorspace will come to fruition in the format and scale originally proposed. The Council remains committed to promoting retail development on these key sites. A pragmatic approach must be taken to such extant permissions and it should be recognized that any implementation of such permissions is likely to be on a much reduced scale from that originally approved, and/or on a phased basis. A case by case consideration of the relevant pipeline floorspace will be necessary in considering any significant retail development. The key consideration in assessing future planning applications is the location of the proposed retail floorspace. The appropriate redevelopment and revitalization of town centres lands should continue to be promoted as a priority.

The results of the household and shopper’s surveys undertaken to inform the retail strategy identify a significant degree of leakage of comparison expenditure from the County. A key objective is to reduce this level of leakage throughout the lifetime of the retail strategy.

### 4.5.7 Strategic Guidance on the Distribution of Retail Floorspace

The County Retail Strategy provides a strategic policy framework for the spatial distribution of new retail floorspace within the County. The focus of this is to provide strategic guidance on the location and scale of major retail development.

New retail floorspace provision should reflect the existing and projected population in the County and the identified retail hierarchy. Additional demand for comparison retail floorspace will be promoted in particular within Navan and the Sub County Centres of Ashbourne, Dunboyne, Dunshaughlin, Kells, Trim and Laytown / Bettystown.
Enhancing the range and quality of comparison floorspace within the County is essential in ensuring that County Meath enhances its retail offer and attraction and claws back some of the leakage of expenditure that is occurring to competing centres such as Blanchardstown. As the County Town Centre, Navan in particular should be promoted and developed as a centre for higher order comparison floorspace.

In terms of convenience provision, it is evident that certain centres most notably Trim, Dunboyne, Kells and Dunshaughlin are under provided for in terms of convenience offer. Convenience development will in particular be promoted in these urban centres in order to improve competition choice and diversity in the retail market.

In terms of retail warehouse development, the County is well served. There are two large retail warehouse parks in Navan and a further retail park in Ashbourne. There is an extant permission for retail warehousing in Trim. Vacancy is prevalent in the Ashbourne Park and in the Navan Retail Park. In this regard, a cautious approach will be taken regarding further such development over the period of the strategy.

Table 4.3: Indicative Convenience Floorspace Potential

<table>
<thead>
<tr>
<th></th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Navan</td>
<td>11,000</td>
</tr>
<tr>
<td>Trim</td>
<td>5,000</td>
</tr>
<tr>
<td>Kells</td>
<td>3,500</td>
</tr>
<tr>
<td>Ashbourne</td>
<td>2,000</td>
</tr>
<tr>
<td>Dunshaughlin</td>
<td>3,500</td>
</tr>
<tr>
<td>Dunboyne</td>
<td>6,500</td>
</tr>
<tr>
<td>Other</td>
<td>4,117</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>35,617</strong></td>
</tr>
</tbody>
</table>

Table 4.4 Indicative Comparison Floorspace Potential

<table>
<thead>
<tr>
<th></th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Navan</td>
<td>10,000-24,000</td>
</tr>
<tr>
<td>Trim</td>
<td>1,750-5,000</td>
</tr>
<tr>
<td>Kells</td>
<td>1,500-4,000</td>
</tr>
<tr>
<td>Ashbourne</td>
<td>1,000-3,000</td>
</tr>
<tr>
<td>Dunshaughlin</td>
<td>1,250-3,000</td>
</tr>
<tr>
<td>Dunboyne</td>
<td>3,500-7,000</td>
</tr>
<tr>
<td>Other</td>
<td>1,368-2,446</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>20,368-48,446</strong></td>
</tr>
</tbody>
</table>

Tables 4.3 and 4.4 set out the indicative potential for additional convenience and comparison floorspace in the main towns within the County in accordance with the role of each settlement within the County Retail hierarchy, its population, trends observed from the household survey and existing retail floorspace provision. Having regard to the deficit in capacity for bulky household floorspace set out within Table 4.4 a split between the individual towns is not considered appropriate. Applications for bulky goods floorspace within the County will be considered on their merits, taking into account the DoECLG’s ‘Spatial Planning and National Roads Guidelines’.

The range of comparison floorspace allocation as set out in Table 4.4 above reflects the capacity assessment above under Scenario 1 and Scenario 2.

In considering the potential for additional retail floorspace within the County, the figures contained in Tables 4.2, 4.3 and 4.4 above should not be considered as upper limits, merely as indicative of the scale of new floorspace required to meet the needs of existing and future population and expenditure within the county. The figures represent the potential additional floorspace over that existing and do not include unimplemented permitted retail schemes in the County. The figures set
out within Tables 4.5 and 4.6 may be subject to further preparation of individual town development or local area plans. Additional new floorspace may be proposed and this could replace some existing outdated or poorly located retail floorspace. These figures should be seen as minimum rather than maximums. The key consideration is the location of new floorspace.

The lower set of figures for comparison floorspace, Scenario 1 in the capacity assessment, are based on a continuation of high leakage of expenditure from the catchment area to competing centres. The level of retention of this expenditure has potential to increase over the lifetime of the strategy in line with an enhanced provision of comparison floorspace within the County as set out within Scenario 2 of the capacity assessment.

4.5.8 Criteria for the Assessment of Retail Developments

In accordance with the ‘Retail Planning – Guidelines for Planning Authorities’ (April 2012) requirements, all applications for significant development should be assessed against a range of criteria. As a general rule, developments in excess of 1,000m² (gross) of convenience floorspace and 2,000m² (gross) of comparison floorspace located outside of established retail cores will be assessed by the following criteria.

- Compliance with the ‘Sequential Approach’
- Impact on the town and village centres, including cumulative impact;
- The relationship of the application to any Development Plan or Local Area Plan allocation;
- The development’s contribution to town / village / centre improvement;
- The development’s contribution to site and / or area regeneration;
- The quality of access by all modes of transport and by foot and bicycle;
- The development’s role in improving the competitiveness of the County and sub areas of the County;
- The extent to which it is relevant to consider the imposition of restrictions on the range of goods permitted for sale.

4.5.9 Design Quality

The 2012 Retail Planning Guidelines are accompanied by the Retail Design Manual (April 2012). The Manual provides planning authorities, developers and designers with evidence based quality principles to ensure that future planning for the retail sector is focussed on the creation of vibrant, quality places. Meath County Council will seek to promote quality design in all retail developments supported by the necessary policy frameworks. This is of particular importance due to the visual dominance role which retail plays in a town or village streetscape. Section 11.7 (of Development Management Guidelines and Standards) provides guidance on Retail Development whilst individual Town Development Plans and Local Areas Plans include a range of design principles and policies which respond to local circumstances.

It is essential that the following issues are also addressed:

- Visual Integration – this relates to the integration of retail developments, including their car parking requirements, into streetscapes and roofscapes at town or village level. This is of particular importance for Architectural Conservation Areas, historic areas, protected structures or areas which have a fine grained building pattern.
- Access and Mobility – this relates to all modes of transport including goods vehicles, workers, customers, tourists, cyclists, pedestrians, etc. The County Development Plan includes policies which encourage and facilitate the greater use of public transport where it is available and encourage greater pedestrian and cycling usage through appropriate linkages to other parts of the town or village.
- Use Integration – This seeks to integrate large scale retail developments with other appropriate uses which may include office, leisure, community and residential use.

General Policies and Objectives
The Retail Strategy identifies a number of general policies which are intended to shape and guide retailing in the County over the period of the County Development Plan and beyond.

### Policies

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>ED POL 24</th>
<th>To implement the Meath County Retail Strategy 2013 - 2019.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ED POL 25</td>
<td>To promote and encourage the major enhancement of retail floorspace, primarily comparison goods and town centre functions in Navan to sustain its competitiveness and importance as a Primary Growth Centre in the Greater Dublin Area.</td>
</tr>
<tr>
<td>ED POL 26</td>
<td>To support the vitality and viability of existing designated centres and facilitate a competitive and healthy environment for the retailing industry into the future by ensuring that future growth in retail floorspace responds to the identified retail hierarchy.</td>
</tr>
<tr>
<td>ED POL 27</td>
<td>To support the development of Core Retail Areas as identified within the County Retail Strategy and reinforces the role and function of the Core Retail Areas.</td>
</tr>
<tr>
<td>ED POL 28</td>
<td>To adhere to the provisions of the Sequential Approach in the consideration of retail applications located outside of core retail areas.</td>
</tr>
<tr>
<td>ED POL 29</td>
<td>To have regard to the policies and objectives of the Retail Strategy for the Greater Dublin Area 2008-2016.</td>
</tr>
</tbody>
</table>

### Objectives

It is an objective of Meath County Council:

<table>
<thead>
<tr>
<th>ED OBJ 10</th>
<th>To implement the following specific objectives for County Meath, as identified within the County Retail Strategy, in order to ensure the continued vitality and viability of town centres, including:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Facilitate the identification, promotion and development of key town centre opportunity sites;</td>
</tr>
<tr>
<td></td>
<td>Promote the revitalisation of vacant and derelict properties/shop units;</td>
</tr>
<tr>
<td></td>
<td>Encourage infill development and the redevelopment of derelict and obsolete sites;</td>
</tr>
<tr>
<td></td>
<td>Promote ongoing environmental improvements to the public realm;</td>
</tr>
<tr>
<td></td>
<td>Prevent overdevelopment of particular non retail uses such as takeaways in Core Retail Areas;</td>
</tr>
<tr>
<td></td>
<td>Promote activities including festivals, events street markets and farmer's/country markets in each town.</td>
</tr>
</tbody>
</table>

### 4.6 Tourism

#### 4.6.1 Existing Resources

‘Meath – the Heritage Capital of Ireland’, has much to offer as a tourist destination, in particular its rich heritage, quality rural landscape, attractive towns and villages, and its appealing coastline. Meath has one of Europe’s best collections of prehistoric sites and monuments and a unique blend of history and culture. As a result, the county has a large number of visitor attractions, the most famous being the UNESCO World Heritage Site of Brú na Bóinne incorporating the passage tombs at Newgrange, Knowth and Dowth. The Battle of the Boyne site (now incorporating Oldbridge...
Chapter 4 Economic Development Strategy

House and Estate), Trim Castle and the Hill of Tara have also a high profile in both the domestic and overseas markets. Loughcrew, the Royal site of Tara, Tailteann, the Hill of Ward, Christian sites at Kells, Slane, Donaghmore, Killeen, Dunsany and Duleek, monastic ruins at Bective and Trim, grand country houses from the 18th Century onwards and associated prestigious gardens throughout the county all bear testimony to Meath’s rich historic past and the county’s exhaustive list of attractions.

Visitors attracted by outdoor pursuits are well catered for with options such as:

- 16 golf courses including Killeen Castle which hosted the 2011 Solheim Cup and Knightsbrook, Trim which hosted the 2011 Junior Solheim Cup event;
- Four race courses – Fairyhouse, Navan, Bellewstown and Laytown Strand;
- A large number of approved equestrian centres;
- 3 Heritage Walking Routes – Kells Girley Bog Eco Walk, Boyne Ramparts Heritage Walk & Trim Castle River Walk;
- Forest Walks such as Loughcrew Gardens and Mullaghmeen Forest (Oldcastle), Littlewood Forest (Slane), Balrath Wood (Kentsown), and Dalgan Park (Navan);
- Historic Town Walks in Trim, Slane, Kells, Navan and Gormanston / Stamullen with Heritage Trails in Athboy, Duleek, Dunshaughlin & Moynalty;
- Anglers can fish the Boyne and its tributaries for wild brown trout and Atlantic salmon whilst coarse angling is facilitated in the Royal Canal (Enfield), Lough Sheelin and the North Meath lakes with sea angling along the coast.
- Swimming, walking and kiting along the 10 kilometre coastline.

The expansion of the tourism sector is positively influenced by the following:

- The wealth of the county’s cultural and natural heritage.
- The range of activities catering for outdoor pursuits.
- The county’s accessibility and proximity to the national Gateway (the primary access point to the country and home to the largest domestic market).

According to the Irish Tourism Industry Confederation (End of Year Review 2011 and Outlook for 2012), “the positives of the past year, including movement to recovering competitiveness, growth in visitor numbers from Ireland’s top source markets and some improvement in the fortunes of businesses in the sector, provide a sound foundation for further recovery. The industry has yet again proved its resilience.” The upturn in tourism reaffirms the industry’s capacity to assist in an export led economic recovery.

4.6.2 National Tourism Development Strategy 2010-2012

The Tourism Ireland and Fáilte Ireland marketing strategies for international and national markets seek to develop, promote and market the key destinations within the country as the main attractors to entice visitors. Fáilte Ireland, through the Discover Ireland marketing campaign, is implementing a strategy to develop up to 10 world class tourism destinations in Ireland. The Boyne Valley has been identified as one of these 10 destinations. The Boyne Valley has one of the best landscapes of its kind in Europe in terms of archaeology, with prehistoric sites and monuments, all within close reach. This places Meath in a significantly advantageous position to attract significant visitor numbers to the county.

4.6.3 Louth and Meath – Tourism Development Study 2010

Fáilte Ireland commissioned the ‘Louth and Meath – Tourism Development Study’ (2010) which examined the performance of tourism in each county, the strength and depth of its tourism products and infrastructure, and highlighted the potential for further tourism development. The Study provides a series of recommendations for the future development of the tourism product, marketing and investment to maximise the economic returns from tourism. The Boyne Valley is identified as the project with the greatest opportunity and potential to drive significant new
tourism business to the counties of Meath and Louth. The continued collaboration between both counties will ensure a strategic and targeted approach towards the creation of a world class tourism destination.

Figures collated by Fáilte Ireland outline that in 2010, 135,000 overseas visitors came to Meath with more than half from Britain and approximately a quarter from mainland Europe and from North America respectively. The overseas revenue was estimated at €54 million. It is estimated that an additional 126,000 domestic visitors also visited the county. The UNESCO World Heritage Site of Brú na Bóinne Visitor Centre was the top visitor attraction in the East & Midlands Region with 209,270 visitors followed by Trim Castle which attracted 59,416 visitors and the Battle of the Boyne Site which followed with 40,334 visitors.


The Strategy highlights the major tourism achievements in Meath between 2005 – 2010 in relation to infrastructure, marketing and communications, product development and training whilst the achievements of Meath Tourism should be further developed upon. These achievements include the improved accessibility of Meath, additional quality hotels, improvement in the appearance of towns and villages through ‘Pride of Place’ initiative, development of ‘Meet in Meath’ to attract business tourism, Meath Marketing & Tourism awards and the setting up of Economic Development Unit of Meath County Council.

The Strategic Plan recommends that Meath Tourism channels its focus of activity into two main areas to make a national and international impact:

1. Heritage and Culture Tourism as Ireland’s Heritage Capital – regard to the Boyne Valley Development Plan & the Louth and Meath Tourism Development Strategy.

2. Business Tourism – using the ‘Meet in Meath’ brand as a communication vehicle which ties into ‘Meet in Ireland’ business proposition. ‘Meet in Meath’ is acknowledged as the ‘business tourism’ arm of Meath Tourism.

All promotional activities should fall under these two main headings to ensure Meath achieves greater penetration in the heritage and culture arena and the concentive (conference and incentive) market, Ireland’s two most lucrative visitor areas.

The Strategy advocates the retention of the single brand proposition namely ‘Meath, Irelands Heritage Capital’. However, it is timely to review and strengthen the county’s heritage proposition and also to build and showcase the culture proposition, thus increasing the value of the overall experience. It is considered that Meath’s cultural offering is as strong as its heritage, which it should be packaging to showcase its strengths. The Strategy advocates the development of a University of Culture to link the culture offering with the heritage proposition for Meath. Navan is suggested as a suitable opportunity to develop a suitable campus setting. A University would bring vibrancy, employment, housing demands, drives commerce and enhances the environment in which it is situate. The Strategy advocates the carrying out of a feasibility study to examine the potential of this idea and should be undertaken as the Major Product Development project from 2010 – 2013. The provision of a 3rd level music facility as part of this proposal should be considered in the feasibility study.

The Strategy acknowledges that directional signage for main roads and motorways are relatively good in Meath. Signs heralding “Meath / Boyne Valley” from motorways must continue to be exploited in a safe and branded manner. However, the Strategy criticises signage in secondary and tertiary roads which are considered weak and that an action plan should be drawn up. The Strategy requests that a complete review of Meath’s “directional signage needs” take place by the Local Authority assisted by marketing experts inclusive of a maintenance programme.
The Strategy recommends that the county needs to assert itself in terms of its acquisition of national and international sporting events to complement its heritage and culture remit. The hosting of the Solheim Cup was a major coup for Meath. However, the county needs to continue to attract similar standard large scale events related to sport, music, equestrian, motorsports, cycling, etc. Meath needs to continue to capitalise on its experience, ability, access, location and proximity to Dublin to host additional big events.

4.6.5 Rural Tourism and the LEADER Programme

Through the LEADER Programme, Meath Partnership provides a range of services and funding support for tourism enterprise and community activities that can support the tourism economy. Investment in tourism includes direct support for the development of tourism accommodation, facilities and infrastructure and indirect provision for the conservation and upgrade of built and natural heritage features, support for festival development and cultural activities and works to enhance and upgrade village and rural environments.

Meath County Council will continue to support Meath Partnership in its work with rural communities and will seek to promote and encourage tourism activity and projects and initiatives involving the improvement of amenities, facilities and infrastructure, which can contribute to a strong, high potential rural tourism offering with maximum economic and social opportunity for local communities. Tourism-related developments should take account of opportunities to showcase the wealth of built and natural heritage assets existing in the County, in addition to the strong potential for eco-tourism development, environmental improvement, passive and active recreation, culinary tourism and creative industries which can help to support the tourism economy.

4.6.6 Integrated Rural Tourism Complexes

The location of the county largely in the hinterland of the largest Metropolitan area in the state has generated considerable demand over the past decade for golf course and leisure estate type developments with major complexes developed at Killeen Castle, Oldbridge Estate and Carton Demesne. The development of significant family attractions such as Tayto Park at Curragha, Ashbourne has had a positive impact in attracting a different target market to the county, who, when visiting these sites, create spin off revenue for local shops, hotels and other commercial businesses. The addition of Tayto Park has provided a new national tourist attraction into the county deviating from the traditional attraction based on its heritage and cultural offer.

The Development Plan acknowledges this regional amenity and tourism role for the county and will endeavour to support the development of these parks, farms and complexes at suitable locations throughout the county.

4.6.7 Tourist Infrastructure

Managing the provision of tourist accommodation is essential to ensuring the delivery of a sustainable tourism strategy. The provision of new tourist facilities should respect the outstanding quality and variety of the natural and built environment in Meath and should not damage the resource or prejudice its future tourist value in any way. The provision of such accommodation within existing towns and villages can contribute to the economic performance of these settlements. The important role that towns and villages throughout the county play as tourist centres and the facilities and services they can provide are recognised by Meath County Council.

Meath County Council will endeavour to facilitate new tourist attractions which have regard to the rural character or heritage of the area, such as the opening of historic houses or gardens to the public, farm visits, museums and interpretation centres.

Meath County Council recognises that in some sensitive landscapes, where development must be carefully managed, there may be a need, exceptionally, for a ‘one-off’ unique facility to meet a
particular tourist need. Such unique proposals will be considered on their merits taking into account need, location, siting, the need for an Appropriate Assessment and an assessment of potential environmental impacts. In assessing such proposals regard will be had to the Landscape Character Assessment for the County.

Town & Village Enhancement
Meath County Council has sought to improve the overall appearance of the County's towns and villages in recent years through Pride of Place Initiatives, Tidy Towns Initiative and through policies contained within Local Area Plans and through effective development management and enforcement. The proposed 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. The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans and development objectives contained in the County Development Plan.

Hotels
It is an objective of Fáilte Ireland to increase overnight stays in Meath and the wider Boyne Valley. The Meath Tourism Strategic Review 2011-2013 states that Meath has satisfied its need for quality hotels and recommends that the county should now actively promote this accommodation. It is generally accepted that a high quality hotel stock with many new rooms have been developed in the last number of years. In addition, the County has a range of other options ranging from high quality B & B's and Guesthouses to more budget conscious options including hostels.

Holiday Homes
With the possible exception of the coastal strip, County Meath is not under significant pressure for second home or holiday home development in rural areas. The application of the rural housing policy allied to the proximity of the county to the Metropolitan Area is considered causal factors in this regard.

Caravan and Camping Sites
The Council recognises that the provision of sites for caravans, motor homes and camping is an important element in the overall accommodation provision of all holiday makers satisfying all price ranges and for a variety of lifestyles. However, caravan sites can be visually obtrusive features in the landscape detracting from its scenic quality and amenity and for this reason Meath County Council will ensure that the design, operation and impact of such tourist and visitor accommodation does not unreasonably affect the amenity of the surrounding landscape.

Tourist Signage
Improvements to the roads infrastructure over the past decade have made Meath more accessible. However, if unmanaged, it also offers the opportunity for tourists to pass through Meath even quicker with the threat that Meath could become a 'corridor county'. The County must continue to be vigorously marketed and promoted as a quality tourist destination. This can be achieved in association with the NRA through the provision of service signs, heritage signage and attraction signage. Once off the primary routes, the signage must continue to be clear, concise, uniform and easily followed. This should not necessarily mean more signs in rural areas as it is considered that a proliferation of signage detracts from the rural character.

The "Louth Meath – Tourism Development Study" (2010) recommends a number of actions to be carried out with regard to signage within the Boyne Valley.

1) Develop and implement a common look and feel to the interpretation at all sites around the Boyne Valley. This will require investment in an audit of sites requiring interpretation and signage to determine gaps, the development of common interpretative story, and the need for signage and display panels
2) Re-signing of the 120km Boyne Valley Driving route. This requires an audit of the requirements for signage of the Boyne Valley driving route and investing in signage and determining gaps on the route in terms of stop off points for visitors and addressing these.

Fáilte Ireland provided funding to allow the commissioning of consultants to undertake these actions and their work is nearing completion.

### 4.6.8 Walking and Cycling Routes

The “Louth and Meath – Tourism Development Study” (2010) identified key product development needs. In particular, the audit noted that there is a very limited cycle route network within County Meath. This Development Plan recognises the important role that suitable cycle and pedestrian routes have in the attraction of tourists to the County. Meath County Council will endeavour to assist in the delivery of such routes and, in particular, the delivery of the Trim – Navan – Slane - Drogheda cycle / greenway along the River Boyne and the Navan – Kingscourt cycle / greenway.

Pedestrian walks, such as the Royal Canal, will also be facilitated and maintained. Other routes that arise from time to time will also be supported. Public rights of way which contribute generally to the amenities of the county and local areas will be protected and maintained. See Section 6.9 in the Transportation Chapter for additional policies and objectives on walking and cycling.

### Policies

It is the policy of Meath County Council:

| ED POL 30 | To promote the development of sustainable tourism and encourage the provision of a comprehensive range of tourism facilities, subject to satisfactory location, siting and design criteria, the protection of environmentally sensitive areas and areas identified as sensitive landscapes in the Landscape Character Assessment for the county. |
| ED POL 31 | To encourage new and high quality investment in the tourism industry in Meath with specific reference to leisure activities (such as golf, equestrian, walking, cycling, angling, outdoor pursuits and family orientated activities) and accommodation in terms of choice, location and quality of product. |
| ED POL 32 | To protect and conserve those natural, built and cultural heritage features that form the basis of the county’s tourism attraction and to seek to restrict development which would be detrimental to scenic and identified natural and cultural heritage assets. |
| ED POL 33 | To co-operate with Fáilte Ireland, Tourism Ireland, Meath Tourism, Louth County Council, the Boyne Valley Tourism Officer and any other relevant bodies in the implementation of the Boyne Valley Destination Development Strategy. |
| ED POL 34 | To enable, facilitate and encourage the growth and sustainability of the tourism sector through the provision of tourism enterprise developments in rural areas including open farm and integrated rural developments subject to the provision of adequate infrastructure and compliance with normal planning considerations. |
| ED POL 35 | To facilitate, where appropriate, the conversion of former demesnes and estates and their outbuildings into resort type developments subject to good planning and architectural conservation practice. |
| ED POL 36 | To ensure that the provision of dwellings, which form part of an integrated tourist development, will not be occupied as permanent places of residence and that they |
will in any event only be considered favourably in the case of refurbishment and
adaptation of a Protected Structure or group of structures within attendant
grounds into modern day use.

| ED POL 37 | To promote Tayto Park in Curragha as a flagship family visitor attraction in the
county, subject to the normal development management standards. Meath County Council will support and encourage further appropriate development of the integrated tourism product at Tayto Park subject to the provision or upgrade of the requisite physical infrastructure. |
<table>
<thead>
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<tbody>
<tr>
<td>ED POL 38</td>
<td>To facilitate the development of high-quality tourist accommodation such as hotels, hostels, B &amp; Bs / Guesthouses, etc. at suitable locations, in both urban and rural settings throughout the County subject to ensuring a high standard of architecture, the provision of adequate infrastructure and compliance with normal planning considerations.</td>
</tr>
<tr>
<td>ED POL 39</td>
<td>To consider the provision of caravan, camping and motor home sites at suitable locations throughout the County in both urban and edge of urban settings or as part of integrated rural tourism complexes. In all instances, Meath County Council will seek to ensure a high standard of layout, design and amenity in such proposals whilst safeguarding the landscape character in sensitive areas.</td>
</tr>
<tr>
<td>ED POL 40</td>
<td>To encourage new holiday home developments to locate within either established villages or small towns or in distinct clusters in rural areas capable or absorbing such developments.</td>
</tr>
<tr>
<td>ED POL 41</td>
<td>To encourage proposals to reinstate, conserve and/or replace existing ruinous or disused dwellings for holiday home purpose subject to normal planning considerations relating to design, safe access and provision of any necessary wastewater disposal facilities.</td>
</tr>
<tr>
<td>ED POL 42</td>
<td>To accommodate appropriately sited holiday home development, subject to normal planning considerations in relation to design, access and environmental matters.</td>
</tr>
<tr>
<td>ED POL 43</td>
<td>To support developments which will enable and encourage countryside recreation and an increased appreciation of the natural environment, through facilitating the development of community walks, off road trails / rural trail developments, parks and other outdoor amenities and recreational infrastructure. All proposals will require screening to determine if a full Appropriate Assessment of the likely significant effects on Natura 2000 sites, is required.</td>
</tr>
<tr>
<td>ED POL 44</td>
<td>To facilitate and support in the implementation of Village Design Plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres and town/village development objectives contained in the County Development Plan.</td>
</tr>
<tr>
<td>ED POL 45</td>
<td>To encourage and support sensitive development which provides for the appreciation, interpretation, upgrade and provision of access to natural habitats, scenic vistas and heritage features for the benefit of rural tourism subject to normal planning and nature conservation considerations.</td>
</tr>
</tbody>
</table>
Objectives

It is an objective of Meath County Council:

| ED OBJ 11 | To explore the provision of sustainable medium and long distance walking routes. |
| ED OBJ 12 | To support Meath Tourism and other relevant bodies to identify, develop and implement a common brand of signage in the county. |

4.7 Prevention of Major Accidents

The Seveso II Directive, 96/82/EC (and extended under Directive 2003/105/EC) relates to the prevention of major accidents that involve dangerous substances and the limitation of their consequences for humans and the environment. It applies to establishments where dangerous substances are produced, used, handled or stored. The European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations S.I No. 74 of 2006 transposes this Directive into Irish Law. The National Authority for Occupational Safety has been designated as the central competent authority for enforcement of these regulations.

The Directive aims to prevent major accident hazards involving dangerous substances and chemicals and the limitation of their consequences for both people and the environment. These objectives must be pursued through the control of the following:

- The siting of new establishments;
- Modifications to existing establishments, and;
- Development in the vicinity of an establishment which, by virtue of its type or siting, is likely to increase the risk or consequence of a major accident.

Article 12 of the Directive (2003/105/EC) provides that appropriate consultation procedures must be put in place to ensure that before decisions are taken, technical advice is available to Planning Authorities in respect of relevant establishments. The Health and Safety Authority (or the National Authority for Occupational Health and Safety, NAOSH) provides such advice where appropriate in respect of planning applications within a certain distance of the perimeter of these sites. The distance varies depending on the nature of activity at the site. Such technical advice will be taken into account in the consideration of applications for planning permission.

| Table 4.5: List of Seveso Sites in County Meath or Sites where Consultation Distances extend into County Meath |
|-----------------|-----------------|-----------------|-----------------|-----------------|
| **Name of Company** | **Seveso Location** | **Seveso Tier** | **Consultation Radius Distance from Facility** | **County** |
| Grassland Fertilizers Limited | The Pound Road, Slane | Lower Tier Site | 700 metres | Meath |
| Irish Industrial Explosives Limited | Clonagh, Enfield | Upper Tier Site | 1000 metres | Meath |
| Marsh Oil Products Limited | Marsh Road, Drogheda | Lower Tier Site | 400 metres | Louth |
| Flogas Ire. Ltd | Marsh Road, Drogheda | Upper Tier Site | 600 metres | Louth |
| Mallinckrodt Medical Imaging | Damastown Industrial Estate, Mullhuddart | Upper Tier Site | 1,000 metres | Fingal |
| Aestellas Ireland Co. Ltd | Damastown Road, Damastown Industrial Park, Mullhuddart | Lower Tier Site | 1,000 metres | Fingal |
| Contract & General Warehousing Limited | Westpoint Business Park, Navan Road, Mullhuddart | Upper Tier Site | 700 metres | Fingal |

At present there are 2 no. Seveso II sites in County Meath and these are outlined in Table 4.5. In addition, there are 5 no. Seveso II sites in neighbouring counties Louth and Dublin where the
‘Seveso Consultation Distance’ extends into County Meath or whose consultation distance overlaps with the consultation distance of adjoining sites which extend into the county.

**Policies**

It is the policy of Meath County Council:

| ED POL 46 | To comply with the Seveso II Directive in reducing the risk and limiting the potential consequences of major industrial accidents. |
| ED POL 47 | To permit new Seveso development only in low risk locations within acceptable distances from vulnerable residential, retail and commercial development. |
| ED POL 48 | To ensure that land use policies take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and of particular natural sensitivity or interest. |
| ED POL 49 | To have regard to the advice of the Health & Safety Authority when proposals for new SEVESO sites are being considered or modifications to existing Seveso sites are being considered. |
| ED POL 50 | To have regard to the advice of the Health & Safety Authority when proposals for development within the consultation zone of a SEVESO site are being considered. |
5.1 Introduction

Meath County Council recognises the important role community infrastructure plays when forming sustainable communities. A community’s quality of life does not solely depend on housing, employment and infrastructure support, but also on access to social, community and cultural facilities that are fundamental to social cohesion, promoting a sense of community and personal enhancement. The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 reiterate this fact: “The timely and adequate provision of educational, health care, retail and other community facilities are central to enhancing the quality of life for the citizens of the Greater Dublin Area”.

Community infrastructure is an umbrella term that is usually understood to include buildings and other facilities related to serving the needs of the public for social, cultural, health, educational, childcare, religious, recreational and leisure needs. The facilities and services are generally provided by public sector bodies or by the community themselves, but can also be provided by the private sector. Community infrastructure may also encompass small retail outlets such as local shop, pub or post office as these can also help maintain and nurture a sense of community at local level.

5.2 Statutory Context

Section 10(2) of the Planning and Development Acts 2000-2012 as amended sets out a list of mandatory objectives to be included in a Development Plan. A number of these objectives relate to social infrastructure, either directly or indirectly. (Please refer to Appendix 1 which lists the relevant mandatory objectives to be included in the Development Plan.)

It should be noted that while the policy context for the achievement of the community infrastructure throughout the County will be contained in the County Development Plan, the specific objectives relating to the reservation of land for such purposes will generally be contained in the individual Local Area Plans, as appropriate.

5.3 Policy Context

The National Spatial Strategy 2002-2020 (NSS) and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs) emphasise the importance of developing strong, vibrant and sustainable communities. The Social Strategy of this Plan reflects the principles of these overarching documents. Appendix 2 sets out detailed information on the relevant policy context for this strategy.

Development standards with respect to the provision of community infrastructure are set out in detail in Chapter 11 Development Management Guidelines & Standards’.

5.4 Achievements

Progress has been made in recent years with significant improvements in residential amenity with new mixed-use neighbourhoods and communities emerging throughout the county, with access to neighbourhood centre facilities and necessary social infrastructure. On a smaller
scale, a number of new playgrounds in parks and residential areas have been provided throughout the county.

There has also been a greater emphasis on the provision of arts and cultural facilities. Meanwhile, the provision of community facilities, amenities and open spaces have been key considerations in the preparation of the Local Area Plans.

In terms of recreational and sporting profile the county was promoted on the international stage in September 2011 when Killeen Castle Golf Club in Dunsany, successfully hosted the most prestigious event in ladies golf, the Solheim Cup.

### 5.5 Challenges

Creating sustainable neighbourhoods requires sustainable densities that make the necessary facilities and services viable, and good public transport connections. Whilst County Meath continues to develop a stronger urban structure, there are still parts of the county, principally in the north west, west, north east and south west that still have a primarily rural structure. The dispersed nature of the rural population limits the economic viability of providing public, social and cultural services. Meath County Council is committed to strengthening the settlement structure and service integration across the County and aims to eliminate the gaps in facility and service provision where these exist.

Furthermore, having regard to the increases in population during the lifetime of the previous Development Plan (13% increase for Meath in the last census period), and given the increases in the national birth rate reported by the CSO, the provision of additional childcare and educational accommodation continues to be a challenge. The scale of the increased demand for additional related services is as great as ever.

The provision of a range of facilities and services to cater for all, such as schools, care centres, cultural spaces and transport, involves a number of agencies and will require an inter-agency response to ensure the timely provision of such social infrastructure. It will also be essential to ensure the optimum use of community facilities and services between neighbourhoods and communities throughout the county.

### 5.6 Community Infrastructure in Co. Meath

A strong social foundation exists in County Meath with its long standing history of community organisations. This is reflected in the presence of voluntary agencies and community initiatives that continue to play a central role in contributing to the delivery of a wide variety of local social services. A key component of the overall community facilities strategy is to encourage and assist in the formulation, development, guidance and co-ordination of community organisations, local interest and self-help groups. Co-operation between these groups and the Local Authority can ensure that better use can be made of existing facilities and resources to meet current and future needs.

Different levels of service provision are appropriate to settlements of different sizes, it is therefore imperative that special care is taken with the siting of community facilities and careful consideration should be given to locating appropriate facilities and services within towns and villages as the need arises and which are accessible to all sectors of the community.

The primary role of the Council is to reserve sufficient lands within the settlement centres to meet likely future demands for community infrastructure. A recurring problem relating to the provision of this infrastructure, in particular education and health facilities, which are mainly provided by public bodies, is that the reservation of such sites by appropriate zoning is not in itself a guarantee of the timely provision of a necessary community facility. The Town Development Plans and Local Area Plans will seek to resolve this difficulty by linking the provision of community facilities to increases in residential population within large residential areas by means of phasing
arrangements. Meath County Council has an obligation under Section 15 (1) of the Planning & Development Act to “take such steps within its powers as may be necessary for securing the objectives of the development plan”. This will include the appropriation of land by CPO by Meath County Council and/or the Town Councils of Navan, Trim and Kells to make it available for a particular purpose or use.

**Goal**

Meath County Council is committed to developing a society based on equality, inclusion and participation for all, with each individual having a right to live their life in a pleasant, safe environment with access to necessary services and facilities to fulfil their aspirations and potentials.

**Policies**

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>SOC POL 1</th>
<th>To support the provision and distribution of a range of social infrastructure facilities in accordance with the Settlement and Core Strategies to meet the needs of the County’s population in liaison with other statutory, voluntary, private sector and community groups.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOC POL 2</td>
<td>To ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school facilities as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multi-use functions through their design and layout.</td>
</tr>
<tr>
<td>SOC POL 3</td>
<td>To consult with relevant communities in the development of any significant public space by the Council.</td>
</tr>
<tr>
<td>SOC POL 4</td>
<td>To seek to ensure the efficient and timely delivery of community and social facilities commensurate with the needs of the resident population and to assist in the delivery of such facilities.</td>
</tr>
<tr>
<td>SOC POL 5</td>
<td>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.</td>
</tr>
</tbody>
</table>

**5.6.1 Social Inclusion**

Everyone should have the right to fulfill their potential, through access to high quality public services, education, and employment opportunities, adequate housing and an attractive and safe environment. It is, therefore, important that our living, working and leisure environments are designed and maintained in a manner that is accessible to all.

Social inclusion is important in creating sustainable neighbourhoods. The Development Plan with its range of strategies to create a better physical environment and to promote access to housing, community facilities, public transport, etc., has an important role in promoting social inclusion in the county. This chapter of the Development Plan includes policies that seek to ensure that the social, community and cultural needs of all persons and communities are catered for through the provision of well dispersed and easily accessible social and community infrastructure contributing to and ensuring the delivery of a high quality of life.
5.6.2 Meath County Development Board

The role of Meath County Development Board which is statutorily recognised is to co-ordinate the delivery of services provided by a large number of statutory, private, community and voluntary agencies with responsibility for supporting economic, social and cultural development in the County. It also has a key role in the facilitation of the integration of local government and local development.

Meath County Development Board (CDB) launched its ten-year integrated strategy for the county ‘Le Chéile - An Integrated Strategy for Meath to 2011’ in January 2002. A review of this strategy was undertaken in 2005 entitled ‘Meath in Transition.’ In 2008, the CDB commenced a second review of both Le Cheile-An Integrated Strategy for Meath to 2012 and ‘Meath in Transition 2005-2008. The revised Strategy entitled ‘An Mhi ag Obair Le Cheile/Meath Working Together 2009-2012 ’was published in 2009. Social Inclusion is an overarching theme in all of the actions contained within the plan. A Social inclusion Measures (SIM) Group has been established, which is a sub-group of Meath County Development Board, (CDB), to contribute to the better co-ordination of social inclusion services/activities at local level.

5.6.3 Groups with Specific Design/Planning Needs

There are several groups considered to have specific planning and design needs. These include children, young people, people with a disability or illness, lone parent young families, older people, travellers and members of ethnic minority groups. It is a policy of the council to recognise the need for people with special needs to enjoy an appropriate living environment and to support the provision of facilities for people with special needs. The Barcelona Declaration aims to encourage local government to make provision for the inclusion of people with disabilities in the community. The Declaration contains agreed actions to be undertaken by Local Authorities in pursuit of barrier-free design in all environments.

The aforementioned groups with special requirements to a large extent overlap with the list of target groups of those at risk of social exclusion as defined by Pobal and which are explored in detail in the Meath Partnership Local Community Development Programme (LCDP) Strategic Plan.

5.6.4 Community Participation

The community and voluntary sector has always played a considerable and positive role in Irish society. The community and voluntary sector in County Meath is well established with over 1,000 groups who participate in the Community Fora facilitated by the Community Department of Meath County Council involved across a range of areas including health, environment, education, sports and recreation, arts, music, community development and residents associations. Meath County Council supports and encourages volunteerism, local action and more participation by citizens and community-based groups in society.

Meath County Council is dedicated to promoting local public participation in all issues that affect their area. It recognises that active community participation is crucial to building an empowered community.

Meath County Council operates an annual “Pride of Place” Initiative, with the aim to work in partnership with communities to encourage best practice, innovation and leadership in providing vibrant sustainable communities that improve the quality of life for all through environmental improvements to towns and villages.

5.6.5 RAPID Programme

RAPID stands for Revitalising Areas by Planning, Investment and Development; investment for this programme comes under the remit of the National Development Plan. The Navan RAPID programme was launched in August 2002 with the aim of promoting community participation,
service integration and investment in the designated RAPID estates of Navan. There are 14 such designated estates in Navan. The needs analysis for the Rapid Area and also for the Windtown Area have been completed.

5.6.6 Age Friendly Strategy

Meath County Council is engaging in the Age Friendly County Initiative. The aim is to engage older people in making their communities better, healthier and safer places to live and thrive in. As part of this initiative, the Age Friendly Alliance was established and following extensive consultation, the Meath Age Friendly County Strategy has been completed based on the eight World Health Organisation themes of:
1. Outdoor Spaces and Public Buildings
2. Transportation
3. Housing
4. Respect and Social Inclusion
5. Social Participation
6. Communication and Information
7. Civic Participation and Employment
8. Community Support and Health Services.

5.6.7 Comhairle na nÓg

Meath Comhairle na nÓg is a group of young people from across County Meath aged between 12 and 18 years and represents young people from all backgrounds and is fully inclusive. Meath Comhairle na nÓg is represented on a number of boards locally and at Dail na nÓg nationally and is under the direction of the Department of Children and Youth Affairs.

Meath Comhairle na nÓg provides a forum for young people to discuss local and national issues of relevance to them and Comhairle na nÓg is recognized as the official structure for participation by young people in the development of policies and services.

Policies

It is the policy of the Meath County Council:

| SOC POL 6 | To recognise the needs of people with special needs and to support the local communities, health authorities and other bodies involved in the provision of facilities for such persons. |
| SOC POL 7 | To promote a more inclusive society through awareness of social exclusion, poverty and deprivation in order to create sustainable communities. |
| SOC POL 8 | To continue to co-operate with all relevant agencies to counter disadvantage and social exclusion, to secure improvements in the quality of life and to promote equality of access to public and social services. |
| SOC POL 9 | To continue to support the concept of integrated service delivery with other state agencies. |
| SOC POL 10 | To promote the retention of existing community services, particularly in disadvantaged areas. |
| SOC POL 11 | To encourage and promote the renewal of disadvantaged areas, with specific reference to the principle of targeting investment. |
SOC POL 12 To provide for an inclusive approach to service provision in line with relevant legislation and strategies.

SOC POL 13 To promote universal equality of access to public spaces, buildings and community services through good design leading to a safe and barrier free environment.

SOC POL 14 To support the implementation of the Age Friendly Strategy in consultation with the relevant agencies and authorities.

SOC POL 15 To consult with and support Meath Comhairle na nÓg in the development of local services and policies that may impact on the lives of young people.

Objective

It is an objective of Meath County Council:

SOC OBJ 1 To assist in the provision of community and resource centres and youth clubs / cafes and other facilities for younger people by the identification and reservation of suitably located sites, including sites within the landbanks of the Local Authorities and by assisting in the provision of finance, where possible.

5.7 Education Facilities

Schools traditionally have an important role to play in developing sustainable and balanced communities and encouraging families to participate fully in life within the County. School facilities along with other community facilities are fundamental to the well-being of a thriving community and help to maintain and nurture a sense of community at both local and countywide level. Central to Ireland’s economic success was the economic importance of education and this has encouraged and continues to deliver an increased output of high quality graduates into the labour force.

Meath County Development Board’s ‘Le Chéile – An Integrated Strategy for Meath 2012” stressed that

“Education and training are fundamentally important to achieving the full potential of the people of Meath, the County’s most important resource”.

The growth in Meath’s population in recent years continues to present new challenges in meeting the needs of all children including those in new communities in relation to planning with particular reference to the provision of necessary physical and social infrastructure.

The changes in demographic trends that has occurred in the recent past, has far reaching effects for Meath. Due to the high percentage of those in the 0-14 age group, County Meath has a high dependent cohort. This has implications for social infrastructure provision in the county, particularly in relation to childcare facilities and primary school provision.

In addition to catering for those within the 0-14 age cohort, Meath County Council recognises the need and benefits of providing access to education for all its residents. Life long learning will increasingly become a feature of an individual’s life. This will have direct implications for the use and demands placed upon educational facilities and the need to improve access to such facilities by socially deprived sections of the community.

These factors, outlined above, have affected and impacted upon the composition of education and training in the County. It is imperative that County Meath adapts to and changes to meet the growing demands of its population if it is to remain progressive.
5.7.1 Primary and Post Primary Sectors

There are 112 primary schools in the county. The total number of students attending Meath primary schools in 2009/10 was 23,153. There are 20 post primary schools in Meath catering for 10,890 pupils (this figure includes students from Drogheda Grammar School and Gormanstown College.) Please refer to the background paper entitled ‘Distribution of Education and Childcare Facilities’ for additional information on the distribution of primary and post primary facilities throughout the County. (Please refer to www.meath.ie to view all Background Papers)

5.7.1.1 Additional Primary and Post Primary Educational Requirements

The increase in population during the lifetime of the previous Development Plan (13% increase for Meath in the last census period), and given the increases in the national birth rate reported by the CSO, the provision of additional school accommodation continues to be a challenge. The scale of the increased demand for additional education facilities and school accommodation is significant.

The Minister for Education and Skills announced in January 2012 significant proposed capital investment in educational facilities with 40 new schools (20 primary schools and 20 second level schools) to be opened over the next six years to cater for growth in the school going population in the Country. The proposed schools are to cater for a predicted increase of more than 40,000 primary school pupils and 24,900 post-primary pupils by the start of the 2017/2018 school year. The majority are proposed within the area of Dublin and its commuter belt. 15 new schools as well as extensive renovation/extension works are proposed within Meath. Please refer to the background paper entitled ‘Distribution of Education and Childcare Facilities’ for additional information on the distribution of proposed new primary and post primary facilities and proposed extension/renovation works throughout the County. (Please refer to www.meath.ie to view all Background Papers).

The Department of Education and Skills has identified the following additional educational requirements for County Meath as priority:

- 1 no. site in Ashbourne (north/west side of town) to accommodate 1 new post primary school and 2 no. primary schools on a 7ha site.
- 1 no. site in Navan to accommodate Navan Educate Together National School.

The provision of additional schools is being pursued in other centres throughout the County including the Enfield Johnstownbridge area as per the Department of Education and Skills Programme.

Meath County Council will actively assist and liaise with the Department of Education and Skills (DoES) in relation to the provision of schools with particular regard to forecasting demand and the timely identification of suitable sites and phasing arrangements.

There is a growing movement within the county to promote other models of educational provision, such as, the Educate Together Model and the Gaelscoil Movement.

5.7.2 Third Level Education

Great effort has been made on the part of Meath County Council and various other organisations within the county to develop third level educational initiatives e.g. The Economic Development & Innovation Unit, Meath County Council established M.I.L.L. (Meath Initiative for Lifelong Learning) and facilitated the delivery of business related 3rd level courses in Meath (in partnership with 3rd level institutions such as NUIM, Dundalk I.T., Blanchardstown I.T. etc.). It is imperative that this sector continues to be developed during the plan period, with further outreach and joint ventures delivered into County Meath.
5.7.3 Adult & Further Education

County Meath Vocational Educational Committee (VEC) is a local statutory education and training authority, whose remit includes the construction and operation of second level schools. The organisation has also been recently been tasked with a new patronage model for primary school provision. The VEC is also committed to providing adult education in County Meath. Initiatives such as Adult Literacy Classes, Community Education programmes, Vocational and Training Opportunities Schemes (VTOS), and Adult Day/Night Classes provide opportunities for those wishing to re-enter the job market, to advance their career potential or as a means of building confidence.

County Meath VEC continues to increase the scope of the courses it provides for adults in order to address the growing needs and expectations of the population of County Meath. Courses are offered on a full-time and part-time basis in order to accommodate individuals’ needs.

5.7.4 Role of Meath County Council

Decisions on the future requirements for educational facilities are primarily a matter for the educational authorities. However, ‘the Provision of Schools and the Planning System, A Code of Practice for Planning Authorities (2008)’ outlines that the planning system, plays a critical role in anticipating future development and co-coordinating the provision of the essential supporting infrastructure such as transport, water services, schools, amenity and community facilities through the actions of the planning authorities, the investment programmes of Government Departments and their agencies and through the private sector.

The primary role of the Council is to reserve sufficient land within the identified development centres to meet likely future demands for community facilities including education. The provision of educational facilities should be planned and implemented in concert with residential development, especially where this is undertaken in the context of Local Area Plans and Framework Plans. Where new schools are required, they should be located close to, or within the main residential areas of the town so that as many children/students as possible can walk or cycle to school. The opportunity should be taken to locate schools so that they naturally contribute to the development of a sense of community in new neighbourhoods. Where possible, these schools should be served by a dedicated and safe footpath and cycle-way network.

The current Local Area Plans and Town Development Plans have reserved adequate land for educational facilities throughout each of the urban centres for which written statements and detailed objectives were produced. However, an emerging problem for educational and other community facilities as outlined in the introduction to this section of the Development Plan is that the reservation of such sites by appropriate zoning is not in itself a guarantee of the timely provision of a necessary community facility. Meath County Council will continue to liaise with the Department of Education and Skills and Meath VEC and all providers of education, both denominational and non-denominational to assist where possible in the development of adequate education centres. The potential for sharing of facilities either between educational facilities, or with public open spaces and community facilities will also be pursued with the Department of Education and Skills.

Policies

It is the policy of Meath County Council:

| SOC POL 16 | To facilitate the development of primary, post primary, third level, outreach, research, adult and further educational facilities to meet the needs of the county. |
SOC POL 17  To ensure the provision and implementation of primary and secondary education facilities in conjunction with the planning and development of residential areas in order to maximise the opportunities for use of walking, cycling and use of public transport.

SOC POL 18  To ensure that adequate lands and services are zoned and reserved to cater for the establishment, improvement or expansion of primary and post-primary educational facilities in the County. The Council support the concept of multi-campus educational facilities.

SOC POL 19  To co-operate with all relevant agencies in the preparation of an integrated county strategy for education and training provision.

SOC POL 20  To encourage, support and develop opportunities to open up schools to wider community use.

Objective

It is an objective of Meath County Council:

SOC OBJ 2  To facilitate the Department of Education & Skills, Meath VEC, other statutory and non-statutory agencies in the necessary provision of primary, post primary and third level educational facilities throughout the County by reserving lands for such uses in the respective Local Area Plans.

5.8  Childcare Facilities

The provision of childcare facilities is recognised as a key piece of social infrastructure required to enable people to participate in accessing employment, education and social networks. With significant demographic and social changes occurring in County Meath, access to good quality childcare facilities is a high priority issue for many families.

Government policy seeks to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community. To assist Planning Authorities to this effect, the Department of Environment, Heritage and Local Government’s produced ‘Planning Guidelines on Childcare Facilities’ (2001) which sets out guidance on policies and objectives to be included in Development Plans.

The ‘Planning Guidelines on Childcare Facilities’ identify appropriate locations for childcare facilities including in the vicinity of concentrations of work places, of schools, of neighbourhood, district and town centres and adjacent to public transport corridors, park-and-ride facilities, pedestrian routes and dedicated cycle ways.

The Meath County Childcare Committee has been established to advance childcare at a local level to support the development of quality childcare services within the county for all children aged 0-14. The role and function of the committees is to develop and implement a six-year strategic plan that will support the development of existing and new services. Meath County Childcare Committee (M.C.C.C.) continues to implement ‘National Strategic Plan 2011-2013 Early Childhood Care and Education Programmes’ in the delivery of childhood care and education programmes which support children and families.

Childcare provision in Meath has grown dramatically over the last decade with the support of Government Investment. There are now 221 childcare services providing a total of 5,641 childcare places compared with 1,353 places just under 10 years ago. These places provide for a range from babies up to school age childcare places. The largest areas of growth have been in the provision of community and sessional childcare. There are currently 21 Community services in County Meath,
providing approximately 547 places. Please refer to the background paper entitled ‘Distribution of Education and Childcare Facilities’ for information on the distribution of childcare facilities throughout the County.

Due to the downturn in the economy, the services in Meath are under pressure to remain open and continued national funding is required to ensure that the sector is sustainable. Meath County Council will continue to be proactive in the promoting and sustaining childcare facilities in the county. The Council will consider the National Strategic Plan 2011-2013 Early Childhood Care and Education Programmes’ in the future provision of childcare facilities in the County and also have regard to the Department of Environment, Heritage & Local Government’s Planning Guidelines on Childcare Facilities (2001). Guidelines on the provision of childcare facilities in residential developments are set out in Chapter 11 ‘Development Management Guidelines and Standards’ of this Development Plan.

**Policies**

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>SOC POL 21</th>
<th>To encourage, promote and facilitate the provision of quality affordable childcare facilities in accordance with national policy and relevant guidelines.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOC POL 22</td>
<td>To permit childcare facilities in existing residential areas provided that they do not have a significant impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbance. Where proposed facilities relate to properties which have been designed and built as dwellings, and are surrounded by other houses, a significant residential element should be retained.</td>
</tr>
<tr>
<td>SOC POL 23</td>
<td>To promote and encourage the provision of a network of childcare facilities that reflects the distribution of the residential population in the county and to minimise travel distance and maximise opportunities for disadvantaged communities.</td>
</tr>
</tbody>
</table>
| SOC POL 24 | To permit childcare facilities of appropriate size and scale in rural locations adjacent to development clusters, community and educational facilities provided that they do not have a significant impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbance and subject to satisfying environmental standards and the needs of the community. Such facilities must generally:  
  ▪ be required to locate within community/educational campuses, where purpose built childcare facilities are being provided;  
  ▪ retain a significant residential element where proposed facilities relate to properties which have been designed and built as dwellings. |
| SOC POL 25 | To require the provision of childcare facilities of an appropriate type and scale in suitable locations throughout the County. In particular, the development of childcare facilities at the following locations will normally be required:  
  ▪ areas of concentrated employment and business parks;  
  ▪ neighbourhood centres;  
  ▪ large retail developments and retail warehouse parks;  
  ▪ in schools or major educational facilities;  
  ▪ adjacent to public transport nodes, and; within new and existing residential developments. |
5.9 Healthcare Facilities

Healthcare and medical facilities are provided by public, private and voluntary agencies within Co Meath. The Health Service Executive is the primary organisation responsible for the delivery of health care and personal social services to the people of Meath. Our Lady’s Hospital in Navan is an acute hospital for the north-east region whilst St. Joseph’s Hospital in Trim is a district facility. The residents of the county also have access to hospitals in the surrounding counties – Our Lady of Lourdes Hospital in Drogheda, the Midland Regional Hospital in Mullingar, Cavan General Hospital, Tullamore General Hospital and the numerous hospitals in Dublin.

The Department of Health and Children published “The Primary Care Strategy” in 2001 and this promotes a team-based approach to service provision, designed to make available a fully integrated primary care service. Consequently, practices wishing to develop their premises are encouraged to provide a “one stop” primary health and community care service integrated into one building. Healthcare facilities may include health centres, day centres, community nursing units, family resource centres, nursing homes / convalescent homes, community residences, sheltered workshops, activation centres and residential facilities for children and adolescents. These facilities require locations which are integrated with new and existing communities and which are easily accessible.

There is a move towards more community care based health services and the Health Service Executive operate a number of community care health centres throughout the County. Five Primary and Social Care Networks have been identified in Meath and each includes a range of community health care facilities in the following settlements:

1) Navan & Slane Network (Navan and Slane), 2) Kells and North Meath Network (including Kells, Nobber, Drumcondrath and Kingscourt), 3) Trim Network (Trim, Summerhill, Enfield, Athboy, Ballivor and Clonard), 4) Dunshaughlin Network (Dunshaughlin, Ashbourne and Dunboyne), Ratoath Network (facility currently not in place) and 5) East Meath Area Network (Duleek and Laytown),

The HSE offer numerous services in Meath to different sectors of society including disability services and services for older people which include day care and residential facilities including St. Joseph’s Hospital Trim and Beaufort House in Navan which offers residential care and respite. Child Care services include child protection, fostering and long term care and child and adolescent mental health services (CAMHS). Mental health is part of the Louth. Meath mental health services which include day services, community mental health teams and acute care in Our Lady’s Hospital Navan.

Meath County Council resolved at its March 2012 Council meeting to propose to the Minister of Health that the new proposed national children hospital be provided in the metropolitan area within the administrative boundary of Meath County Council.

5.9.1 Regional Hospital

The Health Partnership Report published in 2008 identified Navan as the optimum location for the development of a regional hospital for the North East region. Navan’s selection is based on a number of key assets; it’s demographic and infrastructural attributes and also its favourable planning and development environment. Meath County Council and Navan Town Council appointed consultants to examine potentially suitable sites throughout the town and identify the optimum location to accommodate the proposed Regional Hospital. The location of the hospital in Navan is also acknowledged in the Regional Planning Guidelines. Meath County Council is committed to facilitating and assisting the Health Service Executive and the Department of Health in the provision of Regional Hospital in Navan. In particular, the RPGs state the following “it is noted that a HSE study identified Navan as the optimum location for a new hospital to serve the north east
region. Local level planning should address facilitating the delivery of this type of project. Close consultation between the HSE and Planning Authorities in the development management process for example in the assessment of proposals which include healthcare, childcare and related projects, or appropriate siting of primary care centres, is also supported.”

5.9.2 Role of Meath County Council

With the scale of increase in population in recent years, there has been an increase in demand for healthcare and medical facilities within the county to cater for the resident population. Future funding of health care facilities is a direct function of Central Government.

The primary role of Meath County Council in relation to health care is to ensure that there is an adequate policy framework in place inclusive of the reservation of lands should additional services be required and that the health care facilities would be permitted subject to good planning practice. Future provision should be planned and implemented in concert with residential development, especially where this is undertaken in the context of Local Area Plans and Framework Plans. The Council will reserve sites within development centres for health care facilities in consultation with the HSE NE.

Many factors such as environmental, educational, economic and social status also influence the health status of a population. The Council has a role to ensure that the natural environment such as air, water and soil quality is protected. A good quality built environment is also important with the design of buildings, sufficient open space, playgrounds, pedestrian and cycle ways among others assisting in achieving the overall goal of promoting a healthy lifestyle.

Policies

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>SOC POL 26</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOC POL 27</td>
<td>To encourage the integration of healthcare facilities within new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly for the disabled, older people and children.</td>
</tr>
<tr>
<td>SOC POL 28</td>
<td>To ensure that adequate lands and services are available for the improvement, establishment and expansion of health services.</td>
</tr>
<tr>
<td>SOC POL 29</td>
<td>To consider change of use applications from residential to health care facilities / surgeries only where the privacy and amenity of adjacent occupiers can be preserved and the proposal does not have a detrimental effect on the local amenity. The full conversion of semi-detached or terraced type dwellings will not normally be permitted.</td>
</tr>
</tbody>
</table>

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1 The North East Regional Hospital Study 2008, commissioned by the HSE.
SOC POL 30  To encourage, support and facilitate the provision of a range of services for the aged population. The Council is committed to accommodating the needs of older people in rural areas by the provision, or facilitation of nursing homes and sheltered housing developments. These facilities should be located within settlements in order to enhance overall quality of life, increase their links with, and accessibility to, local amenities, and therefore reduce the likelihood of social isolation.

SOC POL 31  To facilitate the Health Service Executive and the Department of Health in the provision of a new Regional Hospital in Navan.

Objectives

It is an objective of Meath County Council:

SOC OBJ 3  To facilitate the Health Service Executive and the Department of Health in the provision of health centres and other health related facilities throughout the County through various initiatives including the reservation of lands for such uses in the respective Local Area Plans.

SOC OBJ 4  To investigate and reserve in consultation with the Health Service Executive - Dublin North East, other statutory agencies and Navan Town Council a suitable site for a Regional Hospital in Navan.

5.10 Sporting and Leisure Facilities/Recreation/Open Space

Sporting, leisure and recreational facilities are essential to social cohesion, promoting a sense of community and can enhance a person’s quality of life. One of the effects of the dramatic increase in population levels and significant housing demand and supply which has occurred in Meath in recent years is that a growing emphasis is being placed on the requirement for quality designed open space and recreational opportunities for residents, especially those living in urban areas.

The provision of facilities for sports and recreation has become an increasingly important planning issue in recent years. Increasing prosperity together with lifestyle and health considerations contribute significantly to increases in demand for all kinds of formal and informal recreation facilities. In recent years a growing emphasis is being placed on the requirement for quality designed open space and recreational opportunities for residents, especially those living in urban areas. Thus, the appropriate provision of these facilities is a key issue for Development Plans.

A Green Infrastructure Strategy has been prepared for the County. This Strategy promotes the integrated development of a Green Infrastructure network across the County, in order to create greater access to and linkages with parks and informal recreation spaces. Please refer to Chapter 9 ‘Cultural and Natural Assets’.

Meath Local Authorities adopted a “Play Policy” in 2008. The preparation of this co-ordinated multi agency County Play Plan was led by the Community & Enterprise Department of Meath County Council. It involved the carrying out of an assessment, to include disability access, of play facilities in each Electoral Area identifying the level, range and standard of public and community play facilities available to children of all ages. It also identifies the range of actions necessary to support the play activities of children from marginalised groups within the County. The play policy underpins the principle of a child friendly county, for children this means safe, attractive neighbourhoods where they can play, socialise and move from place to place. The principles of the Play Policy have been implemented in the Local Area Plan preparation process under the current Meath County Development Plan (2007-2013).
Meath Local Sports Partnership (LSP) was established in July 2002 under the direction of the Irish Sports Council to plan, lead and co-ordinate the development of sport and physical activity in Meath. Meath LSP’s mission is to increase the level and quality of participation in sport and physical activity. Meath LSP has also published a ‘Disability in Sport Strategic Plan 2009-2012.’ The plan builds on the progress achieved to date and clearly defines the role of the sports partnership, agencies and associated networks in encouraging sport and physical activity for all.

The long term vision of this plan is ‘a county where sport is part of the normal way of life for people with a disability’ It is estimated that approximately 12,000 people in Meath have a physical, intellectual, emotional or sensory impairment, who may, as a result encounter difficulties getting involved in sport.

5.10.1 Existing Sport and Leisure Infrastructure in County Meath

There is a long lineage of sport in Co Meath, ranging from a proud Gaelic football tradition (resulting in seven All Ireland senior football titles) to horse racing at Fairyhouse, Navan, Bellewstown and Laytown. Meath is also home to some of the countries finest championship golf courses and this was demonstrated on the international stage in September 2011 when Killeen Castle Golf Club in Dunsany, successfully hosted the Solheim Cup.

The presence of equestrian and related activities along with golfing facilities has a growing and an important role to play in the tourism economy. County Meath possesses many fine watercourses and water bodies throughout its area and many are rich in terms of the angling potential that they possess. Angling plays an important role in the passive recreation offer of the county.

Most villages have facilities for some organised field based sports. In addition there are 16 equestrian facilities and 16 golf courses within the county. There are also a number of walking routes such as the Boyne towpath and for swimmers, there are extensive beaches at Bettystown-Laytown. There are public swimming pools at Navan, Trim and Kells as well as private facilities in hotels.

The settlement strategy and core strategy pursued in this Development Plan is based upon a hierarchy of settlements ranging from large growth towns to villages. A hierarchy of community, sporting and leisure facilities commensurate with the needs of the resident population will be pursued accordingly. It is imperative that development provides for, and if necessary, leverages the necessary sports and recreation facilities which will be accessible to all sectors of the community. These facilities are critical to the achievement of balanced sustainable development. Specific objectives will be contained in the Local Area Plans where the provision of such facilities is to be directly linked to the development of certain areas and to remedy any deficiencies identified in the audit of Sporting & Community Facilities.

Policies

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>SOC POL 32</th>
<th>To promote the development of high quality open space areas, for both active and passive use, and formal and informal activities in accordance with the Core Strategy and Settlement Strategy.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOC POL 33</td>
<td>To encourage and support local sports, community groups and other groups in the provision and development of outdoor and indoor sporting and community facilities.</td>
</tr>
<tr>
<td>SOC POL 34</td>
<td>To support local sports groups, community groups and other groups in the development of facilities through the reservation of suitable land and the provision of funding where available and appropriate.</td>
</tr>
</tbody>
</table>
SOC POL 35  To cater for the sporting and recreational needs of all sectors and ages of the community and promote the integration of those with special needs into the sporting and recreational environment.

SOC POL 36  To seek alternative open space, leisure and sporting facilities provision where existing such facilities are being discontinued as part of development proposals.

SOC POL 37  To ensure that new leisure facilities where possible, are located in proximity to public transportation routes and where they can best meet the needs of the community that the facility is intended to serve.

SOC POL 38  To protect the integrity of Natura 2000 sites during the identification of suitable sites for recreation, in particular in terms of their design and use.

Objectives

It is an objective of Meath County Council:

SOC OBJ 5  To implement the recommendations of Meath Local Authorities Play Policy in conjunction with all relevant agencies.

SOC OBJ 6  To support Meath Local Sports Partnership in the delivery of relevant strategies and plans.

5.10.2 Public Open Space

Public open space is a critical element to the creation of a quality and distinctive urban environment, offering opportunities for both passive and active recreation, contributing to the quality of life of residents and visitors alike and offering environmental and ecological benefits. Private open space provision is a fundamental tenet of residential amenity, offering the resident an opportunity for safe and private recreation.

Public open space has an important function and serves a variety of purposes. Accessible, useable, dedicated open spaces and recreational facilities to meet both passive and active recreational needs are vital for residential and recreational amenity.

In new development areas, local area plans should identify the preferred location of larger open spaces including, if considered appropriate, locations in adjoining non-development areas.

Development Plans have tended in the past to emphasis detailed quantitative standards, but there is now an increasing focus on the quality of public open space, which ensures that the reasonable expectations of users are more likely to be fulfilled. The qualitative standards set out in ‘the Sustainable Residential Development in Urban Areas’ relating to design, accessibility, variety, shared use, biodiversity, sustainable urban drainage systems and the provision of allotments and community gardens should be adhered to.

Public and private open space standards are set out in Chapter 11 Development Management Standards and Guidelines.

Policies

It is the policy of Meath County Council:

SOC POL 39  To resist the loss of existing public open space, unless alternative recreational facilities are provided in a suitable location.
SOC POL 40  To encourage where possible local community involvement in the upgrading and improvement of open spaces.

SOC POL 41 To facilitate the development of children’s play areas and playgrounds in proximity to existing and proposed neighbourhood centres, where feasible.

SOC POL 42 To maintain free from development lands that are subject of a deed of dedication or identified in a planning permission as open space to ensure the availability of community and recreational facilities for the residents of the area.

Objectives

It is an objective of Meath County Council:

SOC OBJ 7 To examine existing public open spaces and carry out improvements where necessary to increase their usefulness as recreational spaces.

SOC OBJ 8 To provide for appropriate play provision in accordance with the Meath Local Authorities Play Policy 2008-2012 and any revisions there of.

5.11 Libraries

The library service provided by Meath County Council is playing a very important community, information, cultural and outreach facility role within the county. The public library service has for many years provided an important means of access to information and to (leisure) reading facilities and has played a major role in the advancement in education and literary throughout Meath. It has also become an important venue for cultural activities.

Meath County Council manages and operates the county public library service from its headquarters in Navan. In addition there are 12 branches throughout the county.

Membership of the library service currently stands at 22,589 and free membership ensures that the library service is available to all. The internet service is an additional tool of communication available to the residents of Meath and thereby has the potential to support a more inclusive society.

Meath County Council encourages groups and individuals to use the library service facilities for a wide range of activities. Most of the libraries can be accessed by community groups, free of charge, for a range of activities including exhibitions, displays, meeting areas, lectures and adult education classes etc.

In April 2005, Meath County Council approved ‘A Development Plan 2005-2009 for the Library Service’ which set out a number of measures to be implemented. It provided for the expansion of the service with new libraries planned for Ballivor, Laytown/Bettystown and Kells. Major upgrades of the libraries at Duleek and Navan are also proposed in the Five Year Development Plan. Planning permission has been acquired for a number of the aforementioned projects and minor works are also proposed for the Kells and Navan libraries. The Council intends to commence a review of the Five Year Development Plan in the near future coinciding with the review of the National Plan ‘Branching Out – Future Directions’, 2008-2012.
Policy

It is the policy of Meath County Council:

**SOC POL 43** To continue to expand and improve the library service to meet the needs of the community, in line with the objectives and priorities of the Library Development Plan and subject to the availability of finance.

Objectives

It is an objective of Meath County Council:

**SOC OBJ 9** To examine the adequacy of the existing level of public open space and recreational facilities and provide additional space and facilities as required, in Large Growth Towns I & II and Moderate Sustainable Growth Towns, subject to the availability of the necessary resources. Large areas of public open space shall include recreational facilities for families including but not limited to walkways, new and/or increased playground facilities and alternative facilities for older youths as appropriate.

**SOC OBJ 10** To enhance library facilities in Navan, and to retain and develop its function as library headquarters for the county.

**SOC OBJ 11** To investigate and if feasible to provide a new library in the Laytown/Bettystown area.

**SOC OBJ 12** To provide a library facility at Ballivor. To explore the restoration and renovation of St. Kenneth’s church to accommodate such a use.

**SOC OBJ 13** To provide and improve access to library facilities and services and to encourage an integrated approach to the delivery of library, arts and other related services.

5.12 Burial Grounds/Grave Yards/ Cemeteries

Local Authorities have a statutory responsibility to provide for burial facilities, although the majority of facilities in Meath are provided by religious bodies. Under the Planning and Development Acts 2000-2012, the Council can include objectives to reserve land for burial grounds. The individual Local Area Plans will examine the adequacy of the existing facilities to cater for the plan period and will reserve lands within each development centre for burial facilities as required.

Changes in society have resulted in the Local Authorities providing multi-denominational grave yards in their jurisdiction. There are approximately 115 graveyards in total in Co Meath. There are three recently provided Local Authority burial grounds in Meath in Ashbourne, Duleek and Navan. Permission has been granted for a new burial ground in Dunshaughlin and extensions to burial grounds in Dunboyne and Kilcloon. These projects are at design stage. The Council has also identified an impending shortage of burial space in Stamullen and Kilmessan. The Council's Environment and Water Services Department is presently completing a survey/needs analysis of burial ground requirements throughout the county. This analysis will be presented to the Council during 2012. The Council may have to consider in the context of the scarcity of environmentally

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2 The powers and duties of Local Authorities in relation to Burial Grounds are derived, in the first instance, from the Public Health (Ireland) Act, 1878 (Part III), as amended by the Local Government (Sanitary Services) Act, 1948 and more recently, the Local Government Act, 1994 and the Rules & Regulations for the Regulation of Burial Grounds 1888 and amendments thereto.
suitable land and the availability of funding possible regional solutions to the provision of burial space at some time in the future.

In recent years there has been a tendency to remove outdated central control over the provision and operation of burial grounds and to devolve responsibility to the local level. It is becoming the norm to designate responsibility for the management of these to local community groups with the Local Authority providing funding on an annual basis to purchase equipment.

**Policies**

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>SOC POL 44</th>
<th>To facilitate the provision of new burial grounds, facilities and the extension of existing cemeteries as appropriate to cater for the needs of the county.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOC POL 45</td>
<td>To protect the cultural heritage of historical burial grounds within Co. Meath and encourage their management and maintenance in accordance with best conservation practice.</td>
</tr>
<tr>
<td>SOC POL 46</td>
<td>To encourage local community groups to develop, manage and maintain new burial facilities.</td>
</tr>
</tbody>
</table>

**5.13 Fire Service**

Fire fighting and other rescue services is an important public safety service provided by the local authority. There are seven fire stations at strategic locations throughout the county. Navan (the headquarters of the network), Trim, Kells, Oldcastle, Nobber, Dunshaughlin and Ashbourne.

The role and functions of the fire service are intertwined with other core services of Meath County Council such as planning, housing, water services and roads:

- planning decisions can have a major effect on the risk level in a particular area;
- good housing maintenance practices can impact significantly on the level of chimney fires;
- housing personnel liaise regularly with tenants and can be a conduit for fire safety messages;
- fire services water supply requirements need to be taken into account in designing water supply systems, and;
- the quality of roads and traffic management systems can affect fire brigade incident response times.

It is important, therefore, for the benefit of the community, that there are effective working relationships and co-operation between the fire service and the other local authority services on a continuous basis.

Meath County Council adopted a ‘Fire and Rescue Services, Strategic Plan 2009-2014’ and this plan sets out a number of recommendations in relation to the fire service. The purpose of this plan was to determine whether the current Fire Service arrangements are adequate to allow Meath County Council to discharge its statutory functions under the Fire Services Act 1981 and 2003 and to bring forward an integrated plan for the effective and efficient delivery of the Fire Services Act 1981 and 2003 and associated statutory responsibilities. A total of 39 recommendations are included in the Plan. Capital funding for the development of the Fire Service and the purchase of capital equipment is provided by the Department of the Environment, Community and Local Government.

The Council has adopted the national framework for emergency planning. The Council’s Major Emergency Plan is regularly updated and tested.
The County Council’s Civil Defence service provides almost 200 volunteers who assist the local authority and communities throughout the county at community events and also in responses by Meath County Council to inclement weather and other emergencies.

**Policies**

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>SOC POL 47</th>
<th>To ensure communities are adequately serviced by a modern and effective Fire Service for the county and to facilitate the accommodation of fire service facilities in locations that allow ease of access and safe functioning with respect to the road network.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOC POL 48</td>
<td>To facilitate the implementation of the ‘Fire and Rescue Services, Strategic Plan 2009-2014’, or as otherwise amended.</td>
</tr>
</tbody>
</table>

### 5.14 Arts and Cultural Facilities

Arts and cultural facilities not only contribute to the artistic, social and general quality of life of residents but also attract visitors and investment to the area. Arts and cultural facilities are wide ranging and include community and arts centres, museums, theatres and music venues. Libraries can also serve as arts and cultural outlets. Through the appointment of a County Arts Officer and the development and implementation of two County Arts Development Plans to date, Meath County Council has affirmed its belief in the importance of the arts to individuals and communities. It recognises the importance of the arts in the areas of personal development, community development, employment and tourism. Meath County Council has long recognised the pivotal role that the arts play in society, and, increasingly, their role in assisting Local Authorities achieve their development objectives.

The arts sector in Meath is a vibrant one, which encompasses a broad range of people, places and activities. Artists of many disciplines live and work in Meath, and, together with professional arts organisations, amateur groups and community groups engage in artistic activity. There is a considerable pool of artistic talent and enterprise in the county.

The County Arts Development Plans set out the measures to further formalise support structures and create opportunities for the arts both within the local authority and the county. They aim to increase access to the arts for all sectors of the community, encourage and increase awareness and interest in the arts and increase participation in the arts by all sectors of the community. The Council will continue to devise and implement County Arts Development Plans to further facilitate the advancement and provide for strategic development of the arts in the county.

The provision of the Solstice Arts Centre in Navan as a facility to serve the whole county has had a major impact in the provision of access to and participation in, arts events in Meath. This facility consists of a three hundred and twenty seat theatre, visual art exhibition spaces, studio and workshop space and café-bar facilities. The Council will continue to explore possibilities for the development of further cultural facilities across the county and will endeavour to support local agencies and communities in exploring the development potential for facilities such as the proposed Trim Theatre Project, Dunboyne Theatre Project, Slane Cottages development and Ashbourne Civic Offices Development. There is an active and vibrant arts’ community throughout the county.
Policies

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>SOC POL 49</th>
<th>To continue to enhance the range and quality of arts provision in County Meath and to support the ongoing development of cultural infrastructure throughout the County.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOC POL 50</td>
<td>To continue to recognise the importance of the arts in areas of personal development, community development, employment and tourism and to endeavour to create opportunities in each of these areas.</td>
</tr>
<tr>
<td>SOC POL 51</td>
<td>To support the development and provision of arts and cultural facilities at appropriate locations throughout the County.</td>
</tr>
</tbody>
</table>

5.15 Public Art

Public art can assist in developing a sense of place and provides an identity and character to a community that is distinctive and unique. Public art has many advantages – increasing environmental quality, enhancing the built environment/public realm, creating a sense of place, nurturing civic pride, promoting tourism and providing additional employment opportunities for artists.

The Department of Arts Sport and Tourism in 2004 prepared a document entitled "Public Art Per Cent for Art Scheme General National Guidelines". The Per Cent for Art Scheme is implemented by major government departments in connection with capital works such as the construction of public buildings, roads and renovation and regeneration projects.

It defines public art as the following:

"Public art, broadly defined, can take many forms and perform many functions. It may be an object of civic pride or a cause of stimulating debate. It may provide edification or entertainment. It may be a source of private pleasure and solace or popular self-recognition and inclusion”.

While public art has traditionally been conceived primarily in terms of permanent outdoor sculpture – a broader range of possibilities has been fruitfully explored in recent years.

The scope of public art has widened to include not just sculpture’s close relations, architecture and painting, but also music, literature, film, video, multimedia and sound art, as well as the various performing arts including theatre, dance, opera, performance and live art.

Public art can be of any duration, temporary or permanent and can be centred in a rural or urban context.

The Meath Arts Development Plan 2005-2007 includes a section on public art. To date, Meath County Council has commissioned twenty seven permanent public art features and two music commissions. It is the Council’s policy to continue to explore possibilities and opportunities for public art under the Per Cent for Art Scheme. It is also the Council’s stated policy to identify those major private capital investment schemes which provide an opportunity to include a public art feature as an aspect of the overall development.
### Policies

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>SOC POL 52</th>
<th>To promote the provision of public art, including temporary art and sculpture, through such mechanisms as appropriate.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOC POL 53</td>
<td>To incorporate works of public art into the overall scheme of major new commercial and private residential developments in the County in order to enhance the amenities of the local environment.</td>
</tr>
<tr>
<td>SOC POL 54</td>
<td>To encourage and support the creation and display of works of art in public areas, including appropriate locations within the streetscape, provided no unacceptable environmental, amenity, traffic or other problems are created.</td>
</tr>
</tbody>
</table>
CHAPTER 6 – TRANSPORTATION

6.1 Background

The maintenance and delivery of an efficient, integrated and coherent transport network in line with national and regional policy is essential to the future economic, social and physical development of Meath. The emphasis will be on developing a model where an increased proportion of residents of the county are within reasonable walking/cycling distance of local services and public transport. There will also be a focus on making the optimum use of existing and proposed transport infrastructure.

The attractiveness of particular locations depends on their relative accessibility and connectivity\(^1\) which in turn depends on the quality and quantity of the transport infrastructure. Although Meath County Council is only directly responsible for the development of some transportation modes, the Council will continue to provide those elements of the transportation system which are within its remit and to facilitate the development of those elements provided by others.

Meath County Council recognises that the current trends in transportation are unsustainable, in particular the domination of the private car as the preferred mode choice. The Council is strongly committed to the promotion of sustainable means of travel including public transport, walking and cycling, and the encouragement of modal change from private car, where possible. In planning for transport development, the Council will ensure that the needs of people with differing abilities are taken into account. The Council is also committed as outlined in the Economic Development Strategy, to reduce the degree of commuting in the first instance by promoting the creation of additional jobs within the county for the resident population.

Goal

To promote and facilitate the provision of the necessary transport infrastructure to fully accommodate existing and future population needs as well as the demand for economic development in an environmentally sustainable manner.

6.2 Statutory Context

In 2008, new legislation affecting the governance of transport policy was adopted in the form of the Dublin Transport Authority (DTA) Act 2008. Under the Act, the Dublin Transport Authority (now the National Transport Authority (NTA) on foot of Public Transport Regulation Act 2009) become the principal agent for delivery of transport policy and development in the Greater Dublin Area (GDA). The DTA Act, which gives the NTA a role in the planning process for the GDA, sets requirements for the integrated planning of transport and land use at regional and county level to achieve mutual consistency between NTA strategies, Regional Planning Guidelines and Development Plans. Meath County Council is committed to working with the NTA on the delivery of strategic transportation projects and infrastructural improvements.

\(^{1}\) Accessibility is the ease with which a destination can be reached based on the choice and frequency of travel modes that can be used. Connectivity is the degree to which there is a choice of direct or indirect travel linkages between one location and another. Accessibility and connectivity are strongly linked and are mutually reinforcing.
Section 10(2) of the Planning and Development Acts 2000-2012 sets out a list of mandatory objectives to be included in a Development Plan. A number of these objectives relate to transportation, either directly or indirectly. Please refer to Appendix 1 for the full list of mandatory objectives.

6.3 Policy Context

Transportation policy in Meath is influenced by international policy such as The International Panel on Climate Change Report 2007 and The Barcelona Declaration 1995, and national and regional policy such as, the National Spatial Strategy 2002-2020 and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. Transportation policy in Meath is also influenced by the policies of the NTA.

The transportation objectives of this Plan reflect the principles of these over-arching documents and the following specific transportation documents outlined below:

- Spatial Planning and National Roads Guidelines for Planning Authorities 2012;
- National Climate Change Strategy 2007-2012;
- Smarter Travel-A Sustainable Transport Future- A New Transport Policy for Ireland 2009-2020;
- National Cycle Policy Framework 2009-2020 (NCPF), and;
- Progressing Rural Public Transport in Ireland 2006.

Appendix 2 outlines more detailed information on the documents listed above.

The clear message from these statutory and guidance documents for the County Development Plan is that there is a need to implement land use policies that support and protect the investments currently being made in public transport to ensure that maximum benefit is gained economically, socially, environmentally and in relation to overall health.

6.4 Achievements

Since 2007, notable achievements and progress have been made in the delivery of transport infrastructure serving the county and providing connectivity to other parts of the country and beyond, as follows:

- The opening of the Clonsilla to Dunboyne Navan Rail line (Phase I);
- The development of the Quality Bus Corridors, and;
- The completion of the M3 motorway between Clonee and the Meath-Cavan border.

These achievements have resulted in significantly improved transport connections within, and to and from, the county. Furthermore, the success of the ‘cycle to work scheme’ has raised the profile of cycling in the county, increasingly helping to encourage a shift to more sustainable modes of transport.

The success of Navan Town Council’s bid in the National Smarter Travel Areas competition reflects the commitment of Meath Local Authorities to the promotion of sustainable means of travel and the encouragement of modal change from the private car. Navan was one of 11 areas shortlisted to progress to stage two of the Department of Transport’s Smarter Travel competition. Despite ultimately being unsuccessful in the competition, the work done on the Stage 2 bid will inform the development of transport networks in Navan in the years ahead. The development of a sound strategy for sustainable transport networks in the above competition has meant that Navan has already been able to avail of funding from the NTA’s Sustainable Transport Grants scheme.
6.5 Challenges

Transport has an important contribution to make in shaping and achieving a sustainable county. Less dependency on the private car for routine trips and replacement by public transport, walking and cycling will result in a reduction in consumption of non-renewable resources and CO\textsubscript{2} emissions. To this end, Meath County Council will seek to achieve increase modal share for public transport, for cycling and for walking over the life of the plan.

6.6 Integration of Land Use and Transportation Planning

National and regional transport policy emphasises the need to reduce the demand for travel and the reliance on the private car in favour of public transport, cycling and walking. The concept of an integrated transport policy encompasses not only integration within and between different modes of transport, but also integration with environmental, social, recreational, economic, educational and health policies and objectives. No longer can the provision of transport facilities be considered or decided upon in isolation.

It is a strategic aim of this Development Plan to co-ordinate transport and land use planning. This places a requirement on both the transport and settlement strategies to be mutually consistent, not only with each other, but with national direction as per the National Spatial Strategy, the Smarter Travel policy and the NTA’s draft Transport Strategy. Decisions on land use and development must take account of existing and public transport networks and support the emergence and development of new integrated transport systems. The effective integration of land-use and transportation will generate and reinforce sustainable settlement patterns that make the most efficient use of land, and that minimise the need for travel by car.

6.7 Transport Plans

The NTA’s draft Transport Strategy sets out the requirement to include in the Development Plan an objective to undertake local transport plans for ‘Designated Towns’, as well as more detailed local transport plans for ‘Designated Districts’ (see Measure LU3 of the NTA’s draft Transport Strategy). Navan and Drogheda Environns are designated towns, while Dunboyne, Kells, Trim, Ashbourne and Dunshaughlin are designated districts. These plans will address the implementation of the relevant measures contained in the NTA’s draft Transport Strategy (when finalised) and will be integrated into the relevant Town Development Plan or Local Area Plan.

Strategic Policies

It is a strategic policy of Meath County Council:

<table>
<thead>
<tr>
<th>General</th>
</tr>
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<tbody>
<tr>
<td><strong>TRAN SP 1</strong></td>
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<tr>
<td><strong>TRAN SP 2</strong></td>
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<tr>
<td><strong>TRAN SP 3</strong></td>
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</tbody>
</table>
**Chapter 6 - Transportation**

<table>
<thead>
<tr>
<th>SP</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRAN SP 4</td>
<td>To promote land use planning measures which facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the use of public transportation throughout the county.</td>
</tr>
<tr>
<td>TRAN SP 5</td>
<td>To promote the location of quality employment and residential developments in proximity to each other in order to reduce the demand for travel and dependence on private car transport whilst development must be increasingly related to a significantly enhanced public transport system.</td>
</tr>
<tr>
<td>TRAN SP 6</td>
<td>To promote higher residential development densities within the Large Growth Towns I and II and Moderate Sustainable Growth Towns, as promoted by the Department of Environment Community and Local Government’s ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ so as to support viable public transport services.</td>
</tr>
<tr>
<td>TRAN SP 7</td>
<td>To support the Road Safety Authority in the implementation of the ‘Road Safety Strategy 2007-2013’ in conjunction with the National Roads Authority, An Garda Síochána and other relevant agencies.</td>
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</tbody>
</table>

**Public Transport**

<table>
<thead>
<tr>
<th>SP</th>
<th>Description</th>
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<tr>
<td>TRAN SP 8</td>
<td>To facilitate the economic provision of public transport by seeking to ensure that the development of Large Growth Towns I and II and Moderate Sustainable Growth Towns located on strategic transportation corridors, occur in a compact and self sustaining manner.</td>
</tr>
<tr>
<td>TRAN SP 9</td>
<td>To promote a high quality, sustainable and integrated transport system and to work with agencies involved, directly or indirectly, in the provision of transport services.</td>
</tr>
<tr>
<td>TRAN SP 10</td>
<td>To facilitate alternative transport modes to the private car, including good public transport links between Designated Towns (as defined in the NTA’s draft Transport Strategy) and Dublin city centre; frequent local bus services linking residential areas to District Centres and Designated Towns, and which serve shopping areas, employment areas and other activity centres, and connecting to key transport interchange points.</td>
</tr>
<tr>
<td>TRAN SP 11</td>
<td>To support the implementation of recommendations presented in the NTA’s draft Transport Strategy when finalised and any subsequent reviews thereof.</td>
</tr>
<tr>
<td>TRAN SP 12</td>
<td>To work with the NTA and public transport operators to improve public transport infrastructure and services in the county.</td>
</tr>
<tr>
<td>TRAN SP 13</td>
<td>To ensure that the design and planning of transport infrastructure and services accords with the principles of sustainable safety, in order that the widest spectrum of needs, including pedestrians, cyclists and those with differing levels of ability are taken into account.</td>
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</tbody>
</table>

**Road Network**

<table>
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<tr>
<th>SP</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>TRAN SP 14</td>
<td>To ensure the protection of the existing roads infrastructure while improving the capacity and safety of the road network to meet future demands.</td>
</tr>
</tbody>
</table>
TRAN SP 15  To protect investment in the capacity, efficiency and safety of national roads by applying the guidance contained in the 'Spatial Planning and National Roads - Guidelines for Planning Authorities' and collaboration with the NTA and the NRA.

**Strategic Objectives**

It is a strategic objective of Meath County Council:

TRAN SO 1  To prepare local transport plans for Navan, Drogheda Environ, Dunboyne, Kells, Trim, Ashbourne and Dunshaughlin, in accordance with the NTA’s draft Transportation Strategy, in consultation with the NTA.

TRAN SO 2  To promote the development of sustainable settlement and transportation strategies in urban and rural areas which include measures to —

(i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources;

(ii) reduce anthropogenic greenhouse gas emissions, and;

(iii) address the necessity of adaptation to climate change; in particular, having regard to location, layout and design of new development.

The development of transport policy for the county is based around three broad headings; public transport (including rail and bus), walking and cycling and roads. Map no. 6.1 illustrates key transportation corridors, nodes and networks in Meath.

**6.7.1 Dublin Airport**

Parts of County Meath are located within the noise zones and the outer public safety zone for Dublin airport. There is a need to minimise the adverse impact of noise without placing unreasonable restrictions on development. Two noise zones are shown in the Development Plan maps, an Outer Zone within which the Council will continue to restrict inappropriate development, and an Inner Zone within which new provisions for residential development and other noise sensitive uses will be actively resisted.

Public safety zones were drawn up in 2003 by ERM for the Department of Environment, Heritage and Local Government and the Department of Transport. The Council will follow the advice of the Irish Aviation Authority regarding the effects of proposed development on the safety of aircraft and the safe and efficient navigation thereof.

**Policies**

It is the policy of Meath County Council:

TRAN POL 1  To strictly control inappropriate development and require noise insulation where appropriate within the Outer Noise Zone, and actively resist new provision for residential development and other noise sensitive uses within the Inner Noise Zone, as shown on Map 11.1. Under no circumstances shall any dwelling be permitted within the predicted 69 dB L\(\text{Aeq}\) 16 hours noise contour. Comprehensive noise insulation shall be required for any house permitted. Any planning application shall be accompanied by a noise assessment report produced by a specialist in noise assessment which shall specify all proposed noise mitigation measures together with a declaration of acceptance of the applicant with regard to the result of the noise assessment report.

TRAN POL 2  Restrict development which would give rise to conflicts with aircraft movements on environmental or safety grounds on lands in the vicinity of Dublin Airport and on the main flight paths serving Dublin Airport, and in particular restrict residential
development in areas likely to be affected by levels of noise inappropriate to residential use.

| TRAN POL 3 | Promote appropriate land use patterns in the vicinity of the flight paths serving Dublin Airport, having regard to the precautionary principle, based on existing and anticipated environmental and safety impacts of aircraft movements. |
| TRAN POL 4 | Implement the policies to be determined by the Government in relation to Public Safety Zones for Dublin Airport. |
| TRAN POL 5 | Take account of the advice of the Irish Aviation Authority with regard to the effects of any development proposals on the safety of aircraft or the safe and efficient navigation thereof. |

6.8 Public Transport

This section outlines the strategic policy approach of Meath County Council with respect to the promotion of public transport as alternates to the private car.

6.8.1 Rail

At present, rail services are available at stations located in Dunboyne, Pace (M3 Parkway), Enfield, Laytown and a limited service provided from Gormanston. There are stations located immediately adjoining the County which are also used by Meath residents – Maynooth, Clonsilla, Drogheda and Balbriggan.

The DTO 'Platform for Change' document first recommended re-opening the Navan - Dunboyne - Clonsilla railway line. Re-opening the line was also included in the Transport 21 programme published in 2005. The project was intended to be delivered in two phases. The first phase provided for a spur from the Maynooth line at Clonsilla to serve Dunboyne / Pace Interchange. A Rail Order for Phase I was granted and this section of the line was opened in September 2010. The delivery of this critical infrastructure strengthens the transport links in the County and complements the M3 Motorway scheme.

The second phase of this scheme will extend the service to Navan. Iarnród Éireann has examined route options for Phase II of the Navan Railway line project. The project involves the extension of the Dunboyne (M3) commuter rail project from Pace onwards to the north side of Navan. This will provide for approximately 34km of double track, including other infrastructure such as signalling and bridge works. Four stations are proposed as part of the project at Dunshaughlin, Kilmessan, Navan Town Centre, and a terminus station at the northern edge of Navan. Two route options were placed on display by Iarnród Éireann in January 2009 for members of the public to consider and provide feedback as to their preferred route alignment. The two options were:

- Route Option A - an alignment largely in keeping with the historic Navan rail alignment, with minor alterations, and;
- Route Option B - which was similar to Route Option A except that it ran to the east of Dunshaughlin.

Route Option A was selected as the preferred route alignment by the Department of Transport.

The preparation of the Railway Order application for Phase II of the Navan Rail project was substantially completed including the preparation of the Environmental Impact Statement and Natura 2000 Appropriate Assessment. Extensive consultations had taken place over the previous 2 years with officials of Meath County Council including the preparatory work for a variation to the Navan Development Plan 2009-2015 and amendment to the Dunshaughlin Local Area Plan 2009 – 2015 to facilitate the detailed design of the route.
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The NTA Draft Transport Strategy for the Greater Dublin supports the provision of Phase II of the Rail Line. It highlights that ‘Navan is the only Designated Town in the Hinterland that does not currently have a rail service to Dublin city centre.……..A new rail line linking Navan to Dublin city centre would support regional planning objectives and facilitate Navan’s sustainable development.’ Furthermore, it is noted that Navan is the only administrative capital in the mid-east region which currently does not enjoy rail access. In particular, Measure RAIL 4 (see NTA’s draft Transport Strategy) is of relevance which is to seek ‘the provision of a new rail line from Navan to join the recently constructed spur to Dunboyne and Pace, for onward travel to Dublin city centre. The timing of this line construction and the roll out of services will be subject to economic assessment and the timing and scale of development in the Navan area.’

The ‘Infrastructure and Capital Investment 2012 – 2016 Medium Term Exchequer Framework’ published in November 2011, deferred certain rail projects from the planning and design stages. Reference to the Navan Rail project is contained on Page 19 of the document, which states, ‘Given the constraints on the capital programme, the extension of heavy rail to Navan, Luas to Lucan and Bray and Metro West will also be deferred for consideration in 2015 in advance of the next Public Capital Programme.’ The Framework indicates that ‘these projects (referring to larger public transport projects proposed for the GDA) are being deferred, not cancelled: they remain key elements of the overall integrated transport strategy for the GDA and will be progressed when fiscal and market conditions improve.’ The NTA have formally confirmed in writing to Meath County Council that the construction of this project has been postponed.

Meath County Council will continue to actively promote the development of the railway line from Pace on to Navan. The NTA has indicated that it intends to formally request Meath County Council to include an objective in its Development Plan to protect and preserve the identified Navan Rail corridor once the NTA’s draft transport strategy is adopted. Pending this, the NTA have requested that Meath County Council continue to protect the corridor free from development that might compromise the future delivery of the rail scheme to Navan.

The provision of a heavy rail link to Dublin is considered to be critical for the sustainable development of the county, and for Navan to achieve its objective as a Large Growth Town I in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. Meath County Council is strongly committed to its delivery. Therefore, a strong policy stance is set out in this Development Plan to ensure that the detailed designed alignment is protected from further development, and that this protection also extends to potential stations and park and ride sites along the route. This Development Plan will ensure, through the designation of a specific zoning objective R1 Rail Corridor which seeks ‘to provide for a strategic rail corridor and associated physical infrastructure’ (as illustrated on Map Series No. 6.2 in Volume 3) that the design route of Phase II of the Navan Rail Line (as confirmed by the NTA) will be reserved free from development.

6.8.2 Bus

There have been significant improvements to the quality and frequency of bus services to and from the urban centres of the county to Dublin and to other regional centres. Presently there are two Quality Bus Corridors (QBC) in the Meath area - the Dunshaughlin QBC and Bracetown QBC. Further improvements to the Quality Bus Corridor network should be prioritised and implemented to enhance the capacity and journey-time reliability in the Metropolitan Area. The Blanchardstown/Navan Road QBC is identified as a Priority 1 Quality Bus Corridor in the NTA’s draft Transport Strategy.

Bus Éireann currently operates both Commuter and Expressway services to and from all major employment centres in the County to Dublin. The high level of service also reflects the fact that other national expressway services to the north west and west are routed through the county. Bus Éireann also provides public transport services linking population centres in the county and adjoining counties such as Drogheda to Navan, Navan to Kells and Navan to Trim. Bus Éireann’s commuter network into Dublin City Centre is constantly evolving and improving to meet the
changing demographic profile of the Greater Dublin Area. A number of private services are in operation which play an important role in meeting the overall demand for transport services. These compete with, and complement, the existing public transport provisions of Bus Éireann.

Notwithstanding this high level of service, the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 draw attention to the fact that changes are required to improve the efficiency and effectiveness of bus services in the region, including changing passenger demands, passenger information, greater connectivity/interlinking of services and ticketing improvements.

Navan town is served by a relatively good local bus service connecting the ever expanding environs of the town to the town centre. The NTA’s draft Transport Strategy supports the retention of this service (see Measure Bus 3 of the NTA’s draft Transport Strategy), and this support is welcomed.

The NTA’s draft Transport Strategy advocates that local bus services (including those serving Hinterland villages) should integrate with longer distance (generally Dublin focused) bus and rail services, by linking to intercity/commuter bus stops and rail stations. Local bus timetables should match longer distance bus and rail arrivals and departure times as closely as possible.

There have also been increased frequencies of local bus services largely as a result of the establishment of Flexibus, Meath Accessible Transport Ltd. Flexibus run a daily route between Trim and Navan to assist passengers who wish to access education, training or employment. Regular weekly services run between a number of towns and villages while Dial-A-Ride services are available from a number of centres. The improvement in public transport between larger towns and between villages and towns is of paramount importance to reduce isolation and improve linkages between the towns and outlying areas.

Given the decision to defer the delivery of Phase II of the Navan Rail Line the bus network will be the predominant public transport alternative serving the County. It is therefore vital that bus services and facilities are enhanced to make travel by bus more attractive to existing and potential users.

In recognition of the increased importance afforded bus transportation in the hierarchy of this chapter dealing with public transport, in particular to the town of Navan, lands shall be identified which would serve as a public transportation hub for Meath to accommodate national, commuter, regional and local bus services. Meath County Council will engage with the NTA, the Department of Transport and Bus Éireann / private operators to realise such an objective within the lifetime of this plan.

6.8.3 Park and Ride Facilities

The purpose of ‘park and ride’ is to integrate the car with public transport and to help those in outer areas who are not well served by public transport to access public transport connections. It is important that park and ride facilities improve public transport accessibility without unduly worsening road congestion, or increasing the total distance travelled by car. Park and ride sites should not be located where they might encourage people who would otherwise access public transport locally to drive further to access a site, thereby adding to congestion.

It is considered appropriate to include a policy to provide park and ride schemes which improve public transport accessibility without worsening road congestion, or which increase car travel distances. This is in line with the NTA’s draft Transport Strategy which supports exploring the potential for bus-based park and ride sites close to high quality road corridors, and providing such facilities where appropriate and feasible.

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2 Flexibus is one of the projects around the country, which are funded by the Department of Transport under the Rural Transport Initiative. Flexibus carried over 98,000 passengers in 2010.
6.8.4 Taxi and hackney services

Accessible taxi and hackney services are a vital element in the public transport offering providing a demand-responsive 24 hour door-to-door service. Accessible taxis are often the only means of public transport available for those using wheelchairs or with mobility impairments. An accessible integrated public transport service is an essential prerequisite to enable people with disabilities to participate in the normal activities of daily living i.e. work, education, leisure and social activities. Factors such as inclement weather, physical barriers resulting from a poorly designed pedestrian environment and ageing, mean that for many people with mobility impairments, door-to-door transport by taxi is the preferred option. An accessible and affordable taxi and hackney service has the potential of being the most efficient and economic means of meeting this need. It is desirable that taxis are modern and suitable for the needs of all users, and that they do not have an undue impact on local air quality or CO$_2$ emissions.

The NTA have included a range of measures in their draft Transport Strategy which recognise the important role taxis can perform. These include supporting the provision and retention of ranks at rail and bus stations and examining the potential for incorporating taxi fare payment into integrated ticketing.

Policies (See also Strategic Policies)

It is the policy of Meath County Council:

TRAN POL 6  To promote, facilitate and advance the development of Phase II of the Navan railway line project and rail services in co-operation with other relevant agencies.

TRAN POL 7  To support the improvement of existing rail transport infrastructure including the Dublin/Sligo route with increased suburban services to Enfield and Kilcock, the existing Dublin – Drogheda rail service which serves the urban settlements of Laytown and Gormanston and to seek to have the proposed electrification of this rail line extended to Drogheda.

TRAN POL 8  To work with the NTA and Iarnród Éireann to continue to improve facilities at existing stations and to seek the provision of a railway station at Bettystown with associated park and ride facilities.

TRAN POL 9  To actively seek to utilise Section 49 of the Planning and Development Acts 2000-2012 to secure contributions from developers towards the capital costs of providing and/or upgrading of strategic public transport infrastructure services or projects in the County.

TRAN POL 10  To co-operate with the NTA and other relevant agencies on reviewing the network of bus services in Meath, and work with public transport operators to provide improved bus services in, and through, the county.

TRAN POL 11  To ensure that new developments in Large Growth Towns I and II and Sustainable Moderate Grown Towns are laid out so as to facilitate the provision of local bus services.

TRAN POL 12  To provide public transport interchange facilities, including facilities for taxis, at appropriate points on the public transport network, particularly in the main urban centres and adjacent to the proposed bus based transport hub in Navan, in co-operation with the NTA.
Chapter 6 - Transportation

**TRAN POL 13** To promote and support the provision of park and ride facilities which improve public transport accessibility without worsening road congestion, or which cause increased car travel distances, at appropriate locations within the county.

**Objectives (See also Strategic Objectives)**

It is an objective of Meath County Council:

**TRAN OBJ 1** To protect and safeguard the detailed designed alignment of Phase II of the Navan rail route and surrounding lands (including identified station locations), as illustrated on Map Series No. 6.2 in Volume 3, free from development and any encroachment by inappropriate uses which could compromise its future development as a rail facility. Land Use Zoning Objective R1 Rail Corridor also refers.

**TRAN OBJ 2** To facilitate and encourage the upgrading of existing railway stations, and protect as required lands required for the upgrading of existing railway lines or stations or the provision of new railway stations throughout the County. Any such proposals for developments in Bettystown and south of Drogheda, will have to ensure that there are no adverse effects on the integrity of SPAs.

**TRAN OBJ 3** To facilitate the provision of adequate lands to provide for park and ride facilities at appropriate locations in the County. In the event of further growth in the south Drogheda area, the Council will explore the need for park and ride facilities and the reservation of land for this purpose as appropriate.

**TRAN OBJ 4** To provide bus priority measures on existing and planned road infrastructure, where appropriate, in collaboration with the NTA, Bus Éireann and NRA (where relevant).

**TRAN OBJ 5** To require Mobility Management Plans and Traffic Assessments for proposed trip intensive developments.

**TRAN OBJ 6** To facilitate the development of properly designated taxi ranks and an accessible taxi and hackney service within the County particularly in the main urban centres and adjacent to the proposed bus based transport hub in Navan.

**TRAN OBJ 7** To identify and reserve lands centrally in Navan for the provision of a public transportation hub for Meath to accommodate national, commuter, regional and local bus services. Meath County Council will engage with the NTA, the Department of Transport and Bus Éireann / private operators to realise this objective within the lifetime of this County Development Plan.

**6.9 Walking and Cycling**

Meath County Council recognises cycling and walking to be healthy, safe, ecologically-sound and socially-just forms of movement. Walking and cycling are the most sustainable modes of transport available in terms of their low environmental impacts. An essential element of any integrated transport system is to provide for the needs of cyclists and pedestrians. The increased provision of cycle lanes and safer facilities for pedestrians is identified as a key action in the Government’s ‘Sustainable Development – A Strategy for Ireland’, ‘Smarter Travel-A Sustainable Transport Future-A New Transport Policy for Ireland 2009-2020’, the NTA’s draft Transport Strategy, the Department of the Environment, Heritage & Local Government’s ‘Guidelines for Planning Authorities Sustainable Residential Development in Urban Areas’ and the European Charter of Pedestrian Rights.
Chapter 6 - Transportation

Walking constitutes the majority of trips for non-car-owners. At distances less than 0.5 km, the vast majority walk, but at a distance of 1km, which non-car-users generally walk, most car users rely on their vehicles. Quite modest changes in walking habits can have an impact on overall energy use. Walking requires relatively little investment to make it attractive, particularly if planned and designed into a new development from the outset. In providing for pedestrians, Meath County Council will design for, and ensure accessibility for, the mobility impaired in keeping with the Barcelona Declaration and the European Charter for Pedestrian Rights.

Planning can encourage walking to become the principal method for shorter journeys through the arrangement of land uses and by utilising good urban design. Providing a comprehensive network of safe, well-lit and convenient footpaths (both road-side and segregated) within new residential areas with links to schools, local neighbourhood centres, public transport stops and workplaces will encourage people to walk.

The Green-Schools programme is an environmental themed education programme, environmental management system and award scheme that promotes and acknowledges long-term, whole school action for the environment. The aim of Green-Schools is to increase the students' and participants' awareness of environmental issues and transfer this knowledge into positive environmental action in the school and wider community. One of the themes of Green-Schools is focused on Travel. Walking buses consist of adults walking groups of pupils to and from school along set routes, with children joining the walking bus at various pick-up locations along the route. Many schools start the Walking School Bus on a one-day per week basis and increase its schedule over time. Initiatives such as Walk to School Week/Walk on Wednesdays can also be used to enable children to become more active in their communities. These programmes encourage children to walk to and from school, and so get used to this means of travel.

The National Cycle Policy Framework, NTA’s draft Transport Strategy and the National Cycle Manual will be the reference point for the promotion and development of cycle facilities throughout the county. The policy aims of ‘the National Cycle Policy Framework’ are not only to deliver a five-fold increase in cycling for commuting purposes, but to also recognise the need to support and encourage all other types of cycling, including recreational and tourist cycling. From the perspective of the National Cycle Policy Framework, ‘encouraging recreational cycling is a key element of creating a cycling culture in Ireland and recreational routes in and around urban areas, which, in turn link to rural areas are very important’.

In response to this objective, and at the request of the Minister for Transport, the NRA undertook to carry out a scoping study into the delivery of a National Cycle Network that would encourage cycling as a transport mode, leisure activity, and tourist attraction in Ireland. An advisory group, under the auspices of the National Trails Advisory Committee assisted in the project. The outcome was the ‘National Cycle Network Scoping Study’ which was produced in August 2010.

### Policies

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>TRAN POL 14</th>
<th>To co-operate with the NTA on the development of a cycle network for the Greater Dublin Area and to promote, enhance and provide the development of cycling and walking facilities in the County in accordance with relevant national policy and guidelines.</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRAN POL 15</td>
<td>To identify and seek to implement a strategic, coherent and high quality cycle and walking network across the county that is integrated with public transport and interconnected with cultural, recreational, retail, educational and employment destinations and attractions.</td>
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</tbody>
</table>
TRAN POL 16 To encourage, where appropriate, the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses.

TRAN POL 17 To require that adequate facilities for the secure parking of bicycles be provided at convenient locations close to public transport nodes and public transport interchanges.

TRAN POL 18 To require a full range of facilities for cyclists such as convenient and secure bicycle parking, showers and lockers in substantial new commercial / office developments and other people intensive attractors.

TRAN POL 19 To prioritise the movement of pedestrians and cyclists in proximity to public transport nodes.

TRAN POL 20 To improve facilities for pedestrians and access facilities for people with special mobility needs in line with the aims of the European Charter of Pedestrian Rights.

TRAN POL 21 To make provision for cycle lanes as part of road improvement / redesign schemes on identified cycle networks, consistent with the NTA National Cycle Manual.

TRAN POL 22 To ensure, where possible, that cycleways and footpaths are effectively delineated from major vehicular carriageways.

TRAN POL 23 To require planning applications for major developments to demonstrate proposals to address accessibility for pedestrians and cyclists.

Objectives

It is an objective of Meath County Council:

TRAN OBJ 8 To promote and explore the development of the following linkages within the lifetime of the Development Plan subject to the appropriate environmental assessments, including Appropriate Assessment of the likely significant effects on Natura 2000 sites in accordance with Article 6(3) of the EC Habitats Directive;

(i) To explore the feasibility of developing former disused transportation corridors for cycle / greenways.

(ii) To provide the development of a cycle / greenway on the disused Navan – Kingscourt rail line in conjunction with Cavan County Council subject to the completion of a feasibility study obtaining the necessary statutory planning consent, landowner co-operation and the securing of the necessary funding.

(iii) To provide for the development of the Trim – Navan – Slane – Drogheda cycle / greenway along the River Boyne subject to obtaining the necessary statutory planning consent, the carrying out of Appropriate Assessment, landowner co-operation and the securing of the necessary funding.

(iv) To develop a system of cycle / greenways, subject to the availability of resources, along the banks of the Boyne and Blackwater Rivers, in such a manner so as not to significantly negatively impact on the conservation status of the Natura 2000 site either alone or in combination with other objectives in this or other plans.

(v) To explore the development of the following cycle/greenway options as part of the Dublin Galway cycle network a) along the Royal Canal located within the administrative area of Meath County Council in consultation with relevant agencies or b) along the former N4 (R148) located within the administrative area of Meath.
6.10 Road Infrastructure

Whilst Meath County Council is committed to the promotion of sustainable means of travel, and the encouragement of modal change from the private car, it is recognised that road infrastructure retains a central position in the overall transportation network, catering for the movement of buses, goods vehicles, pedestrians, cyclists, as well as the private car. In undertaking transport policies, the Council will strive to provide, maintain and enhance the road infrastructure to ensure the sustainable and economic development of the County.

County Meath is well serviced by the national road network with the M3 Cavan-Dublin (formerly N3, now R147), M1 Dublin - Belfast (formerly N1, now R132), the N2 Dublin - Derry, and M4 Dublin to Galway, Castlebar and Sligo (formerly N4, now R148), all traversing through the county linking the Dublin metropolitan area to the regions. The national secondary roads, N51 and N52, are medium distance through-routes connecting important towns. The N52 is a particularly important strategic route, linking the two gateways of Dundalk and Mullingar-Athlone-Tullamore. County Meath is very reliant on its road infrastructure for intra and inter county movement and access.

Since the adoption of the 2007 County Development Plan, there have been marked improvements and progress in the delivery of key strategic transport road links;

- The completion of the M3 Motorway providing for bypasses of Dunboyne, Dunshaughlin, Navan and Kells;
- The advancement of the Slane bypass project to the planning stage. An oral hearing was held between February and April 2011, however, in March 2012 An Bord Pleanála refused permission for the scheme as proposed;
- The existing N2, N51 and N52 (National Primary Roads and National Secondary Roads) are subject to ongoing improvements in terms of overlays for pavement strengthening, junction improvements, traffic calming, low cost safety measures, etc.

During the lifetime of this County Development Plan (2013 – 2019), it is expected that further progress will be made to improve the existing road network.

In addition to the physical improvements and progress above, Meath County Council was presented with an award by the Road Safety Authority for its commitment to engineering, education, enforcement and evaluation as the basis for improving road safety and reducing the numbers of people killed and injured on Meath roads. Meath County Council has produced two road safety plans, the most recent from 2010 to 2012. Annual road fatalities in the County have decreased from 30 in 2005 to 6 in 2010.

6.10.1 National Roads

The development of the national road network is critically important for national inter-urban traffic in order to provide ready access to ports, airports and other strategic locations. Although responsibility for National Roads comes under the auspices of the National Roads Authority, Meath County Council is responsible for providing and carrying out major upgrading and improvements to National Roads in the County. These works include the provision of pavement overlays to existing roads, the provision of new sections of road and the provision of bypass roads or relief routes to towns on routes where their provision is necessary on planning, traffic, safety or environmental grounds. The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 highlight 'that it
is national policy that the carrying capacity and efficient operation of the strategic road network within the GDA is safeguarded to ensure the investment in the road network returns value for money and longevity of the information provided. Furthermore the ‘Spatial Planning and National Roads Guidelines for Planning Authorities’ require Developments Plans to include policies which seek to maintain and protect the safety, capacity and efficiency of national roads and associated junctions, avoiding the creation of new accesses and the intensification of existing accesses to national roads where a speed limit greater than 60kmh applies.

The Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022 recognise that future transport demands cannot be delivered by the public transport system, and that the road network will continue to be critical to transport management and the efficient movement of buses, people, goods and other services in the GDA and beyond. Similarly while the strong emphasis of the NTA’s draft Transport Strategy is firmly based around sustainable public transport modes, it is appreciated that some improvements to the road network will be needed over the coming years to provide access to some development areas and to address road safety. The NTA will support the provision of local bypass schemes for towns and villages where the key objectives of such schemes are to address safety issues or to facilitate more sustainable transport provision within the town or village.

The proposal to develop an outer orbital route (Leinster Outer Orbital Route) extending from Drogheda to the Naas/Newbridge area with intermediate links to Navan and other towns is included as a key objective of the Regional Planning Guidelines for the Greater Dublin Area. Its importance is given significant prominence within the context of the sustainable regional planning strategy and the importance attached to providing improved accessibility and connectivity between large growth towns in the Hinterland Area. The NTA Draft Strategy recommends the finalisation of a preferred route corridor and its protection from development intrusion. However, it is acknowledged that the full development of the proposal is unlikely to be required during the Draft 2030 Strategy period and, accordingly, it is recommended that an incremental approach to its delivery is adopted. It also recommends that the most deficient sections on the existing road network should be targeted for investment in terms of road accident records, or congestion.

A bypass for Slane has been a long-standing objective of Meath County Council and has the support of the majority of the local residents, who have campaigned for its construction for many years. In December 2009, Meath County Council submitted an Environmental Impact Statement and Compulsory Purchase Order for a bypass of the village to An Bord Pleanála. The proposed bypass was routed to the east of Slane, between the village and the World Heritage Site at Brú na Bóinne. Following an Oral Hearing, held between February and April 2011, An Bord Pleanála subsequently refused permission for the construction of the bypass in March 2012.

In citing its reasons and considerations for refusal, the Board stated that having regard to the importance and sensitivity of the location, a bypass of the type proposed could only be considered where it had been demonstrated that no appropriate alternative was available. The Board indicated that it was not satisfied that alternatives to the bypass were adequately explored. In this context, they considered that:

- the proposed development would have a detrimental impact on the setting of the Brú na Bóinne archaeological complex which would be contrary to the heritage protection provisions of the County Development Plan.

- the bypass would be contrary to proper planning and sustainable development, as it would tend to undermine the investments that had been made improving the M1 and M3 corridors, and would have negative implications for the quality of the environment and road safety along the N2 route.

There is unanimous agreement that the potential safety risks that affect the future well-being of all road users and communities, particularly the Slane community, must be addressed. In seeking a solution, Meath County Council has always recognised that a balance must be struck between
environmental, historical and archaeological considerations, and the safety and other issues caused by the present traffic through the village. The Council is committed, in conjunction with the NRA, to reviewing its proposals in light of the Board’s decision. However, it will seek to protect the corridor of the bypass as submitted to An Bord Pleanála in December 2009 pending the outcome of its investigations.

6.10.2 Regional and Local Roads

Regional and local roads serve an important economic role and also have valuable social and community functions. These roads are often the sole means of access for local economic activity, for example, designated towns such as Trim.

Non-national roads play a very important economic role because of:

- the dispersed nature of the population and industrial development;
- the importance of tourism and agriculture as generators of wealth and employment, and;
- the increasing attention being given to rural development and urban regeneration.

The origins of the extensive road network are clearly linked to the low density and dispersed nature of the population in a predominantly agricultural based economy. Traditionally, there was also a low level of urbanisation; however, there have been moves away from agriculture over recent decades, with a trend towards increased urbanisation over the last 10 - 20 years. The result is that there is an extensive length of roads which have to be maintained by Meath County Council.

The network of non-national roads provides mobility within and between local economies and provides vital links to the strategic national road network and the ports and airports which are our links with the wider European economy.

Meath County Council has responsibility for carrying out of maintenance and improvement works on these roads financed from their own resources and/or supplemented by State grants.

6.10.3 Demand Management

The NTA’s draft Transportation Strategy envisages that there will be limited provision of new road capacity in the Greater Dublin Area up to 2030. While investments in public transport networks will free up road space, the forecast for growth in population and employment will negatively affect congestion in the Greater Dublin Area. The NTA acknowledge that, even with all the planned improvements aimed at reducing the dependency on car travel, it will not be possible to meet the targets in the Smarter Travel Policy without significant demand management measures of a fiscal nature.

Management of demand for road use is broadly grouped into three categories:

1. Control measures where access to, and use of, the road infrastructure or on and off street parking spaces is controlled e.g. on street parking controls, ramp metering, dedication of road space to certain transport modes, better development management to reduce demand and need to travel.
2. Fiscal measures where pricing mechanisms are utilized to achieve road usage modification.
3. Other complementary measures used in combination with 1 and 2 above e.g. mobility management plans, car clubs, lift sharing, marketing and promotion of non-car modes of transport.

6.10.4 Freight

Efficient freight transport is essential to support economic activity. Currently, 98% of Ireland’s internal freight is carried on the road network, and it is of primary importance that freight can be moved reliably and quickly to key destinations including ports and airports. Tara Mines have one of
the few freight flows still operating on Irish railways today, for the transportation of zinc ore from Navan to Dublin (via Drogheda). Up to four trains a day are operated, and each of these is estimated to take the equivalent of forty lorries off the road. There is a need for research into freight movement to support the planning process. This will help identify appropriate locations for freight generating developments and freight intensive activities. It is also important that the movement of freight does not unduly impact on people living in the urban areas through which it passes.

Facilities for truck parking are desirable to prevent nuisance and annoyance, and for safety reasons. It must be borne in mind that the road network represents the working environment for many people involved in the movement of goods and services. It is therefore important that service facilities and truck parking is provided in appropriate areas to cater for their needs.

**Policies**

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>POLICY</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRAN POL 24</td>
<td>To promote road and traffic safety measures in conjunction with Government Departments, the Road Safety Authority and other agencies through the provision of appropriate signage, minimising or removing existing traffic hazards and preventing the creation of additional or new traffic hazards.</td>
</tr>
<tr>
<td>TRAN POL 25</td>
<td>To support major road improvements by reserving the corridors of any such proposed routes free of developments, which would interfere with the provision of such proposals. (See Map 6.3)</td>
</tr>
<tr>
<td>TRAN POL 26</td>
<td>To implement a programme of road construction / improvement works and local measures to improve road safety closely integrated with existing and planned land uses.</td>
</tr>
<tr>
<td>TRAN POL 27</td>
<td>To co-operate with the NRA, NTA and other Local Authorities to provide the Leinster Outer Orbital Route as proposed in the Regional Planning Guidelines and the NTA’s draft Transport Strategy.</td>
</tr>
<tr>
<td>TRAN POL 28</td>
<td>To safeguard the capacity and safety of the National road network by applying the provisions of the Department of Environment Community and Local Government’s ‘Spatial Planning and National Roads-Guidelines for Planning Authorities’</td>
</tr>
<tr>
<td>TRAN POL 29</td>
<td>To provide for and carry out improvements to sections of national, regional and county roads that are deficient in respect of alignment, structural condition or capacity, where resources permit, and to maintain that standard thereafter.</td>
</tr>
<tr>
<td>TRAN POL 30</td>
<td>To regulate, control and improve signage throughout the county and avoid proliferation of roadside signage, especially outside the 50-60km/h speed limit areas in a manner that would reduce the effectiveness of essential signage such as directional and other authorised road traffic signs, create visual clutter and distractions for road users and/or reduce visibility at junctions, interchanges and bends.</td>
</tr>
<tr>
<td>TRAN POL 31</td>
<td>To promote the carrying out of Road Safety Audits on new road schemes, road and junction improvements and traffic management schemes in accordance with the NRA Design Manual for Roads and Bridges and advice contained in the DTO Traffic Management Guidelines.</td>
</tr>
</tbody>
</table>
TRAN POL 32 To ensure that all road plans and project proposals in the County which could, either individually or in combination with other plans and projects, have a significant effect on a Natura 2000 site, undergo an Appropriate Assessment in accordance with Article 6 (3) of the EC Habitats Directive.

TRAN POL 33 To balance the requirement for an appropriate level of off-street car parking facilities against the need to provide transport alternatives to the private car, in the overall interest of sustainable land use practice.

TRAN POL 34 To co-operate with and support the NTA and NRA (where appropriate) on measures designed to improve freight transport in and throughout the county.

TRAN POL 35 To liaise with the NTA and NRA (where appropriate) on appropriate control measures within its remit, designed to better manage the demand for road space to allow the efficient movement of essential traffic.

TRAN POL 36 To address traffic problems on the N2 through Slane.

TRAN POL 37 To improve the visual quality of landscaping at roundabouts in various locations throughout the County by seeking sponsorship from interested parties having regard to signage policy.

TRAN POL 38 To ensure that all road and rail project proposals in the County do not either individually or in combination with other plans and projects have an undue adverse impact on the County's fisheries resource either through pollution, interference with the passage of migratory fish species or through interference with fisheries habitat.

Objectives

It is an objective of Meath County Council:

TRAN OBJ 10 To develop and implement, in consultation with the NRA, a programme for the upgrading, improvement and maintenance of the national road network within the county.

TRAN OBJ 11 To develop and implement, in consultation with the Department of Transport, Tourism and Sport a programme for the upgrading, improvement and maintenance of the non-national road network in the county.

TRAN OBJ 12 To implement a programme of traffic and parking management measures in towns and villages throughout the county, as resources permit.

TRAN OBJ 13 To secure the provision of an appropriate level of vehicle parking facilities in new developments in accordance with the standards set out in Chapter 11 Development Management Standards and Guidelines.

TRAN OBJ 14 To facilitate and secure the provision of the proposed national road schemes in County Meath as set out in the Annual Roadwork’s Programme and for which funding is provided by the NRA.

TRAN OBJ 15 To investigate the effectiveness of, and if appropriate, progress the implementation of, traffic management options, including the removal of non-local heavy goods vehicles from the N2 through Slane village, in conjunction with the
NRA and other relevant authorities with a view to providing an enhanced and safer environment for the village.

**TRAN OBJ 16** To proceed with an N2 bypass for Slane should the investigations referred to in **TRAN OBJ 15** conclude that there is no appropriate traffic management alternative.

**TRAN OBJ 17** To support, where appropriate, major road improvements, bypasses of local towns and villages and proposed national road schemes by reserving the corridors of any such proposed routes free of developments, which would interfere with the provision of such proposals. Such road schemes include:

<table>
<thead>
<tr>
<th>Scheme Name</th>
<th>Description of Works</th>
</tr>
</thead>
<tbody>
<tr>
<td>N2 Slane By-pass</td>
<td>N2 Slane Bypass incorporating new bridge over the River Boyne</td>
</tr>
<tr>
<td>N2 Rath Roundabout to Kilmoon Cross</td>
<td>Investigate and progress online upgrading of this section of the National Primary Route</td>
</tr>
<tr>
<td>M3 Junction 4</td>
<td>Upgrading of this junction to improve capacity</td>
</tr>
<tr>
<td>M1 Junction 7</td>
<td>Possible upgrading of this junction to improve capacity inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange.</td>
</tr>
<tr>
<td>M1 Junction 8</td>
<td>Possible upgrading of this junction to improve capacity</td>
</tr>
<tr>
<td>M1 Junction 9</td>
<td>Possible upgrading of this junction to improve capacity</td>
</tr>
<tr>
<td>M3 Junction 5</td>
<td>Possible upgrading of this junction to improve capacity</td>
</tr>
<tr>
<td>M3 Junction 9</td>
<td>Possible upgrading of this junction to improve capacity</td>
</tr>
<tr>
<td>N2 Rath Roundabout</td>
<td>Possible upgrading of this junction to improve capacity</td>
</tr>
<tr>
<td>M3 South of Junction 4</td>
<td>Introduce an additional lane on both M3 carriageways in co-operation with planned M3 upgrades with Fingal County Council and the National Roads Authority.</td>
</tr>
<tr>
<td>N52 Fringestown</td>
<td>Re-alignment of approximately 3km of the existing N52</td>
</tr>
<tr>
<td>N51 Dunmoe</td>
<td>Realignment of N51 between Dunmoe and Cruicetown</td>
</tr>
<tr>
<td>N51 Halltown</td>
<td>Construction of junction improvement and re-alignment of minor roads.</td>
</tr>
<tr>
<td>N51/R164 Junction</td>
<td>Re-alignment of N51 and amendment of junction arrangement to give priority to National Road Traffic.</td>
</tr>
<tr>
<td>N51 Slane to Louth County boundary</td>
<td>Re-alignment including widening of Mattock Bridge, and junction improvements.</td>
</tr>
<tr>
<td>N52/R162 Junction</td>
<td>Re-alignment of N52 and amendment of junction arrangement to give priority to National Road Traffic. Including re-alignment necessary to remove height restriction at crossing of Navan - Kingscourt Railway.</td>
</tr>
<tr>
<td>N52/R154 Junction</td>
<td>Improve junction and re-align regional road to introduce a staggered arrangement.</td>
</tr>
<tr>
<td>N52 Balrath Junction</td>
<td>Re-align N52 and improve junction layout.</td>
</tr>
<tr>
<td>Local Bypasses/Relief Roads</td>
<td>Examine feasibility and progress where appropriate</td>
</tr>
</tbody>
</table>
Chapter 6 - Transportation

6.10.5 Development at Motorway Junctions

The recent investment in the national road network will enhance the attractiveness of County Meath for inward investment and new employment opportunities, and contribute to enhanced competitiveness by reducing transport costs. The “Spatial Planning & National Roads Guidelines” set out planning policy considerations relating to the development affecting national primary and secondary roads, including motorways and associated junctions, outside of the 50 – 60 km per hour speed limit zone for built up areas. The Guidelines state that following the considerable investment in the national road network / inter urban motorways, and with future investment being focused on public transport, it is therefore important that the efficiency, capacity and safety of the national road network is maintained. The planning system must ensure that the strategic traffic function of national roads is maintained by limiting the extent of development that would give rise to the generation of short trip traffic on national roads (retail development specifically referred to in this regard), or alternatively, by ensuring that the trip demand from future development will primarily be catered for on the non national network.

This Development Plan acknowledges the publication of the Spatial Planning & National Roads Guidelines and endorses the key messages contained therein.

6.10.6 Development at National Road Junctions

Care must be exercised during the preparation of individual Town Development Plans or Local Area Plans when assessing development objectives and / or land use zoning of locations at or close to junctions, where such development could generate significant additional traffic with potential to impact on the national road. Meath County Council must ensure that such development, consistent with planning policies, can be catered for by the design assumptions underpinning such junctions and interchanges. This evidence based approach would avoid compromising the capacity and
efficiency of the national road/associated junctions, and avoid the premature and unacceptable reduction in the level of service available to road users.

The Spatial Planning & National Roads Guidelines, acknowledge in Section 2.7 that “in certain circumstances, additional junctions, or enhancements to existing junctions on national roads, may become necessary to service development needs of national and strategic importance or in cases where a proposed development is demonstrated by the planning authority to be more appropriately located proximate to such junctions.”

The Guidelines indicated that in such circumstances, the NRA will support such capacity enhancements and development proposals where all of a number of specified criteria are met. It is the intention of the Meath County Council to identify appropriate strategic land uses at specified urban centres (consistent with the Economic Development Strategy of this Development Plan) which would benefit from high quality access such as proximity to junctions, through the Town Development Plan / Local Area Plan process subject to adhering to the criteria specified in Section 2.7 of the Spatial Planning & National Roads Guidelines. In any event, development at or in proximity to junctions will only be considered in Town Development Plans or Local Area Plans in an urban context in the interests of protecting the rural landscape and advocating an integrated land use and transportation plan led approach. In all instances, the identification of lands for specific purposes shall be based on an evaluation and assessment of transport infrastructure at these junctions including a capacity assessment of the junction and national road concerned.

**Policy**

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>TRAN POL 39</th>
<th>To review, as part of the town development and local area plans processes, land at strategic locations adjoining urban related motorway junctions which has previously been identified for employment generating uses, subject to compliance with the Spatial Planning and National Roads – Guidelines for Planning Authorities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>In this regard, the following junctions will be examined:</td>
<td></td>
</tr>
<tr>
<td>M1 Motorway</td>
<td>Junction 7 (Julianstown)</td>
</tr>
<tr>
<td></td>
<td>Junction 8 (Duleek)</td>
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<tr>
<td></td>
<td>Junction 9 (Drogheda)</td>
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<tr>
<td>M3 Motorway</td>
<td>Junction 4 (Clonee)</td>
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<tr>
<td></td>
<td>Junction 5 (Dunboyne)</td>
</tr>
<tr>
<td></td>
<td>Junction 9 Navan (North)</td>
</tr>
<tr>
<td>N2</td>
<td>Rath Roundabout</td>
</tr>
</tbody>
</table>

The Planning Authority will continue to support development proposals in such circumstances where all of the criteria specified in Section 2.7 of the “Spatial Planning & National Roads Guidelines” are adhered to.

**6.10.7 Access to National Roads in Exceptional Circumstances**

Appendix 2 outlines the official policy regarding access onto national roads as provided for in the “Spatial Planning & National Roads Guidelines” which seeks to avoid the creation of any additional access point from new development / intensification of traffic from existing entrances onto national roads outside the 60 kph speed limit. Section 2.6 of the Guidelines provides for exceptional circumstances to the above general policy provision. Planning Authorities may identify stretches of national roads where a less restrictive approach may be applied as part of the Development Plan.
preparation. Two scenarios arise, firstly in relation to developments of national and regional strategic importance and secondly, in relation to lightly trafficked sections of National Secondary Routes. The NRA confirmed to Meath County Council during the course of pre draft consultations that there are no sections of the N51 or N52 National Secondary Roads in Meath which would adhere to the qualifying criteria (traffic volumes being forecast to remain below 3,000 AADT for the next 20 years). The policy considerations advanced in this Plan refer to the former scenario only as a result.

6.10.8 Developments of National and Regional Strategic Importance

The Guidelines provide that a less restrictive approach may be adopted in the case of developments of national and regional strategic importance which by their nature are most appropriately located outside urban areas, and where the locations concerned have specific characteristics that make them particularly suitable for the developments proposed.

This Development Plan proposes a two pronged approach to dealing with this requirement as set out in the Guidelines. Firstly, the Plan has identified a number of locations close to and within designated Economic Growth Towns where exceptional circumstances to the general policy may be considered, as follows:

- N52 south of Balrath Cross to facilitate bioenergy manufacturing plant and CHP plant;
- N2 at Knockharley in the vicinity of existing regional landfill facility (Greenstar Recycling Ltd.);
- N2 at Slane in the vicinity of the existing Grasslands Fertilizers facility (Seveso Site);
- Navan South (Junction 8) to Kilcarn Roundabout on R147 (New Junction Only)
- Navan North (Junction 9) to Mullaghboy Roundabout on N51 (New Junction Only)

Secondly, it will be an objective of this Plan to prepare a Thematic Spatial Strategy for industrial development and enterprise. This strategy will identify and support the development of areas where significant clusters of power, broadband, roads, water and gas could be harnessed to become regionally important areas to accommodate very large scale, value added employment while avoiding potential for future environmental and planning conflicts. Upon the preparation of this Strategy, the extent of locations to which the Exceptional Circumstances provisions may apply, if any, and as agreed with the NRA, shall be advanced as a Variation to the County Development Plan. It is considered that this approach is consistent with Section 2.6 of the Guidelines which refers to the review or varying of a Development Plan.

Policy

It is the policy of Meath County Council:

| TRAN POL 40 | To avoid the creation of any additional access point from new development / intensification of traffic from existing entrances onto national roads outside the 60 kph speed limit, except as indicated on Maps No 6.4.1 - 6.4.7 which identifies a number of locations close to and within designated Economic Growth Towns or existing / proposed developments of a regional significance. |

Objective

It is an objective of Meath County Council:

| TRAN OBJ 23 | To prepare a Thematic Spatial Strategy for industrial development and enterprise which would identify and support the development of areas where significant clusters of power, broadband, roads, water and gas could be harnessed to become regionally important areas to accommodate very large scale value added employment while avoiding potential for future environmental and planning conflicts. Upon the preparation of this Strategy, the extent of locations to which the Exceptional Circumstances or Development at National Road Interchanges or |
Junctions, provisions may apply, if any, and as agreed with the NTA and the NRA, shall be advanced as a Variation to the County Development Plan and Maps No. 6.4.1 - 6.4.7 amended accordingly.
CHAPTER 7 - WATER, DRAINAGE & ENVIRONMENTAL SERVICES

7.1 Background

Water supply and wastewater treatment and disposal are critical infrastructure requirements for any development, especially developments of an urban nature. The provision of such services should complement and facilitate the sustainable development of the county in line with the Council's adopted settlement, economic and core strategies. The strategic assessment for water services must also be cognisant of water quality status in surface waters designated to serve development centres.

Goal

To develop, protect, improve and extend water, wastewater, surface water and flood alleviation services throughout the county and to prioritise the provision of water services infrastructure to complement the overall strategy for economic and population growth and to achieve improved environmental protection.

Meath County Council is currently the designated 'Water Services Authority' for County Meath. The provision of water and wastewater services in County Meath is the responsibility of the Council. In addition to drinking water treatment and distribution, Meath County Council is also responsible for waste water collection and disposal and stormwater management. The drainage systems collect foul sewage, industrial effluent and rainwater, all of which must be managed while minimising flood risk and/or environmental impacts. The government has announced that Irish Water, a new public utility will be established in the latter part of 2012. Please refer to section 7.4 for additional details on Irish Water.

7.2 Statutory Context

Section 10(2) of the Planning and Development Acts 2000-2012 as amended sets out a list of mandatory objectives to be included in a Development Plan. A number of these objectives relate to water services and waste management infrastructure either directly or indirectly. Please refer to Appendix 1 for the list of mandatory objectives.

7.3 Policy Context

A number of EU, Department of Environment Community and Local Government (DoECLG), OPW and EPA policy documents have been published in recent years which will have a significant impact on the development and delivery of environmental and water services in County Meath.

The main documents are as follows:

- Greater Dublin Strategic Drainage Study (GDSDS) (2005)
- European Communities (Drinking Water) (No. 2) Regulations, (2007)
- Waste Water Discharge Licences/Authorisations (2007)
- Water Services Act (2007 as amended)
- Strategic Water Plans (Water Services Act 2007 as amended)
- Waste Management Acts 1996-2008
- The Planning System and Flood Risk Management Guidelines for Planning Authorities (Nov 2009)

Please refer to Appendix 2 for more detail on the above policy documents and guidelines.
7.4 National Context

The Department of Environment Community and Local Government (DoECLG) plays a major role in the provision and development of the country’s physical infrastructure. The legislative and policy framework in place is to ensure the delivery of water services infrastructure in a cost-effective manner to achieve sustainable, economic and social development. As previously stated, the actual provision of water and wastewater services is the responsibility of the Local Authorities, and in some instances co-operation is required from neighbouring authorities.

A new public utility, Irish Water, is to acquire statutory responsibility for water services in mid-2013, with ownership of assets transferred from Local Authorities from that date. Local Authorities will act as agents for Irish Water for a period with Irish Water taking over their operations on a phased basis from January 2015. The full transfer of operations is to be complete by the end 2017.

7.5 Regional Context

The Regional Planning Guidelines 2010-2022 (RPGs) identify key areas of investment in public water supply and waste water for the GDA to allow future growth to happen in a sustainable integrated manner. Priority areas include:

- Continuation of investment in pipeline rehabilitation and water conservation across all growth GDA towns, to increase available supply and meet growth in demand.
- Investment in improved water demand management from business, agriculture and domestic users through metering, monitoring, education and support services, reducing levels of water wastage.
- Upgrade and expansion of the Navan Water Supply Scheme.
- Improvement of the East Meath, Drogheda and South Louth Water Supply Scheme.
- The provision of a new Regional Wastewater Treatment for the Greater Dublin Area.

The Regional Planning Guidelines outline that an ‘agreed protocol should be put in place between local authorities to ensure the optimum allocation of sanitary and other services for priority investments’.

7.6 Local Context

The Environment and Water Services Department of Meath County Council oversees a number of programmes, including:

- Capital Schemes (for both water services and waste water);
- Rural Water;
- Water Conservation, and;
- Water Monitoring – Water Quality.

7.6.1 Capital Schemes

Substantial progress has been made in upgrading and improving water services infrastructure in County Meath. Since 2007, under the Water Services Investment Programme, several major schemes have been progressed and completed. The level of population growth that has been experienced over the past five to six years would not have been possible without this very substantial investment in water services projects.

7.6.2 The Rural Water Programme

Meath County Council is presently responsible for maintaining the public watermains systems and ensuring the quality of the water they distribute. Local Authorities are also responsible for water quality within the group water scheme sector.
In response to poor water quality in many rural water supplies, the Government set up the Rural Water Programme with the aim of improving the quality and efficiency of Ireland’s many group schemes. More and more group schemes are being taken over by Local Authorities in an attempt to improve the quality of the water supply. A subsidy is also available to members of both public and private group water schemes towards the costs of running the schemes.

The Rural Water Programme in County Meath covers two sectors, namely group schemes and small schemes. There is an active group scheme sector in Meath with many such schemes developed in the past five years typically involving the extension of public supplies to rural communities. The small schemes involve essential water services infrastructural improvements and up to 50 such schemes have been carried out in the past five years.

### 7.6.3 Water Conservation

Water Conservation is a key to the sustainable use of water resources. Apart from environmental gains, the delivery of additional water supply through leakage control and proper supply systems management is a viable economic alternative to capital expenditure on new infrastructure provision.

The ‘Meath Countywide Water Conservation Project’ commenced in November 2005 with funding of €18m. Very substantial success resulted from this project. Over 5,000 leaks were found and fixed and unaccounted for water (UFW) has been reduced from 58% to 34%. Such improvement works resulted in increased water supply capacity.

The Meath Countywide Watermains Rehabilitation Strategy Report was produced in 2011 and includes 4 phases (phases 2–5 inc.) at an estimated cost of €25m for the replacement/rehabilitation of approximately 128km of defective watermains. Approximately 14km of defective watermains together with associated connection pipes, in 8 separate locations in the County, were replaced under Phase 1 which was an advance phase and was completed in 2012 at a cost of approximately €3.6m. Phase 1 was included in the Water Services Investment Programme 2010 – 2013.

Phase 2, which is also included in the Water Services Investment Programme 2010 – 2013, is due to commence construction at the end of 2012 and will involve the replacement/rehabilitation of approximately 43km of defective watermains at an estimated cost of €8.2. The construction of Phase 2 is expected to be complete in 2014.

### 7.6.4 Water Monitoring

This is dealt with in Water Quality Section of this Plan. (See Section 7.14)

### 7.7 Progress

Meath County Council in partnership with other organisations and Local Authorities in the region has been working to improve the delivery of water services and waste disposal throughout the County. Over the last number of years various plans and projects have been completed or undertaken:

- Two Water Services Investment Programmes have been rolled out since the adoption of the 2007-2013 County Development Plan. The Water Services Plan 2010 summarises the current strategic plans for water supply, wastewater, drainage and storm water developed over past decades.

- As noted in the foregoing section, the Council has further progressed the delivery of a number of water services projects through the ongoing implementation of the Water Services Investment Programme. Such projects include Summerhill Water Supply Scheme,
Navan AC Watermains Replacement Scheme – Phase 2, Trim Water Treatment Plant
Augmentation, Kiltrough Water Augmentation Scheme, Navan & Mid Meath Water Supply
Scheme – Contracts 2 & 3, Rath Augmentation, Dunshaughlin Water Supply Scheme,
Ashbourne/Ratoath/Kilbride Sewerage Scheme Phase 2, Sewerage Schemes for, Athboy,
Donore, Duleek, Kilcoolin, Kilmainhamwood, Kiltale, Moynalty, Rathcairn, Rathmolyon, and
Summerhill. The advancement of the Meath Water Conservation Project and the resultant
reduction in UFW to 35%

- 16 no. waste water authorisations were certified and 11 waste water authorisation licenses
  were granted by the EPA. A further 13 discharge licenses will be granted by the EPA
during 2012.

- The adoption of the Eastern, Neagh Bann and Shannon River Basin District-River Basin
  achieve the objectives of the Water Framework Directive.

- Mornington beach was awarded the Green Coast Award in 2011.

- In response to the high levels of existing flood risk in the Fingal/East Meath Area, Meath
  County Council in conjunction with the OPW and Fingal County Council commissioned the
  Fingal/East Meath Flood Risk Assessment and Management Study (FEM FRAMS), a
  catchment-based flood risk assessment and management study of twenty three rivers and
  streams and their catchments.

- The adoption of the Meath Local Authorities Major Emergency Plan (June 2011) in
  accordance with the National Framework for Emergency Management aims to respond to
  flood and other environmental risks.

7.8 Challenges

Notwithstanding the advancement of plans and projects, as outlined above, Meath Local
Authorities continue to face a number of infrastructural challenges particularly in the supply and
demand for high quality drinking water and for waste water treatment.

- The main challenge to be addressed regarding drinking water supply and wastewater
  treatment is centred on providing sufficient capacity to serve planned future industrial,
  commercial and residential growth whilst, improving the efficiency of the existing networks
  and encouraging water conservation and at the same time complying with the objectives
  of the Water Framework Directive.

- The servicing of certain urban centres in the county depends, to a large extent, on the
  allocation of agreed capacity or volume from adjoining Local Authorities. Providing these
  services is difficult on both economic and technical grounds necessitating regional
  solutions involving the co-operation of adjoining Local Authorities.

- The county needs to develop additional water sources, treatment, storage and distribution
  capacity in order to protect security of supply and provide for planned future growth. The
  re-engineering and re-modelling of some of the county’s water and wastewater facilities
  may also be necessary.

- Progress in the development of the Greater Dublin Regional Wastewater Treatment Plant,
  Marine Outfall and orbital sewer to be located in the northern part of the Greater Dublin
  Area is essential to the future growth of the region.

- In some cases where the county’s water services infrastructure has been upgraded or
  replaced, there is a resultant lead in time for development corresponding with the
  construction phases.
• A sustainable approach is required in relation to the management of the essential engineering and water services with the emphasis on conservation and efficient use of resources.

• It is critical to respond to the issue of climate change and the impact of increased flood risk due to extremes of weather by flood risk management. Given the onset of climate change and increased flood risk from extreme events, flood risk assessment and management is required in relation to all aspects of the Development Plan.

• In terms of waste management the main objective is to fully implement the waste hierarchy and to particularly facilitate the development of recycling in order to minimise the use of landfill. It is a target of the North East Regional Management Plan to reduce the amount of waste going to landfill to 18% by 2015/2016.

7.9 Water Services Assessment of Needs

The Meath Water Services Assessment of Needs contained a ranked list of 31 water services capital works projects totalling an estimated cost of €250.2 million which were identified as requiring substantial investment in the short to medium term, for the purpose of addressing existing serious infrastructural deficiencies while also providing for the continued sustainable advancement and development of County Meath. The 2010 - 2013 ‘Water Services Investment Programme’ set out an allocation for Meath of €187.7m and only included 6 of the 31 schemes listed in the adopted Water Services Needs Assessment. Therefore, the need to prioritise projects is critically important.

**Strategic Objectives**

It is a strategic objective of Meath County Council:

| WS SO 1 | To advance the water supply and wastewater collection and treatment infrastructural requirements of the County by reviewing the Assessment of Water Services Needs, as required and implement the Water Services Investment Programme, the Rural Water Programme and the Water Conservation Programme. |
| WS SO 2 | To improve and extend the County’s water supply and wastewater collection and treatment infrastructure to serve the planned levels of growth, during the lifetime of this plan, in order to facilitate development. |
| WS SO 3 | To secure the provision of water, wastewater treatment and waste management initiatives to accommodate the future sustainable economic and residential growth of the County in accordance with the Core Strategy and Settlement Strategy and in consultation with statutory agencies and adjoining Local Authorities. |
| WS SO 4 | To upgrade existing water and wastewater facilities, where deficient, in order to meet the Drinking Water Regulations, the Urban Wastewater Directives/Regulations, the discharge license regulations and the EU Water Framework Directive, or any future amendment thereof. |
| WS SO 5 | To develop a Water Services Strategic Plan under Section 36 of the Water Services Act 2007, to ensure that adequate provision of drinking water and wastewater treatment is made to meet existing and future planned development needs in the County. |
| WS SO 6 | To support the development of an agreed protocol and/or other arrangements between local authorities in the Greater Dublin Area to ensure the optimum allocation of sanitary and other services for priority investments. |
7.10 Water Supply

Meath County Council currently supplies approximately 45,000 cubic metres of potable water each day through 20 main water supply schemes and a watermain distribution network totalling approximately 1,800km. Water for Dunboyne, Clonee and Kilcloon is imported from Fingal County Council. The Meath environs of Drogheda, the coastal villages, Duleek, Stamullen and Kentstown are primarily served by an import from Louth County Council. There are small water imports from Kildare, Cavan and Westmeath to serve, Mulhussey/Kilcock, Ballinaclose and Galboystown respectively.

The water supply resources in Meath are provided both from surface water and ground water abstractions i.e. from rivers, lakes and boreholes. With limitations on abstraction levels from surface water sources within the County, greater dependence will be placed on groundwater to satisfy increasing demand, particularly in the east of the county.

Water Conservation through active leakage control, demand management and pressure management has played and will continue to play a major role in reducing the demand for potable water, thus facilitating additional development and improving the level of service to existing consumers in the county through the existing watermains networks.

7.11 Foul Drainage and Wastewater Treatment

With over 40 wastewater treatment plants and approximately 1,000km of sewer network, Meath County Council currently collects and treats the wastewater from the majority of urban centres within the County. Wastewater from Ashbourne, Ratoath, Kilbride, Dunboyne and Clonee is discharged into Dublin where it is treated. Meath County Council treats the wastewater from Johnstown Bridge, County Kildare at the Enfield treatment plant.

Outside the main towns and villages, the main method of sewage disposal is by means of individual septic tanks and proprietary systems. These have been identified as a potential source of pollution of both surface waters and groundwaters. The government has recently announced a new system of registration and regulation for septic tanks that will be implemented during 2012. There are a large number of watercourses to which treated effluent is discharged by Meath County Council from its municipal waste water treatment plants and trade effluent discharges licensed by the Environment and Water Services section of Meath County Council. The assimilative capacity of these water courses needs to be protected to comply with the Water Framework Directive and facilitate future development within the county.

The Council recognises that there may be value in examining the potential of reusing treated water from wastewater treatment plants for beneficial purposes such as agricultural and landscape irrigation, industrial processes, toilet flushing etc.

7.11.1 Greater Dublin Strategic Drainage Study (GDSDS)

The development and expansion of the County’s wastewater and surface water drainage system is essential to the future sustainable development of the County and to the improvement of water quality in the area. The Council, together with the other Local Authorities in the Greater Dublin
region, has completed a major study of the drainage requirements for the entire Dublin region for the period to 2031 and beyond. This study, the Greater Dublin Strategic Drainage Study (GDSDS) was commenced in 2001 to analyse the existing drainage system in the Greater Dublin Area, which includes South East Meath (Ashbourne, Ratoath, Kilbride, Dunboyne and Clonee) and to make recommendations on future drainage policies and needs. One of the key deliverables of the project is recommendations for regional drainage infrastructure to cater for development up to 2031.

Eight alternative strategies were considered as part of the study, in an effort to resolve and eliminate wastewater treatment constraints. These are outlined in detail in the ‘white paper’. The preferred option ultimately considered a new WWTP (to serve 850,000 p.e.) in North County Dublin and ancillary piped network and pumping stations to be the most sustainable way forward. This new regional treatment plant will take effluent from the South Dublin, West Fingal and south-east Meath (Ashbourne, Ratoath, Kilbride, Dunboyne, and Clonee) areas.

Fingal County Council as lead authority on behalf of the seven greater Dublin local authorities (including Meath) is currently progressing the planning and preliminary design of the new regional wastewater treatment plant and orbital sewer with a view to realising same by 2020, the date by which it is projected that the ultimate capacity of the existing greater Dublin treatment plant at Ringsend will be fully utilised. Participation in this project by Meath County Council will necessitate the allocation of significant funding.

### 7.12 Prioritising of Water and Wastewater Investment

As noted in the foregoing sections, the provision of water and drainage services to meet projected future growth is a very significant challenge for the Environment & Water Services and Planning Departments of Meath County Council. Furthermore, the servicing of certain urban centres in the South East of the county (Ashbourne, Dunboyne/North, Dunboyne/Clonee, Ratoath, Dunshaughlin and Kilcock) and along the East coast (Drogheda Environ, Bettystown, Laytown, Mornington East, Donacarney and Julianstown) currently depends, to a large extent, on the allocation of agreed capacity or volume from adjoining Local Authorities. Therefore, providing services has and continues to create challenges for their continued development. Providing these services is difficult in economic and on technical grounds, necessitating regional and other possible solutions, involving the co-operation of adjoining local authorities.

The growth of settlements in accordance with the Core, Settlement and Economic Strategies is critical in achieving the strategic development objectives of this Development Plan. The availability of the existing water resources of the Blackwater River, and more importantly, of the River Boyne, to allow for the continued sustainable development of these centres is critical. This may involve the upgrading of the existing facilities serving these centres, subject to the availability of the necessary finances. An overview of the current service provision in the designated Large Growth Towns i.e. Large Growth Towns I (Navan & Drogheda Environ) and II (Dunboyne) is outlined in a background paper entitled ‘Water Services Provision in Navan Drogheda Environ and Dunboyne.’

It is clear from the analysis in this paper that in order for Meath County Council to implement the development strategy contained in the Development Plan, the existing water service constraints which effect Drogheda and Dunboyne, must be addressed. Furthermore, it is adopted policy of Meath County Council as contained in the Corporate Plan to investigate the reduction of the dependence on adjoining Authorities for critical water services infrastructure, particularly wastewater treatment and disposal. It is clear that a regional solution is required to cater for the medium to long term needs of this strategic area of Co. Meath. It is accepted that the resolution of wastewater deficiencies are principally dependent on the implementation of the recommendations of the GDSDS and in particular in the shorter term on the duplication of the 9C Sewer to Blanchardstown.

The proposal to establish Water Ireland will have implications for investment in the future provision of water and waste water infrastructure.
7.13 Interim and Permanent Water Services Arrangements

The absence, or inadequacy, of water and wastewater services may curtail the development of some settlement centres in County Meath. Many of these towns and villages will not receive national funding to provide these services within the lifetime of this Development Plan. In order to overcome some of these difficulties, Meath County Council proposes the introduction of a number of initiatives that will allow flexibility in the provision of small scale sewage treatment and water works in towns and villages, where appropriate, that are lacking in adequate treatment facilities.

Meath County Council will only consider such provision where capital funding to provide a permanent solution has been included in the Water Services Investment Programme or where in the opinion of the Council, such capital funding will be included in subsequent Water Services Investment Programme(s) within the life span of this County Development Plan, subject to environmental considerations being respected. Such temporary provision will only be considered in locations which accord with the Regional Planning Guidelines as outlined in the settlement, economic and core strategies of this Development Plan.

Where capital funding to provide a permanent solution has not been included in the Water Services Investment Programme or in the opinion of the Council it is unlikely to be included in subsequent Water Services Investment Programme(s) within the lifetime of this County Development Plan, Meath County Council will consider proposals to provide permanent solutions. The consideration of such solutions will be restricted to where they facilitate significant population and / or economic growth in accordance with the objectives of this County Development Plan and where the scale and location of such growth is such that high quality, sustainable, permanent solutions can be feasibly and affordably delivered to the satisfaction of the Council.

In all instances:
- Developers to bear full cost of interim solutions, with no offset of levies.
- Solutions shall not impinge on the delivery of the objectives of the Water Framework Directive
- Area based rather than site based solutions preferred; and
- In relation to water supply solutions,
  - the adequacy and sustainability of the proposed water source must be proven;
  - source protection required;
  - water produced must consistently meet the requirements of the Drinking Water Regulations;
  - provision for security of supply and fire fighting needs is essential, and;
  - operational and maintenance agreements, bonds etc. will be required.

Policies

It is the policy of Meath County Council:

<p>| WS POL 1 | To continue the development and upgrading of the water supply system so as to ensure that an adequate, sustainable and economic supply of piped water of suitable quality is available for domestic, commercial, industrial, fire safety and other use in accordance with the settlement, economic and core strategies identified in this Plan and as finances permit. |
| WS POL 2 | To protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the county and to control development in a manner consistent with the proper management of these resources. |
| WS POL 3 | To promote public awareness and involvement in water conservation measures by households, businesses and industries. |</p>
<table>
<thead>
<tr>
<th>WS POL 4</th>
<th>To continue and further develop the Water Conservation Programme, in order to conserve valuable resources by reducing wastage.</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS POL 5</td>
<td>To co-operate with the DoECLG, Louth County Council and Drogheda Borough Council in implementing the key findings and recommendations of the ‘East Meath, South Louth &amp; Drogheda Water Improvement Scheme Report (July 2009)’, for a water supply scheme to meet the anticipated water requirements to serve this area.</td>
</tr>
<tr>
<td>WS POL 6</td>
<td>To utilise the existing water supply in an efficient and fair manner and in the best interests of the proper planning and sustainable development of the County.</td>
</tr>
<tr>
<td>WS POL 7</td>
<td>To ensure that in the case of all developments where public mains are available or likely to be available, the development will be required to connect into them.</td>
</tr>
<tr>
<td>WS POL 8</td>
<td>To co-operate and advise in the provision of group-water schemes in the County.</td>
</tr>
<tr>
<td>WS POL 9</td>
<td>To seek to secure water resources for County Meath from any project supplying water to the Greater Dublin Area from the River Shannon or any other water source.</td>
</tr>
</tbody>
</table>

**Objectives**

It is an objective of Meath County Council:

<table>
<thead>
<tr>
<th>WS OBJ 1</th>
<th>To reduce Meath County Council’s dependence on the water services infrastructure of adjoining Local Authorities to cater for the projected development needs of Drogheda and Environrs, East Meath and the South East urban centres.</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS OBJ 2</td>
<td>To implement the Water Services Investment Programme 2010 - 2013 and all subsequent Water Services Investment Programmes.</td>
</tr>
<tr>
<td>WS OBJ 3</td>
<td>To continue the upgrading and rehabilitation of water main networks and to implement Phases 2 to 5 of the Meath Countywide Water Conservation Project – Meath Countywide Watermains Rehabilitation Strategy.</td>
</tr>
<tr>
<td>WS OBJ 4</td>
<td>To continue the commitment to water conservation and reduction of leakage and wastage from the water supply systems to the lowest available level with an objective of reducing waste and leakage to less than 30% unaccounted for water during the life of this Plan in the interest of achieving efficiency and sustainability.</td>
</tr>
<tr>
<td>WS OBJ 5</td>
<td>To apply water pricing in accordance with water pricing policies as adopted.</td>
</tr>
<tr>
<td>WS OBJ 6</td>
<td>To implement the measures under the Rural Water Programme so as to improve the quality, reliability and efficiency of water supplies for rural dwellers.</td>
</tr>
<tr>
<td>WS OBJ 7</td>
<td>Meath County Council will seek enhanced capacity to service the East of the County and the Drogheda Environrs in conjunction with Fingal and Louth County Councils, Drogheda Borough Council and the Department of Environment, Community and Local Government including where necessary the exploration of alternative options.</td>
</tr>
</tbody>
</table>
Policies

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>WS POL 10</th>
<th>To facilitate the provision of an adequate wastewater collection and treatment systems to all towns and villages in the County to serve existing and planned future populations in accordance with the Settlement and Core Strategies identified in this Plan, the Water Framework Directive 2000, the Water Services Investment Programme and as finances permit, thus improving the quality of Meath’s surface, ground, transitional and coastal waters;</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS POL 11</td>
<td>To develop additional treatment capacity at existing plants where required to facilitate planned sustainable growth.</td>
</tr>
<tr>
<td>WS POL 12</td>
<td>To consider proposals in line with the Interim and Permanent Water Services Arrangements outlined in this Development Plan for centres lacking in adequate treatment facilities and where the provision of such a facility/system does not affect the quality status of the receiving water as required under the Water Framework Directive. Such temporary provision will generally only be considered in locations which accord with the Regional Planning Guidelines for the Greater Dublin Area as outlined in the settlement, economic and core strategies of this Development Plan.</td>
</tr>
<tr>
<td>WS POL 13</td>
<td>To co-operate with the DoECLG, adjoining authorities and other statutory agencies to continue the sustainable development and improvement of the wastewater treatment systems throughout the County to meet the anticipated drainage requirements of the County and to achieve ongoing compliance with the requirements of discharge licenses and certificates of authorisation as granted by the EPA.</td>
</tr>
<tr>
<td>WS POL 14</td>
<td>To implement the policies developed for the Greater Dublin Area by the Greater Dublin Strategic Drainage Study and to ensure that all developments will have regard to the policies as expressed in the Greater Dublin Strategic Drainage Study.</td>
</tr>
<tr>
<td>WS POL 15</td>
<td>To co-operate with adjoining Planning Authorities to increase services capacity where necessary, particularly in relation to the Drogheda Wastewater Treatment and Kilcock/Maynooth Wastewater scheme (i.e. lower Liffey valley sewerage scheme) to service settlements in North-East Meath and the Meath environs of Kilcock and Maynooth. To also jointly investigate proposals for the further upgrade/extension of the treatments plants to provide for a long-term solution for wastewater treatment in the north east region.</td>
</tr>
<tr>
<td>WS POL 16</td>
<td>To utilise the capacity allocated to East Meath from the Drogheda Wastewater Treatment Plant in an efficient and fair manner and in the best interests of the proper planning and sustainable development of the area.</td>
</tr>
<tr>
<td>WS POL 17</td>
<td>To ensure that all new developments have access to or are provided with satisfactory drainage systems in the interests of public health and to avoid the pollution of ground and surface waters.</td>
</tr>
<tr>
<td>WS POL 18</td>
<td>To provide for the separation of foul and surface water drainage networks and to upgrade the drainage network so as to reduce foul sewer discharges for treatment by identification and removal of surface water misconnection and infiltration.</td>
</tr>
</tbody>
</table>
Objectives

It is an objective of Meath County Council:

| WS OBJ 8 | To generally require new developments to provide for the separation of foul and surface water drainage networks within the application site. |
| WS OBJ 9 | To seek to implement pilot projects within the lifetime of the Development Plan, to develop an Inflow/Infiltration/Exfiltration Reduction Procedure to reduce inflow, infiltration and exfiltration flows to economic levels in the most cost-effective manner and to develop a systematic programme of rehabilitation works across the County. |

7.14 Water Quality

County Meath has a rich and varied water environment consisting of coastline, rivers, streams, lakes and estuarine waters (surface waters) and ground waters (underground water). The Royal and Boyne Navigation Canals, also form part of this environment. Collectively, they constitute an important economic, recreational, ecological and aesthetic resource for the County.

This water environment is sensitive to most forms of development. It can be affected both directly, for example, through river engineering works and water extraction for consumption, and indirectly, for example through pollution from surface water run-off, and agricultural and industrial processes. The Council is responsible for the protection of all waters in the County. The planning system has a major role to play in ensuring the protection, maintenance and improvement of water quality through the location and management of development.

Natura 2000 sites are sensitive to changes in water volume and quality. The Council recognises the importance of maintaining the favourable conservation status of aquatic species and habitats that are qualifying interests/conservation interests of these sites.

Strategic Objective

It is a strategic objective of Meath County Council:

| WS SOBJ 9 | To promote compliance with environmental standards and objectives established— |
| (i) | for bodies of surface water, by the European Communities (Surface Waters) Regulations 2009; |
| (ii) | for groundwater, by the European Communities (Groundwater) Regulations 2010; which standards and objectives are included in river basin management plans. |


The EU Water Framework Directive 2000/60/EC is being implemented across Europe, signalling a change of thinking in the way that water issues are addressed. The Directive commits member states to preventing deterioration and achieving at least good status in rivers, lakes, estuaries, coastal and ground waters by the year 2015 (subject to extensions of deadlines). The Directive takes a unified approach around the concept of water as a precious natural commodity that must be preserved and regulated to a higher standard.

Since the adoption of the Water Framework Directive in 2003, Ireland has been divided into 8 River Basin Districts to help manage implementation of the Directive and the associated River Basin Management Plans developed for each River Basin District. These plans are the latest in a series of initiatives implementing the Directive in Ireland.
County Meath lies within 3 different River Basin Districts namely the Eastern, Shannon and the Neagh-Bann River Basin Districts, the latter being an International River Basin District (IRBD). Meath County Council is currently implementing the 2009-2015 River Basin Management Plans and associated programme of measures as detailed within each plan.

To date, Meath County Council has successfully adhered to the programme as defined by the EU. Meath County Council is committed to reaching the necessary water quality standards by 2015 as required under the Water Framework Directive. The River Basin Management Plans, prepared pursuant to the Water Framework Directive, are now in place.

The implications of the EU's Common Implementation Strategy for the Water Framework Directive (2000/60/EC)-Guidance Document No. 20, in particular Section 3.5. Strategic Policy Guidance and Legislation are noted particularly with respect to the assessment of applications.

### 7.14.2 Surface Waters

#### 7.14.2.1 Rivers

The majority of County Meath (86%) lies within the Eastern River Basin District (ERBD), along with 13 other authorities. The Dee Catchment including Grangegeeth, Rathkenny, Castletown, Nobber and Kilmainhamwood is included in the Neagh Bann River Basin District which drains approximately 10% of the County whilst the remaining 4% of the County around Oldcastle is included in the Shannon River Basin District.

In total 25 rivers are sampled by Meath County Council for the purposes of the Water Framework Directive at 85 river sampling locations. This operational monitoring programme is key to directing the implementation of the River Basin Management Plans and also determines whether the targets and objectives of the Water Framework Directive are been achieved.

Based on the results attained from the monitoring programme which became operational in 2006, a number of applications for the extension of timeframes were made where it was considered that the original objectives of the Water Framework Directive could not be achieved. A number of extensions were granted primarily on the grounds that it was not technically feasible to achieve the 2015 deadline. In total, 14 water management units were granted extensions of timeframes, where timeframes were extended to 2021 and 2027 respectively.

In 2011 the Environmental Protection Agency (EPA) published a Water Framework Status Update based on monitoring results for the period (2007-2009). The Water Framework Status Update detail’s the quality of all waters within each River Basin District. In terms of surface waters, Meath has been divided into a total of 144 river water-bodies, 2 lake water bodies, 1 transitional water body and 1 coastal water-body. In terms of groundwater status County Meath was divided into a total of 46 ground water bodies. Of the total 144 river water-bodies the 2011 EPA Report states that 28 of these water bodies are at good status, 71 are at moderate status, 33 at poor status and 12 at bad status.

Further work is required if the objectives of the Directive are to be achieved within the given timeframes. It is also equally important that where water quality is of good status that this is protected.

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1 Cavan County Council, Drogheda Borough Council, Dublin City Council, Dun Laoghaire/Rathdown County Council, Fingal County Council, Kildare County Council, Louth County Council, Meath County Council, Offaly County Council, South Dublin County Council, Westmeath County Council, Wexford County Council, Wicklow County Council
7.14.2.2 Lakes

There are 2 lakes within County Meath that are designated Water Framework Directive operational monitoring lakes, namely Lough Bane and Annagh or White Lake. The 2011 EPA report details the findings of monitoring carried out for the monitoring period (2007-2009) on the designated lakes. Water quality within both lakes for the monitoring period was found to be at good status and comply with the objectives of the Directive.

Lough Bane is a drinking water supply for the Kells/Oldcastle Area and therefore a potential exists for the Lough Bane water body to deteriorate in terms of the hydrological demands been exerted on this water-body. The abstraction/recharge rate within this water-body should be considered in order to ensure the status of this lake is protected.

7.14.2.3 Coastal Waters

Meath County Council is responsible for bathing water quality in its area in addition to monitoring bathing water quality and making information available on bathing water quality during the summer bathing water season.

The Meath coastline comprises approximately 10 km of long beachfront, which stretches from Mornington at the River Boyne, bordering County Louth to Gormanston at the River Delvin, bordering County Dublin. Within this 10 km of long beachfront, Laytown/Bettystown is the only designated Bathing Area which is consequently subject to the requirements of the Bathing Water Quality Regulations, 2008 (S.I. No. 79 of 2008).

Meath’s coastline is also part of a designated Shellfish Area namely ‘the Balbriggan/Skerries shellfish area’. Article 5 of the Shellfish Directive (2006/113/EC) and section 6 of the Quality of Shellfish Waters Regulations (S.I. No. 268 of 2006) requires the development of Pollution Reduction Plans (PRPs) for designated shellfish areas in order to support shellfish life and growth and to contribute to the high quality of directly edible shellfish products.

In 2011, Meath County Council adopted pollution reduction plans for the purposes of protecting the quality of its shellfish waters, particularly with the view to establishing the potential risk of microbial contamination to the quality of Shellfish Waters from both on site wastewater treatment systems and agricultural sources.

Mornington Beach along the east coast has attained a Green Coast Award in 2011. The Green Coast Award is a symbol of environmental excellence and has been established to acknowledge, promote and protect the environment of rural Beaches in Ireland, Northern Ireland and Wales. The award is for beaches which meet EC bathing water quality standards, but which are also prized for their natural, unspoilt environment.

7.14.3 Groundwater

The EPA reports on 46 groundwater bodies in County Meath. Overall groundwater quality within the county is very good with only one groundwater body failing to meet with the standards that are set out in the Directive. Meath County Council engages in ongoing consultation with the EPA in this regard.

All existing groundwater water-bodies of good status are to be protected. Groundwater may be also subject to hydrological pressures and a balance between groundwater abstraction and recharge should be achieved.

Policies

It is the policy of Meath County Council:
### Objective

It is an objective of Meath County Council:

| WS OBJ 10 | To develop groundwater protection schemes in line with the recommendations contained within the DoEHLG /GSI/ EPA publication ‘Groundwater Protection Schemes, 1999’ or any revised or replacement publication. |

### 7.15 Flood Risk Management

Flooding is a natural phenomenon of the hydrological cycle. While there are different types and causes of flooding, the most common in County Meath are the flooding of rivers (and the Boyne Estuary and its tributaries in the case of East Meath) and the inadequacy of existing stormwater...
pipe networks in response to extreme rainfall events. There are many factors that influence flood behaviour and the degrees of risk that it possesses. Like other natural processes, flooding cannot be completely eliminated, but its impacts can be minimised with proactive and environmentally sustainable management.

The Office of Public Works (OPW) is lead agency for flood risk management in Ireland and is responsible for overall implementation of the Floods Directive. The ‘Planning System and Flood Risk Management – Guidelines for Planning Authorities’ was published in 2009. The guidelines aim to ensure a rigorous assessment of flood risk at all levels to provide a consistency of approach throughout Ireland. Development at all levels will be required to comply with the recommendations of these guidelines. In achieving the aims and objectives of the Guidelines, Meath County Council must:

- Ensure that development is not permitted in areas of flood risk, particularly floodplains and coastal areas subject to flooding, except where there are no suitable alternative sites available in areas at lower risk that are consistent with the objectives of proper planning and sustainable development.
- Adopt a sequential approach to spatial planning which aims to avoid flood risk, where possible, substitute less vulnerable uses where avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible.
- A precautionary approach should also be applied to flood risk management to reflect uncertainties in flooding datasets and risk assessment techniques and the ability to predict the future climate, the performance of existing flood defences and the extent of future coastal erosion.

Meath County Council will assess planning applications for development in accordance with the provisions of these Guidelines. The Council will ensure that only developments consistent with the overall policy and technical approaches of these Guidelines will be approved and permission may be refused where flood issues have not been, or cannot be, addressed successfully and where the presence of unacceptable residual flood risks to the development, its occupants or users and adjoining property remains. It should be noted that under the Planning and Development Acts 2000-2012 if planning permission is refused for the reason that the proposed development is in an area which is at risk of flooding, compensation is excluded.

The EU Floods Directive was introduced in 2007 and sets out how member states must have a plan for the management of flood risk. The aims of the Directive will be achieved through a series of requirements which will be carried out at river catchment level and also in coastal zones. The Floods Directive required Member States to undertake a national preliminary flood risk assessment by 2011 at river catchment level to identify areas where significant flood risk exists or might be considered likely to occur. Members States are also required to prepare catchment-based Flood Risk Management Plans (FRMPs), by 2015 that will set out flood risk management objectives, actions and measures. Under the Floods Directive, the EU recognises the importance of land use management and spatial planning as a key tool in flood risk management. In considering the zoning at LAP/ Town Plan stage and in the preparation of development and zoning objectives for urban centres to be subsumed into the County Development Plan any potential issue between zoning and the flood risk assessment will be required to be addressed in order to minimise and/ or mitigate the potential conflict, by means of alternative land use zoning objectives or discontinuing the land use zoning objective and/ or phasing pending mitigation.

Meath County Council, Fingal County Council and the Office of Public Works (OPW), recognised the high levels of existing flood risk in the Fingal/East Meath area. In response to this and in recognition of the requirements of the Floods Directive, the Fingal/East Meath Flood Risk Assessment and Management Study (FEM FRAMS) was commissioned. The FEM FRAMS is a catchment-based flood risk assessment and management study of twenty three rivers and their catchments, including the Broadmeadow River, the Nanny River and their tributaries was commissioned.
Information gleaned from the FEMFRAMS informed the preparation of the Strategic Flood Risk Assessment (SFRA) which has been carried out by JBA Consulting for the purposes of the Development Plan review. Other existing approved FRAM studies, including the Tolka River Flood Study, the Kilcock Flood Study, the Swan River Flood Risk Assessment and OPW flood mapping has also informed this process. Please refer to Appendix 6 for details of the ‘Strategic Flood Risk Assessment for County Meath’. Chapter 4 of the assessment sets out the sources of flood data used and the methodology behind the preparation of the assessment and the flood zone maps and Chapter 10 sets out recommended flood risk policies and objectives. The Strategic Flood Risk Assessment for County Meath utilises the most up to date flooding data for the County available at the time of plan preparation. It should be noted that this assessment will be reviewed (as per OBJ 10) following the publication of the flood mapping which is being produced as part of the national Catchment Flood Risk Assessment and Management (CFRAM) Studies.

Policies

It is the policy of Meath County Council to:

<table>
<thead>
<tr>
<th>WS POL 29</th>
<th>To have regard to the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoEHLG/OPW, 2009) through the use of the sequential approach and application of the Justification Tests for Development Management and Development Plans, during the period of this Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS POL 30</td>
<td>To have regard to the findings and recommendations of the current Strategic Flood Risk Assessment prepared as part of the County Development Plan review. See Appendix 6.</td>
</tr>
<tr>
<td>WS POL 31</td>
<td>To ensure that all developments have regard to the surface water management policies in the Greater Dublin Strategic Drainage Study (GDSDS). Compliance with the recommendations contained in Technical Guidance Document, Volume 2, Chapter 4 of the Greater Dublin Strategic Drainage Study shall be required in all instances.</td>
</tr>
<tr>
<td>WS POL 32</td>
<td>To ensure that a flood risk assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to the potential development.</td>
</tr>
<tr>
<td>WS POL 33</td>
<td>To consult with the Office of Public Works in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible, and the Council will, retain a strip of 10 metres on either side of such channel where required, to facilitate access thereto.</td>
</tr>
<tr>
<td>WS POL 34</td>
<td>To consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the construction of flood alleviation measures in County Meath.</td>
</tr>
<tr>
<td>WS POL 35</td>
<td>To ensure that flood risk management is incorporated into the preparation of Local Area Plans and Town Development Plans in accordance with ‘The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009)’.</td>
</tr>
<tr>
<td>WS POL 36</td>
<td>To have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study, the Eastern, North West and Neagh Bann</td>
</tr>
</tbody>
</table>
Catchment Flood Risk Assessment and Management Study when finalised and approved

Objectives

It is an objective of Meath County Council:

| WS OBJ 11 | To undertake a review of the 'Strategic Flood Risk Assessment for County Meath' following the publication of the flood mapping which is being produced as part of the Catchment Flood Risk Assessment and Management (CFRAM) Studies. |
| WS OBJ 12 | To design flood relief measures to ensure appropriate protection for alluvial woodland (i.e. a qualifying interest) along the Boyne. |
| WS OBJ 13 | To design flood relief measures to protect the conservation objectives of Natura 2000 sites and to avoid indirect impacts of conflict with other qualifying interests or Natura 2000 sites. |
| WS OBJ 14 | To promote positive flood relief measures that can enhance habitats in the Boyne floodplain such as swales, constructed wetland basins etc. |
| WS OBJ 15 | To seek to ensure that construction works are designed so as not to result in surface water runoff into cSAC or SPAs either directly or indirectly via a watercourse. |

7.16 Sustainable Urban Drainage Systems

The Greater Dublin Strategic Drainage Study produced five policy documents including an Environmental Policy, Drainage of New Developments and Climate Change Policy. The aforementioned documents focused on the design approach and criteria for new drainage with the objective of ensuring that any future development did not continue the trend towards increasing flooding and the pollution of rivers.

This approach using Sustainable Drainage Systems (SuDS) offers a total solution to rainwater management and is applicable in both urban and rural situations. For future development, Meath County Council will require that all large-scale developments incorporate 'Sustainable Urban Drainage Systems’ (SuDS) as part of the development proposals. SuDS are effective technologies which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity.

Objectives

It is an objective of Meath County Council:

| WS OBJ 16 | To incorporate and promote the use of Sustainable Urban Drainage Systems within County Council Developments and other infrastructural projects as required in the Greater Dublin Regional Code of Practice for Drainage Works. |
| WS OBJ 17 | To require the use of Sustainable Urban Drainage Systems in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions). |
| WS OBJ 18 | To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change. |
Chapter 7 - Water, Drainage and Environmental Services

7.17 Waste Management

The term waste generally refers to an unwanted or unusable material that is deliberately discarded by its users and is classified in accordance with criteria set down by the European Union.

Waste management involves measures to protect the environment and human health by preventing or reducing the adverse impacts of the generation and management of waste and by reducing overall impacts of resource use and improving the efficiency of such use.

Maintaining economic progress in County Meath is contingent on a good environment and the availability of necessary waste management facilities. Waste management policy is predicated on the EU Waste Hierarchy of prevention, preparing for reuse, recycling, energy recovery and sustainable disposal.

Regional and local waste management plans are in place nationwide in accordance with the requirements of the Waste Management Acts, 1996 to 2005, and the Waste Framework Directive (Council of the European Communities), 1975. This planning procedure represented the first time a comprehensive and holistic approach was applied to waste management and allows the provision of an integrated national network of waste management services and facilities to be developed.

7.17.1 Regional Waste Management Plan

County Meath is the lead authority for the preparation of the North East Region Waste Management Plan which also includes counties Louth, Cavan and Monaghan. The original Waste Management Plan (WMP) for the North East Region was adopted in 2001. The replacement WMP for the North East Region was developed and covers the period 2005 – 2010 and remains the current plan. This plan sets out the current policy to progress the sustainable waste management of waste arising in the Region. In doing so the overall regional policy objectives encompass the priority order of the EU waste management hierarchy.

Meath Local Authorities are committed to the requirements of EU and National Waste Management legislation and policies transposed at a regional level through the current North East Waste Management Plan 2005 to 2010 and are committed to the requirements of any replacement Plan for this region or any modified region incorporating County Meath insofar as Meath Local Authorities role permits.

In accordance with the requirements of the Waste Management (Framework Directive) Regulations 2011, an evaluation of the current Waste Management Plan is due for completion by the end of 2012. This evaluation will inform any future plan for this or any region incorporating County Meath. The replacement WMP will reflect changes in both legislation and policy direction, regional changes and cross border opportunities and challenges since the original WMP was adopted. It will also identify current progress on waste management, the policy vision for future development and the means to implement and monitor future progress.

Progress to date shows that implementation of the two Waste Management Plans have been very successful with a significant increase in recycling rates for numerous waste streams and the expansion of integrated waste management infrastructure throughout the North East Region. Education and awareness of waste management issues has intensified throughout the region following the appointment of Environmental Awareness Officers in each Local Authority and waste awareness initiatives have progressed from primarily focussing on diverting waste from landfill to focusing on higher order waste management techniques such as prevention, minimisation and resource efficiency measures. The waste infrastructure in the region has also grown significantly.

The regional policy objectives included in the Waste Management Plan 2005-2010 are as follows:

a) Waste prevention and minimisation will be a priority and there will be increased focus on the schools, community and business sectors to reduce waste arisings.
b) The region will deliver an effective system meeting the ‘polluter pays principle’ that meets high standards of environmental performance and all legislative obligations.

c) The region will strive to give access to waste management services across the region, particularly in rural areas.

d) The region will strive to improve collection coverage and participation for households and businesses, reducing uncollected waste.

e) The region will continue to improve the infrastructure for recycling and recovery of waste.

f) The region will maximise positive input of the private sector to help meet plan objectives.

g) The North East Local Authorities will if necessary and/or appropriate for environmental or other reasons, direct that certain waste streams must be delivered to a certain tier in the waste hierarchy (e.g. reuse, recycling, biological treatment, energy recovery). This will be achieved by means of the Waste Collection Permit system or other appropriate regulatory or enforcement measures.

7.17.2 Waste Infrastructure

In terms of waste infrastructure, the facilities in the region have grown significantly in recent years. Recycling is a key component of the strategy for a sustainable approach to waste management. Meath County Council has already established a recycling facility in Navan, Trim and Kells. A recycling centre in Dunboyne has been developed by the private sector. The Council increased the diversity of materials accepted at Bring Centres. The Waste Management Plan notes that finding suitable locations for bring banks is a challenging task for all Local Authorities. In 2009, over 75% of occupied households in County Meath were serviced by a kerbside separate collection system for dry recyclables, however significant additional progress is required in terms of providing a 3-bin collection service to cater for the separate collection of organics.

A waste to energy facility was constructed at Carranstown, Duleek and has a capacity of 200,000 tonnes per annum of municipal waste. The Knockharley Landfill, near Kentstown, off the N2 National Primary Road is a privately operated landfill under licence from the EPA. This regional facility has capacity for in excess of 20 years, accepting 88,000 tonnes per annum for disposal. The landfill site takes both municipal and industrial waste while a former quarry site at Gormanston deals with construction and demolition waste. There are two Waste Transfer Stations in the County, located at Rathdrinnagh on the N2 and at Clonmagaddan, Navan and one materials recovery facility located at Dunboyne.

7.17.3 Litter Management Plan

Each Local Authority is obliged to prepare a litter management plan for its area. The litter Management Plan 2006-2009 sets out Meath Local Authorities objectives to prevent and control litter as well as measures to encourage public awareness of the problem. Local Authorities are responsible for implementing the litter laws in their own areas. This means they are responsible for the prevention and control of litter and they have the power to take enforcement action against individuals who break or ignore these laws. Gardai also have the power to issue on-the-spot fines for litter offences.

Policies

It is the policy of Meath County Council:

| WM POL 1 | To adopt the provisions of the waste management hierarchy and implement policy in relation to the county’s requirements under the current or any subsequent waste management plan. All prospective developments in the county will be expected to take account of the provisions of the regional waste management plan and adhere to the requirements of the Plan. Account shall also be taken of the proximity principle and the inter regional movement of waste as provided for under appropriate Minister Directives from time to time. |
### WM POL 2
To promote and encourage the education and awareness on all issues associated with waste management, at household, industry and community level. This will include the promotion of waste reduction by encouraging the minimisation, re-use, recycling and recovery of waste within the county.

### WM POL 3
To seek the provision of quality cost effective waste infrastructure and services, which reflect and meet the needs of the community.

### WM POL 4
To seek in the Council’s dealings with private companies that all waste shall be undertaken in compliance with the requirement of the EPA and relevant waste management legislation and policy.

### WM POL 5
To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of new or extended shopping centre developments and commercial neighbourhood centres, educational, sports, recreational facilities and managed residential developments.

### WM POL 6
To encourage the development of waste infrastructure and associated developments in appropriate locations, as deemed necessary in accordance with the requirements of the Regional Waste Management Plan.

### WM POL 7
To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials in future construction projects.

### WM POL 8
To promote and facilitate communities to become involved in environmental awareness activities and community-based recycling initiatives or environmental management initiatives that will lead to local sustainable waste management practices.

### WM POL 9
To encourage and support the expansion and improvement of the green bin (biodegradable waste) service in order to increase the quantity and quality of materials collected for recycling.

### WM POL 10
To encourage and support the provision of a separate collection of waste in accordance with the requirements of the Waste Management (Food Waste) Regulations 2009, the Waste Framework Directive Regulations, 2011 and other relevant legislation to meet the requirements of the Regional Waste Management Plan.

### WM POL 11
To ensure that hazardous waste is addressed through an integrated approach of prevention, collection, and recycling and encourage the development of industry led producer responsibility schemes for key waste streams.

### WM POL 12
In examining and assessing the identification, release and development of zoned lands, Meath County Council shall have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study and the approved Eastern, West and Neagh Bann Catchment Flood Risk Assessment and Management Study.

## Objectives

It is an objective of Meath County Council:
| WM OBJ 1 | To facilitate the provision of appropriate waste recovery and disposal facilities in accordance with the principles set out in the appropriate Waste Management Plan applicable from time to time made in accordance with the Waste Management Act 1996. |
| WM OBJ 2 | To continue to expand environmental awareness initiatives designed to create increased public awareness of waste prevention minimisation, reuse and resource efficiency. This should be encouraged at all sectors of society. |
| WM OBJ 3 | To identify suitable sites for additional recycling centres and bring bank facilities to cater for the projected increase in waste for recycling over the timescale of this Development Plan and subject to appropriate funding, seek the provision of appropriate infrastructure through the public or private sector. |
| WM OBJ 4 | To update the Sludge Management Plan for County Meath and seek to implement the recommendations of that plan. |
| WM OBJ 5 | To continue to tackle littering through the continued implementation and updating of Meath County Councils anti-litter plan. |
| WM OBJ 6 | To seek the effective engagement of local communities in Meath to promote their role in recycling waste and tackling the problems of illegal dumping within the County through liaison with the Environmental Awareness Officer. |
| WM OBJ 7 | To promote the implementation of Waste Management Activities in accordance with ‘Best Practice’ and national policy. |
| WM OBJ 8 | To facilitate the implementation of national legislation and national and regional waste management policy. |
| WM OBJ 9 | To encourage community/voluntary groups to establish additional waste services or facilities (e.g. small scale facilities for recycling, reuse/repair) in their area and assist them to develop a strategy to provide such facilities for and with the members of their community. |
| WM OBJ 10 | To support the continued expansion of Bring Bank networks to a target density of 1 bank per 500 households. Innovative methods of siting and collection will be supported. Existing and future bring banks should be standardised where appropriate and meet minimum service standards. Existing facilities may be upgraded to accept additional materials. |
| WM OBJ 11 | To ensure that household waste recycling is adequately addressed in all proposed new residential developments, by taking this into account during the Planning Application process. |
| WM OBJ 12 | To support the acceptance of commercial waste on a fee paying basis at existing Recycling Centres where practical. |
| WM OBJ 13 | To support the development of facilities to cater for commercial waste not provided for in the kerbside collection system such as WEEE, C&D type waste and hazardous materials in accordance with the requirements of the North East Waste Management Plan. |
### WM OBJ 14
To support developments necessary to manage food waste in accordance with the requirements of the Waste Management (Food Waste) Regulations and the Regional Waste Management Plan.

### WM OBJ 15
To support the acceptance of WEEE at all Recycling Centres for household waste.

### WM OBJ 16
To support the development of infrastructural requirements necessary to meet the objectives and targets Meath’s Sludge Management Plan having regard to the relevant siting guidelines.

### WM OBJ 17
To require developers to prepare construction and demolition waste management plans for new construction projects over certain thresholds which shall meet the relevant recycling/recovery targets for such waste in accordance with the national legislation and national and regional waste management policy.

### WM OBJ 18
To seek to ensure in cooperation with relevant authorities that waste management facilities are appropriately managed and monitored according to best practice to maximise efficiencies and to protect human health and the natural environment.

### WM OBJ 19
To provide for the development of a Recycling Centre in the South East Meath Area, subject to appropriate funding.

### WM OBJ 20
To co-operate with the Department of the Environment, Community and Local Government, the Environmental Protection Agency and other relevant stakeholders in implementing proposals which discourage illegal or improper disposal of waste and promote the diversion of recyclable items from the waste streams including ‘bottle return and refund’ schemes.

### 7.18 Pollution Control

The importance of a clean environment for the economic and social life of the county is recognised. In this regard, continuous effective monitoring and enforcement in relation to pollution control measures is imperative and will continue over the period of this Development Plan.

#### 7.18.1 Air

The Council’s role in relation to air is to monitor and promote a reduction in air pollution, through the implementation of relevant legislation and through the provision of advice and guidance on best practice.

#### 17.18.2 Noise

The Council has prepared a Noise Action Plan (2008) in accordance with the requirements of the Environmental Noise Regulations (SI 140 2006). This Noise Action Plan is aimed at strategic long term management of environmental noise from transport systems i.e. traffic noise. This Action Plan gives an overview of the main requirements of the Environmental Noise Regulations and the Council’s responsibility in this regard. A series of recommendations are set out to limit population exposure to environmental noise pollution.

**Policy**

It is the policy of Meath County Council:

| PC POL 1 | To seek to preserve and maintain air and noise quality in the county in accordance with good practice and relevant legislation. |
### PC POL 2

To ensure that public lighting schemes are designed so that they contribute to the character of the area, minimise visual intrusion and do not have an adverse impact on the character or habitats of the natural environment.

### Objective

It is an objective of Meath County Council:

| PC OBJ 1 | To update Noise Mapping in accordance with revised or updated thresholds for Noise Mapping. |
CHAPTER 8 - ENERGY AND COMMUNICATIONS

8.1 Energy

8.1.1 Introduction

The availability of energy is of critical importance to the continued development and expansion of employment in County Meath. The growth in the national economy has placed considerable strain on the national electricity generating capacity. The ESB National Grid, in its Generation Adequacy Report (2006 – 2012), has identified significant generation shortfalls as electricity demand continues to grow between 2.5% to 4.3% per annum. The supply of electricity has been opened up to increased competition and new generation plants may connect to the electricity network to transfer power from where it is produced to where there is a demand for it.

Meath County Council recognises the essential requirement for energy production and distribution. The two main energy networks serving County Meath are electricity and gas. With increased residential development in the county and a drive for more industrial, commercial and employment generating uses, it will be important to ensure that the capacity of the energy networks is sufficient to meet these demands.

In relation to power generation, Meath is well placed to encourage and facilitate the development of power generation facilities in the county, for a variety of reasons, namely:

- the county’s proximity to Dublin;
- the passage of a number of gas mains and trunk elements of the national grid through Meath, and;
- the availability of sites.

This chapter sets out objectives for the provision or facilitation of the provision of infrastructure for energy and communication facilities in accordance with the Planning and Development Acts 2000-2012.

8.1.2 Electricity and Gas Networks: Achievements and Opportunities

The major existing electricity corridors and potential major new corridors are indicated on Map 8.1. While there is a current slowdown in economic growth, the long term trend is for a return to growth. Eirgrid and the ESB have a list of major electrical infrastructure projects planned for the coming years to cater for normal domestic and commercial supply. The East-West interconnector has gone through the planning process and construction stages. It is energised and is now operational. It provides an electricity link between the electricity grids in Ireland and Britain. The route is undersea from Barkby Beach in North Wales to Rush, County Dublin and underground from Rush to Woodland, County Meath. It is designed to provide 500MW of capacity increasing competition and security of supply. Recently completed electricity infrastructure includes:

- the 110kV/MV station at Baltrasna to serve the Ashbourne and Ratoath areas;
- the new 38kV overhead line between Navan 110kV station and Abbeylands 38kV station in Navan;
- increased transformer capacity at Abbeylands 38kV/MV station in Navan, and;
- the Kingscourt and the Meath Hill-Mullagh 38kV overhead line.
Future projects earmarked by Eirgrid in County Meath include the North-South 400kV interconnector and the construction of a 2nd transformer in the Woodland station. Plans are in place to develop a new 110kV/MV substation which will reinforce the network around Trim and facilitate development in the area. In addition, a new 110kV overhead line between Gorman 220kV and Meath Hill 110kV stations, and an increase in transformer capacity at Slane 38kV station is proposed. The development of a new 110kV station south of Drogheda will be dependent on the pace and scale of load development in this area.

Natural gas is the cleanest of all fossil fuels. There has been a very large increase in the consumption of gas for electricity generation and also for residential and industrial heating and other uses. As demand increased, the Kinsale gas supply was augmented by imports via a pipeline system from Scotland. A second interconnector pipeline was put in place in 2002 to bring additional supplies ashore at Gormanston in County Meath from which a new pipeline was laid to Ballough in north Dublin. A new pipeline to the west was then constructed to connect Dublin-Galway and Limerick which opened up the midlands and the west to the natural gas network. An extension to the existing Gormanston Above Ground Installation (AGI) has been completed since the previous County Development Plan which enables the transmission of gas from Scotland to Belfast.

A number of important gas mains traverse the county. The gas mains and towns connected to the mains supply are shown on Map 8.2. Following the recent completion of the gas connection to Kells, there are no further major developments planned for the gas network in County Meath. However, in terms of gas supply, the County is well served in terms of transmission lines to the primary and secondary economic growth towns. The existing network has capacity for connections and local distribution network extensions.

### 8.1.3 Renewable Energy

Meath is committed to pursuing sustainable energy policies in accordance with the White Paper, ‘Towards a Sustainable Energy Future for Ireland 2007-2020’. The White Paper sets out the Government’s ambitious target of 33% of electricity being produced from renewable sources by 2020. This goal was subsequently increased to 40%. As a Planning Authority, it is important to recognise the range of new and developing technologies that can contribute to minimising greenhouse gas emissions and to securing a greater proportion of our energy needs from renewable sources. This document sets out a number of strategic goals which together act as a road map for the delivery of a highly efficient, competitive energy sector characterised by innovation and driven by research and technology-led development.

Renewable energy comes from natural sources that are continuously replenished by nature. The main sources of renewable energy are the wind, the sun (solar energy), water (hydropower, wave and tidal energy), heat below the surface of the earth (geothermal energy) and biomass (wood, biodegradable waste and energy crops).\(^1\) Meath County Council is committed to developing a more diverse range and combination of energy sources including wind energy, micro hydro power, solar energy, biofuels, geothermal (deep and shallow), anaerobic digestion and combined heat and power in order to deliver on the targets set down in the National Renewable Energy Action Plan (NREAP) IRELAND\(^2\).

The potential feasible renewable energy options for the county include, but are not limited to, a balanced mix of:

- **Bioenergy - crops, forestry;**

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\(^1\) The incineration of separated municipal waste and any associated energy recovery is not strictly deemed to constitute a renewable energy source. The EU Renewables Directive does however recognise the role of incineration in sustainable waste management and the significant contribution it can make to the provision of renewable energy by recovering energy from waste where such a process does not undermine the waste management hierarchy.
Chapter 8 – Energy and Communications

- Biomass - anaerobic digestion, combined heat and power (CHP);
- Geothermal - hot dry rock reservoirs, groundwater aquifers;
- Hydroenergy - small and microhydro systems;
- Solar - passive solar heating, active solar heating;
- Waste - landfill methane gas collection;
- Wave - wave action, and;
- Wind - onshore wind, offshore wind (single turbines and groups).

It will be an objective of the current plan that Meath County Council will investigate the potential of renewable energy identified in the initial assessment areas with a view to developing a renewable energy strategy for the County.

8.1.4 Energy Efficiency and Management: Meath County Council

Meath County Council will endeavour:

- To promote the rational uses of energy;
- To promote renewable energy;
- To promote and disseminate energy information;
- To protect the environment;
- To reduce energy waste in all sectors of society, and;
- To encourage the replacement of imported fossil fuels with regionally generated renewable energy in an effort to ensure security of energy supply where it is feasible.

Meath County Council has signed up to Energy Map training and an Energy Management Action Plan delivered by Sustainable Energy Authority of Ireland (SEAI). An Energy team was established under the Energy Map programme consisting of personnel from across the various directorates within Meath County Council It is acknowledged that only by ensuring that employees from all areas of the organisation are involved that a local authority can successfully integrate Energy Efficiency and Management into its culture.

Meath County Council has adopted a Climate Change Strategy and Energy Management Action Plan 2011-2012 entitled, ‘Think Globally Act Locally’ which has been developed in line with the National Climate Change Strategy 2007-2012.

In 2011, the Minister for the Environment, Community and Local Government initiated a review of National Climate Policy. The review found that Ireland is on course to meet Kyoto Protocol targets. However, in terms of a long-term national vision of a carbon-constrained world, Ireland is faced with both the challenge of addressing a unique greenhouse gas emissions profile, and the opportunity to position itself as an enlightened society with an environmentally sustainable, competitive, low-carbon economy. Meath County Council will review the progress of its Climate Change Strategy, report on their progress to date and thereafter develop a new strategy and action plan in line with Government Policy later in 2012.

8.1.5 Wind Energy Development

The Wind Energy Development Guidelines (2006) issued by the Department of Environment, Heritage and Local Government, indicate that it is important that all development plans incorporate a statement of the Local Authority’s policies and objectives in relation to wind energy development, including those matters it will take into account in assessing planning applications for specific wind energy development proposals. The development plan must achieve a reasonable balance between responding to overall Government Policy on renewable energy and enabling the wind energy resources of the Local Authority’s area to be harnessed in a manner that is consistent with proper planning and sustainable development.

The assessment of individual wind energy development proposals needs to be conducted within the context of a “plan led” approach which involves identifying areas considered suitable or
unsuitable for wind energy development. The Landscape Characterisation Assessment identifies areas of the County that are sensitive to this form of development from a landscape perspective. All planning applications for wind turbines within Natura 2000 sites require an Appropriate Assessment of the likely significant effects on the Natura 2000 site/s in accordance with Article 6(3) of the E.C. Habitats Directive. The aim of this Development Plan is to promote a policy of preferential avoidance of siting wind energy projects in Natura 2000 sites, or sites that are on the flight lines of wintering birds unless it can be proven that there are no risks to the integrity of the sites (by carrying out Appropriate Assessment).

8.1.6 Hydro Energy

The Council notes that there are two existing small hydroelectric schemes at Slane and Navan producing between 0.1/MW and 0.2/MW of electrical power. The Council encourages the use of rivers, where suitable, within the county for the development of Hydro Energy and in particular, will be supportive of individual developments along the banks of rivers which propose hydro energy to provide an element of their energy requirements. The Council will not encourage the use of the canal system, which is designated for tourist and amenity use, for this purpose. In all proposals, Meath County Council will consult with the National Parks & Wildlife Section of the Department of Arts, Heritage and the Gaeltacht and the Inland Fisheries Ireland with regard to the impact of such proposals for the free passage of fish, salmonid qualities of the river and ecological impact of any sites of E.U. or national designation.

8.1.7 Geothermal Energy

Geothermal energy refers to heat energy stored in the ground. Heat is supplied to the ground from two sources namely the hot core of the planet and the sun. It can be classified as either ‘deep’ or ‘shallow’ depending on the depths involved. The deep geothermal energy can only be accessed when it arrives at the earth’s surface through geological processes such as through fault lines on the earth’s crust or by drilling through the surface to access it. The second source of heat in the ground is from radiation from the sun. Solar thermal radiation is absorbed by the surface of the earth each day. This energy can be regarded as stored energy which stays relatively warm throughout the year. This heat can be extracted, for example, by using a ground source heat pump.

Sustainable Energy Ireland commissioned a study in 2004 on geothermal energy in Ireland. This study identified potential resources of geothermal energy in Ireland. The report found that the most abundant warm springs are found in the Mallow area in north County Cork and the Dublin/Meath/Kildare area. The highest recorded geothermal gradient at 1000 metres in the Republic is 28.4 degrees celsius/km and is located in the vicinity of north County Meath. The Geological Survey of Ireland (GSI) is currently undertaking a further study on shallow geothermal energy resources of Ireland. This project aims to produce best practice guidance for the geothermal systems in Ireland, suitability maps for the utilisation of shallow geothermal energy resources and a database of existing systems.

8.1.8 Bioenergy

The bioenergy sector is emerging as a viable alternative to the traditional non-renewable energy supply sources of oil and coal. Bioenergy is energy derived from the processing of solar energy that has been bound up in biomass during the process of photosynthesis. ‘Biomass’ is defined in the Planning and Development Acts as the biodegradable fraction of products, waste and residues from agriculture (including vegetable and animal substances), forestry and related industries, as well as the biodegradable fraction of industrial and municipal waste. There are a number of bio-energy plants in County Meath and it is a growing sector.

8.1.9 Energy from Waste

Proposals for waste to energy development, including anaerobic digestion and dry digestion for farm or other wastes and by-products will be considered by Meath County Council. Anaerobic
Digestion (AD) is a means of combating greenhouse gas concerns and increasing renewable energy production in line with national and international targets and commitments. AD is a natural process of decomposition and decay that takes place in the absence of oxygen and by which organic matter is broken down to its simpler chemical components. The digestion process produces biogas, comprising largely of methane (60%) and carbon dioxide (40%), and a digested material. The biogas produced is a renewable energy source and whether used as a transport fuel or to produce electricity, it displaces fossil fuel energy. AD could potentially provide a valuable revenue stream and keep wealth generated by the agricultural industry within the rural economy. The two cement manufacturing plants in the County have the ability to use waste streams in their manufacturing processes.


In addition to promoting renewable energy developments, the issue of energy efficiency, both on macro and micro scale, must be considered. For example, at the macro level, sustainable land use planning will reduce the number of car trips being generated whilst at the micro level, pedestrian and cycle lanes will encourage people to use alternative forms of development to that of the private car. The National Energy Efficiency Action Plan 2009-2020 sets out a strategy to reduce the country’s dependence on imported fossil fuels, improve energy efficiency across a number of sections and ensure a sustainable energy future. Improving Ireland’s energy efficiency is a key step in a sustainable energy policy. Energy efficiency is internationally recognised as the most cost-effective means of reducing dependence on fossil fuels. The need to reduce the amount of energy being generated has been to the fore in the proposed Transportation and Settlement Strategies pursued in this Development Plan.

Arising from the Kyoto protocol, the EU has set the reduction of greenhouse gas emissions as an important objective. The most significant greenhouse gas is \( \text{CO}_2 \), almost half of which derives from energy use in buildings. EU research has indicated that \( \text{CO}_2 \) emissions from buildings could be reduced by 22% through improved energy efficiency. There is now a requirement for all new buildings to become more energy efficient in line with the EU Energy Performance of Buildings Directive 2002/91/EC, which was adopted on 16th December 2002. The new Building Regulations (Part L Amendment) and the European Communities (Energy Performance of Buildings) (Amendment) Regulations 2008 will aid this requirement. The Building Regulations contain a range of provisions aimed at improving energy performance in residential and non-residential buildings, both new build and existing. Information and advice on energy is provided to building purchasers, tenants and users. The intention is that this information and advice will help consumers to make informed decisions leading to practical actions to improve energy performance. The introduction of the Building Energy Rating certification process, allows for dwellings to be assessed on their energy performance. The use of alternative forms of heating e.g. geo-thermal and solar panels should be encouraged in the design of buildings.

Meath County Council is committed to developing sustainable building requirements with regard to a shift to energy efficient, low environmental impact buildings in County Meath. The incorporation of good design into developments should be welcomed by all who want to see sustainable building practices becoming mainstream. Good design is the key to achieving the optimum energy performance of buildings at no extra cost. The benefits are clear; lower energy bills for the consumer and a healthier environment for the community.

**Policies**

It is the policy of Meath County Council:

| EC POL 1 | To facilitate energy infrastructure provision, including the development of renewable energy sources at suitable locations, so as to provide for the further physical and economic development of Meath. |
**EC POL 2** To support international, national and county initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources which makes use of the natural resources of the county in an environmentally acceptable manner, where it is consistent with proper planning and sustainable development of the area.

**EC POL 3** To encourage the production of energy from renewable sources, such as from biomass, waste material, solar, wave, hydro, geothermal and wind energy, subject to normal proper planning considerations, including in particular, the potential impact on areas of environmental or landscape sensitivity and Natura 2000 sites.

**EC POL 4** To support the National Climate Change Strategy and, in general, to facilitate measures which seek to reduce emissions of greenhouse gases.

**EC POL 5** To seek to improve the energy efficiency of the county’s existing building stock in line with good architectural conservation practice and to promote energy efficiency and conservation in the design and development of all new buildings in the County, in accordance with the Building Regulations Part L (Conservation of Fuel and Energy).

**EC POL 6** To encourage that development proposals maximise energy efficiency through siting, layout, design or which incorporate best practice in energy technologies, conservation and implementation of smart technology.

**EC POL 7** To encourage the attainment of high standards of energy efficiency and environmental sustainability in development, including the following:

1. Bio-climatic site design;
2. Water Conservation;
3. Ventilation;
4. Energy efficient strategies;
5. Daylight analysis,
6. High insulation standards, and;
7. Smart technologies.

**EC POL 8** To support and encourage pilot schemes which promote innovative ways to incorporate energy efficiency.

**EC POL 9** To support the development of innovative energy efficient technologies such as district-heating and combined heat and power.

**EC POL 10** To facilitate the provision of charging infrastructure for electric vehicles.

**EC POL 11** To support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the County.

**EC POL 12** To co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure adequate power capacity for the existing and future needs of the County.

**EC POL 13** To ensure that energy transmission infrastructure follows best practice with regard to siting and design particularly to ensure the protection of all important recognised landscapes.
### EC POL 14
To require that, in all new developments, multiple services are accommodated in shared strips and that access covers be shared whenever possible.

### EC POL 15
To ensure any proposal for geothermal or other energy subsurface exploration is accompanied by an assessment that addresses the potential impacts on groundwater quality.

### EC POL 16
To require that the location of local energy services such as electricity, be underground, where appropriate.

### EC POL 17
To seek to avoid the sterilisation of lands proximate to key public transport corridors such as rail, where future energy transmission routes/pipelines are being designed and provided.

### EC POL 18
To generally avoid the location of overhead lines in Natura 2000 sites unless it can be proven that they will not affect the integrity of the site in view of its conservation objectives i.e. by carrying out an appropriate assessment in accordance with Article 6(3) of the E.C. Habitats Directive.

### EC POL 19
To promote the undergrounding of existing overhead cables and associated equipment where appropriate.

### EC POL 20
To encourage the development of wind energy, in accordance with Government policy and having regard to the Landscape Characterisation Assessment of the County and the Wind Energy Development Guidelines (2006).

### EC POL 21
To support the preparation of a study on wind energy potential by local authorities jointly in the GDA.

### EC POL 22
To facilitate the development of projects that convert biomass to energy subject to proper planning considerations.

### EC POL 23
To ensure that development proposals which include the growing of biocrops within the Eastern River Basin District in County Meath and the coastal strip consider the potential for spreads or hybridisation of native flora.

### EC POL 24
To ensure that development proposals, including quarrying and operations involving explosives, do not negatively impact on the gas network. Meath County Council may refer applications for developments in proximity to the natural gas network to Bord Gais Éireann and will have regard to their comments in the assessment of the application.

### Objectives

It is an objective of Meath County Council:

### EC OBJ 1
To ensure that all plans and projects associated with the generation or supply of energy or telecommunication networks will be subject to an Appropriate Assessment Screening and those plans or projects which could, either individually or in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) undergo a full Appropriate Assessment.
Chapter 8 – Energy and Communications

| EC OBJ 2 | To support the review and implementation of the actions of the Meath County Council Climate Change Strategy and Energy Management Action Plan 2011-2012, ‘Think Globally Act Locally’. |
| EC OBJ 3 | To investigate the preparation of a renewable energy strategy promoting technologies which are most viable in County Meath. |
| EC OBJ 4 | To seek the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner. |

8.2 Communications Technology

8.2.1 Introduction

Ireland and the Greater Dublin Area (GDA) continue to have poor broadband performance relative to many European states. The Government’s telecommunication policy aims to place Ireland in the top quartile of OECD economies as regards the availability, price and quality of telecommunication services. Such a high quality and competitive telecommunications service is considered essential in order to promote industrial and commercial development, to improve personal and household security and to enhance social inclusion and mobility. Telecommunications investment is essential to furthering the social and economic development of Co Meath. Broadband with its resultant high speed provides a considerable advantage to home-users, students, businesses and is an important asset for attracting new businesses to an area. Government policy acknowledges that there is increasing awareness of the need to deliver high levels of broadband connectivity which is fundamental to strengthen economic and social prosperity. Whilst private sector investment in telecommunications infrastructure has slowed down with the downturn in the international economy and the telecoms sector, Government funding has continued, most notably the development of Metropolitan Area Networks (MAN)³, which has been undertaken to encourage further development of the communications infrastructure.

The Council fully accepts the critical importance of a high quality telecommunications service at national, regional and local level and will seek to promote and facilitate the provision and continued development of such a service within County Meath. In this regard, the Council will seek to cooperate with the providers and operators of such services within County Meath, in the national and county interests.

The implementation of broadband is under the auspices of the Department of Communications, Energy and Natural Resources. The Department of Communications, Energy and Natural Resources has identified high speed broadband connectivity as a critical element in the development of a competitive Smart Economy and inclusive Knowledge Society. In March 2012, the Minister for Communications, Energy and Natural Resources announced that the Irish Government will work with a range of Telecoms companies to ensure a nationwide roll out of fast broadband over the next three years. The Department's policy in this area is set out in the paper ‘Next Generation Broadband – Gateway to a Knowledge Ireland’, 2009. The following three programmes are in place to ensure the delivery of broadband:

- National Broadband Scheme
- Rural Broadband Scheme
- Schools 100 MBS Project

8.2.2 Broadband Infrastructure in County Meath

The successful delivery of the €223 million National Broadband Scheme was announced by the Communications Minister in December 2010. MANs have been provided in Navan, Trim, Kells,

³ A telecommunications term used to describe a network serving businesses and residences in an urban area.
Dunshaughlin, Dunboyne and Clonee. The availability of broadband is critical in marketing and promoting these centres to potential employment generating investors.

The Rural Broadband Scheme has been established to enable a basic broadband service to be provided to individual rural premises which are not capable of obtaining a broadband service from existing internet service providers. The Scheme aims to identify the premises that cannot currently obtain a service and once all of these premises have been identified, to ascertain whether existing telecommunications operators can provide a service directly to these premises. The application phase of the Rural Broadband Scheme closed on 29th July 2011. 175 applications were received in County Meath. The verification phase of the scheme has now commenced.

The third programme is the broadband to schools initiative. It is aimed to equip second-level schools in Ireland with 100 Mbps of broadband connectivity and Local Area Networks (LAN) on a phased basis. The initial pilot phase of this project has been completed and delivered to 78 schools throughout the country. Under this programme all second-level schools will have 100Mbps broadband installed by the end of 2014. The roll out of broadband to schools in County Meath is currently underway.

8.2.3 Telecommunications Antennae

Meath County Council recognises the essential need for high quality communications and information technology networks in assuring the competitiveness of the county’s economy and its role in supporting regional and national development generally. The document "Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities" published by the Department of the Environment in July 1996 gives considerable guidance on this matter. It will be the policy of the Planning Authority to consider proposals for such infrastructure in the light of the guidance in this document. In 2007, a Code of Practice on Sharing of Radio Sites was issued by the Commission for Communications Regulation, ComReg, to facilitate the sharing of radio sites between 3G Operators. Sharing is already encouraged by existing planning guidelines and regulations in the aforementioned Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities (DoE 1996) and the Planning and Development Regulations 2001, as amended (Schedule 2, Class 31).

It shall be the preferred approach that all new support structures fully meet the co-location or clustering policy of the guidelines, and that shared use of existing structures will be insisted upon where the numbers of masts located in any single area are considered to be excessive.

Due to the physical size of mast structures and the materials used to construct them, such structures can severely impact on both rural and urban landscapes. When dealing with applications, great care needs to be taken to minimise damage through discreet siting and good design. In the assessment of individual proposals, Meath County Council will also take the impact of rights of way and walking routes into account. The design of the mast structures should be simple and well finished. They should employ the latest technology in order to minimise their size and visual impact. Mast structures are most visible and exposed within upland/hilly or mountainous areas. In these locations, softening of the visual impact can be achieved through planting of shrubs, trees etc. as a screen or backdrop. Disguised masts e.g. as trees, will be encouraged in appropriate locations.

Planning permission for masts will generally be of a temporary nature, generally for a 5 year period only. This will allow review and reassessment in relation to numbers and concentrations, technology and the general dynamic nature of both the industry and the receiving environment within which these masts are sited. Where the antennae and their support structures are no longer being used by the original operator and no new user has been identified they shall be demolished, removed and the site reinstated at the operators expense. This will be a condition of any permission, and there will be a requirement for a bond arrangement to this effect to be put in place.
Where the owner of a site disposes of the site to another suitably licensed operator, the original operator/owner will be required to inform Meath County Council of such transfer, so that they will be in a position to enforce any continuing conditions on the new operator.

**Policies**

It is the policy of Meath County Council:

| EC POL 25 | To facilitate the delivery of a high capacity Information and Communications Technology (ICT) infrastructure and broadband network and digital broadcasting throughout the county. |
| EC POL 26 | To encourage the further co-ordinated and focused development and extension of telecommunications infrastructure including broadband connectivity in the County as a means of improving economic competitiveness and enabling more flexible work practices e.g. teleworking. |
| EC POL 27 | To encourage coverage and capacity of mobile technology network infrastructure, while endeavouring to reduce the number of telecommunications structures, by ensuring that ComReg's Code of Practice on Site Sharing is implemented and reciprocal national roaming is entered into. |
| EC POL 28 | To facilitate the development of telecommunications based services at appropriate locations within the County, subject to environmental considerations. |
| EC POL 29 | To actively promote e-inclusion in County Meath by supporting strategies to encourage wider availability of modern broadband infrastructure. |
| EC POL 30 | To seek to have appropriate modern ICT, including open access fibre connections in all new developments and carrier neutral ducting installed during significant public infrastructure works such as roads, water and sewerage, where feasible. |
| EC POL 31 | To require the provision of communications cables underground, especially in the urban environment, and generally within areas of public open space, in the interest of visual amenity. |
| EC POL 32 | To support a coordinated approach throughout the county in the role out of broadband infrastructure. |

**Objective**

It is the objective of Meath County Council:

| EC OBJ 5 | To support the establishment of a Broadband Telecommunications Task Force comprising service providers, user representatives and local development agencies to assist in the planning, implementation and monitoring of the roll out of broadband infrastructure in the county. |

**Policies**

It is the policy of Meath County Council:

| EC POL 33 | To promote orderly development of telecommunications infrastructure throughout the county in accordance with the requirements of the “Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities” July 1996, |
except where they conflict with Circular Letter PL 07/12 which shall take precedence, and any subsequent revisions or expanded guidelines in this area.

<table>
<thead>
<tr>
<th>EC POL 34</th>
<th>To promote best practice in siting and design in relation to the erection of communication antennae.</th>
</tr>
</thead>
<tbody>
<tr>
<td>EC POL 35</td>
<td>To secure a high quality of design of masts, towers and antennae and other such infrastructure in the interests of visual amenity and the protection of sensitive landscapes, subject to radio and engineering parameters.</td>
</tr>
<tr>
<td>EC POL 36</td>
<td>To encourage and facilitate pre-planning discussions with service providers and operators prior to the submission of planning applications.</td>
</tr>
<tr>
<td>EC POL 37</td>
<td>To encourage co-location of antennae on existing support structures and to require documentary evidence as to the non availability of this option in proposals for new structures. The shared use of existing structures will be required where the numbers of masts located in any single area is considered to have an excessive concentration.</td>
</tr>
<tr>
<td>EC POL 38</td>
<td>To assess proposals for the location of structures in sensitive landscapes in accordance with the policies set down in Chapter 9 of this Development Plan.</td>
</tr>
</tbody>
</table>
CHAPTER 9 - CULTURAL AND NATURAL ASSETS

9.1 Introduction

The identity of Meath is intrinsically linked to its heritage, and is central to how we see ourselves as individuals, communities and as a county. The cultural and natural heritage and landscape are vital assets that help the county compete as a tourism destination and as a location of choice for investment.

Meath’s wealth of built heritage makes it exceptional in Ireland. It includes the UNESCO World Heritage Site of Brú na Bóinne, the seat of the High Kings of Ireland at Tara, the passage tombs of Loughcrew, the largest Anglo-Norman castle in Europe at Trim, the historic towns of Navan, Trim and Kells, great country houses, demesne landscapes, and a significant industrial heritage of canals and mills.

Meath’s natural heritage includes scenic river valleys, rolling farmland, a network of mature hedgerows and diverse coastal habitats.

This chapter establishes Meath County Council’s policies and proposals for the protection, conservation and enhancement of the heritage of Meath. Other chapters of this Plan also deal with such matters indirectly.

9.2 Statutory Context

Section 10(2) of the Planning and Development Acts 2000-2012 sets out a list of mandatory objectives to be included in a Development Plan. A number of these objectives relate to heritage either directly or indirectly. Please refer to Appendix 1 for the full list of mandatory objectives.

9.3 Policy Context

The Government has signed and ratified a number of International and European Conventions and EU Directives, and in doing so, agreed to abide by the principles contained therein. These conventions and directives have guided the formulation of national legislation to protect the built and natural heritage, landscape and biodiversity.

The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs) recognizes heritage as an important environmental and economic resource requiring care and management. The policies contained in this chapter of the County Development Plan reflect the principles of these over-arching documents. Appendix 2 sets out detailed information on the relevant policy context.

9.4 Achievements

Since the adoption of the last County Development Plan in 2007, Meath County Council has developed and implemented its first ever County Heritage Plan. The Heritage Plan is a strategic 5 year plan which sets out a number of actions which aim to understand, protect, conserve and manage our heritage. Meath County Council has also adopted and is implementing its first County Biodiversity Plan. The production of biodiversity plans is an action arising from the National Biodiversity Plan, and provides a framework for the conservation of biodiversity and natural heritage at county level.
The Heritage and Biodiversity Plans were agreed in partnership with the County Meath Heritage Forum, and adopted by the elected members of Meath County Council, following extensive public consultation. A number of key actions have been delivered including county-wide surveys of Meath's - geological heritage; wetlands and coastal habitats; industrial heritage; historic graveyards; trees, woodlands and hedgerows; character statements for eleven Architectural Conservation Areas; audit of biological datasets; indicative county habitat map; ecological survey of towns and villages; and thatched houses.

Through the implementation of these Plans, Meath County Council is promoting greater public awareness of the value of our natural and cultural heritage by actively engaging with local communities and facilitating public participation in its protection.

A number of heritage publications have been supported and published by Meath County Council Heritage Office; these include, among others, The Making of Meath, Uncovering Medieval Trim, Wild Things at School: A Book for Primary School Teachers, Conservation and Management Plan for Trim Town Walls, Megalithic Art in County Meath and Meath County Library have published Mapping Meath in the Early 19th Century with an atlas of William Larkin’s map of County Meath, 1812 and A Meath Anthology. In addition, the Council has produced a number of guidance leaflets and booklets.

Following the adoption of the Conservation and Management Plan for Trim Town Walls, conservation works were carried out at Finnegan’s Way and to the rear of Emmet Street. A number of Heritage Trails have been developed throughout the county. Since 2007, Meath County Council has administered in excess of €600,000 in grant funding for Protected Structures in the county. A national study has demonstrated that for every €1 grant aid given, €4 is spent in the economy.

In order to deliver on the strategic objectives and actions of the County Heritage and Biodiversity Plans, Meath County Council is actively working in partnership with the Heritage Council, Meath Tourism, Fáilte Ireland, Irish Walled Towns Network, Discovery Programme, Office of Public Works, National Parks and Wildlife Service, National Monuments Service, the Architectural Heritage Advisory Unit of the Department of Arts, Heritage and the Gaeltacht, Brú na Bóinne Research Framework Committee, East Border Region, Irish Archaeological Field School, Meath Partnership, Third Level Institutes, and communities and schools across County Meath. It is the intention of Meath County Council to review its County Heritage and County Biodiversity Plans in partnership with the County Heritage Forum, relevant stakeholders and the community.

9.5 Challenges

Heritage is a valuable economic resource and plays a key role in Meath’s economy. The key challenge for the period of this Development Plan is to:

- achieve the balance between protecting, conserving and presenting the county’s rich cultural and natural heritage while promoting sustainable economic development and the enrichment of the environment;
- make our heritage more accessible and maximise its potential as a learning resource.

Strategic Policies

It is the strategic policy of Meath County Council:

| CSA SP 1 | To ensure that the unique cultural heritage of Meath is protected, conserved and sensitively integrated into the sustainable development of the county for the benefit of present and future generations. |
| CSA SP 2 | To ensure that features of Meath’s natural heritage and green infrastructure that provide ecosystem services are protected; that biodiversity is conserved and |
where possible enhanced, and; that the character of landscapes are maintained and enriched, and that tourist and recreational uses are facilitated in a sensitive manner.

<table>
<thead>
<tr>
<th>CSA SP 3</th>
<th>To promote the understanding of County Meath’s landscape in terms of its inherent and unique character and to recognise what elements should be preserved, conserved or enhanced.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSA SP 4</td>
<td>To implement, in partnership with the County Meath Heritage Forum, relevant stakeholders and the community, the County Meath Heritage Plan and any revisions thereof.</td>
</tr>
</tbody>
</table>

### 9.6 Cultural Heritage

#### 9.6.1 Introduction

Cultural Heritage refers to monuments, buildings, groups of buildings, and sites which are the combined works of nature and man, constituting the historic or built environment\(^1\). Within this great variety of building types and uses are structures of significance and distinctive character that are deemed worthy of protection.

It is the aim of Meath County Council to protect, conserve and enhance buildings, areas, structures, sites and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The survival of the cultural heritage of Meath is a priority for Meath County Council, reflected in the policies and objectives outlined in this section of the Development Plan.

#### 9.6.2 UNESCO World Heritage Site of Brú na Bóinne

The World Heritage Site of the *Archaeological Ensemble of the Bend of the Boyne* is commonly known as Brú na Bóinne, which means the ‘palace’ or the ‘mansion’ of the Boyne. It refers to the area within the bend of the river Boyne around Newgrange, Knowth and Dowth, and is one of the world’s most important archaeological complexes. The UNESCO World Heritage Site of Brú na Bóinne contains many outstanding archaeological features, notably its megalithic art, the large and varied grouping of monuments, and evidence of continuous settlement and activity in the area for some 7,000 years. The international significance of Brú na Bóinne has gradually been revealed through an ongoing process of discovery and research which began 300 years ago, leading to its inscription on the UNESCO World Heritage List in 1993.

The UNESCO World Heritage Site of Brú na Bóinne lies in the lower plain of a river valley in which the watercourse defines a large ‘U shape’ and encompasses a series of low knolls to the north and to the south with steeper ground near Dowth. The large passage tombs are on high ground overlooking the valley, while there are numerous other archaeological sites on the low lying areas and floodplain closer to the river. The flood plain along the north side of the Boyne is rich in wildlife and has been designated a Natural Heritage Area.

Multiple ownership has created an attractive mosaic of mixed farmland ranging from intensive arable to permanent pasture. Many of the hedgerows and old field boundaries remain in place, with patches of deciduous woodland surviving. There are remains of a medieval settlement and an eighteenth century estate at Dowth. The area of the World Heritage Site, its core and buffer zones, as identified in the UNESCO inscription and shown in Map 9.1 attached to this Plan, is primarily agricultural with a farming tradition that spans some 6,000 years. The survival of such a diverse range of monuments is testament to the tradition of respect shown by generations of farming communities.

\(^1\) World Heritage Convention 1972
The UNESCO World Heritage Site of Brú na Bóinne’s famous archaeological remains, including National Monuments in the ownership of the Minister for Arts, Heritage and the Gaeltacht, are comprehensively identified in the Archaeological Inventory of County Meath and are given legal protection in the Record of Monuments and Places (RMP) of Co. Meath (1996) which lists all known archaeological monuments and sites. Some 93 Recorded Monuments identified to date, which are protected under the National Monuments Acts, lie within the bounds of the World Heritage Site. These include passage tombs, henges, fulacht fiadhs and cist burials, ringforts and souterrains, granges, medieval and manorial villages.

In addition, the area of the UNESCO World Heritage Site of Brú na Bóinne encompasses Battle of the Boyne landmarks, structures of significant architectural heritage, many of which are included on the Record of Protected Structures, demesne landscapes (Netterville, Campbell – Caldwell and Coddington Estate), the Boyne Navigation and important designated wildlife habitats such as Boyne River Islands & River Boyne SAC, Crewbane Marsh, Rosnaree Riverbank and Dowth Wetlands proposed NHAs.

Meath County Council is committed to the protection and conservation of the UNESCO World Heritage Site of Brú na Bóinne. This protection will also underpin the tourism aspects of the wider Boyne Valley region as a generator of local employment.

The UNESCO World Heritage Site of Brú na Bóinne is one of the foremost and popular heritage site visitor attractions in the country and as such, is a very important local and national tourism asset with approximately 230,000 visitors annually.

**9.6.3 UNESCO World Heritage Status**

In December 1993 the United Nations Educational, Scientific and Cultural Organisation (UNESCO) inscribed Brú na Bóinne as a World Heritage Site. This inscription recognises the universal importance of this landscape to the whole of humanity, and obliges the State to protect the Outstanding Universal Value (OUV) of the area to the highest international standards.

The Outstanding Universal Value of a site is derived from statements on universal value, how it fits UNESCO criteria, and statements on authenticity and integrity. The OUV forms the basis for the protection, management and conservation of a World Heritage Site, its core area and buffer zones as identified in the inscription.

The ‘Archaeological ensemble of the Bend of the Boyne’ was judged to be of Outstanding Universal Value (OUV), meeting three of the six criteria for cultural heritage:

[i] it represents a masterpiece of human creative genius;

[iii] it bears a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared;

[iv] it is an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;

Brú na Bóinne represents an area of Outstanding Universal Value on a number of different levels;

Criterion 1. The Bend of the Boyne monuments represent the largest and most important expression of prehistoric megalithic plastic art in Europe;

Criterion 3. The concentration of social, economic and funerary monuments at this important ritual centre and the long continuity from prehistory to the late medieval period make this one of the most significant archaeological sites in Europe, and;
Criterion 4. The passage grave, here brought to its finest expression, was a feature of outstanding importance in prehistoric Europe and beyond.

Currently, a retrospective Statement of Outstanding Universal Value for the World Heritage property Archaeological Ensemble of the Bend of the Boyne (Brú na Bóinne) 2011 is being considered by the World Heritage Centre.

9.6.4 Sustaining the Outstanding Universal Value

The protection, conservation, and presentation of the UNESCO World Heritage Site of Brú na Bóinne is provided by a range of international guidelines, national legislation, statutory and non-statutory guidance:

i) EU Directives, UNESCO Operational Guidelines, and International Charters, in particular – Convention Concerning the Protection of the World Cultural and Natural Heritage (The World Heritage Convention 1972), and the European Landscape Convention 2000;

ii) The National Monuments Acts 1930 – 2004 which protect the recorded monuments, and areas of archaeological potential;


iv) The Planning and Development Acts 2000-2012 and Regulations, National and Regional Planning guidelines, and the provisions of this Development Plan;

v) Architectural Heritage Protection – Guidelines for Planning Authorities 2011;


9.6.5 UNESCO World Heritage Site of Brú na Bóinne Management Plan

To adhere to the requirements of the World Heritage Site designation, a Management Plan was published in December 2002 by the Department of the Environment and Local Government, following a detailed process of public consultation. The Management Plan, which had a 5 year lifespan, sets out to address the many complex issues that arise in a site of the importance of the UNESCO World Heritage Site of Brú na Bóinne. The aim of the plan is to provide a clear strategy for managing the area so that priorities may be set that are achievable within given resources.

Section 7 of the Management Plan proposes a total of 29 actions under the five broad headings of protection, conservation, presentation, research, and general management.

The 2007 – 2013 County Development Plan formally incorporated the UNESCO World Heritage Site of Brú na Bóinne Management Plan of 2002, and it is now contained in Appendix 10 of this Plan.

The Management Plan is currently under review. Meath County Council are involved in this review in conjunction with the Department of Arts, Heritage and the Gaeltacht, Louth County Council, other State agencies and local community representatives.

It is the intention of the Planning Authority to propose a variation of the County Development Plan to incorporate the revised Brú na Bóinne Management Plan, when completed.

9.6.6 UNESCO World Heritage Site of Brú na Bóinne Research Framework

The understanding of the UNESCO World Heritage Site of Brú na Bóinne is continually evolving in response to new information provided by researchers, archaeologists, Meath County Council, state agencies, community groups and other organisations.

Internationally, the publication of a Research Framework for the UNESCO World Heritage Site of Brú na Bóinne is seen as best practice. In 2009 the Heritage Council published the Brú na Bóinne World Heritage Site Research Framework (Smyth 2009). The Research Framework consists of a
Resource Assessment, a Research Agenda and a Research Strategy, each section compiled through a process of public engagement, consultation and international peer review.

9.6.7 Development in the UNESCO World Heritage Site of Brú na Bóinne

The World Heritage Site is very sensitive to all categories of new development, particularly housing, large agricultural structures, extractive industries, coniferous afforestation, and masts or other tall or bulky structures which would impinge on the visual envelope along the valley. There are a large number of views and prospects that are sensitive to inappropriate forms of development, and the protection of views both within and from the World Heritage Site is a major factor contributing to the retention of its integrity. These protected views are listed in Appendix 12 and shown on Map no. 9.5.1.

Policies

It is the policy of Meath County Council:

| CH POL 1 | To work in partnership with the relevant agencies/organisations and the public to promote, understand, conserve and sustainably manage the UNESCO World Heritage Site of Brú na Bóinne. |
| CH POL 2 | To consider individual housing within the UNESCO World Heritage Site of Brú na Bóinne, as shown on Map No. 9.1, only for those involved locally in full time agriculture, and who do not own land outside of the UNESCO World Heritage Site of Brú na Bóinne and subject to compliance with all other relevant provisions contained in this Development Plan. |
| CH POL 3 | To require that all development within the UNESCO World Heritage Site of Brú na Bóinne shall be subject to the Development Assessment Criteria set out in Volume 1, Chapter 9, Section 9.6.7, and elsewhere in the Development Plan. |
| CH POL 4 | To refer all planning applications within the UNESCO World Heritage Site of Brú na Bóinne to the Department of Arts, Heritage and the Gaeltacht for comment. These comments will be considered in the making of decisions on all such planning applications. |

Objectives

It is an objective of Meath County Council:

| CH OBJ 1 | To protect and enhance the Outstanding Universal Value of the cultural landscape in the UNESCO World Heritage Site of Brú na Bóinne in accordance with the relevant guidelines and national legislation, so that its integrity, authenticity and significance is not adversely affected by cumulative inappropriate change and development, and to enhance views within and adjacent to the site. |
| CH OBJ 2 | To protect the ridgelines which frame views within and from the UNESCO World Heritage Site of Brú na Bóinne from inappropriate or visually intrusive development. |
| CH OBJ 3 | To encourage and facilitate pre-planning consultation with applicants regarding the siting and design of developments affecting the UNESCO World Heritage Site of Brú na Bóinne, and the scope of any necessary impact assessments. |
### Chapter 9 Cultural and Natural Assets

**CH OBJ 4**
To encourage the retention, conservation, and appropriate re-use of vernacular and traditional buildings within the UNESCO World Heritage Site of Brú na Bóinne in preference to either their replacement, or the construction of new buildings on green field sites.

**CH OBJ 5**
To utilise available LiDAR\(^2\) imagery data and viewshed analysis derived from it as a tool to guide and inform development management of the UNESCO World Heritage Site of Brú na Bóinne.

**CH OBJ 6**
To develop a World Heritage Site page in the meath.ie website to disseminate information and provide initial planning guidance for those living and working in and around the UNESCO World Heritage Site of Brú na Bóinne.

### Development Assessment Criteria

Within the UNESCO World Heritage Site of Brú na Bóinne, and in particular the Core Area, with the exception of one-off houses for those with a clear local need based on agriculture, other new development will be limited to carefully designed and sited agricultural buildings, sensitively designed extensions to existing developments for the provisions of public services, the restoration of the Boyne Towpath for recreational purposes inclusive of associated necessary infrastructure, replacement buildings comparable in scale to those being removed, and minor works such as small extensions to existing domestic dwellings.

Rebuilding on sites which were previously developed, where this can be demonstrated from historic mapping, will be considered, subject to local needs, and other criteria listed below.

All new development, including extensions to existing buildings, and uses of land within the World Heritage Site must respect local character and distinctiveness, and demonstrate high quality sustainable design and construction. The Planning Authority will require that any new development must meet appropriate standards of proper planning and sustainable development having regard to the Outstanding Universal Value of the World Heritage Site. This includes but is not restricted to ensuring

- materials are appropriate to the site and its setting;
- residential extensions are subordinate to the main building and do not significantly increase its size, i.e. are no greater than 50% of existing floor area or do not result in the floor area of the dwelling exceeding 200m\(^2\), whichever is the lesser;
- development is sympathetic to existing buildings in terms of scale, height, massing, siting, form, materials and colour, and;
- the protection of open space which contributes to the amenity, character, and setting of a building, building group or village;

Within the World Heritage Site, the assessment of development proposals must also adhere to other policies contained in the Development Plan including the protection of the views, prospects, monuments, protected structures and their setting in the World Heritage Site.

This will include inter alia an assessment of the following:

- There should be no inter-visibility between the development site and the National Monuments of Newgrange, Knowth and Dowth, up to and including apex of roof level, and minimisation of inter-visibility between the development site and the other National Monuments within the site;
- Protected views shall be retained;

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\(^2\) LiDAR (Light Detection and Ranging) Survey (2007)
• Development must not adversely affect the amenity, views, and landscape setting of the National Monuments;

• Extensive screen planting, or earth moving which would alter the landscape setting of the National Monuments will not in itself be considered as adequate mitigation;

• Development that would give rise to or exacerbate inappropriate clustering or ribbon development will not be permitted;

• That appropriate services and infrastructure are capable of being provided without compromising the quality of the landscape, and;

• The cumulative impact of the development will be considered in the context of existing and permitted developments.

**Exempted Development**

Development is not exempt from the obligation of applying for planning permission if it would interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of the Development Plan, or consist of the excavation, alteration or demolition of places, caves, sites, features or other objects of archaeological, geological, or historical, scientific or ecological interest, the preservation of which is an objective of the plan.

Refer to the Development and Planning Regulations 2001 - 2012, Part 2 'Exempted Development’ in particular Article 9(1)(a) parts (i), (vi), (vii), and (xii) in this regard. As CH OBJ 1 and 2 seek to protect and enhance the landscape, views and prospects in the UNESCO World Heritage Site of Brú na Bóinne, many developments which would be considered exempt in other areas may require planning permission. Those considering undertaking development works within the area of the UNESCO World Heritage Site of Brú na Bóinne should first consult Meath County Council before commencement of any works.

**9.6.8 World Heritage Tentative List**

The protection of the world’s cultural and natural heritage is of high importance for present and future generations and to this end the State is committed to the identification, protection, conservation, presentation and transmission of its World Heritage Sites to future generations in accordance with Article 4 of the World Heritage Convention.

A Tentative List is an inventory of those properties which a country intends to consider for nomination to the World Heritage List. The new Tentative List was approved by the Minister for Arts, Heritage and the Gaeltacht and submitted to UNESCO in March 2010. The nomination of any property from the new Tentative List for inscription on the World Heritage List will only take place after consultation with relevant stakeholders, interested parties and local communities. Two sites in Meath have been included on the Tentative List as part of larger assemblies of sites:

- The Royal Sites of Ireland (Cashel, Dún Ailinne, Hill of Uisneach, Rathcroghan Complex and Tara Complex)
- Early Medieval Monastic Sites (Clonmacnoise, Durrow, Glendalough, Inis Cealtra, Kells and Monasterboice)

**Policy**

It is the policy of Meath County Council:

| CH POL 5 | To recognise and respect potential World Heritage Sites in Meath on the UNESCO Tentative List – Ireland-2010 and support their nomination to World Heritage status. |
9.6.9 Archaeological Heritage

Archaeology is the study of human societies through the investigation and analysis of the material evidence left behind. It is most useful for periods and civilisations that existed prior to written records. The archaeological heritage of an area includes monuments, sites, and objects whether situated on land or under water. In this respect, Meath has a significant archaeological heritage, which includes the UNESCO World Heritage Site of Brú na Bóinne, and provides a valuable cultural, educational and tourism resource.

Meath County Council recognises the value and significance of the county’s archaeological heritage, and the importance of fostering a greater public appreciation of this heritage. Through policies contained in this Development Plan, they seek to ensure the effective protection, conservation and enhancement of archaeological sites, monuments and their settings.

Copies of the Record of Monuments and Places for County Meath are available for public consultation in the Council’s Planning Department, throughout the network of libraries in Co. Meath or online at www.archaeology.ie.

Details of statutory objectives, international and national legislation are contained in Appendices 1 and 2. A list of National Monuments and Registered Historic Monuments are contained in Appendix 11.

Archaeological structures may, in some situations, also be considered as architectural heritage and, therefore, may appear on both the Record of Monuments and Places (RMP) and the Record of Protected Structures (RPS). This means that these structures are protected by both the National Monuments Acts and the Planning and Development Acts 2000 – 2012.

Meath County Council will work with stakeholders to examine the feasibility of establishing a County Museum and County Archive or other such repository for the archaeological and historical heritage of the County.

Policies

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>CH POL 6</th>
<th>To promote awareness of, and access to, the archaeological inheritance of County Meath.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH POL 7</td>
<td>To ensure that development in the immediate vicinity of a recorded monument is sensitively sited and designed so that it does not significantly detract from the monument. Where upstanding remains exist, a visual impact assessment may be required.</td>
</tr>
<tr>
<td>CH POL 8</td>
<td>To retain surviving medieval plots and street patterns in the villages and towns of Meath, where practicable, and in the course of development to record evidence of ancient boundaries, layouts, etc.</td>
</tr>
<tr>
<td>CH POL 9</td>
<td>To inform and seek guidance from the National Museum of Ireland if an unrecorded archaeological object is discovered, or the National Monuments Service of the Department of Arts, Heritage and the Gaeltacht in the case of the discovery of an unrecorded archaeological site, in accordance with National Monuments legislation.</td>
</tr>
</tbody>
</table>

Objectives

It is an objective of Meath County Council:
CH OBJ 7 To protect archaeological sites and monuments, underwater archaeology, and archaeological objects, which are listed in the Record of Monuments and Places, and to seek their preservation in situ (or at a minimum, preservation by record) through the planning process.

CH OBJ 8 To seek to protect important archaeological landscapes from inappropriate development.

CH OBJ 9 To make the Record of Monuments and Places (RMP) available to the public in the Planning Office and maintain a link on the Meath website to the on-line edition at www.archaeology.ie.

CH OBJ 10 To establish in-house training programmes for Council staff carrying out repair and maintenance works to historic structures, subject to the availability of resources.

CH OBJ 11 To encourage and promote the appropriate management and maintenance of the County’s archaeological heritage, including historical burial grounds, in accordance with conservation principles and best practice guidelines.

CH OBJ 12 To consider the establishment of a National Monuments Advisory Committee for Meath, subject to available resources.

9.6.10 Architectural Heritage – Record of Protected Structures

The Planning & Development Acts 2000 - 2012 (Part II, Section 10) place an obligation on all Local Authorities to include in their Development Plan objectives for the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. These buildings and structures are compiled on a register known as the Record of Protected Structures (RPS), and are described and mapped in Appendix 8.

An interim review of the Record of Protected Structures was carried out in 2010 under Section 55 of the Planning and Development Act. 23 structures were added and 23 removed arising from this review.

Two structures were deleted from the RPS in the course of reviewing this plan. The updating of the Record of Protected Structures has had regard to –

- Ministerial Recommendations made on foot of the National Inventory of Architectural Heritage for County Meath.

The towns of Navan, Trim and Kells have their own Record of Protected Structures contained in their relevant development plans.

A Protected Structure, unless otherwise stated in the RPS, includes:

- the interior of the structure;
- the land lying within its curtilage;
- any other structures within the curtilage, and their interiors, and:
- all fixtures and features which form part of the interior or exterior of any of these structures.

4 Each Planning Authority has a statutory responsibility, under Section 51 of the Planning and Development Acts 2000 - 2011, to include a Record of Protected Structures in its Development Plan.
An up-to-date RPS is available on the Council’s website or can be checked at the public counter of the Council’s Planning Office. Developers and persons proposing to purchase historic buildings are advised to check the updated Record of Protected Structures.

The Planning and Development Acts places an onus on owners and occupiers of Protected Structures to ensure that the structure, or any element of the structure which contributes to its special interest, is not endangered either through neglect, or by inappropriate works. Owners and occupiers are encouraged to consult with Meath County Council when they are considering works to Protected Structures.

Permission for demolition of a Protected Structure may only be given in exceptional circumstances.

Applicants proposing to demolish a Protected Structure of part thereof will be required to submit suitable documentation in support of their case to the satisfaction of the Meath County Council.

Under the planning system, many minor works to structures do not normally require planning permission. These works are known as exempted development. However, for a Protected Structure, such works can be carried out without planning permission only if the works would not affect the character of the structure or any element of the structure that contributes to its special interest. An owner or occupier may seek a declaration from Meath County Council as to the types of works which would or would not materially affect the character of the structure, and would or would not require planning permission. This does not preclude redevelopment or alterations from taking place subject to appropriate planning control.

Meath County Council acknowledges that the continued well-being of a Protected Structure may involve its adaptation for a new use. However, Meath County Council will require the maintenance of its architectural character, and its setting. Developments in proximity to Protected Structures, which would seriously detract from their character, will not normally be permitted. Further guidance is provided in this regard in Section 2.9.5.

In the interest of sustainability, it is considered that the re-use and adaptation of existing buildings is preferable to their demolition. Action 22 of the Government Policy on Architecture 2009-2015 asks all public authorities to specifically address the re-use of the existing building stock, regardless of protected status or otherwise.

**Policies**

It is the policy of Meath County Council:

| CH POL 10 | To conserve and protect the architectural heritage of Meath. |
| CH POL 11 | To require that all planning applications relating to Protected Structures contain the appropriate accompanying documentation in accordance with the *Architectural Heritage Protection Guidelines for Planning Authorities (2011)* or any variation thereof, to enable the proper assessment of the proposed works. |
| CH POL 12 | To encourage the retention, sympathetic reuse and rehabilitation of Protected Structures. In certain cases, land use zoning restrictions may be relaxed in order to secure the conservation of the protected structure. |
| CH POL 13 | To encourage the retention of original windows, doors, renders, roof coverings and other significant features of historic buildings. |
### Objectives

It is an objective of Meath County Council:

- **CH OBJ 13** To protect all structures (or, where appropriate, parts of structures) within the county which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and which are included in the Record of Protected Structures (See Appendix 8).

- **CH OBJ 14** To review and update the Record of Protected Structures when new information becomes available and to make additions and deletions as appropriate.

- **CH OBJ 15** To identify and retain good examples of historic street furniture e.g. cast-iron post boxes, water pumps, signage, street lighting and kerbing.

- **CH OBJ 16** To make available and distribute detailed guidance notes and provide advice on architectural heritage to the public, developers, public bodies, groups and associations.

### 9.6.11 Industrial Heritage

Industrial heritage consists primarily of sites and structures associated with transportation, communications, manufacturing, public utilities, and materials extraction, but can also refer to archaeological sites and objects which demonstrate early evidence of industry such as metal working, or mining. Meath contains significant stretches of both operational and derelict waterways, railway structures, mills, lime kilns and milestones. Meath County Council commissioned an Industrial Heritage survey of the County in 2008, which may be seen on its website.

**Policy**

It is the policy of Meath County Council:

- **CH POL 16** To protect the industrial heritage of Meath, including the Royal Canal and Boyne Navigation, historic bridges, roadside features and street furniture.

**Objectives**

It is an objective of Meath County Council:

- **CH OBJ 17** To work with stakeholders to progress the phased restoration, maintenance and re-use for amenity purposes of the Boyne Navigation, towpath and associated structures within Meath.

- **CH OBJ 18** To work with stakeholders to promote the maintenance and re-use for amenity purposes of the Royal Canal and associated structures within Meath.
9.6.12 Architectural Conservation Areas

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. They may also include areas which contribute to the appreciation of Protected Structures.

An ACA may consist for example, of a terrace of houses, a street, town centre or a cluster of structures associated with a specific building such as a mill or country house. Although the individual buildings may not be of special merit, their importance is in their context and interrelationship, and the contribution each makes to the character of the area. Unless a structure is also included on the Record of Protected Structures, the protected status afforded from inclusion in an ACA only applies to the exteriors and streetscape.

Any works which would have a material affect on the special character of an ACA need planning permission. Piecemeal alterations on individual non protected structures can have a significant cumulative effect on a streetscape. Nine towns/villages, one mill complex, a terrace of houses and seven demesnes have been designated as ACAs in Meath. These are distinctive areas, which in terms of composition of streetscapes, buildings of different periods, style, detail, and layout of buildings and streets, merit their individual designation as an ACA.

The Town Plans of Navan, Trim and Kells contain details of the ACAs in these towns. For the area of the County Plan the following ACAs are designated:

i. Ardbraconn Demesne
ii. Athboy
iii. Dunboyne
iv. Dunsany Castle Demesne
v. Headfort Demesne
vi. Julianstown
vii. Kilmessan
viii. Laytown
ix. Longwood
x. Moynalty
xi. Oldbridge Demesne
xii. Oldcastle
xiii. Slane
xiv. Slane Castle Demesne
xv. Slane Mill Complex
xvi. Somerville Demesne
xvii. Stackallen Demesne
xviii. Summerhill

The boundaries of these areas are defined on Maps 9.2.1 – 9.2.18. A summary of the character and objectives for areas is contained in Appendix 9. The identification of new ACAs and the modification of existing ACAs may be proposed by a variation of the plan.

Detailed Statements of character have been prepared as guidance documents for the majority of these ACAs and these are available to download from the Council's website. It is intended that the remaining character statements will be carried out over the life time of this Plan.

Policies

It is the policy of Meath County Council:
CH POL 17  To identify places of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and where appropriate to define them as Architectural Conservation Areas.

CH POL 18  To require that all development proposals within an ACA should be appropriate to the character of the area, inclusive of its general scale and materials, and are appropriately sited and sensitively designed having regard to the advice given in the Statements of Character\(^5\) for each area.

**Objectives**

It is an objective of Meath County Council:

CH OBJ 20  To prohibit the demolition of a structure that positively contributes to the character of an ACA, except in exceptional circumstances. Meath County Council will require such applications to be accompanied by a measured and photographic survey, condition report and architectural heritage assessment of the structure. Where permission for demolition is granted within an ACA, an assessment of the impact of the replacement building on the character of the ACA will be required.

CH OBJ 21  To ensure that any new development within or contiguous to an ACA is sympathetic to the character of the area and that the design is appropriate in terms of scale, height, plot density, layout, materials and finishes.

### 9.6.13 Designed Landscapes, Historic Parks, Gardens and Demesnes

Historic designed landscapes consist of private gardens, public parks, and the gardens and landscapes associated with country houses and demesnes. The designed landscapes in Meath are for the most part found in demesnes or estate lands. Meath County Council recognises the importance of these landscapes, and that they often form the setting of Protected Structures.

The National Inventory of Architectural Heritage (NIAH) of the Department of Arts, Heritage and the Gaeltacht have carried out a desktop survey of the Historic Gardens and Demesnes in Ireland and have identified approximately 300 such sites in Meath. This survey can be seen on their website [www.buildingsofireland.ie](http://www.buildingsofireland.ie). Phase 3 of the survey which consists of a detailed site inventory and assessment has commenced.

**Policy**

It is the policy of Meath County Council:

CH POL19  To encourage the protection, promotion and enhancement of heritage gardens and parks in the county and support public awareness, enjoyment of and access to these sites.

**Objectives**

It is an objective of Meath County Council:

CH OBJ 22  To discourage development that would lead to a loss of, or cause damage to, the character, the principal components of, or the setting of historic parks, gardens and demesnes of heritage significance.

\(^5\) [http://www.meath.ie/LocalAuthorities/Heritage/ArchitecturalHeritage/ArchitecturalConservationAreas/](http://www.meath.ie/LocalAuthorities/Heritage/ArchitecturalHeritage/ArchitecturalConservationAreas/)
CH OBJ 23 To require that proposals for development in and adjoining designated landscapes and demesnes include an appraisal of the landscape, designed views and vistas, and an assessment of significant trees or groups of trees, as appropriate. The appraisal shall ensure that development proposals respect and are consistent with the historic landscape and its protection. Any development within such areas shall comply with the policies and objectives of ‘Architectural Heritage Protection, Guidelines for Planning Authorities’ (2011), as appropriate.

9.6.14 Vernacular Heritage

Vernacular Architecture is the expression of the culture of a community - the homes and workplaces built by local people using local materials. The majority of vernacular buildings in both towns and rural areas are domestic dwellings. Examples of other structures include shops, farmsteads, outbuildings, forges, gates and gate piers.

Alterations to individual buildings can have a significant and cumulative effect on streetscapes, and landscapes. By the very nature of vernacular architectural heritage, it is normally the case that they are the most sustainable forms of construction, built with local materials in a style responding to local conditions, with a low energy use compared to the construction of equivalent modern buildings.

The traditional farm complexes and agricultural buildings of Meath are also under increasing threat as they are seen to be no longer economically viable to the modern farm. In some cases, these agricultural outbuildings belong to large estates and are of fine cut stone, with excellent detailing of features. The Council will encourage the appropriate re-use of traditional farm buildings in preference to their replacement.

Policy

It is the policy of Meath County Council:

CH POL 20 a) To encourage the retention, sympathetic maintenance, and appropriate re-use of the vernacular heritage of Meath, in both the towns and rural areas of the County, including the retention of the original fabric, such as windows, renders, shop fronts, gates, yards, boundary walls and other significant features where possible;
   b) To discourage the replacement of good quality vernacular buildings or features with modern structures or features;
   c) To ensure that new build adjoining, and extensions to, vernacular buildings are of an appropriate design and do not detract from the building’s character or that of its setting.

Objective

It is an objective of Meath County Council:

CH OBJ 24 To assist the retention and development of traditional building skills in Meath subject to the availability of resources.

9.6.15 Architecture - New Buildings

The built environment is not static, but is continually developing and evolving. The structures of today may become the heritage of the future. Contemporary buildings of a high design standard will be actively encouraged through the planning system.
Meath County Council has produced a Rural Housing Design Guide which gives guidance on good siting and design principles to new single house development in the countryside. It is the intention of the Council that single house developments constructed in the countryside will be of an excellent standard, will compliment the character of the landscape, and will contribute in a positive manner to the built heritage of the County.

Other policies and guidance on development standards and design which seek to ensure that new development is of a high quality, and satisfactorily relates to the character, scale, layout and form of the area in which it is situated, are contained in Chapter 11 of this plan.

9.6.16 Village Design Statements

Our small towns and villages have for a long time created a significant sense of regional, and sometimes very local character based on the natural, built and cultural heritage. Each village is distinctive in its own unique way.

A Village Design Statement (VDS) is a non-statutory local development framework, compiled by the local community to establish a vision for the future of their village. The Julianstown VDS was the National Pilot for the Heritage Council’s National Village Design Programme II, and was community led, in collaboration with the Heritage Council and Meath County Council. Through the process of the VDS, an Action Plan was formulated, and the community is currently progressing a number of those actions.

Objective

It is an objective of Meath County Council:

CH OBJ 25 To support proposals from local communities and community organisations which seek to have a Village Design Statement for a particular village drawn up through a process involving community participation, the Heritage Council and the Council’s Planning Department, subject to availability of resources.

9.7 Natural Heritage

9.7.1 Introduction

Natural heritage, often termed biodiversity, refers to the diversity of all living things - including people, plants, animals, fungi and micro-organisms – and it also includes geology and landscape. It underpins important economic sectors such as agriculture and tourism and provides many other benefits or ecosystem services free of charge which can be grouped into four main categories:

- Provisioning services (such as the production of food, water and timber)
- Regulating services (e.g. control of climate, disease and water quality)
- Supporting services (e.g. nutrient cycling, soil formation and crop pollination) and
- Cultural services (such as spiritual and recreational benefits)

Ireland’s first National Biodiversity Plan was published in 2002. The second National Biodiversity Plan – *Actions for Biodiversity 2011-2016* was published in November 2011. The plan has been developed in line with EU and International Biodiversity strategies and policies. It recognises that locally led action is crucial in protecting biodiversity and ecosystem services and sets out the measures Ireland will take over the next 5 years for the conservation of Ireland’s biodiversity.

**Local level - County Meath Biodiversity Action Plan**

Meath County Council adopted its first Biodiversity Action Plan in April 2010 in accordance with the first National Biodiversity Plan. The plan provides a framework for the conservation of biodiversity and natural heritage at a local level.
A number of actions are set out under four strategic themes of-
(i) Awareness and Education;
(ii) Baseline data and information;
(iii) Best practice in Heritage Conservation and Management, and;
(iv) Integrating biodiversity into the role of the Local Authority.
Implementation of the plan is ongoing and co-ordinated by the Heritage Officer in partnership with the County Meath Heritage Forum.

Policies

It is the policy of Meath County Council:

| NH POL 1 | To protect, conserve, and seek to enhance the County’s biodiversity. |
| NH POL 2 | To promote measures to protect biodiversity in the development management process by creating and improving habitats, where possible. |
| NH POL 3 | To raise public awareness and understanding of the county’s natural heritage and biodiversity. |
| NH POL 4 | To promote increased public participation in biodiversity conservation by supporting and encouraging community-led initiatives. |

Objective

It is an objective of Meath County Council:

| NH OBJ 1 | To implement, in partnership with the Department of Arts, Heritage and the Gaeltacht, relevant stakeholders and the community, the objectives and actions of *Actions for Biodiversity 2011-2016: Ireland’s National Biodiversity Plan* that relate to the remit and functions of Meath County Council and the County Meath Biodiversity Plan and any revisions thereof. |

9.7.2 Protecting biodiversity in Meath – Sites Designated for Nature Conservation

There are a number of internationally and nationally importance sites designated for nature conservation in the county.

9.7.2.1 European Sites (Natura 2000)

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are being, or have been, designated to conserve habitats and species of European importance pursuant to the EU Habitats and Birds Directives. Such sites form part of an EU network of ecologically important sites known as Natura 2000. Natura 2000 sites in County Meath are listed in Appendix 13. Other sites may be proposed for designation during the lifetime of this Development Plan. Further information is available on the National Parks and Wildlife Service website (www.npws.ie). Planning Authorities are required to ensure that an Appropriate Assessment of the implications of proposals on designated nature conservation sites (Natura 2000) is undertaken. This assessment is required for all planning applications that have shown to pose likely significant effects on these sites through a screening process. Screening for Appropriate Assessment applies to all development proposals, either within or outside a Natura 2000 (Please refer to Appendix 13 and Map 9.3).
9.7.2.2 Natural Heritage Areas

Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) are designated under the Wildlife (Amendment) Act (2000) and encompass nationally-important semi-natural and natural habitats, landforms and geomorphological features. It is important that the conservation value of these areas be maintained as they contribute to the county’s green infrastructure.

Policies

It is the policy of Meath County Council:

| NH POL 5 | To permit development on or adjacent to designated Special Areas of Conservation, Special Protection Areas, National Heritage Area or those proposed to be designated over the period of the plan, only where an assessment carried out to the satisfaction of the Meath County Council, in consultation with National Parks and Wildlife Service, indicates that it will have no significant adverse effect on the integrity of the site. |
| NH POL 6 | To have regard to the views and guidance of the National Parks and Wildlife Service in respect of proposed development where there is a possibility that such development may have an impact on a designated European or National site or a site proposed for such designation. |
| NH POL 7 | To undertake appropriate surveys and collect data to provide an evidence-base to assist Meath County Council in meeting its obligations under Article 6 of the Habitats Directives, subject to available resources. |

Objectives

It is an objective of Meath County Council:

| NH OBJ 2 | To ensure an Appropriate Assessment in accordance with Article 6(3) and Article 6(4) of the Habitats Directive, and in accordance with the Department of Environment, Heritage and Local Government *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009* and relevant EPA and European Commission guidance documents, is carried out in respect of any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect on a Natura 2000 site(s), either individually or in-combination with other plans or projects, in view of the site's conservation objectives. |
| NH OBJ 3 | To protect and conserve the conservation value of candidate Special Areas of Conservation, Special Protection Areas, National Heritage Areas and proposed Natural Heritage Areas as identified by the Minister for the Department of Arts, Heritage and the Gaeltacht and any other sites that may be proposed for designation during the lifetime of this Plan. |

9.7.3 Green Infrastructure

The term Green Infrastructure\(^6\) (GI) can be broadly defined as strategically planned and interconnected networks of green space and water capable of delivering ecosystem services and quality of life benefits to people. The natural environment provides a variety of services to us for free and these bring many benefits to society and the economy (See Section 9.7.1).

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Green Infrastructure can include parks, open spaces, rivers, farmland, playing fields, woodlands, allotments and private gardens which surround and intersperse our towns and villages. It should be designed and managed as a multifunctional resource capable of delivering a wide range of economic, environmental and quality of life benefits for local communities including:

- Attracting businesses and inward investment by creating an attractive environment;
- More places for people to access nature, outdoor recreation and for social interaction;
- Local food production - in allotments, gardens and through agriculture;
- Encouraging physical activity and improved health and well-being by providing quality green spaces for walking and cycling and other physical activity;
- Creating a sense of place and local distinctiveness;
- Space for nature and wildlife to flourish;
- Climate change adaptation - for example flood alleviation and cooling urban heat islands, and;
- Environmental education.

Meath County Council acknowledge that Green Infrastructure planning involves a holistic approach and should be provided as an integral part of sustainable development, alongside other infrastructure such as utilities and transport networks, if we are to get the maximum benefit from our natural assets.

It is through the conservation of ecological infrastructure such as hedgerows and riparian corridors that we can develop a ‘network of sites’ as part of our green infrastructure. These allow for the migration and the exchange of species between conservation areas. To this end, and with a view to improving the ecological coherence of the Natura 2000 network, Meath County Council will encourage the management of features of the landscape which are of major importance for wild fauna and flora. In addition, the Council will identify sites of local biodiversity value through the on-going implementation of the County Heritage Plan and County Biodiversity Plan.

**9.7.3.1 Green Infrastructure Strategy for County Meath**

The Regional Planning Guidelines recommend the development of a green infrastructure approach at all levels in the planning system and the preparation of Green Infrastructure Strategies at county level. The principles of a Green Infrastructure approach to land use planning has been embedded as a cross cutting theme in the policies and objectives of this Development Plan.

Meath County Council has commenced the preparation of a Green Infrastructure Strategy, in accordance with international best practice and emerging national guidance. The network will operate at all spatial scales from urban areas to the wider countryside and to the regional landscape, providing connections between these scales.

The strategy addresses the four main themes identified, namely:

- Biodiversity and natural heritage;
- Landscape, recreation and amenity;
- Water resources, and;
- Built heritage and culture.

The draft strategy will be presented to the elected members of Meath County Council for their consideration within one year.

**Policies**

It is the policy of the Meath County Council:

| GI POL 1 | To recognise the economic, social, environmental and physical value of Green Infrastructure. |
**Chapter 9 Cultural and Natural Assets**

**GI POL 2**
To protect existing green infrastructure within the County and to provide additional green infrastructure, where possible.

**GI POL 3**
To require that all Land Use Plans protect, manage and provide where possible green infrastructure in an integrated and coherent manner.

**Objectives**

It is an objective of Meath County Council:

**GI OBJ 1**
To develop and support the implementation of a Green Infrastructure Strategy for County Meath.

**GI OBJ 2**
To identify sites of local biodiversity value in County Meath over the lifetime of the plan.

**GI OBJ 3**
To encourage, pursuant to Article 10 of the Habitats Directive, the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.

**9.7.4 Protected Species**

Certain plant, animal and bird species are protected by law. This includes plant species listed in the Flora Protection Order, 1999 (or other such Orders) and animals and birds listed in the Wildlife Act, 1976 and subsequent statutory instruments, those listed in Annex IV of the Habitats Directive, and those listed in Annex 1 of the Birds Directive. Proposals for developments, where appropriate, will require an assessment of the presence of bats or other protected species and ensure that suitable avoidance and/or mitigation measures are put in place accordingly.

**Policies**

It is the policy of Meath County Council:

**NH POL 8**
To seek to ensure that development does not have a significant adverse impact, incapable of satisfactory avoidance or mitigation, on plant, animal or bird species protected by law.

**NH POL 9**
To consult with the National Parks and Wildlife Service, and take account of any licensing requirements, when undertaking, approving or authorising development which is likely to affect plant, animal or bird species protected by law.

**9.7.5 Invasive Species**

Invasive non-native plant and animal species are a major threat to biodiversity (www.invasivespeciesireland.com). They can negatively impact on native species, can transform habitats and threaten whole ecosystems causing serious problems to the environment and the economy. There is potential for the spread of invasive species during excavation and construction works.

**Policy**

It is the policy of Meath County Council:
9.7.6 Peatlands

County Meath represents the eastern limit of raised bogs in Ireland and Meath County Council recognises the potential for utilisation of protected areas for tourist, amenity, educational and research purposes. The Council will liaise with the various government and non-government organisations involved in an effort to secure the conservation of the peatland areas.

Policy

It is the policy of Meath County Council:

| NH POL 11 | To seek to ensure that peatland areas which are designated (or proposed for designation) as NHAs, SACs or SPAs are conserved for their ecological, archaeological, cultural and educational significance. |

Objective

It is an objective of Meath County Council:

| NH OBJ 4 | To work in partnership with relevant stakeholders on a suitable peatland site(s) to demonstrate best practice in sustainable peatland conservation, management and restoration techniques and to promote their heritage and educational value subject to Ecological Impact Assessment and Appropriate Assessment Screening as appropriate. |

9.7.7 Geological Heritage

The Department of Arts, Heritage and the Gaeltacht and the Geological Survey of Ireland (GSI) are currently drawing up a list of sites of nationally important geological sites. As part of this process, in 2007 the GSI assessed the geological heritage of County Meath and produced a report entitled *The Geological Heritage of Meath* in which they identified sites of geological importance (see Appendix 13). Some of these sites may be designated in due course, as Natural Heritage Areas (NHAs) because of their geological interest from a national perspective. In the interim the Council will seek to maintain the geological heritage value of these sites.

Policy

It is the policy of Meath County Council:

| NH POL 12 | To have regard to the geological and geomorphological heritage values of County Geological Sites listed in Appendix 13 and avoid inappropriate development, through consultation with the Geological Survey of Ireland. |

9.7.8 Woodlands, Hedgerows and Trees

Woodlands and individual trees contribute positively to the landscape and aesthetic beauty of Meath. (Please refer to Chapter 10.10, Forestry and Chapter 10.11, Tree Preservation, in this regard).

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7 A copy of the report is available on [http://www.meath.ie/LocalAuthorities/Publications/HeritagePublications/](http://www.meath.ie/LocalAuthorities/Publications/HeritagePublications/)
In 2010 Meath County Council commissioned a tree, woodland and hedgerow survey of County Meath \(^8\) to provide baseline ecological data on type, extent and condition, of selected trees, woodlands and hedgerows.

Woodland cover in Meath is approx 3% of land cover making it one if the least wooded counties. Woodlands tend to be small and highly fragmented for the most part and are more frequent near rivers, particularly along the lower stretches of the River Boyne. These woodlands together with the river have the potential to act as a significant ecological corridor or piece of Green Infrastructure. Improving the connectivity of these woodlands, as well as that of woodlands along other river corridors, through new woodland planting would be likely to yield significant biodiversity benefits at the local and county scales.

The most abundant native woodland habitat type in Meath is Oak-Ash-Hazel woodland (WN2), reflecting the limestone derived soils that dominate the county. A large proportion of Meath’s woodlands are parklands associated with demesnes.

Hedgerows are perhaps the most characteristic feature of the Meath landscape and provide valuable refuges for biodiversity in a landscape dominated by large tracts of intensive agriculture. The total length of hedgerow in the county is estimated at 22,000 km based on the county-wide survey. This translates to an average length of 9.5 kilometres of hedgerow per square kilometre of land, which is more than most counties in Ireland. In addition, most Meath hedgerows are old – over 80% are shown as field boundaries on maps from the 1840s, and many are likely to be much older than that. At least 36 species of trees and shrubs can be found in County Meath hedgerows. The most common shrubs appearing in hedgerows are hawthorn, elder and blackthorn. Other common hedgerow shrubs are gorse, wild privet, holly, willow, wych elm and hazel. Ash is by far the most common tall tree, with sycamore, beech and oak much less common. Under the Wildlife (Amendment) Act 2000 the cutting of hedges (and uncultivated vegetation) during the bird-nesting season (March 1\(^{st}\) to September 1\(^{st}\)) is prohibited, except in certain legally defined circumstances.

**Policies**

It is the policy of Meath County Council:

| NH POL 13 | To encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where possible. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same type of boundary will be required. |
| NH POL 14 | To promote and encourage planting of native hedgerow species of local provenance. |
| NH POL 15 | To recognise the archaeological importance of townland boundaries including hedgerows and promote their protection and retention. |
| NH POL 16 | To seek to maintain the natural heritage and amenity of the county by promoting the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees. |
| NH POL 17 | To encourage the use of native species wherever possible in Meath County Council’s own landscaping work, and on Council property. |

NH POL 18  To encourage the retention of mature trees and the use of tree surgery rather than felling where possible when undertaking, approving or authorising development.

NH POL 19  To protect Champion and Heritage Trees identified on the Tree Register of Ireland and Heritage Tree Database when undertaking, approving, or authorising development.

**Objectives**

It is an objective of Meath County Council:

NH OBJ 5  To promote awareness, understanding and best practice in the management of Meath’s woodland, tree and hedgerow resource.

NH OBJ 6  To continue to work in partnership with stakeholders to develop and enhance Balrath Wood and other appropriate woodlands, where feasible, as an Outdoor Classroom and its facilities under the auspices of the NeighbourWood Scheme.

NH OBJ 7  To co-operate with stakeholders in promoting greater public access and recreational use of state and private owned forests.

**9.7.9. Public Rights of Way**

The Planning and Development Acts 2000-2012 (Section 10(2)(o)) state that a Development Plan shall include an objective for ‘the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, which public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan’.

This is, by its nature, a lengthy process which will be conducted throughout the lifetime of this Development Plan. Appendix 14 provides a list and mapping of such public rights of ways, identified to date, in accordance with this provision. It is important to note that this is not an exhaustive list and that the omission of a right of way from this list shall not be taken as an indication that such a right of way is not a public right of way.

**Policy**

It is the policy of Meath County Council:

NH POL 20  To preserve and protect for the common good, existing public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility as identified in Appendix 14 & Map Series 9.4 (Volume III).

**Objective**

It is an objective of Meath County Council:

NH OBJ 8  To seek to identify and protect over the lifetime of the plan further existing rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility (accompanied by mapping showing public rights of way).

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9 Meath Tree, Woodland and Hedgerow Survey (2011)
9.7.10 Inland Waterways and Wetlands

County Meath contains significant stretches of both operational and derelict waterways including stretches of the Royal Canal and Boyne Navigation Canal. Both the navigable and non-navigable waterways are of great importance, both as an amenity resource and a wildlife habitat. Chapter 7 of this Development Plan sets out a number of policies and objectives for the protection, maintenance and improvement of water quality in the county.

**Policy**

It is the policy of Meath County Council:

| NH POL 21 | To protect the recreational, educational and amenity potential of navigational and non-navigational waterways within the County, towpaths and adjacent wetlands. |

9.7.11 The Coast

The coastal zone of County Meath is of great significance to the county, containing important resources that provide economic, recreational, aesthetic and conservation benefits. The coastline of County Meath is classified as a soft coast and stretches for approximately 10 km between the Boyne Estuary in the north and the River Delvin in the south. The coastline is home to a variety of natural habitats and there are several species of flora and fauna, reflected in the cSAC, pNHA and SPA designations that cover much of the Coastline (please see Appendix 13).

**Policies**

It is the policy of Meath County Council:

| NH POL 22 | To have regard to the character, visual, recreational, environmental and amenity value of the coast and provisions for public access in assessing proposals for development. |
| NH POL 23 | To work to protect beaches and coastal areas from the driving of motor vehicles in the interest of environmental integrity, quality of amenity and in the interest of public safety. |
| NH POL 24 | To ensure that the County's natural coastal defences, such as beaches, sand dunes, coastal wetlands and estuaries are not compromised by inappropriate works or development. |

**Objectives**

It is an objective of Meath County Council:

| NH OBJ 9 | To maintain the beaches along the coast to a high standard and develop their recreational potential as a seaside amenity in co-operation with the relevant agencies, in order to bring them to a Blue Flag standard. |
| NH OBJ 10 | To undertake conservation works in accordance with best practice on the coastal dune systems subject to ecological impact assessment and Appropriate Assessment Screening as appropriate. |
9.7.12 Coastal Zone Management

The Coastal Zone extends seaward and landward of the coastline and its limits are determined by the geographical extent of natural coastal processes and human activities associated with the coast. Sustainable development in coastal areas is best achieved through a process of Coastal Zone Management (CZM). CZM involves the management of human activities and natural processes at work in coastal areas and aims to promote a partnership approach to planning and management in the coastal zone involving all stakeholders.

Policy

It is the policy of Meath County Council:

| NH POL 25 | To support the development of Integrated Coastal Zone Management initiatives in Meath in partnership with the local community, environmental groups, user organisations and statutory authorities. |
| NH POL 26 | To require that development proposal, on both designated and undesignated sites, enhance and appropriately integrate with the natural environment, respecting and complementing the habitats, biodiversity, landscape and natural heritage of the area. |

9.8 Landscape

9.8.1. The European Landscape Convention

The European Landscape Convention (ELC) defines landscape as ‘...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’, and applies to both rural and urban landscapes. The Convention requires landscape to be integrated into planning policies and promotes interaction between local and central authorities, and transfrontier co-operation to protect landscapes. The Planning and Development Acts 2000-2012 states that landscape in the Act has the same meaning as in Article 1 of the ELC. The convention recognises that landscape has an important public interest role in the cultural, ecological, environmental and social fields, and constitutes a resource favourable to economic activity and whose protection, management and planning can contribute to job creation and is an important part of the quality of life for people everywhere. Please refer to Appendix 2 for further detail.

9.8.2. Proposed National Landscape Strategy

In line with Ireland's signing and ratification of the European Landscape Convention, Ireland has a commitment to deliver a National Landscape Strategy (NLS). In September 2011 the Department of Arts, Heritage and the Gaeltacht published A National Landscape Strategy for Ireland Strategy Issues Paper for Consultation. As set out in the issues paper, there is a need to seek the right balance between management, planning and protection of a landscape. The National Landscape Strategy will provide a framework to achieve this balance. When published, it will -

- Implement the ELC in Ireland.
- Recognise the importance of all landscapes in Ireland.
- Promote sustainable development.
- Protect and enhance the environment

Policy

It is the policy of Meath County Council:
Chapter 9 Cultural and Natural Assets

9.8.3 Landscape Character Assessment

Landscape Character Assessment (LCA) is a process which describes, maps and classifies landscapes objectively. Landscape character is defined as ‘a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse’. Defining landscape character enables an understanding to be formed of the inherent value and importance of individual landscape elements and the processes that may alter landscape character in the future. The cultural and ecological aspects of the landscape cannot be divorced from its physical and visual characteristics so all of these elements are considered.

Draft guidelines for Landscape Character Assessment were published by the DoEHLG in 2000 and a Landscape Character Assessment for Meath was carried out in 2007.

The key objectives of the Landscape Character Assessment are -

1. To improve the understanding of Co Meath’s landscape in terms of its inherent and unique character and to recognise what elements should be preserved, conserved or enhanced.
2. To predict the broad pattern of future changes and devise policies and objectives as guidance to planners and other parties which will ensure that change is complimentary to landscape character. Sensitivity and capacity of the landscape should be given due consideration in all aspects of decision-making, and;
3. To assist in the achievement of sustainable development, the underlying principle of all current planning practice and legislation will be adhered to by promoting a unified approach to landscape planning and management which links policies and recommendations for landscape character to existing planning policies.

The Landscape Character Assessment forms Appendix 7 to the Meath County Development Plan. It provides guidance for a detailed understanding of the landscapes in Co. Meath, and sets out guidance and recommendations to assist the development of related planning policies, development of strategies, and development management within the County. In the assessment of an individual application, all of the relevant policies and objectives contained in the Development Plan must be considered in a holistic manner in order to take an informed and balanced decision.

9.8.4 Landscape Character Types and Areas

Landscape Character Types are distinct types of landscape that are relatively homogenous in character and are generic in nature in that they may occur in different localities throughout the country. Nonetheless, where they do occur, they commonly share similar combinations of geology, topography, land cover and historical land use, e.g. Hills and Upland Areas.

Landscape Character Areas are units of the landscape that are geographically specific and have their own character and sense of place. Each has its own distinctive character, based upon patterns of geology, landform, landuse, cultural, historical and ecological features e.g. the Boyne Valley.

The Landscape Character Assessment divides the county into 4 landscape character types (LCTs). These are:

- Hills and Uplands Areas;
- Lowland Areas;
- River Corridors and Estuaries, and;
- Coastal Areas.
These LCTs are sub-divided into 20 geographically specific landscape character areas. The LCA includes recommendations that would, if implemented, seek to protect and enhance the landscape character, and facilitate and guide sensitively designed development.

### 9.8.5 Landscape Character Sensitivity

The sensitivity of the Landscape Character Areas is defined as its overall resilience to sustain its character in the face of change and its ability to recover from loss or damage to its components. Sensitivity is evaluated using criteria ranging from 'High' to 'Low' and is based on the interaction of individual components such as landform, amount of evident historical features (time depth) and distribution of viewers. A highly sensitive landscape is likely to be vulnerable, fragile and susceptible to change whereas a landscape with low sensitivity is likely to be more robust and/or tolerant of change.

A Matrix of Landscape Character which indicates the Value, Importance and Sensitivity of Landscape Character Areas is included in the Meath Landscape Character Assessment 2007, which forms Appendix 7 of this plan.

### 9.8.6 Landscape Capacity

The potential capacity of each LCA is based on indicative types of development that are likely to occur within the study area. Capacity is the ability that the landscape has to absorb specific types of development. It is only possible to define actual capacity on a case-by-case basis because it will vary according to the type and form of development, its location in relation to the landscape character area in question, and its visibility from it.

#### Strategic Policy

It is the strategic policy of Meath County Council:

| LC SP 1 | To protect the landscape character, quality, and local distinctiveness of County Meath in accordance with relevant government policy and guidelines and the recommendations included in Meath Landscape Character Assessment (2007) in Appendix 7. |

#### Policy

It is the policy of Meath County Council:

| LC POL 2 | To require that any necessary assessments, including landscape and visual impact assessments, are provided when undertaking, authorising, or approving development. |

#### Objectives

It is an objective of Meath County Council:

| LC OBJ 1 | To seek to ensure the preservation of the uniqueness of all landscape character types, and to maintain the visual integrity of areas of exceptional value and high sensitivity. |

| LC OBJ 2 | To assess development proposals having regard to the recommendations contained in the Meath Landscape Character Assessment 2007. |

| LC OBJ 3 | To work in partnership with key stakeholders to promote County Meath as a centre for cultural heritage education and learning. |
Development Assessment Criteria are contained in Chapter 10, Rural Development, and are applicable not only to rural housing, but also to other buildings within the landscape.

Chapter 7, Water Services and Waste Management also contains relevant policies and objectives which should be referred to in this regard.

9.9 Historic Landscape Characterisation

Historic Landscape Characterisation (HLC) is concerned with identifying and detailing the contribution of the past to the present day landscape and broadens the understanding of landscape character. HLC is an important contribution to landscape management because it considers the historical development of the landscape and the relationship of buildings and monuments to landscape patterns. Meath County Council has initiated a pilot project on Historic Landscape Characterisation of the UNESCO World Heritage Site of Brú na Bóinne with the School of Archaeology in UCD in accordance with the Heritage Council guidance on Historic Landscape Characterisation (HLC) in Ireland: Policy and Best Practice Guidance (2010). It is the intention of Meath County Council to utilise Historic Landscape Characterisation as a tool to inform Landscape Character Assessment in the County.

Objective

It is an objective of Meath County Council:

| LC OBJ 4 | To complete the pilot study on Historic Landscape Characterisation and utilise the results to complement and contribute to Landscape Character Assessment (LCA). |

9.10 Views and Prospects

County Meath contains many vantage points from which views and prospects of great natural beauty may be enjoyed. The scenery and landscape of the County are of amenity and economic value to residents and tourists, and contribute greatly to the quality of life. There is a need, therefore, to protect and conserve views and prospects adjoining public roads and from publicly accessible places throughout the County for the benefit of future generations to enjoy. In assessing the potential impacts on views and prospects of development proposals, it is not proposed that this should give rise to the prohibition of development in these locations. Rather such development, where permitted, should not hinder or obstruct these views and prospects and should be designed and located so as not to be intrusive in the landscape as seen from these vantage points.

Objective

It is an objective of Meath County Council:

| LC OBJ 5 | To preserve the views and prospects and the amenity of places and features of natural beauty or interest listed in Appendix 12 and shown on Map 9.5.1 from development that would interfere with the character and visual amenity of the landscape. |

9.11 Landscape Conservation Area(s)

Section 204 of the Planning and Development Acts, 2000 - 2012 enables the elected members of Meath County Council to designate a Landscape Conservation Area, within its functional area, in order to preserve it. The Meath County Development Plan 2007-2013 had an objective to explore the designation of a Landscape Conservation Area(s), in respect of their core areas for (a) Tara Skryne area (s) and (b) Loughcrew and Slieve na Calliagh Hills.
In March 2009, Meath County Council in partnership with the Department of Environment, Heritage and Local Government and the Heritage Council commenced the process of the designation of a Landscape Conservation Area for the Tara/Skryne landscape.

The objectives of the project are to:

1. Examine, learn from and adapt suitable international best practice models for the sustainable management of historic landscapes and establish long-term partnerships with organisations/agencies responsible;
2. Raise awareness and understanding of the significance of the Tara Skryne Landscape to maximise the socio-economic benefits and cultural tourism opportunities for the area;
3. Develop a participative process to collaborate in an inclusive and open manner with stakeholders, the public and residents within the Tara Skryne Landscape;
4. Implement the relevant policies and objectives of the Meath County Development Plan 2007-2013;
5. Agree, after consultation, the criteria to define the character and values of the Tara Skryne Landscape and to designate a Landscape Conservation Area under Section 204 of the Planning and Development Act, 2000;
6. Prepare a participatory Landscape Action Plan for the Tara Skryne Landscape Conservation Area;
7. Review and monitor the effectiveness of the Landscape Conservation Area and to inform the development of a National Landscape Strategy using the European Landscape Convention as a guide, and;
8. Develop protocols and training tools utilising Information Communication Technology for local authority staff and other key stakeholders to inform the management of the Tara Skryne Landscape.

The basis for the designation of the Landscape Conservation Area was strongly influenced and guided by:

- European Landscape Convention;
- National legislation and guidelines;
- Ministerial Direction;
- Landscape Character Assessment (see Appendix 7);
- the Draft Management Plan for the Hill of Tara, and;
- Stakeholder participation.

Following extensive stakeholder meetings, and pre-draft consultation events, a draft Tara Skryne Landscape Conservation Area was placed on public display in May 2010 for a six week statutory consultation period. The Manager’s Report on submissions received was presented to the elected members of the Council in July 2010. In September 2010 further detailed presentations on the project were made to the elected members. The elected members having considered the proposed order and the submissions and observations may by resolution make the order with or without modifications or refuse to make the order. There is no statutory timeframe for adoption of the Landscape Conservation Area and the matter is currently subject to ongoing discussions. Information is available on a dedicated project website www.taralandscape.ie. It is the policy of Meath County Council to progress this project in a timely fashion.

Meath County Council will facilitate the establishment of a partnership structure which brings together the local community, state agencies, research institutions and all other relevant stakeholders to develop and implement an agreed and innovative Landscape Action Plan for the Tara Skryne Landscape that will focus on developing initiatives to: (i) maximise the socio-economic benefits and cultural tourism opportunities for the area; (ii) investigate, interpret, manage, promote and communicate the significance and values of the landscape and (iii) maintain the high quality landscape based on local distinctiveness and a strong cultural brand identity.
**Policy**

It is the policy of Meath County Council

| LC POL 3 | To protect the archaeological heritage, rural character, setting and amenity of the Tara landscape and Loughcrew and Slieve na Calliagh Hills. |

**Objectives**

It is an objective of Meath County Council:

<table>
<thead>
<tr>
<th>LC OBJ 6</th>
<th>To progress the designation, in a timely fashion, of a Landscape Conservation Area, pursuant to Section 204 of the Planning &amp; Development Acts, 2000 - 2012, for the Tara Skryne Landscape.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LC OBJ 7</td>
<td>To explore, over the life of the plan, the designation of a Landscape Conservation Area, pursuant to Section 204 of the Planning &amp; Development Acts, 2000 - 2012, in respect of Loughcrew and Slieve na Calliagh Hills.</td>
</tr>
<tr>
<td>LC OBJ 8</td>
<td>To develop and support the implementation of an agreed and innovative Landscape Action Plan for the Tara Skryne Landscape.</td>
</tr>
<tr>
<td>LC OBJ 9</td>
<td>To work in partnership with the Consultative Group on the day-to-day management of the Hill of Tara and to prepare a Conservation Plan for the State Owned Lands at the Hill of Tara.</td>
</tr>
</tbody>
</table>
10.1 Rural Development Context

County Meath is a predominantly rural county in terms of land use, with a large rural population. The rural landscape which includes scenic river valleys and rolling farmland provides a tranquil setting. Rural areas within Meath are home to a diverse range of uses ranging from agriculture and equine industries, centres of local food production, recreational and tourist activities, established villages and one-off rural housing. Ensuring the continued vitality and viability of the rural area is a significant issue for the county, particularly in terms of how best to manage sometimes competing social, economic and environmental considerations. This chapter sets out the rural settlement strategy which is informed by the Core Strategy set out in Chapter 2 of this Development Plan and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

In addition, Meath County Council is cognisant of the Pilot CEDRA Rural Economic Development Zones (REDZ) initiative launched by the Department of the Environment, Community & Local Government in May 2015 with funding allocated for a potential 18 pilot initiatives across the country at different levels of scale. REDZ are defined as functional rather than administrative geographic areas that reflect spatial patterns of local economic activities and development processes (i.e. they are sub county zones within which most people live and work). The pilot scheme is open to all Local Authorities in cooperation with their relevant REDZ communities and is a further source of potential funding to support rural economic development. It will be the strong intention of Meath County Council to make an application to the DoECLG for the inclusion of such a scheme in County Meath as part of the national pilot programme.

Under the REDZ Scheme Meath County Council/Meath Enterprise was successful in its application in 2015 to develop a Digital Hub at the Kells Enterprise Centre. It is intended that the Hub will then be marketed to new start up companies to function as incubation space and as a location for training programmes in digital innovation. Funding of €75,000 has been allocated to the project.

Goal

To encourage the continued sustainable development of rural communities without compromising the physical, environmental, natural and heritage resources of the County.

To realise this goal, the Planning Authority has identified a series of key strategic objectives relating to the county and rural development generally, and has devised more detailed objectives specific to development types and rural area types.

Strategic Objectives

It is a strategic objective of Meath County Council:

RUR DEV SO 1 To support the continued vitality and viability of rural areas, environmentally, socially and commercially by promoting sustainable social and economic development.

RUR DEV SO 2 To identify and protect rural resources such as locally and regionally important aquifers and water sources from development which would prejudice their sustainable future usage.

RUR DEV SO 3 To identify and protect known or potential aggregate resources, where feasible, from development which would prejudice their sustainable future usage.
RUR DEV SO 4 To recognise the strategic roles the county will play in the regional and national context in terms of recreation, heritage conservation, natural resources and food production, and to ensure compatibility between this plan and regional and national strategies.

RUR DEV SO 5 To support the vitality and future of Graigs for rural development and ensure a functional relationship between housing in Graigs and the rural area in which they are located.

RUR DEV SO 6 To protect and enhance the visual qualities of rural areas through sensitive design.

RUR DEV SO 7 To support the continuing viability of agriculture, horticulture and other rural based enterprises within rural areas and to promote investment in facilities supporting rural innovation and enterprise with special emphasis on the green economy, in the context of sustainable development and the management of environmental resources.

RUR DEV SO 8 To support and protect the existing economic base and seek to diversify the economy through both inward investment and the promotion of agriculture, forestry and tourism-related industries in rural areas.

RUR DEV SO 9 To ensure that plans and projects associated with rural development will be subject to an Appropriate Assessment Screening and those plans or projects which could, either individually or in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) undergo a full Appropriate Assessment.

RUR DEV SO 10 To promote rural economic development by recognising the need to advance the long term sustainable social and environmental development of rural areas and encouraging economic diversification and facilitating growth of rural enterprises. Having regard to the CEDRA Rural Economic Development Zones (REDZ) pilot initiative launched in May 2015, Meath County Council strongly supports an application to be made to the DoECLG for inclusion of a REDZ scheme in County Meath as part of the national pilot programme.

10.2 Rural Settlement Strategy

Meath County Council recognises the long tradition of people living in rural areas and promotes sustainable rural settlement as a key component of delivering more balanced regional development. Rural development should be consolidated within existing villages and settlements that can build sustainable rural communities as set out in the National Spatial Strategy 2002-2020 and Regional Planning Guidelines for the Greater Dublin Area 2010-2022. The Development Plan seeks to accommodate rural generated housing needs where they arise, subject to local housing need criteria and development management standards. The Department of the Environment, Heritage and Local Government published Sustainable Rural Housing Guidelines for Planning Authorities in April 2005 and issued a circular SP5/08 which provides advice and guidance in relation to local need and occupancy conditions.

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1 Urban generated housing is housing in rural locations sought by people living and working in urban areas, including second homes/holiday homes whereas rural generated housing is defined as housing needed in rural areas within the established rural community by people working in rural areas or in nearby urban areas. Source: Guidelines for Sustainable Rural Housing
Chapter 10 – Rural Development

Goal
To ensure that rural generated housing needs are accommodated in the areas they arise, subject to satisfying good practice in relation to site location, access, drainage and design requirements and that urban generated rural housing needs should be accommodated within built-up areas or land identified, through the development plan process.

Strategic Policies
It is a strategic policy of Meath County Council:

| RUR DEV SP 1 | To adopt a tailored approach to rural housing within County Meath as a whole, distinguishing between rural generated housing and urban generated housing in rural areas recognising the characteristics of the individual rural area types. |
| RUR DEV SP 2 | To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria. An assessment of individual rural development proposals including one-off houses shall have regard to other policies and objectives in this Development Plan, and in particular Chapter 9 Section 9.6.7 UNESCO World Heritage Site of Brú na Bóinne. |

10.3 Rural Area Types

The Meath County Development Plan 2007-2013 identified three area types in the county following detailed research and assessment. It is considered appropriate, to retain the three area types in this County Development Plan as there has been no significant change in the characteristics of these areas or their socio-economic profile in the intervening period. Given the current economic climate and decreased number of planning applications it is considered that there remains a need to stimulate development in certain rural areas of County Meath.

The three rural area types are identified on Map 10.1 and are described as follows:

**Area 1 - Rural Areas under Strong Urban Influence**
Key Challenge: To facilitate the housing requirements of the rural community while directing urban generated housing development to areas zoned for new housing in towns and villages in the area of the development plan.

This area exhibits the characteristics of proximity to the immediate environs or close commuting catchment of Dublin, with a rapidly rising population and evidence of considerable pressure for development of housing due to proximity to such urban areas. This area includes the commuter-belt and peri-urban areas of the county, and are the areas that are experiencing the most development pressure for one-off rural housing. These areas act as attractive residential locations for the inflow of migrants into the county.

Policies
It is the policy of Meath County Council:

| RD POL 1 | To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria. |

2 Peri Urban areas are parts of the open countryside that have been subjected to very high levels of urban generated adjustment.
Chapter 10 – Rural Development

**RD POL 2** To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.

**RD POL 3** To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.

**Area 2 - Strong Rural Areas**

Key Challenge: To maintain a reasonable balance between development activity in the extensive network of smaller towns and villages and housing proposals in the wider rural area.

This area is underpinned primarily by relative levels of residential stability compared to Area Type 1 within a well developed town and village structure and in the wider rural area around them. This stability is supported by a traditionally strong agricultural economic base and the level of individual housing development activity in these areas tends to be lower than that within Area Type 1 and confined to certain areas.

This area type is to be found in rural areas along a spine from the north of the county east of and including Kells as far as Oldcastle. The environs of Athboy and Slane are also included in this category. This area has less of a tradition of urban settlement. It is under more moderate pressure for one off housing development than the areas under strong urban influence.

**Policies**

It is the policy of Meath County Council:

**RD POL 4** To consolidate and sustain the stability of the rural population and to strive to achieve a balance between development activity in urban areas and villages and the wider rural area.

**RD POL 5** To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.

**Area 3 - Low Development Pressure Areas**

Key Challenge: To arrest population and economic decline.

This area type covers much of the north-western, western and south-western parts of the county. This area is associated with relatively high levels of residential stability above average percentages of family households and high rates of agricultural employment. In addition, it is characterised by the lowest average population densities. This area has the weakest urban structure within the county and the rural housing policy applicable should reflect same.

**Policy**

It is the policy of Meath County Council:

**RD POL 6** To accommodate demand for permanent residential development as it arises subject to good practice in matters such as design, location and the protection of important landscapes and any environmentally sensitive areas.

This Development Plan identifies Policies for one off rural housing – referring to housing outside of the development boundaries of any settlements identified in the Settlement Strategy in chapter 3 (i.e. on unzoned lands). Meath County Council will assess applications for rural dwellings on the basis of the policies set down for each Area Type above and the criteria set out below.
10.4 Persons who are an Intrinsic Part of the Rural Community

The Sustainable Rural Housing Guidelines outline that Planning Authorities in formulating policies recognise the importance to rural people of family ties and ties to a local area such as parish, townland or the catchment of local schools and sporting clubs. It also delivers positive benefits for rural areas and sustains rural communities by allowing people to build in their local areas on suitable sites.

The Planning Authority will support proposals for individual dwellings on suitable sites in rural areas relating to natural resources related employment where the applicant can:

- Clearly demonstrate a genuine need for a dwelling on the basis that the applicant is significantly involved in agriculture. In these cases, it will be required that the applicant satisfy the Planning Authority with supporting documentation that the nature of the agricultural activity, by reference to the area of land and/or the intensity of its usage, is sufficient to support full time or significant part time occupation. It is also considered that persons taking over the ownership and running of family farms and/or the sons and daughters of farmers would be considered within this category of local need. The applicant shall satisfy the Planning Authority as to the significance of their employment. Where persons are employed in a part time capacity, the predominant occupation shall be farming / natural resource related. It should be noted, that where an applicant is also a local of the area, the onus of proof with regard to demonstrating the predominance of the agricultural or rural resource employment shall not normally be required.

- Clearly demonstrate their significant employment is in the bloodstock and equine industry, forestry, agri-tourism or horticulture sectors and who can demonstrate a need to live in a rural area in the immediate vicinity of their employment in order to carry out their employment. In these cases, it will be required that the applicant satisfy the Planning Authority with supporting documentation that the nature of the activity, by reference to the area of land and/or the intensity of its usage, is sufficient to support full time or significant part time occupation. The applicant shall satisfy the Planning Authority as to the significance of their employment. Where persons are employed in a part time capacity, the predominant occupation shall be bloodstock and equine industry, forestry, agri-tourism or horticulture related. It should be noted, that where an applicant is also a local of the area, the onus of proof with regard to demonstrating the predominance of the agricultural or rural resource employment shall not normally be required.

The Planning Authority recognises the interest of persons local to or linked to a rural area, who are not engaged in significant agricultural or rural resource related occupation, to live in rural areas. For the purposes of this policy section, persons local to an area are considered to include:

- Persons who have spent substantial periods of their lives, living in rural areas as members of the established rural community for a period in excess of five years and who do not possess a dwelling or who have not possessed a dwelling in the past in which they have resided or who possess a dwelling in which they do not currently reside;

- Persons who were originally from rural areas and who are in substandard or unacceptable housing scenario’s and who have continuing close family ties with rural communities such as being a mother, father, brother, sister, son, daughter, son in law, or daughter in law of a long established member of the rural community being a person resident rurally for at least ten years;

- Returning emigrants who have lived for substantial parts of their lives in rural areas, then moved abroad and who now wish to return to reside near other family members, to work locally, to care for older members of their family or to retire, and;
• Persons, whose employment is rurally based, such as teachers in rural primary schools or whose work predominantly takes place within the rural area in which they are seeking to build their first home, or is suited to rural locations such as farm hands or trades-people and who have a housing need.

The Planning Authority also recognises that exceptional health circumstances may require a person to live in a particular environment or close to family support. In such cases, the exceptional health circumstances would require supporting documentation from a registered medical practitioner and a disability organisation supporting a planning application. In the absence of any significant environmental, access or traffic reasons for refusal and the proposal adheres to sensitive design and siting criteria, the Planning Authority will consider granting planning permission, subject where appropriate to conditions regarding occupancy.

Where an applicant for a one off house in the countryside can demonstrate, by the submission of documentary evidence, that their original dwelling was sold due to unavoidable financial circumstances, such applications will be considered on their individual merits, where the applicant satisfies local housing need criteria. This consideration does not override the other normal assessment criteria as set out in this Development Plan for a one off house.

Where an applicant has resided in a rural area for a considerable period of time, being a period of time in excess of the previous 10 consecutive years, in a dwelling attached to their business, such as farming, and the business inclusive of dwelling house is being sold for retirement or other circumstances, such applications will be considered on their individual merits, where the applicant satisfies local housing need criteria. The Planning Authority will facilitate preplanning consultation in such circumstances.

10.5 All Areas

10.5.1 Development Assessment Criteria

The Planning Authority will also take into account the following matters in assessing individual proposals for one off rural housing:

• The housing need background of the applicant(s) in terms of employment, strong social links to rural areas and immediate family as defined in Section 10.4 Persons who are an Intrinsic Part of the Rural Community;
• Local circumstances such as the degree to which the surrounding area has been developed and is trending towards becoming overdeveloped;
• The degree of existing development on the original landholding from which the site is taken including the extent to which previously permitted rural housing has been retained in family occupancy. Where there is a history of individual residential development on the landholding through the speculative sale of sites, permission may be refused;
• The suitability of the site in terms of access, wastewater disposal and house location relative to other policies and objectives of this plan;
• The degree to which the proposal might be considered infill development.

10.5.2 Ribbon Development

Ribbon development is considered to be a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage. (Please note that in all instances where ribbon development is referred to in this Development Plan, the example contained in Appendix 4 of the Sustainable Rural Housing Guidelines for Planning Authorities as published by the DoEHLG in April 2005 shall apply). Whether a given proposal will exacerbate such ribbon development or could be considered will depend on:

• The type of rural area and circumstances of the applicant;
• The degree to which the proposal might be considered infill development, and;
• The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development.
Meath County Council will endeavour to arrive at a balanced and reasonable view in the interpretation of the above criteria taking account of local circumstances, including the planning history of the area and development pressures.

### 10.5.3 Occupancy Conditions

Meath County Council is committed to attaching occupancy conditions in accordance with the Sustainable Rural Housing Guidelines and Circular SP 5/08 issued by the Department of Environment, Community and Local Government.

**Policy**

It is the policy of Meath County Council:

| RD POL 7 | To attach an occupancy condition to all individual one off rural dwellings, including those located in Graigs, on unzoned land, pursuant to Section 47 of the Planning and Development Act 2000-2012, restricting the use of the dwelling to the applicant, as a place of permanent residence. The period of occupancy will be limited to a period of 7 years from the date of first occupation. No such occupancy condition shall be imposed with respect to housing located in Rural Area Type ‘Low Development Pressure Area’. |

### 10.6 Graigs (Appendix 16)

The experience in terms of the operation of the ‘Graig’ policy since the 2007 County Development Plan was adopted has been mixed and given the household allocation for Meath in the Regional Planning Guidelines (and as allocated within Chapter 3 Settlement and Housing Strategy) it is recognised that there may be some scope to facilitate the development of housing within Graigs where the applicant can demonstrate a local housing need in accordance with the policies and Development Assessment criteria set down for the relevant rural area type above and the policies set down below.

**Objectives**

It is the objective of Meath County Council:

| RD OBJ 1 | To support Graigs located across the County in offering attractive housing options to meet the needs of the established rural communities and to support existing local community facilities such as schools, post offices etc. |

| RD OBJ 2 | To seek to ensure that new residential development in Graigs is in accordance with ‘the Meath Rural Design Guide’ and is of a design and layout compatible with the character of its setting. Suburban type developments will not be permitted. |

**Policy**

It is the policy of Meath County Council:

| RD POL 8 | To ensure that the provision of housing in all Graigs shall be reserved for persons who are an intrinsic part of the rural community and comply with the local housing need criteria and policies set down within the relevant rural area type in this Chapter. The following exceptions may apply: |
(a) Where a person cannot secure an appropriate site in their native rural area consideration will be given to permission for a rural dwelling within a Graig (maximum distance of 10km from the family home);

(b) Where a person previously owned a dwelling and is no longer in possession of that dwelling due to unavoidable financial circumstances.

10.7 Rural Residential Development: Design and Siting Considerations

Traditional buildings in the countryside evolved in response to their setting and function on the land. They blend sympathetically with their surroundings and do not appear incongruous in the landscape. It is essential that similar care is exercised in the siting and design of new buildings to ensure that they too can integrate harmoniously with their surroundings and thereby protect the amenity and character of the countryside of County Meath. Meath County Council has prepared design guidelines for rural houses and it is the policy of the Council to implement these guidelines through the development management process. The guidelines are included in Appendix 15 of the Development Plan.

Policy

It is the policy of Meath County Council:

| RD POL 9 | To require all applications for rural houses to comply with the ‘Meath Rural House Design Guide’. |

The determination of whether a new building integrates into the landscape is not a test of invisibility; rather it requires an assessment of the extent to which the development of the proposed site, including necessary site works, will blend in unobtrusively with its surroundings.

The main criteria against which the degree of visual impact will be considered include:

- The location of the site within the landscape, the position of the building within the site and its relationship with surrounding buildings. This will help determine whether the development will be a prominent feature in the landscape;
- The attributes of the site and its landscape surroundings and whether these provide sufficient enclosure for the new building. This includes the existence or otherwise of natural boundaries and/or a visual backdrop, and whether there is any intervening vegetation or natural features between the site and critical views; and
- The suitability of the design of the building for the site and its locality, including its form, scale and massing.

The assessment of integration will be judged from critical views along stretches of the public road network, shared private lane-ways serving existing or approved dwellings, public rights of way and other areas of general public access and assembly.

New buildings that would read as skyline development or occupy a top of slope/ridge location or otherwise be a prominent feature in the landscape will be unacceptable.

New buildings should be sited to take advantage of the opportunities afforded by existing mature planting, hills, slopes or other natural features to provide suitable enclosure. These features can provide a visual backdrop to development and equally where located in the foreground between the site and critical views can assist integration by filtering views of the new building. A group of existing buildings, such as a farm complex may also provide an opportunity to sensitively integrate a new building provided this does not adversely impact on rural character.

Where trees provide enclosure or a backdrop to a site they should be retained and where necessary augmented by new planting with native or other species characteristic of the area. This
will assist the integration of the new building and help promote biodiversity. Care should be taken to ensure that an appropriate distance is maintained between tree root systems and building foundations, so neither is compromised.

While new tree planting for integration purposes will be considered together with existing landscape features, new planting alone will not be sufficient. A building on an unacceptable site cannot be successfully integrated into the countryside by the use of landscaping. New planting will inevitably take a considerable length of time to mature and in the interim will not mitigate the impact of new development. Similarly, a new building that relies on significant earth works, such as mounding or cut and fill for integration will be generally unacceptable.

Due to the widespread views generally available in flat landscapes or exposed hill areas, it is all the more important to ensure that new buildings integrate well with their surroundings. In such areas, poor siting and design carries with it a greater potential for adverse impact on visual amenity and rural character. Particular care is therefore required in site selection so that new buildings will integrate into these landscapes.

10.7.1 Access and Other Ancillary Works

New accesses are often a visible feature of development in the countryside and on occasion can be more obtrusive than the building itself, particularly if they include ornate walls, gates and fencing.

All new access drives and services, such as electricity and telephone lines, should be run unobtrusively alongside existing hedgerows or wall lines and should be accompanied by appropriate landscaping measures. Access driveways should respect site contours and cross them gently, thus integrating the building with its entrance and site. Sweeping driveways which create a suburban emphasis and access arrangements will not be acceptable.

While adequate visibility at the road access is necessary in the interests of road safety, access driveways surfaced in tarmacadam and with concrete kerbing can look out of place in the countryside and less formal solutions should be sought.

The traditional field pattern should be preserved and roadside and field boundary hedges and stone walls retained or reinstated following any access works. Retention or reinstatement of boundaries, hedges and walls and the provision of gates and piers in keeping with the character of the area is an important element in mitigating the impact of new development and where necessary will be controlled by condition.

The provision of external lighting to serve dwellings requires careful consideration in order to meet the functional requirements of residents while remaining in character with the rural area. Floodlighting can result in light pollution and may have adverse impacts on the fauna of an area while ornate, suburban style garden lighting may also be inappropriate in a rural context. Where considered necessary, the Planning Authority may attach conditions to grants of permission stipulating what type of lighting should be provided.

10.8 Agriculture

County Meath’s rich pasturelands support a wide variety of farming types. Agriculture has traditionally been the most important contributor to the rural economy of County Meath. While it may now provide less employment, it still remains important as a significant source of income and employment in rural areas. Furthermore, it is recognised that the agriculture sector plays an important role in environmental management and landscape protection and can play a central role in maintaining and enhancing the quality of the rural countryside.

EU Common Agricultural Policy (CAP) is being reviewed and will inform the future output and production activities of the sector. In order to meet this challenge, farms will need to become more viable entities, adaptable to change and subject to more environmentally sustainable practices.
### 10.8.1 Employment in Agriculture

According to the Meath County Development Board ‘Meath Working Together 2009-2012- A Review of ‘Le Cheile – An Integrated Strategy For Meath to 2012‘ and ‘Meath in Transition 2005-2008’, the number of people working in Agriculture, Forestry and Fishing (AFF) in County Meath has reduced significantly since 1991. In 1991 there were 5,823 working in the industry, this figure has reduced to 3,674 in 2006. 73% of the AFF workforce is employed within the county and 7% are commuting to surrounding counties.

To sustain rural communities, farm diversification and new employment opportunities will be required. In recent years there has been significant growth in the demand for fresh local produce and the development of allotments. Further development in horticulture and in value added food and agricultural enterprises are sectors with opportunities for growth. Specialist beef production and Intensive dairying are the most common types of farming. Meath is the country’s second most important centre for the bloodstock industry, after County Kildare. The equine industry is important both economically and culturally. According to the ‘Directory of the Turf’ there are 54 stud farms in Meath. Fairyhouse Racecourse, Navan Racecourse and Tattersalls Bloodstock Auctioneers are highly prominent enterprises in the area. Race meetings are also held in Bellewstown and Laytown. Bloodstock and sport-horse enterprises generate employment directly and also through other associated enterprises and sectors such as tourism.

Agriculture will continue to be an important component of the economy. The agricultural sector must adapt to the challenges posed by modernisation, restructuring, market development and the increasing importance of environmental issues. An economically efficient agricultural and food sector, together with forestry, sensitive exploitation of natural resources and diversification into alternative on-farm and off-farm activities, are essential components of the development of the rural economy.

**Goal**

To maintain a vibrant and healthy agricultural sector based on the principles of sustainable development whilst at the same time finding alternative employment in or close to rural areas to sustain rural communities.

**Policies**

It is the policy of Meath County Council:

| RD POL 10 | To encourage and facilitate agricultural diversification into agri-businesses such as organic foods, rural tourism and small to medium sized enterprises subject to the retention of the holding for primarily agricultural use and the proper planning and sustainable development of the area. |
| RD POL 11 | To protect the economic and social benefits of local country markets devoted to the sale of local agricultural and craft produce and to support their role as visitor attractions. |
| RD POL 12 | To facilitate the development of agriculture while ensuring that natural waters, wildlife habitats and conservation areas are protected from pollution. |
| RD POL 13 | To protect agricultural or agri-business uses from unplanned and/or incompatible urban development. |
10.9  Agricultural Development

10.9.1  Agricultural Buildings

The provision of well located structures and facilities necessary for good and environmentally sound agricultural practice shall be supported by the Planning Authority. The suitability of a given proposal will be determined by the following factors:

- The provision of buildings to a design, materials specification and appearance and at locations which would be compatible with the protection of rural amenities. Particular attention should be paid to developments therefore in sensitive landscapes as identified in the Landscape Character Assessment (Refer to Appendix 7);
- The availability of an effective means of farm waste management to ensure nutrient balancing between application of farm wastes to land and its balanced uptake by agricultural use of land;
- Whilst the Planning Authority recognises the primacy in land use terms of agriculture in rural areas and that the presence of individual housing should not impinge unduly on legitimate and necessary rural activity, regard should also be had to the unnecessary location of major new farm complexes proximate to existing residential development.

10.9.2  Intensive Agriculture

The requirements of the preceding section will be applied to intensive agri-business proposals in the pig and poultry sectors. Whilst the Planning Authority recognises the role of this sector to contribute towards national economic targets and the economic well being of the county in general, it is vital that the environmental qualities of the county are recognised in such proposals and protected accordingly. The scale and intensity of such activities within a limited area and the appropriateness of the activity in relation to the quantum of waste generated and its effect on the area is an important consideration in assessing development proposals for intensive agriculture. This applies in particular where the management of nutrients would be located in areas identified as major aquifers and which would be vulnerable to contamination of ground water.

10.9.3  Alternative Agri-Enterprise

The Planning Authority shall support proposals for agri-tourism developments such as farmhouse guest accommodation, equestrian centres, outdoor pursuit centres and other similar activities including small-scale craft activities where normal development criteria in relation to satisfactory access, appropriate location and design and waste management are observed.

Whilst the Planning Authority would encourage and endeavour to facilitate the expansion and diversification of agriculture, some agri-business activities may be more appropriately located within serviced settlement centres on lands identified for such uses in the Local Area Plans, where piped wastewater disposal facilities are available. Detailed policies on economic development within rural areas are included in Chapter 4 Economic Development.

10.9.4  The Informal Horticulture Sector

Allotments are becoming increasingly popular and play an important function in serving communities. Private landowners have a role in providing this resource and service which promotes sustainable living. Allotments shall be located such that they do not have an adverse impact on the safety and capacity of the surrounding road network, and shall be designed and sited to have a minimal impact on the surrounding landscape.

Policy

It is the policy of Meath County Council:

| RD POL 14 | To support the development of appropriately located allotment development, in areas which have good access to and are proximate to built up and residential areas. |
10.10 Forestry

Forests and woodlands play an important role within the Greater Dublin Area in terms of supporting rural employment and rural diversity, climate change management and carbon sequestration, biodiversity and as a source of renewable/alternative energy sources. Forests and woodlands have a significant recreational and amenity value. County Meath has one of the lowest ratios of planted area in the state. In 2007, c. 9,710 ha of the county was in forest cover which accounts for only 4.1% of the county. The Forest Service published an Indicative Forest Strategy in 2008 which provides information on how much land is potentially available for afforestation, where it is, how productive it is, how it is currently being used and what type of forestry might be suitable there. It contains a map which gives an overview of all the opportunities and constraints which exist for forestry in Ireland, at a national level. Further growth in forestry plantation will need to take into account potential impacts on water quality and biodiversity.

The introduction of large scale forestry areas can have negative impacts on an area if they are not in harmony with the surrounding environment. Forestry activities must be appropriate in terms of nature and scale to the surrounding area, so they are not visually obtrusive on the landscape or cause damage to important habitats or the ecology of the area. The use of native species or broadleaf/conifer mixture and age class diversity can enhance the visual impact and biodiversity of forests. In order to facilitate guidance on areas which contain opportunities for the creation of new woodland and areas which might be sensitive to new forestry proposals, the Landscape Characterisation Assessment of the county should be consulted (Appendix 7). There are several areas of commercial forestry in County Meath but it is not currently a widespread land use. There are already some young plantations in parts of the County which are a likely result of farm diversification. Coniferous plantations are significant and long-term landscape features which should be located sensitively. If located in prominent or highly visible locations they will change the traditional farmed appearance of the landscape and may attract attention from long distances. They have the potential to adversely affect scenic value, biodiversity and archaeological features.

At all times, the recommendations of the Department of Agriculture, Food and the Marine and the Department of Arts, Heritage and the Gaeltacht guidelines on forestry and fisheries, archaeology and landscape, will be adhered to. In addition, the Planning Authority will encourage the provision of public access to new forests through walking and bridle paths, recreational areas and other similar facilities. The appropriateness of a given site will also be determined by reference to any effects upon established housing which might be enveloped and the proposed manner of transporting harvested timber and the adequacy of transport routes for haulage.

Goal

To develop forestry to a scale and in a manner which maximises its contribution to the economic and social well being of the County on a sustainable basis and which is compatible with the protection of the environment.

Policies

It is the policy of Meath County Council:

| RD POL 15 | To encourage sustainable forestry development, which is planted, managed and harvested in accordance with the Forest Service Guidelines for Landscape, Forest Harvesting and Environmental, Archaeology, Biodiversity and Water Quality. |
| RD POL 16 | To promote forestry development of appropriate scale and character whilst ensuring that the development does not have a negative visual impact on the countryside or cause pollution or degradation to wildlife habitats, natural waters or areas of ecological importance. |

3 National Forest Inventory, Forest Service (2007)
RD POL 17 To encourage the provision of public access to new forests through walking and bridle paths, recreational areas and other similar facilities.

RD POL 18 To promote the avoidance of deforestation or commercial afforestation within Natura 2000 sites unless directly relating to the management of the site for its qualifying interests.

Objectives

It is an objective of Meath County Council:

RD OBJ 3 To co-operate with the Forest Service of the Department of Agriculture, Food and the Marine to encourage and promote the preparation and implementation of an Indicative Forest Strategy for the County.

RD OBJ 4 To continue to involve the Local Authority in the NeighbourWood Scheme and to identify areas at local level that are suitable for such schemes.

10.11 Tree Preservation

Throughout the county, series of trees or groupings of trees have been identified as being of particular importance or value to the area. As a means of protecting these areas of planting, Tree Preservation Orders (TPOs) have been made for a number of sites (Map 10.2). In 2011, Meath County Council in conjunction with the Heritage Council commissioned the County Meath Tree, Woodland and Hedgerow Survey. During the course of field surveys of woodlands and parklands, a number of trees were surveyed including the trees and groups of trees protected under TPOs. The survey details the location of notable trees in County Meath classified according to the nature of their heritage value and recommends that these trees be afforded protection by Meath County Council under TPOs.

Notwithstanding the existence of TPOs, it is recognised that in some instances tree felling will be unavoidable over the life of the Plan. Where felling of trees is unavoidable, new planting will be required and the planting of native species will be encouraged. The Planning Authority will consult with the Department of Agriculture, Food and the Marine advisors regarding its recommendations on Tree Felling Licence applications.

Objective

It is an objective of Meath County Council:

RD OBJ 5 To review and update the current list of TPOs and explore the option of making additions having regard to the recommendations set down in the County Meath Tree, Woodland and Hedgerow Survey (2011) and having due regard to the Council’s policies and objectives elsewhere in this County Development Plan.

Policies

It is the policy of Meath County Council:

RD POL 19 To consider the preservation of any tree, trees or groups of trees or woodland of special amenity or environmental value by use of Tree Preservation Orders.

RD POL 20 To require the submission of landscape plans where appropriate to accompany planning applications for rural development prepared by competent professionals and to promote the use of native trees for boundary treatment and shelter belts.
10.12 Extractive Industry and Building Materials Production

Meath County Council acknowledges the need for extractive industries in terms of supply of aggregate materials for the construction sector, delivering transport infrastructure projects, and for the export market. However, the potential for conflict in the operation of these industries with wider environmental issues needs careful consideration. By their nature, aggregates can only be worked where they occur. The cost of haulage affects economic competitiveness in this sector. This inevitably leads to conflicts and environmental concerns. Extractive industries by their nature can give rise to detrimental environmental and residential amenity effects including traffic generation, vibration, dust, noise, water pollution, visual intrusion and loss of ground water supplies. The impact on the road network of the County is significant.

Meath contains a variety of natural resources such as building raw materials in the form of sand, gravel, stone reserves including high purity limestones and shale used in cement and magnesia manufacture and base metal deposits. The potential of these resources to underpin construction output and provide employment and economic growth in the local and regional economy is recognised as is the need to exploit such resources in an environmentally sound and sustainable manner.

The RPGs require development plans to map key natural aggregate resources. The wide distribution of resources is recognised and particular known deposits and sites have been mapped by Geological Survey of Ireland (GSI) in 2004. The GSI Aggregate Potential Mapping illustrates potential crushed rock and sand and gravel deposits and assesses the interactions between the development of these resources and future land uses. These maps are acknowledged as not being exhaustive and additional reserves may adjoin those shown on Map 10.3 and 10.4. Guidelines for Planning Authorities on Quarries and Ancillary Activities were published by the DoEHLG in 2004. A number of other guidelines relating to quarrying have been produced by various bodies for example ‘Geological Heritage Guidelines for the Extractive Industry’ (GSI), ‘Institute of Geologists of Ireland Environmental Impact Statements Guide’ and ‘Wildlife, Habitats and the Extractive Industry’ (NoticeNature).

Meath County Council has undertaken an examination of quarries within its administrative area in accordance with section 261A of the Planning and Development Act 2000-2012 to determine whether development was carried out which would have required Environmental Impact Assessment (EIA) or Appropriate Assessment (AA) having regard to the Environmental Impact Assessment Directive and the Habitats Directive. The Department of Environment, Community and Local Government published Guidelines for Planning Authorities on Section 261A of the Planning and Development Act, 2000 and related provisions in January 2012.

**Goal**

To facilitate adequate supplies of aggregate resources to meet the future growth needs of the County and the wider region while addressing key environmental, traffic and social impacts and details of rehabilitation.

**Policies**

It is the policy of Meath County Council:

| RD POL 21 | To ensure that projects associated with the extractive industry carry out screening for Appropriate Assessment in accordance with Article 6(3) of the E.C. Habitats Directive, where required. |
| RD POL 22 | To facilitate the exploitation of the county’s natural resources and to exercise appropriate control over the types of development taking place in areas containing proven deposits, whilst also ensuring that such developments are carried out in a... |
manner which would not unduly impinge on the visual amenity or environmental quality in the area.

RD POL 23 To support the extractive industry where it would not unduly compromise the environmental quality of the county and where detailed rehabilitation proposals are provided.

RD POL 24 To seek to ensure that the extraction of minerals and aggregates minimise the detraction from the visual quality of the landscape and do not adversely affect the environment or adjoining existing land uses.

RD POL 25 To ensure that the extractive industry and associated development minimises adverse impacts on the road network in the area and that the full cost of road improvements, including during operations and at time of closure, which are necessary to facilitate those industries are borne by the industry itself.

RD POL 26 To ensure that all existing workings shall be rehabilitated to suitable land uses and that all future extraction activities will allow for the rehabilitation of pits and proper land use management. The biodiversity value of the site should be considered in the first instance when preparing restoration plans. Where land filling is proposed, inert material is the preferred method. Each planning application shall be considered on a case by case basis and where relevant will be dealt with under the relevant regional Waste Management Plan.

RD POL 27 To ensure that development for aggregates / mineral extraction, processing and associated processes does not significantly impact in the following areas:

i. Existing & Proposed Special Areas of Conservation (SACs);
ii. Special Protection Areas (SPAs);
iii. Natural Heritage Areas and Proposed Natural Heritage Areas;
iv. Other areas of importance for the conservation of flora and fauna;
v. Areas of significant archaeological potential;
vii. In the vicinity of a recorded monument, and;
viii. Sensitive landscapes.
v. World Heritage Sites.

10.13 The Meath Gaeltachts/Gaeltachtaí na Midhe

County Meath contains two separate Gaeltachts that have been officially designated by the Department of Community, Rural, and Gaeltacht Affairs namely (a) Rathcairn, three miles south east of Athboy and (b) Baile Ghib, six miles east of Kells (Map 10.5). The Gaeltacht area had a combined population of 1,670 persons in 2006, representing an increase of 4.9% since the 2002 Census.

There is a requirement on Planning Authorities to include objectives in the development plan for:

"the protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language, where there is a Gaeltacht area in the area of the development plan."

The two key elements therefore are protection and promotion.

It has been a long standing objective of successive Governments to maintain Irish as the language of the community and of the home in the Gaeltachts and the Planning Authority fully supports this objective. The normal requirements to demonstrate that an applicant(s) is an intrinsic member of
the rural Gaeltacht community will apply to all applications for individual applications within the defined areas of the Gaeltachts. This would accord with both national and regional planning guidance. Nonetheless, special consideration will be given to Irish applicants or those who would ensure the stabilisation and the promotion of Irish as a community language.

In addition to the Development Plan, Meath County Council in performance of its duties pursuant to the Official Languages Act 2003 has drafted its own plan towards providing:

- A clear policy towards bi-lingual signage;
- Attending the needs of the public and providing services in Irish;
- Attend the needs of the Gaeltacht completely in Irish, and;
- Assign persons with Irish to provide services through Irish, as required

The Language Scheme/Plan is monitored to ensure that its provisions are clearly met in an efficient and effective manner and in accordance with the Official Languages Act 2003.

The Local Area Plans provide detailed objectives for the promotion of development in the two Meath Gaeltachts in a manner that protects and enhances their cultural distinctiveness.

**Goal**

To ensure the continued survival and development of the Gaeltachts as an area distinct in the linguistic and cultural life of the county, whilst seeking to realise their economic and development potential in a balanced and sustainable manner over the lifetime of the Plan.

**Policies**

It is the policy of Meath County Council:

| RD POL 28 | To ensure that all new development in the Gaeltachts have a positive impact upon the use of Irish in the area and the cultural heritage of the area, whilst seeking to realise their economic and development potential in a balanced and sustainable manner over the lifetime of the Plan. |
| RD POL 29 | To require all applications for rural houses within the Gaeltachts to comply with the ‘Meath Rural Design Guide’. |

**Objectives**

It is an objective of Meath County Council:

| RD OBJ 6 | To require that a “Linguistic Impact Study” be carried out before any application for housing (for single and multiple housing developments) is considered within the Gaeltacht Area. Such a study, by reference to the linguistic background of intended users or occupants, or identification of its relationship with linguistic or cultural development objectives of groups associated or charged with the development of Gaeltacht areas will need to prove that a given proposal will have a positive impact upon the promotion and use of Irish as the language of the community. |
| RD OBJ 7 | To promote the provision of signage in Irish in the Gaeltachts regarding: |
| | a) entry and exit points with explanatory details of the cultural significance of the areas to visitors; |
| | b) the provision of all commercial signage in Irish, and; |
| | c) in association with the relevant professional and vocational groups, that auctioneers and other temporary signs are in Irish. |
10.13.1 Development Assessment Criteria

Special consideration shall be given to Irish speaking applicants or those who qualify under the rural housing policy i.e. to persons that are an intrinsic part of the rural community, and that demonstrate compliance with the local housing need criteria as set out in Section 10.4.

To assist in assessing the impact of new residential development upon the use of Irish in the Gaeltachts, all planning applications for residential development, both single and multiple house developments, will be referred to the Department of Arts, Heritage and the Gaeltacht and Údarás na Gaeltachta Management for comment.

10.14 Integrated Rural Tourism Complexes

Rural tourism can play a strong role in stimulating rural economies. The location of the county largely in the hinterland of the largest metropolitan area in the state has generated considerable demand for golf course and leisure estate type developments over the past decade. The Development Plan acknowledges this regional amenity and tourism role for the county while recognising the importance of ensuring tourist development does not have a negative impact on the overall character of the area. Policies and guidance in relation to tourist accommodation, hotels, holiday homes, caravan and camping sites, tourist signage, festivals and walking and cycle routes is set down in chapter 4 of this Development Plan.

10.15 Vernacular Rural Buildings and Replacement Dwellings

A key component of the rural landscape of Co. Meath is the built legacy of traditional dwellings and buildings, many of which have been neglected in preference for new dwellings, or because traditional buildings have become unsuitable as farming practices changed. In the majority of cases in recent times, most vernacular ‘Parnellite’ cottages are being replaced with larger contemporary and in particular suburban style dwellings that in many instances, are out of keeping with the rural character of the area. Thatched cottages, which were once commonplace, have been and continue to be in decline, and every effort will be made by the Council to encourage and facilitate the survival of the remaining examples. Detailed policy in relation to refurbishment and reuse of existing vacant structures within the UNESCO World Heritage Site of Brú na Bóinne are contained within the Heritage Chapter, section 9.6.7.

Policies

It is the policy of Meath County Council:

| RD POL 30 | To promote the viable re-use of vernacular dwellings without losing their character and to support applications for the sensitive restoration of disused vernacular or traditional dwellings. |
| RD POL 31 | To encourage and facilitate the appropriate refurbishment of existing housing stock in rural areas and in certain limited cases the replacement of existing dwellings subject to development assessment criteria outlined below. |
| RD POL 32 | To oppose the demolition and replacement of traditional or vernacular rural houses in order to protect the varied types of housing stock in rural areas of the County and to preserve the rural built heritage. |
| RD POL 33 | To consider the limited conversion of outhouses and other structures attached to large country houses or other heritage structures where acceptable conservation practice is observed in line with the other policies and objectives of this plan and where acceptable site suitability has been established in terms of access, car |
parking, open space, wastewater disposal and maintaining the setting and amenities of the main structure.

| RD POL 34 | To respect the sensitive restoration and conversion to residential use of disused vernacular or traditional dwellings or traditional farm buildings, including those which are Protected Structures, such proposals shall not be subject to the Rural Housing Policy (i.e. local need) that applies to new dwellings. |
| RD POL 35 | To actively promote the retention and restoration of thatched dwellings as a key component of the built heritage of Co. Meath. |

**Objective**

It is an objective of Meath County Council:

| RD OBJ 8 | To update the survey of surviving thatched structures in Meath and to promote available grant schemes to assist owners with their retention and repair. |

**10.15.1 Development Assessment Criteria**

The Planning Authority shall assess applications for refurbishment and/or replacement of existing housing stock in rural areas, having regard to the criteria outlined hereunder:

- That in the case of refurbishment and extension proposals, that the scale and architectural treatment of proposed works are sympathetic to the character of the original structure and the surrounding area including adjoining or nearby development;
- That in the case of replacement dwellings, to require that the original structure was last used as a dwelling and that its roof, internal and external walls are generally intact;
- That replacement dwellings are provided at locations where safe access and acceptable wastewater disposal arrangements can be put in place and where specific development objectives or other policies of the Planning Authority are not compromised, and;
- That the replacement dwelling shall be designed to be of a size and scale appropriate to the site, and;
- The design of replacement dwellings in rural areas shall comply with the ‘Meath Rural Design Guide’.
- In the assessment of whether a house which it is proposed to replace is habitable or not, the Planning Authority will rely on the definition contained in Section 2 (Interpretation) of the Planning & Development Act 2000-2012.

A “Habitable House” means a house which

- (a) is used as a dwelling;
- (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or;
- (c) was provided for use as a dwelling but has not been occupied.

**10.16 Restricting Access to Certain Categories of Roads**

**10.16.1 National Primary and National Secondary Routes**

National policy in relation to development involving access to national roads and development along such roads is set out in the Spatial Planning and National Roads Guidelines published by the Department of Environment, Community and Local Government in January 2012. The Guidelines state, “The policy of the planning authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60kmh apply. This provision applies to all
categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant’.

Under Part 4, Article 28 of the Planning and Development Regulations 2001 - 2012, notification of planning applications which involve a new access or material widening of an access to an existing or planned national road, or where the development might give rise to a significant increase in the volume of traffic using a national road, must be sent to the National Roads Authority. The Authority may make submissions or observations on such planning applications in accordance with Article 29 of the Regulations. National policy in relation to access to national routes has been outlined previously in Chapter 6.

**Policies**

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>RD POL 36</th>
<th>To develop and maximise the opportunities of the county’s national primary and secondary roads as key strategic infrastructure vital to the county’s continued economic development and to protect this strategically important infrastructure from unplanned ribbon development or random one-off housing development.</th>
</tr>
</thead>
<tbody>
<tr>
<td>RD POL 37</td>
<td>To ensure that future development affecting national primary or secondary roads, shall be assessed in accordance with the guidance given in the document ‘Spatial Planning and National Roads - Guidelines for Planning Authorities’.</td>
</tr>
</tbody>
</table>

**10.16.2 Regional and County Roads (Refer Map 10.6)**

It is vitally important that new housing in rural areas that is located along non national routes is located in such a manner as to avoid endangering public safety by way of a traffic hazard. There are a number of regionally and locally important functions of certain regional and county road type routes that act as particularly important transport links that traverse Co. Meath.

**Policies**

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>RD POL 38</th>
<th>To ensure that all development accessing off the county’s road network is at a location and carried out in a manner which would not endanger public safety by way of a traffic hazard.</th>
</tr>
</thead>
<tbody>
<tr>
<td>RD POL 39</td>
<td>To identify and protect those non-national roads of regional or local importance from unnecessary and excessive individual access/egress points, which would prejudice the carrying capacity and ultimately the function of the road.</td>
</tr>
<tr>
<td>RD POL 40</td>
<td>To restrict new accesses for one-off dwellings where the 80km per hour speed limit currently applies in order to safeguard the specific functions and to avoid the premature obsolescence of identified regional and important county link roads (see Map No. 10.6) through the creation of excessive levels of individual entrances and to secure the investment in non-national roads.</td>
</tr>
</tbody>
</table>

**10.16.3 Development Assessment Criteria**

Exceptions to the above policies relating to regional and county roads will be considered on their merits in the following circumstances:

- For those who have a location specific rural housing need on family owned lands and cannot provide access onto any other non identified regional or county road and therefore
need to access one of the regional or county roads identified on Map No. 10.6. In this circumstance, the applicant will be encouraged to maximise the potential of an existing entrance. The onus shall be on the applicant to demonstrate that they have no other access or suitable sites within their landholding, and;

- Where an existing dwelling with a vehicular entrance that is not considered to constitute a traffic hazard is to be demolished and replaced with a new dwelling.

New development proposals onto certain regionally and locally important county road type routes that act as particularly important transport links that traverse Co. Meath shall be assessed having regard to:

- Avoiding unnecessary new accesses, for example where access could be provided off a nearby county road.
- Ensuring that necessary new entrances are located in such a manner as to provide effective visibility for both users of the entrance and users of the public roads so that opportunities for conflicting movements are avoided.
- Avoiding the premature obsolescence of regional roads in particular, through creating excessive levels of individual entrances.

### 10.17 Roadside Boundaries

Roadside boundaries, whether hedgerows, sod and stone bank, stone wall or other boundaries, provide important features that are elements of both the landscape and ecology of rural areas. The retention of such boundary treatments assists in absorbing new rural housing into its surroundings and should generally be encouraged.

Occasionally, the removal of substantial lengths of roadside boundaries is proposed as part of an element of improving visibility at the junction of a new entrance onto a road. Where an alternative site is available and otherwise suitable, applicants and Planning Authorities should consider a location that avoids the necessity for widespread boundary removal.

**Policy**

It is the policy of Meath County Council:

| RD POL 41 | To avoid the removal of existing roadside boundaries where they are more than 3 m from the road edge (edge of carriageway), except to the extent that this is needed for a new entrance, and where required for traffic safety reasons. (Please refer to policies contained in Section 9.7.8 Woodlands, Hedgerows and Trees in this regard). |

### 10.18 Roads Served by Unmanned Railway Crossings

Under the National Development Plan, a rail investment and safety programme has yielded substantial route renewal and service upgrades that will deliver, over time, more frequent and faster rail passenger services over the rail network. In some areas, laneways accessed via unmanned level crossings that were originally designed to provide access to agricultural lands are the subject of significant residential development. In certain circumstances, the provision of substantial additional development that is completely dependent for access using unmanned and unprotected level crossings may increase the risk of a safety incident unacceptably or to the degree that alternative crossing arrangements are necessary. The provision of such arrangements needs to be carefully considered given the likely costs involved and the availability of resources.

**Policy**

It is the policy of Meath County Council:
Chapter 10 – Rural Development

10.19 Technical Requirements

10.19.1 One Off Houses: Sight Distances and Stopping Sight Distances

Policy

It is the policy of Meath County Council:

| RD POL 42 | To refer proposals for new housing development requiring access via unmanned and unprotected level crossings to Iarnród Éireann and to carefully consider the subsequent views of Iarnród Éireann such that due and proper consideration has been made for the safety of road users and rail safety. |

10.19.2 Groundwater Protection and the Planning System

Ensuring that the country’s water resources are of the highest quality is a prerequisite for a healthy environment, a healthy economy and is a key part of Government policy. The planning system at national, regional and local level has a key role in ensuring that development proceeds in a manner that ensures Ireland’s water resources continue to be of the highest quality.

Circular Letter SP 5/03 issued on July 31st 2003 covers three main issues in relation to the role of the planning system in ensuring that development proceeds in a manner that offers the best possible environmental protection, including protection of groundwater quality. S.I. 9 of 2010 European Communities Environmental Objectives (Groundwater) Regulations 2010 also places duties on the Local Authority’s to protect groundwaters.

1) Groundwater Protection and the Development Plan
Identifying groundwater resources and protecting them in a way that integrates environmental protection and the operation of the planning system requires that effective linkage be created between any groundwater protection scheme which has been put in place. This includes:

- identifying key aquifers and groundwater resources, assessing their vulnerability to contamination, incorporating protection schemes for specific sources of public water supplies;
- the development plan made under the Planning and Development Act 2000, and;
- the operation of the development management system as it relates in particular to the assessment of proposals involving on-site disposal of wastewater, agri-wastes and any other development activity that potentially may affect groundwater quality.

Meath County Council has prepared groundwater protection schemes and it is imperative that these are linked in a variety of different ways to the new County Development Plan. As progress is made with putting these groundwater protection schemes in place, they will be accompanied by appropriate supporting policies.

Policies

It is the policy of Meath County Council:

| RD POL 44 | To ensure that new development meets the highest standards in terms of environmental protection. |
RD POL 45  To utilise a “Groundwater Protection Response Matrix” to assist in deciding the appropriateness of various categories of development to areas that have different levels of vulnerability in terms of groundwater contamination. This approach will support the proper input of information into planning decision-making processes.

By consulting this matrix, prospective applicants as well as the Planning Authority will be able to get an indication of the likelihood of a proposed development being acceptable on a given site, or whether further investigations or adjustments to the proposals are necessary. For the Planning Authority, this matrix will also be of assistance in determining the nature of any planning and monitoring conditions to be attached to planning permissions.

(2) Groundwater Quality and Decisions on Planning Applications
Under Section 34(2)(a) of the Planning Act, when making its decision in relation to an application, Planning Authorities are restricted to considering the proper planning and sustainable development of the area, regard being had to the provisions of the development plan as well as other provisions. These other provisions include, where relevant, the policy of the Government, the Minister for the Environment, Heritage and Local Government, or any other Minister of the Government.

Good siting and design of necessary development in rural areas is vitally important. In this regard, the current standard for domestic effluent treatment and disposal from single dwelling houses is set out in the EPA 'Code of Practice - Waste Water Treatment and Disposal Systems Serving Single Houses (p.e. <10)', (2009). It includes an assessment methodology to determine site suitability, a methodology to select suitable waste water treatment systems, information on the design and installation of septic tanks and treatment systems and maintenance requirements. As an alternative to recommending a minimum site size, the EPA Code of Practice makes recommendations about matters such as separation distances from water courses and wells, site boundaries, etc.

The assessment of site conditions is critical to ensuring that new development does not adversely affect water quality generally and groundwater quality specifically. The Planning Authority propose to use a standard site characterisation form along the lines of the model included at Annex C in the EPA 'Code of Practice Waste Water Treatment and Disposal Systems Serving Single Houses (p.e. <10)', (2009) and insist upon the use of such qualified personnel in carrying out site assessments.

It is also very important that on site systems - both conventional septic tank systems and innovative effluent treatment systems - are installed in accordance with the manufacturers or supplier’s specifications and instructions and the terms and conditions of planning permissions. Innovative effluent treatment systems should be certified by the NSAI Irish Agrement Board (IAB) or by the Agrement Board (or equivalent) of an EEA Member State; where the latter certificate ensures in use an equivalent level of safety and suitability. It is important that any installation instructions incorporated in the relevant Agrement Certificate (or equivalent) should also be strictly followed. The process of installation should proceed under the supervision of a competent person and be certified by that person. Evaluation of site suitability will be undermined if the system is not installed as designed. The Planning Authority will ensure that conditions attaching to a grant of permission provide for the above as well as a suitable means of confirming that the installation process has been adequately supervised by a competent person.

(3) Monitoring and Enforcement of Planning Requirements
The primary responsibility for ensuring compliance with the terms of a planning permission rests with the person carrying out the development pursuant to a planning permission. In the normal course of carrying out developments, there will also be parallel requirements to comply with other codes such as the national Building Regulations made under the Building Control Act 1990 or water pollution legislation, to mention two examples.

The Department of Environment, Community and Local Government has published the Water Services (Amendment) Act 2012 to regulate waste water discharges from all homes that are not
connected to the public sewer network. It provides for registration and inspection arrangements for on-site septic tank systems or domestic waste water treatment systems.

10.19.3 Wastewater Disposal

Wastewater from housing developments in unserviced areas is normally dispersed underground. Individual wastewater treatment facilities in rural areas should therefore, be located, constructed and maintained to the highest standards to ensure minimal impacts on water quality and particularly groundwater quality.

Policy

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>RD POL 46</td>
<td>To ensure that new development is guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities. Sites prone to extremely high water tables and flooding or where groundwater is particularly vulnerable to contamination shall be avoided.</td>
</tr>
</tbody>
</table>

In order to ensure both public health and environmental protection, it is essential that any new dwelling is served by drainage arrangements that meet the Council’s requirements and standards.

Policies

It is the policy of Meath County Council:

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>RD POL 47</td>
<td>To ensure that the site area is large enough to adequately accommodate an on-site treatment plant and percolation area.</td>
</tr>
<tr>
<td>RD POL 48</td>
<td>To ensure all septic tank/proprietary treatment plants and polishing filter/percolation areas satisfy the criteria set out in the EPA ‘Code of Practice Waste Water Treatment and Disposal Systems Serving Single Houses (p.e. &lt;10), (2009)’ (or any other updated code of practice guidelines) in order to safeguard individual and group water schemes.</td>
</tr>
<tr>
<td>RD POL 49</td>
<td>To require a site characterisation report to be furnished by a suitably qualified competent person. Notwithstanding this, the Planning Authority may require additional tests to be carried out under its supervision.</td>
</tr>
<tr>
<td>RD POL 50</td>
<td>To ensure a maintenance agreement or other satisfactory management arrangements are entered into by the applicant to inspect and service the system as required. A copy of this must be submitted to the Planning Authority.</td>
</tr>
<tr>
<td>RD POL 51</td>
<td>To ensure that direct discharge of effluent from on site waste water disposal systems to surface water is not permitted.</td>
</tr>
<tr>
<td>RD POL 52</td>
<td>To ensure wastewater treatment plants discharging into the Boyne catchment or to coastal Natura 2000 sites are suitably maintained and upgraded in advance of any additional loadings beyond their capacity in order to protect water quality, as required.</td>
</tr>
<tr>
<td>RD POL 53</td>
<td>To promote good practice with regard to the siting and design of septic tanks and the maintenance of existing tanks. A high level of scrutiny will be placed on applications within 2km of watercourses in the Boyne catchment. Proposals in this</td>
</tr>
</tbody>
</table>
area shall not have an adverse impact on local water quality that could affect the qualifying interests of the cSAC and SPA.
CHAPTER 11 - DEVELOPMENT MANAGEMENT GUIDELINES & STANDARDS

11.0 Introduction

Development management is one of the main implementation tools of this County Development Plan and its core strategy. The carrying out of development in accordance with the standards set out in this chapter is therefore critical to the achievement of the Development Plan objectives and the delivery of key infrastructure through development management will support the aims of the core strategy.

The purpose of development management guidelines and standards is to supplement the policies and objectives given in the other chapters of the Development Plan regarding the appropriate form of new development and to ensure that new development is of a high quality and satisfactorily relates to the character, scale, layout and form of the area in question.

Proposed developments must also comply with relevant legislative requirements, for example in respect of Environmental Impact Assessment and Appropriate Assessment. Applicants must also separately comply with the Building Regulations and requirements for fire safety certificates.

In addition, reference should be made to the Landscape Character Assessment, which accompanies this Development Plan (Appendix 7), when investigating development proposals. The Landscape Character Assessment contains a landscape classification for the county and outlines the capacity of the various landscape areas to accommodate development, including wind turbines, infrastructure, housing and agricultural buildings. Development proposals must demonstrate consistency with the guidance for the Landscape Character Area that they are situated in.

A Development Contributions Scheme is in place for County Meath. In circumstances where additional specific infrastructure for an area is required, Meath County Council may bring forward a special contribution scheme.

All standards and guidelines may be subject to review from time to time in light of alterations in national or other standards.

11.1 General Site Development Standards


11.1.1 Building Height

A high building is a building that is significantly higher than neighbouring or surrounding development. High buildings can make a positive contribution to their environment and can add to the character of the urban area and identity of towns. They can assist in the consolidation of towns referred to in the core strategy. High buildings must be well designed and appropriate to their context. The following considerations will be taken into account in deciding an application for a high building:

- The characteristics of the site and surrounding area.
• Design. The design of high buildings should exhibit exceptional architectural character and quality.
• The degree of overshadowing and consequent loss of light caused to surrounding property.
• The degree of overlooking, (particularly of residential property) and consequent loss of privacy to surrounding premises.
• Impact on the streetscape.
• Impact on structures or spaces of architectural or historic importance or special visual quality.
• The extent to which the building impacts on important landmarks.
• Impact on identified protected views.
• The degree of impact of the building on the skyline.
• The contribution the proposal makes to the public realm.
• Microclimatic impacts including shadow impacts and down draft effect.
• Standards of environmental sustainable design and building solutions.
• Whether the purpose or civic importance of the building would justify its prominence.

Where, in the opinion of Meath County Council, a location for a high building is acceptable under the above criteria, a high standard of design and finish will be required, commensurate with the location and civic importance of the site. Where a high building is likely to lead to a concentration of pedestrians seeking access to the public street, the design of the building must ensure the safety and convenience of pedestrians and other road users.

11.1.2 Building Lines

Meath County Council will normally seek to ensure that development is not carried out in front of established lines, or in a position which would be in conflict with a building line which may be determined, where the proper planning and sustainable development would show such to be desirable. In deciding where a building line should be located, the form of development to which it is related will be considered.

Where located along roads of traffic importance, increased building lines may be required to provide for greater amenity and safety of road users and residents. On existing roads, building lines may be required for future road widening. In such cases, building lines will be required to allow for future road requirements.

11.1.3 Access for All

Meath County Council recognises the need for equality of access for everybody to all aspects of the built and external environment as an essential prerequisite of equal opportunities and the development of an inclusive society.

Part M of the Building Regulations (S.I. No. 179 of 2000) sets out standards to ensure that buildings are accessible and usable by everyone, including the aged, people with disabilities and people with children. The Technical Guidance Document in relation to Part M provides guidance on the access requirements for public buildings and for residential dwellings.

Meath County Council will have regard to the National Disability Authority’s Building For Everyone Planning Guidance (Booklet 9, 2009), the UK Lifetime Homes Standards, and will seek to encourage the implementation of best practice standards with regard to access in relation to both indoor and outdoor environments.

In assessing planning applications, which relate to protected structures regard shall be had to the protected status of the structure and the need to protect the special character. An important element in achieving sustainability in the design of residential units is the ability of the design to accommodate decreased mobility as residents may acquire some level of mobility impairment through accident, or inevitably through old age.
Housing with long term adaptability and potential for flexibility allows for change as circumstances alter or families grow. Adaptability that allows for the alteration of the fabric of a building and flexibility which allows for spaces to accommodate a range of uses are key considerations in the design of a home. Meath County Council supports the Lifetime Homes guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government ‘Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities’ (2007) and will require house designs to incorporate lifetime adaptability where feasible.

11.1.4 Green Infrastructure

Existing green infrastructure should be identified at the initial stages of the planning process for development and should guide the design of an appropriate site layout. The landscaping plan submitted with an application should clearly illustrate how existing green infrastructure and opportunities to create more linkages have informed and been incorporated into the development, layout and, if appropriate, management proposals.

11.1.5 Waste Management

Waste storage facilities should be provided for all forms of development in accordance with national policy and the relative Waste Management Plan. In residential schemes, bin storage areas should be provided to the front of terraced dwellings. These areas should be screened and the design should be integrated with the dwelling. Apartment developments should make provision for waste segregation and recycling. Shared bin storage areas shall be located conveniently for the residents of the development and collection service providers.

In assessing planning applications, regard will be had to the waste produced by proposed developments including the nature and amount produced and proposed method of management. Developments should ensure that production/management methods do not give rise to environmental pollution, result in undue loss of amenity or be detrimental to public health.

In assessing all significant construction/demolition projects, the developer shall include construction and demolition waste management plans. These plans should seek to focus on waste minimisation in general and optimise waste prevention, re-use and recycling opportunities and are required for developments of five or more housing units or commercial or industrial developments on sites in excess of 0.5 hectares.

11.1.6 Energy Efficiency

Layout and building design must conform to the highest possible standards of energy efficiency and as many dwellings as possible must have access to sunlight and make use of passive solar design. New development will be encouraged to optimise usage of orientation and natural sunlighting with single aspect housing being discouraged, particularly where it has a northerly aspect, and multiple aspects will be encouraged in apartment type development.

Where possible and practicable, energy-saving and energy generating technologies such as roof top solar panels and geothermal energy should be incorporated at the design stage. Information on renewable energy sources and possible grants available can be found on www.sei.ie.

11.1.7 Urban Design

Urban design is concerned with the relationships of buildings to one another and to the spaces around them. The principles of good urban design include:

- **Character**: Design should respect existing form, layout, urban grain and the natural landscape while encouraging individual character in a development and a sense of the development belonging to a distinct place with its own identity.
• **Enclosure**: Design should establish a clear distinction between public and private spaces and public areas that are suitably supervised by adjoining buildings.

• **Legibility and Permeability**: Design should promote places with a clear image which are easy to navigate. The latter will be aided by an interconnected street network to allow for ease of access and a greater spread of traffic movement.

• **Scale**: Towns and buildings which, whatever their size, relate to human proportions and design should take cognisance of this.

• **Public Space**: The design of public areas including street furniture, paving, signage and lighting, and the relationship between buildings and public spaces is as important as the design of individual buildings.

• **Diversity**: Design should contribute to creating places with variety and choice by facilitating a mix of uses and developments.

• **Longevity**: Design that creates streets and buildings that can be adapted to a variety of uses during their lifetime.

• **Hierarchy**: Design should foster a clear and legible ordering system which recognises a hierarchy between different types of buildings or roads and their individual parts.

• **Decoration**: Design should encourage visual identity and interest and discourage functional anonymity.

New developments should incorporate these principles. The elements of ‘Smarter Travel’ require an emphasis in new development on promoting sustainable transport, including making developments easily accessible for pedestrian and cyclists, reducing the need to travel and the distance of journeys.

**11.1.8 Transport and Traffic Assessments**

Developers will be required to provide a detailed Transport and Traffic Assessment, as carried out by competent professionals in this field, where new developments will have a significant effect (see below) on travel demand and the capacity of surrounding transport links. Where a Transport and Traffic Assessment identifies necessary on and off site improvements for the development to be able to proceed, the developer will be expected to fund the improvements by entering into a formal agreement with the Council. Traffic and Transport Assessment (TTA) and Road Safety Audits (RSA) shall be used in preparing planning applications for major developments affecting roads, particularly national roads. In doing so reference shall be made to the NRA’s’ Design Manual for Roads and Bridges’ and the ‘Traffic Management Guidelines’ prepared by the Department of Transport and the Department of Environment, Heritage and Local Government.

The thresholds for Transport Assessment are as follows:

• Traffic to and from the development exceeds 10% of the traffic flow on the adjoining road;
• Traffic to and from the development exceeds 5% of the traffic flow on the adjoining road where congestion exists;
• Residential development in excess of 200 dwellings;
• Retail and leisure development in excess of 1,000 m²;
• Industrial development in excess of 5,000 m², and;
• Distribution and warehousing in excess of 10,000 m².

Reference shall also be made to the Traffic and Transport Assessment Guidelines (TTA) in the preparation of the Transport Assessments.
11.2 Residential Development

The successful design of residential development will depend on a coherent and unambiguous design brief. In dealing with applications for residential development over 0.2 hectares (0.5 acre) or for more than 15 residential units, the Meath County Council will require the submission of a design brief as part of the application documents.

The principal functions of a design statement will be:

- To ensure that the key characteristics of the local context are taken into account from the outset.
- To establish the overall form of the development based on the density and layout of buildings and spaces.
- To indicate how the layout of roads, streets and open spaces contribute to the spatial hierarchy, as well as linking the development to the rest of the vicinity.
- To indicate how the quantitative and qualitative criteria, which inform the design have been adhered to.

Quantitative criteria refer to density, private and public open space, roads, footpaths, car parking standards and internal space standards.

Qualitative criteria refer to consideration of safety, privacy, sense of place, variety functions, convenience and aesthetics.

The design of residential development should not be based solely on compliance with quantitative standards. The creation of residential areas with a sense of place should be the priority. In the making of places, road layout and the movement of vehicles should not dictate the internal layout of a housing scheme. The design of new residential development should provide for a network of functional and aesthetically pleasing public, semi-private and private spaces rather than merely a hierarchy of roads.

Applications for residential development shall illustrate the phasing for the scheme. Phasing proposals shall ensure that open space and infrastructure to serve dwellings in a given phase e.g. public lighting, footpaths, is completed to the satisfaction of the Planning Authority prior to the initiation of the succeeding phase.


Where an application is made for changes to the design or layout of elements of a residential scheme, the duration of the application shall be linked by condition with that of the parent application. This is to ensure the implementation of residential schemes in an orderly and integrated fashion and to avoid a proliferation of expiration dates for different elements of schemes such that permission for, for example, the open space serving a development may expire prior to permission for units due to a newer application being made for revisions to unit types. Such procedure reflects best planning practice in this regard.

11.2.1 Residential Density

Meath County Council recognises the benefits of increasing the density of residential development at appropriate locations in harmony with improved public transport systems in accordance with various strategies and reports such as the ‘National Spatial Strategy’, the ‘Sustainable Residential Development in Urban Areas Guidelines’ and the ‘Regional Planning Guidelines for the Greater Dublin Area’. Such an approach would encourage a more sustainable form of urban development.
through the avoidance of excessive suburbanisation and consumption of greenfield virgin lands and ensuring a more economic use of existing infrastructure and serviced lands. A further benefit would be the reduction in the dependence on the use of the private motor car, facilitating and encouraging walking and cycling by reducing the distance to be travelled and improving accessibility to, and the attractiveness of, public transport. The use of zoned and serviced land to its maximum, as positioned in the core strategy through the emphasis on consolidation, will assist in achieving the objective of satisfying housing demand.

In respect of Large Growth Towns, Moderate Sustainable Growth Towns and Small Towns which are located on well established, existing or proposed public transport routes or nodes with additional capacity, residential densities in excess of 35 net residential units per hectare should be utilised particularly in town centre locations. This is subject to good design and in the absence of onerous site constraints. In all other instances, in the county’s smaller towns and villages, maximum densities of 35 net residential units per hectare shall be applicable, and in general densities and house types shall be compatible with established densities and housing character in the area. The justification for the density of a given scheme should be detailed in the design statement or in a report accompanying the application where a multi unit proposal is below the threshold for a design statement. Where Meath County Council considers that there is an over proliferation of particular types of housing in an area, the Council may seek to re-balance the form of housing in new schemes.

However, before these benefits may be exploited, there are several challenges that should be considered, such as:

- Raising the standard of design to ensure that in the pursuit of quantitative based housing yield, qualitative aspects of design are not weakened;
- Considering the pursuit of radical new forms of development rather than a compression of traditional housing form;
- The identification of key public transport corridors and other suitable locations where higher densities may be considered;
- Ensuring that development takes place in an integrated manner, and;
- Considering the pursuit of higher residential densities only in conjunction with the protection of existing urban quality and where adequate infrastructure is available.

The appropriate residential density in any particular location will be determined by the following:

i) The extent to which the design and layout follows a coherent design brief resulting in a high quality residential environment;
ii) Compliance with qualitative and quantitative criteria set out in the subsequent sections;
iii) The extent to which the site may, due to its size, scale and location, propose its own density and character, having regard to the need to protect the established character and amenities of existing adjoining residential areas;
iv) Proximity to points of access to the public transport network;
v) Existing topographical, landscape or other features on the site, and;
vi) The capacity of the infrastructure, including social and community facilities, to absorb the demands created by the development.

The choice as to the level of residential density appropriate to a given area cannot therefore be considered in simple arithmetic terms for all development sites as a single numerical value. Rather, the identification of a given density and the question of its appropriateness should be determined by spatial planning and architectural design criteria, determined by the context of a given site and the relationship to the overall proper planning and sustainable development of that centre.
11.2.2 Residential Design Criteria

11.2.2.1 General

1. Pedestrian and vehicular movement within housing areas should be convenient, safe and pleasant. Within larger housing areas, a clear hierarchy of spaces and roads should be apparent. Movement through estates should be guided by the principles of security, with opportunities for crime and anti social behaviour minimised.

2. Estate design should be guided by the principle of lifetime use and recognise the role of housing areas in children's play activities and the needs of older people and of persons with a disability. In particular, the layout of roads, footpaths and open space, should facilitate children to move freely and safely around their neighbourhood, and to be able to play in front or within sight of their homes.

3. Every effort should be made to eliminate through traffic (rat-runs); however provision should be made for public transport, pedestrian and cycle network through-routes. Long straight roads should be avoided where feasible to keep vehicular speeds to the minimum. Provision should be made for traffic management proposals in all developments. Where shared surfaces are proposed, vehicle design speeds should be at or near walking pace. This shall be achieved by design features such as curves, ramps, pinch points and other features where appropriate.

4. In housing developments containing 15 or more units, a mix of house types and sizes should generally be provided. Variety in design, within a unified concept, will generally be required. This may be achieved through scale and massing, roof profiles, materials and decorative details. In smaller scheme, i.e. less than 15 units, uniformity in design and finishes may be acceptable, depending on the site context.

5. Public open space within residential developments should be designed so as to complement the residential layout and be informally supervised by residents. They should be visually and functionally accessible to the maximum number of dwellings. The landscape design of open spaces, including the retention of existing features such as an important stand of trees, stream or rock outcrop, must be incorporated into the initial design process. Where such features are being retained, they should be situated in open space to ensure their visual setting and protection. The design and layout of the network of public open spaces should take into account, and make provision for, the need for level areas of sufficient size to accommodate informal sports activities for children. Narrow tracts of open space, which are difficult to manage, should not be acceptable.

6. Privacy, defined as freedom from undue observation, is an essential factor in residential layout. Privacy can be ensured by attention to the alignment of new residential buildings and their relationship to each other. Good design in housing layouts, the configuration of houses and their relationship to each other, to open spaces and roads, should aim to provide layouts with adequate private open space and screening so as to achieve freedom from observation.

7. Curtilage car parking will not necessarily be mandatory with grouped parking an option subject to ensure a high degree of passive surveillance. Underground parking will also be an option subject to acceptable access, circulation and parking space dimension standards, provision of good ventilation and standards of personal safety. Proper provision must always be made in all layouts for access by fire appliances and refuse freighters.

8. Applications for multi unit residential development shall be accompanied by a landscape plan prepared by an appropriately qualified professional.
9. Housing which is to cater for a specific sector of society, for example people with a disability or older people, shall comply with the best practice guidance for such housing that is in place at the time that the planning application is being assessed.

10. Excessive transmission of sound between structurally adjoining residential units causes nuisance to occupiers. New residential units must be constructed to a high standard to ensure transmission of sound is within acceptable standards. The relevant standards for sound insulation and the enforcement of these are controlled through the building control regulations and legislation.

11.2.2.2 Houses

1. All houses should have an area of private open space, exclusive of car parking, to the rear of the building line. The minimum area of private open space to be provided shall be in accordance with the table below. It should be noted that housing developments which provide private open space at the minimum standard throughout the scheme will be discouraged.

<table>
<thead>
<tr>
<th>House Type</th>
<th>Minimum Area of Private Open Space to be Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>One/two bedroom</td>
<td>55 sq.m.</td>
</tr>
<tr>
<td>Three bedroom</td>
<td>60 sq.m.</td>
</tr>
<tr>
<td>Four bedrooms or more</td>
<td>75 sq.m.</td>
</tr>
</tbody>
</table>

2. A minimum of 22 metres, between directly opposing windows shall be observed. Where sufficient private open space is provided and privacy is maintained, this depth may be reduced for single storey dwellings. Appropriate design solutions may be acceptable in other circumstances where the windows of non habitable rooms are within 22 metres of each other.

3. A minimum distance of 3.2 metres shall be provided between dwellings for the full length of the flanks in all developments of detached, semi-detached and end terrace houses. This area shall be equally divided between the dwellings so separated. Where garages are provided as single storey annexes to houses, the above separation distance may be reduced, providing a direct through access from front to rear of the dwelling is maintained.

4. Public open space shall be provided for in residential development at a minimum rate of 15% of total site area. Where residential developments are close to existing facilities or natural amenities or where in the opinion of Meath County Council that it would be in the interest of the proper planning and sustainable development of the area, Meath County Council may require a financial contribution towards the provision of public open space or recreational facilities in the wider area in lieu of public open space within the development. If development proposals are proposed to follow this approach then the applicant must ensure that there are no adverse direct or indirect effects on the integrity of Natura 2000 sites. Applicants will be obliged to comply with Article 6(3) of the EC Habitats Directive in this regard.

5. A variety of types and sizes of open spaces should be provided and located to cater for the active and passive recreational needs of children and adults of all ages. The minimum requirements per 1,000 population (in excess of 350 conventional housing units) for the different types of open space are set out below. It is the intention of the Planning Authorities that, where practical, additional open space shall be provided at a minimum rate of 3.2 hectares (8.0 acres) per 1000 population.
6. Discretion is required to take account of the composition of different housing units and the different demographic characteristics which may result from same. The preferred make up of this open space is outlined below:

<table>
<thead>
<tr>
<th>Table 11.2: Open Space Specification</th>
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</thead>
<tbody>
<tr>
<td>Proposed Use</td>
</tr>
<tr>
<td>Children’s play area</td>
</tr>
<tr>
<td>Urban Parks/General Amenity Space</td>
</tr>
<tr>
<td>Playing Fields</td>
</tr>
<tr>
<td>Overall requirements</td>
</tr>
</tbody>
</table>

7. The general amenity space / urban parks is in addition to the provision of playing fields and is for more informal play than the playing fields which may also be used for local sports organisations, as considered appropriate. A minimum of 4000 sq.m. of children’s play area is required per 1000 population. No account will be taken of incidental open space such as grass margins, left over areas, nor any area due to its nature (e.g. marshy) or topography (slope) which is deemed unsuitable. A recreational area (providing safe, durable and accessible active recreational facilities) appropriate in scale and nature should be provided for 1) all developments of 75 dwellings or more, 2) where a development for less than 75 houses represents Phase 1 of a scheme likely to equal or exceed 75 houses or 3) where it is considered appropriate and deemed necessary by the Planning Authority.

8. The location, siting and design of the open space will have regard to the following:
   - Be well designed and of a high visual standard so that it is functional and accessible to all;
   - Provide for the retention of existing natural features;
   - Include proposals for drainage and landscaping of the public open space;
   - Houses shall not be permitted to back onto open spaces;
   - Provide high levels of natural surveillance and overlooking by as many houses as possible;
   - Be provided with a boundary fence / wall or appropriate soft landscaping where such open space is adjacent to a main access road or Local Distributor Road.

9. The use of hard landscaping elements such as paving, cobbled areas, etc. should play an increasingly important role in the design and presentation of open space concepts. Hard play areas such as all weather surfaces should also be taken into account when assessing new proposals.

10. Meath County Council shall require that areas dedicated for public open space in a planning application are transferred to the ownership of the Council where the development is taken in charge by the Council.

11.2.2.3 Apartments

Meath County Council consider that appropriate levels of well designed apartment development can make a strong contribution to providing housing in central urban areas particularly in Large Growth Towns I and II and Moderate Sustainable Growth Towns.

Planning applications for the development of apartments are subject to the guidelines and standards set out below. All apartment development should comply with the ‘Sustainable Urban Housing: Design Standards for New Apartments’ (Department of the Environment, Heritage and Local Government, 2007).

Applicants/developers of apartment schemes should take cognisance of the Multi Unit Developments Act 2011 (or as otherwise amended).
1. Apartment development should have a high quality of building design and site layout and have due regard to the character of the adjoining streetscape or landscape. They will not normally be permitted on sites surrounded by or gaining access through family occupied suburban housing estate development. They may be acceptable within housing developments when planned or constructed as part of such development but will only be permitted where a satisfactory degree of separation from standard suburban housing, in terms of design, height and layout is achieved to the satisfaction of Meath County Council.

2. The height of apartment developments should have regard to the design statement submitted with the application and the character of the area. A significant consideration will be the manner in which the adequacy of the site area allows the building to be sited, such that they will not adversely interfere with the scale, amenities or visual quality of existing development. To this end, the form and design should demonstrate a satisfactory transition from the scale of any neighbouring buildings of lower height may be achieved.

3. In the case of apartment blocks, particular attention must be paid to the location of communal open space for the residents. This open space should not be unduly overshadowed by the blocks and be laid out in such a fashion to provide for ease of maintenance. Secluded sunny areas and shade should be provided by a careful choice of planting. Public open space shall be provided at a minimum provision of 15% of the total gross area of the site.

4. Car parking should be broken up by planting and/or other design features and located where it does not obtrude onto the layout and yet provide for reasonable convenience of users. Only minor areas of car parking, primarily for visitors, will be permitted between the block and the road boundary. Where development is likely to involve significant letting, an innovative car-parking layout should be proposed to accommodate increased car parking within the curtilage of the site.

5. Meath County Council will generally seek apartment units larger than minimum standards set out in the ‘Sustainable Urban Housing: Design Standards for New Apartments’ (Department of the Environment, Heritage and Local Government, 2007). A development consisting solely of units which accord to the minimum standards will be discouraged.

6. The design statement should include details of compliance with the standards set out in the ‘Sustainable Urban Housing: Design Standards for New Apartments’ (Department of the Environment, Heritage and Local Government, 2007). This shall include details of the space standards required by the Guidelines for each unit and the quantity of space provided in each unit. Applications below the threshold for a design statement should include this information as part of the application details.

7. A mix of units shall be provided in schemes in terms of design, size and type of units.

11.2.2.4 Services

In general, applications for multiple unit housing development on unserviced and unzoned lands will be regarded as premature.

Where water and/or sewerage infrastructure is privately provided, the type and design shall be in compliance with the standards set by Meath County Council. Provision should be made in the design of units for individual monitoring of the consumption of water and wastewater services. All sewerage systems should conform with the proper planning and sustainable development of the area and public health standards. Individual and/or group schemes will be required to connect up to the public sewerage scheme when it is provided. Private one off residences will generally be encouraged to connect to public services where available.
For guidance on services associated with residential developments, reference should be made to 'Recommendations for Site Development Works for Housing Areas' (Department of the Environment, Heritage and Local Government, 1998) (or any such other relevant standards and legislation that may be enacted).

11.2.2.5 Art Work

Proposals for residential developments above 75 units shall incorporate works of public art into the overall scheme or make a financial contribution to the Local Authority to provide the piece of public art in order to enhance the amenities of the local environment (see Policy SOC POL53, in Chapter 5, Social Strategy).

11.2.2.6 Screen Walls and Boundaries

Screen walls constructed of brick/stone/rendered blockwork, 2.0 metres in height and constructed in accordance with current standards and regulations shall be provided to enclose private open space and where the boundaries of the house sites abut roads, pedestrian ways or open spaces. The walls shall be capped and the design and finish should be consistent with the design/finish of the house design. Post and wire or timber panel fencing shall not be permitted.

A uniform treatment for the boundaries of individual sites shall be implemented throughout a residential development. In general front boundaries shall be defined by walls or fences at least 0.5 metres high in keeping with the house design. Open plan front gardens will generally be discouraged and will only be acceptable in innovative layouts and where a high level of safety is achieved. Open plan gardens will not be allowed on main access roads.

11.2.2.7 Parking Provision

Car parking should be provided in accordance with the standards set out in section 11.9. Spaces may be provided on site or on street. Appropriately designed on-street car parking will be encouraged so as to facilitate increases in residential densities at appropriate locations. This parking may be provided as a shared parking area or bay, which may be integrated into the overall development, or provided on-street where road widths are developed to adequate standards. In general, no more than 10-15 spaces will be provided in a shared parking cluster, in the interest of visual amenity. Within group parking areas, consideration will be given to the visibility of residents' cars (from their homes if possible), convenience and the need to soften the impact of group parking by landscaping.

In some older residential areas, small front gardens and original features such as railings are characteristic of the overall development scheme, and in such areas on site car parking in front gardens/patios may not be permitted. Proposals for off street parking need to be balanced against loss of amenity (visual and physical) and will be considered in light of traffic flows and car parking in the vicinity.

The cumulative effect of removal of front garden walls and railings can damage the appearance of suburban streets and roads. Where permitted, drive-ins should:

- Not have outward opening gates.
- Have a vehicular entrance not wider than 3 metres.
- Have an area of hard standing (parking space of 2.5 m x 5 m).
- Retain the balance as garden.
- Have gates, walls and railings made good.
- Permeable paving should be used in the interests of sustainable drainage.

Where adjoining householders intend to construct drive-ins, a more efficient use of garden space can be achieved by the use of a shared vehicular entrance to serve both houses. Where proposals
involve works to public footpaths, they must be carried out at the applicant’s expense to the specification of the Council.

11.2.2.8 Names of Residential Developments

The names of residential developments and roads shall reflect local place names, particularly townlands or local names which reflect the landscape, its features, culture and/or history, within which developments are located, including names of historical persons who have some association with the area. Meath County Council shall approve the names chosen prior to the launching of any advertising campaign for a development. Name plates should be fixed to walls and buildings where they can be clearly seen. In order to assist the public and postal authorities, all houses within housing estates or in comprehensive street developments shall be provided with numbers and/or names, which, where feasible, shall be visible from the adjoining roadway. Street nameplates should be erected on all estate roads at a location that is clearly visible to the motorist. Ideally, they should be placed at junctions to be of maximum assistance to the navigating motorist, cyclist or pedestrian.

11.2.3 Family Flat Extensions

The creation of a family flat, generically referred to as granny flats, to be occupied by a member of the occupant family is generally acceptable, provided it is not a separate detached unit, and it is possible to provide direct access to the remainder of the house. There shall be no permanent sub division of the garden/private amenity space. The flat shall not be let, sold or otherwise transferred, other than as part of the overall property and shall revert to being part of the original house when no longer occupied by the family member. The design should ensure that the flat forms an integral part of the main dwelling unit capable of reintegratiion for single family use and from public view retains the appearance of a single dwelling unit.

11.2.4 Extensions

In assessing an application for a house extension, Meath County Council will have regard to the following:

1. High quality designs for extensions will be required that respect and integrate with the existing dwelling in terms of height, scale, materials used, finishes, window proportions etc.
2. The quantity and quality of private open space that would remain to serve the house.
3. Pitched roofs will be required except on some single storey rear extensions. Flat roof extensions visible from public areas will not normally be permitted.
4. Impact on amenities of adjacent residents, in terms of light and privacy. Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows in the flank walls which would reduce a neighbour’s privacy.
5. Effect on front building line - extensions will not generally be allowed to break the existing front building line. A porch extension which does not significantly break the front building line will normally be permitted. In terrace and semi-detached situations, extensions which significantly protrude beyond the front building line and/or along the full front of the house will not be permitted.
6. In the case of single storey extension to the side of a house, the extension should be set back at least 150mm from the front wall of the existing house to give a more satisfactory external appearance.
7. In some circumstances a gap of 1m to be retained between the extension and the neighbouring dwellings so as to prevent dwellings which were intended to be detached from becoming a terrace.
8. Dormer extensions should not obscure the main features of the existing roof, i.e. should not break the ridge or eaves lines of the roof. Box dormers should be avoided.
9. Front dormers should normally be set back at least three-tile courses from the eaves line and should be clad in a material matching the existing roof.
10. Proposed side extensions must retain side access to the rear of the property where possible.
11. Ability to provide adequate car parking within the curtilage of the dwelling house.
12. On unsewered sites, where an extension increases the potential occupancy of a house, the adequacy of the sewage treatment and disposal facilities should be demonstrated by the applicant.

11.2.5 Home Based Economic Activity

Home based economic activity is defined as small scale commercial activity carried out by residents of a house, being subordinate to the use of the house as a single dwelling unit and including working from home. Meath County Council recognises that such working arrangements can benefit individuals, families and the local community in addition to contributing to more sustainable land-use patterns by reducing the need for commuting. There is no objection to minor changes of use to allow for this provided the use remains ancillary to the main residential use, the applicant continues to reside in the house and the use has no adverse impact on the amenities of neighbouring dwellings.

In determining applications for developments involving working from home, Meath County Council will have regard to the following considerations:
- The nature and extent of the work.
- The effects on the amenities of adjoining occupiers, particularly in relation to hours of work, noise and general disturbance.
- Anticipated levels of traffic generated by the proposed development and the potential increased demand for parking.
- Arrangements for the storage of refuse and collection of waste.

There will be a presumption in favour of this type of use in residential areas. However, such use will not normally be permitted in apartments except in the case of own-door units accessed from street level.

11.2.6 Nursing Homes

In general, these facilities should be located close to a range of easily accessible facilities in towns and villages where the residents can more easily access local services.

In determining planning applications for change of use of a residential dwelling or other building to nursing/older persons care home, the following factors should be considered:
- Compliance with the standards as laid down in Health Act 2007 (Care and Welfare of Residents in Designated Centres for Older People) Regulations 2009 and the Health Act 2007 (Care and Welfare of Residents in Designated Centres for Older People) (Amendment) Regulations 2010 (or any such other relevant standards and legislation that may be enacted).
- The affect on the amenities of adjoining properties;
- Adequacy of off street car parking;
- Suitable private open space;
- Proximity to local services and facilities, and;
- The size and scale of the facility proposed – the scale must be appropriate to the area.

Comprehensive landscaping plans must be prepared by a fully qualified landscape architect and shall be submitted at application stage.
11.3 Childcare Facilities

Meath County Council will require the provision of childcare facilities of an appropriate type and scale in suitable locations throughout the County. In particular, the development of childcare facilities at the following locations will normally be required:

- In areas of concentrated employment and business parks;
- In neighbourhood centres;
- In large retail developments and retail warehouse parks;
- In schools or major educational facilities;
- Adjacent to public transport nodes;
- In rural areas where it can be demonstrated that a need exists in the locality for such a facility subject to normal planning criteria including access, traffic generation and environmental considerations;
- Within new and existing residential developments. In this regard, Meath County Council will encourage the provision of childcare facilities in tandem with proposals for new residential developments. Generally, one childcare facility with places for 20 children shall be provided for each 75 family dwellings. Meath County Council will encourage developers of new residential developments to consult with Meath County Childcare Committee on how best to meet the childcare needs of that area.

In general, the factors to be considered in determining a planning application for a childcare facility are as follows:

1. Compliance with the Child Care (Pre-School Services)(No. 2) Regulations 2006 and the Child Care (Pre-School Services) (No2) (Amendment) Regulations 2006 (or any such other relevant standards and legislation that may be enacted).
2. The suitability of the site and building.
3. The size and nature of the facility proposed (i.e. sessional or full day care).
4. The effects on the amenities of neighbouring residents.
5. The availability of easy access to public transport and the availability of safe and convenient arrangements for dropping off and collecting of children and for staff car parking.
6. The adequacy of the local traffic circulation system and the prevailing local traffic conditions.
7. The adequacy of outdoor play areas, separated from car parking and service areas.
8. Ease of access for all.

Meath County Council will consider proposals for purpose built or converted childcare facilities within residential estates, where they are suitably located and are of a scale appropriate to the area. Applications for childcare facilities in a residential area will be assessed on the basis of their impact in terms of noise, loss of residential amenity, traffic generation and general disturbance. Large detached properties, at/near the entrance to housing estates, with off street parking, provide the most suitable properties for conversion. Alternative sites may be considered subject to proposals adhering to proper planning criteria.

11.4 Educational Facilities

Sites required for schools shall comply with the requirements of ‘The Provision of Schools and the Planning System A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government’ (Department of Education and Science, and the Department of the Environment, Heritage and Local Government’, 2008). Technical guidance document TGD-027 (or any such updated document) on the identification and suitability assessment of sites for post primary schools shall be complied with in respect of post primary schools while technical guidance document TGD-025 (or any such updated document) shall be complied with in respect of primary schools.
11.5 Sports Facilities

Development proposals for sports involving the use of motor vehicles, aircraft or firearms will be facilitated where the following criteria are met:

- There will be no unacceptable disturbance to local residents;
- There will be no unacceptable disturbance to farm livestock and wildlife;
- There will be no conflict with the enjoyment of areas used for informal recreation, and;
- The ambient noise level in the area of the proposed development is already high and the noise likely to be produced by the new activity will not be dominant.

Save where the impact of noise or disturbance may involve a qualifying interest/conservation interest in a Natura 2000 site, the Council may in certain cases consider it appropriate to grant a temporary permission to allow the impact of noise levels and any potential disturbance or nuisance to be more fully assessed.

11.6 Integrated Rural Tourism Complexes

In assessing resort type development Meath County Council shall have regard to:

- The integrity and essential characteristics of the visual qualities of rural landscapes are acknowledged and protected. (Refer to Appendix 7 Landscape Character Assessment);
- The impact on Natura 2000 sites, NHAs and other ecological sites;
- The heritage qualities of demesnes and the integrity of heritage buildings and their settings are protected;
- The need for public access is acknowledged and incorporated into the proposal;
- The need to ensure that such proposals will not impinge on any right of way or walking route;
- Proper traffic management measures are put in place where major events are anticipated, and;
- Other environmental concerns in relation to waste management are properly provided for.

11.7 Retail Development

The provision of new retail development in Meath in accordance with the County Retail Strategy will contribute to achieving the aims of the core strategy and the economic strategy.

11.7.1 General

It is a requirement of Meath County Council that proposals for major retail centres such as shopping centres and retail outlets are accompanied by specific measures to address the following issues:

- The ability of the proposal to be adequately serviced in relation to car parking, public transport and pedestrian and cyclist access and facilities;
- The creation, and enclosure of, good pedestrian space at an appropriate scale;
- A good mix of uses to increase activity and passive security, particularly in the evening time;
- The provision, within the overall design of the centre, of public facilities such as childcare facilities, toilets, advice centres, public telephones, etc;
- The provision and design of street furniture including public art, telephones, seats, litter bins, etc., and;
- The provision of residential uses as an integral part of the centre, in order to increase the evening activity and security of the centre.
The design and layout of buildings, including materials, should discourage graffiti and other forms of vandalism. Service areas should be out of sight of surrounding residential and pedestrian areas. Tree planting and landscaping must form part of the overall design of the centre, plans of which must be prepared by a fully qualified landscape architect.

In addition, the use of roll-down or external type security screens will not normally be considered in retail development generally in central areas and where the provision of screens is considered imperative, the use of perforated external and back lit screens or translucent internal screens will be considered.

Applicants should ensure that:
- Infill development should reflect the architectural character of its surroundings in terms of height, massing, materials and design.
- In cases where car parking is permitted, an attractive layout will be required.

Shopping centres must conform to the highest urban design standards. The design must ensure that the proposed centre will be integrated with, and be complementary to, the streetscape where it will be located, or in accordance with detailed urban design framework.

It should be noted that Guidelines from the Department of Environment, Community and Local Government detailing best practice in the area of retail development and urban design are expected to be published shortly.

### 11.8 Other Commercial Development

#### 11.8.1 Industrial, Office, Warehousing and Business Park Development

Industrial, office, warehousing and business park development should generally be located in or adjacent to settlements where infrastructure has been provided, where the development can facilitate the integration of land use and transport and in line with the principles of sustainable development and in accordance with the objectives of the Meath Economic Development Strategy 2014-2022. Proposed developments on greenfield sites will be required to satisfy minimum requirements for design regarding location, layout, finishes, access, tree planting and landscaping, boundary treatment, water supply, drainage, and effluent disposal. In addition, sufficient space shall be reserved within the curtilage of the site for parking of all employees and visitors cars and for the loading and unloading of vehicles. Adequate rear access to business premises shall be made. Adequately screened on-site storage shall be provided for raw materials, waste products and finished goods.

A high standard of design, finish, layout and landscaping will be required for industrial, office, warehousing and business park developments. Comprehensive landscaping plans must be prepared by a fully qualified landscape architect and shall be submitted at application stage. Green infrastructure should be identified at the initial stages of the planning process and guide the design of an appropriate site layout which is reflected in the landscape plan.

Where proposals for these types of developments would generate a large volume of HGV traffic, they shall not be located where they would encourage movement of such traffic through residential areas. It is essential that each industrial/warehousing unit be provided with adequate space for loading and unloading goods, including fuels, in an area clear of the public road and preferably behind the building line.

In the case of development for two or more industrial/warehousing buildings, a uniform design for boundary fences, roof profiles and building lines is essential. Areas between the building and the road boundary may include car parking spaces, provided an acceptable landscaping scheme is incorporated.
Industrial, office, warehousing and business park developments should present a pleasant aspect helped by tree planting, the careful design of signage, screening of storage space and unobtrusive loading and parking space. A variety of unit size shall be provided to cater for the differing needs of potential occupants.

There are also developing opportunities for enterprise in the areas of waste recycling and conservation. Meath County Council will require details of the nature of the proposed activities and of the means of controlling effluents, noise, light, solid waste and gaseous emissions from these activities together with ameliorative measures as part of a planning application.

Meath County Council will encourage over counter office development to be located in the town/village centres. The use of vacant or under utilised upper floors for office development will be encouraged by Meath County Council. Outside of the town/village centres, applications for office development will normally only be considered within the industrial and business park, on appropriately zoned lands. All new office developments outside of the town/village centres will be required to provide a minimum of 10% open space. Where offices are proposed on lands zoned for industry, such development will be required to provide a minimum of 10% open space.

In assessing an application for development, Meath County Council will weigh the development against its impact on the environment. Applications for industrial, office, warehousing and business park developments will be considered having regard to the following:-

- **Zoning of area**: more favourable consideration will be given to development in their appropriate zones having regard to the zoning objectives.

- **Density**: In town centre locations, in order to encourage and facilitate the development of a compact business district, and to achieve desirable massing and heights of buildings, a plot ratio and site coverage of 1.5 and 70% respectively will generally be the norm. Moreover, for a development to be acceptable, it must not be prejudicial to the amenities of adjoining properties and must show appropriate provision for access, parking, storage and space for off loading and air circulation. The indicative site coverage for industrial/commercial development on greenfield sites is 50% coverage unless the design characteristics of the scheme, proposed uses and mobility management/travel plan indicate support for a higher site coverage.

- **Design of buildings/structures on site**: Meath County Council will require a high standard of design for new industrial, office, warehousing and business park development. In existing industrial estates, new developments may be required to adhere to an overall architectural theme to ensure uniformity and co-ordination.

- **Height**: The height of buildings should be no more than necessary for the operation of the business and should take account of the land-uses, character and amenities of the area.

- **Use**: Nature and scale of operations. Full details of proposed use, including industrial processes involved, any toxic materials, chemicals or solvents used should be submitted to Meath County Council.

- **Hours of operation**: Particularly where the proposed development is located in proximity to residential areas.

- **Services**: Availability of adequate services to serve the development - water, sewerage, etc.

- **Access**: Traffic generation, access and road safety. Generally one vehicular access point will be permitted to serve the development with a minimum carriageway width of 7.5 metres with a 2 metre wide footpath to either side. Adequate turning areas must be
provided within the curtilage of the site unless satisfactory alternative arrangements are agreed with Meath County Council.

- **Parking:** Functional parking provision (car parking for staff/visitors, loading/ unloading areas etc.) in accordance with Meath County Council's vehicle parking standards. However, a case can be made from a deviation of these standards on the basis of end user requirements.

- **Storage:** All external storage including bin storage, oil tanks, etc. shall be visually screened from the public areas with adequate screening by fencing or walls of not less than 2 metres in height.

- **Fuel and waste storage:** Proposals for and location of safe storage on site and disposal of waste is required. Proposals should be in accordance with the waste management plan applicable to the Council's functional area. All overground oil, chemical storage tanks should be adequately bunded to protect against spillage.

- **Boundary treatment and landscaping:** Proposals should be accompanied by a survey of existing vegetation on the site and a suitable landscaping scheme using native species to screen the development from public areas. Existing trees and hedgerows of amenity should be retained where possible. Any security measures shall be in accordance with the overall design of a development.

- **Lighting and noise impacts:** Lighting and noise impacts resulting from lighting and noise from sites should be minimised. A detailed study may be required prior to the commencement of development in sensitive locations (e.g. adjacent dwelling houses, nursing home etc.) to outline probable impacts and mitigation measures.

- **The Council will require major new commercial developments above 10,000 sq.m. to incorporate works of public art into the overall scheme or to make a financial contribution to the Local Authority to provide the piece of public art in order to enhance the amenities of the local environment (see Policy SOC POL 53 in Chapter 5, Social Strategy).**

- **Infill development should reflect the architectural character of its surroundings in terms of height, massing, materials and design.**

- **In cases where surface car parking is permitted, an attractive layout incorporating landscaping and/or screening will be required.**

- **Bicycle parking provision will be required, where appropriate, to facilitate visitors and employees. Where bicycle parking is provided for employees, adequate ancillary facilities, to include showers and locker storage space, shall be provided for.**

- **It is not intended to place undue restriction on individual innovative design possibilities and Meath County Council will endeavour to accommodate same, where it is appropriate.**

- **In the case of proposed developments (or groups of developments located in close proximity to one another) which would attract significant volumes of traffic, the preparation and submission of a mobility management plan may be required as part of the application. Appendix 17 gives guidance on the type and scale of developments that will require the submission of a mobility management plan and the required form and content of these documents.**

- **Applications for multi-unit industrial/office/warehousing/business park schemes shall illustrate the phasing for the development. Phasing proposals shall ensure that open space and infrastructure to serve units in a given phase e.g. public lighting, footpaths, is**
completed to the satisfaction of the Planning Authority, prior to the initiation of the succeeding phase.

### 11.9 Car Parking Standards

<table>
<thead>
<tr>
<th>Land Use - Residential</th>
<th>Car Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwellings</td>
<td>2 per conventional dwelling</td>
</tr>
<tr>
<td>Flats/ Apartments</td>
<td>1.25 per 1 &amp; 2 bedroom unit</td>
</tr>
<tr>
<td></td>
<td>2 per 3 - 4 bedroom unit</td>
</tr>
<tr>
<td></td>
<td>In all cases, 1 visitor space per 4 apartments</td>
</tr>
<tr>
<td>Hotel Accommodation (excluding bars, functions rooms, etc.)</td>
<td>1 per bedroom</td>
</tr>
<tr>
<td>B&amp;B / Guesthouse</td>
<td>1 per bedroom</td>
</tr>
<tr>
<td>Motel Accommodation</td>
<td>1 per bedroom</td>
</tr>
<tr>
<td>Hostel Accommodation</td>
<td>1 per bedroom or 1 per 10 bed</td>
</tr>
<tr>
<td>Self-Catering Accommodation</td>
<td>1 per unit</td>
</tr>
<tr>
<td>Institutions</td>
<td>1 per employee</td>
</tr>
</tbody>
</table>

#### Land Use - Employment

<table>
<thead>
<tr>
<th>Land Use - Employment</th>
<th>Car Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing Industry</td>
<td>1 per 50 sq.m. gross floor area</td>
</tr>
<tr>
<td>Warehousing</td>
<td>1 per 100 sq. gross floor area</td>
</tr>
<tr>
<td>Offices</td>
<td>1 per 25 sq. gross floor area. Where the floor area exceeds 1,500 sq.m. gross floor area, 1 space per 50sq.m. gross floor area.</td>
</tr>
</tbody>
</table>

#### Land Use - Commercial

<table>
<thead>
<tr>
<th>Land Use - Commercial</th>
<th>Car Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food Retail</td>
<td>1 per 20 sq.m. gross floor area. Where the floor area exceeds 1,000 sq.m. gross floor area, 1 space per 14 sq.m. gross floor area.</td>
</tr>
<tr>
<td>Non Food Retail</td>
<td>1 per 20 sq.m. gross floor area.</td>
</tr>
<tr>
<td>Retail Warehousing</td>
<td>1 per 20 sq.m. gross floor area.</td>
</tr>
<tr>
<td>Cash and Carry</td>
<td>1 per 50 sq.m. gross floor area.</td>
</tr>
<tr>
<td>Banks</td>
<td>1 per 20 sq.m. gross floor area.</td>
</tr>
<tr>
<td>Restaurants</td>
<td>1 per 5 sq.m dining area</td>
</tr>
<tr>
<td>Bars, Lounges, Function Rooms incl. such spaces in hotels</td>
<td>1 per 4 sq.m. of public area</td>
</tr>
<tr>
<td>Night Club / Dance Hall</td>
<td>1 per 4 sq.m. of public area</td>
</tr>
<tr>
<td>Service Garages</td>
<td>To be determined by Meath County Council</td>
</tr>
<tr>
<td>Retail Outlets within Service Garages</td>
<td>1 per 10 sq. m of net floor area</td>
</tr>
</tbody>
</table>

#### Land Use - Health and Education Facilities

<table>
<thead>
<tr>
<th>Land Use - Health and Education Facilities</th>
<th>Car Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospitals</td>
<td>1 per bed</td>
</tr>
<tr>
<td>Surgeries</td>
<td>2 per consulting room</td>
</tr>
<tr>
<td>Nursing Homes</td>
<td>1 per 3 beds and one space per employee</td>
</tr>
<tr>
<td>Schools</td>
<td>3 per classroom</td>
</tr>
<tr>
<td>Colleges/Third Level Institutions</td>
<td>To be determined by Meath County Council</td>
</tr>
<tr>
<td></td>
<td>Where gross floor area exceeds 2,500 sq.m., 1 space per 2 staff and 1 space per 15 students.</td>
</tr>
</tbody>
</table>

#### Land Use - Community Facilities

<table>
<thead>
<tr>
<th>Land Use - Community Facilities</th>
<th>Car Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Places of public worship</td>
<td>1 per 4 seats</td>
</tr>
<tr>
<td>Libraries</td>
<td>1 per 20 sq.m. gross floor area.</td>
</tr>
<tr>
<td>Cultural Buildings</td>
<td>To be determined by Meath County Council</td>
</tr>
<tr>
<td>Crèches</td>
<td>1 per employee &amp; dedicated set down area 1 per 5 children</td>
</tr>
<tr>
<td>Cinemas/Theatre</td>
<td>1 per 3 seats. Where gross floor area exceeds 1000 sq.m., 1 space per 5 seats.</td>
</tr>
<tr>
<td>Funeral Homes</td>
<td>1 per 5 sq. m. gross floor area</td>
</tr>
<tr>
<td>Community Centres / Halls</td>
<td>1 per 5 sq. m. gross floor area</td>
</tr>
</tbody>
</table>

#### Land Use - Sports Facilities

<table>
<thead>
<tr>
<th>Land Use - Sports Facilities</th>
<th>Car Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sport Clubs-including swimming pools tennis courts etc.</td>
<td>2 per court, 5 per 100 sq.m.</td>
</tr>
<tr>
<td>Golf / Pitch &amp; Putt courses</td>
<td>3 per hole</td>
</tr>
<tr>
<td>Golf driving ranges</td>
<td>1 per 2m of base line/per trap whichever is less</td>
</tr>
</tbody>
</table>
Chapter 11 - Development Management Standards and Guidelines

<table>
<thead>
<tr>
<th>Bowling Alleys</th>
<th>5 per lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stadia</td>
<td>1 per 3 seats. Above 1,500 seats, 1 space per 15 seats.</td>
</tr>
</tbody>
</table>

Notes

1. In the case of any specific uses not listed in the above table, Meath County Council will specify its requirements in relation to parking.

2. The above car parking standards shall be applied at the discretion of Meath County Council in the County’s rural towns and villages having regard to the availability and adequacy of on street parking, existing or proposed off street parking to serve the development and the status of the town/village within the settlement structure of Meath.

3. Non-residential car parking standards are set down as “maxima” standards.

4. Parking facilities for mobility impaired drivers and their vehicles shall be provided at the general rate of 2 per 100 spaces, such spaces shall be proximate to the entry points of the proposed buildings.

5. Adequate car parking bays should be provided within the confines of the public areas of residential areas to address public needs.

11.9.1 Loading and Unloading

In addition to the general car parking requirements, service parking spaces may be required for cars or other vehicles necessary in the operation of the business or a particular building, e.g. delivery and collection of goods. In all major developments of an industrial/commercial nature, developers will be required to provide loading and unloading facilities sufficient to meet the likely demand of such development. Off-street loading facilities shall be designed to conform to the following requirements:

- Each required space shall be not less than 3.7m in width, 6m in length and 4.3 m in height exclusive of driving and manoeuvring space and located entirely on the site being served.
- Loading spaces may be enclosed within a structure and must be enclosed if located within 15m of the curtilage of the residence where the use involves regular night operation.
- There shall be appropriate means of access to a street or road as well as adequate manoeuvring space.
- The maximum width of driveway openings at the street boundary shall be 6 metres and the minimum width shall be 3.6 metres.

Loading facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve. They shall not be reduced in total extent after their provision and all reasonable precautions shall be taken by the owner or sponsor of particular uses to assure availability of required facilities to the delivery and pick-up vehicles that they are designed to serve.

However, Meath County Council may modify the requirements of loading and unloading facilities in any specific case where it appears that it would be in the interest of the proper planning and sustainable development of the area to do so.

11.9.2 Cycle Parking

Secure cycle parking facilities shall be provided in new office, residential, retail and employment generating developments. Bicycle racks shall be provided in all cases where Meath County Council deems bicycle parking necessary. Such facilities should be within 25 metres of a destination for short-term parking, (shops) and 50 metres for long term parking (school, college, and office). The number of stands required will be a third of the number of car spaces required for the development, subject to a minimum of one stand.
All cycle facilities in multi-storey car parks shall be at ground floor level and segregated from vehicle traffic. Cyclists should also have designated entry and exit routes at the car park. Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and well posted. Weather protected facilities should be considered where appropriate. In addition, parking should be placed within a populated, well-supervised area, and monitored by CCTV where possible. All long-term (more than three hours) cycle racks shall be protected from the weather.

11.9.3 Taxi Services

Planning applications for commercial and other developments which use taxi services should demonstrate the necessary provision of suitable drop off and set down areas.

11.10 Petrol Service Stations

New petrol filling stations and refurbished existing stations will be required to have a high quality of overall design and architectural layout to ensure an attractive environment, which integrates with and complements or enhances its surroundings.

Proposals for petrol filling stations shall comply with the requirements of Design Manual for Roads and Bridges (National Roads Authority) as well as the Dangerous Substances (Retail and Private Petroleum Stores) Regulations 1979 to 2010 (or any such other relevant standards and legislation that may be enacted) and Smarter Travel. Proposals for petrol stations should consider the risk of any hydrocarbon contamination of Natura 2000 sites and groundwater. Particular attention should be paid to the relevant River Basin Management Plan.

Ancillary retail uses may be permitted but having regard to the impact of excessively scaled retail uses on established urban retailing areas and the considerations of public and traffic safety, it will be a requirement that any retailing component shall not exceed 100 sq.m. of retailing area.

In assessing individual planning applications for new or refurbishment to existing petrol service stations, the following standards shall apply, where appropriate.

11.10.1 Design & Layout

- A minimum frontage of 30 metres shall be provided inside a 60 km/h (40 mph) speed limit zone and this frontage must be kept clear of any structure (apart from boundary fence) for a depth of not less than 4.5 metres from the roadside boundary of the site.
- Every new petrol filling station must be laid out in such a manner that vehicles are re-fuelled, and can wait to be re-fuelled, clear of the adjoining roadway. The means of access should be designed to give best visibility.
- The layout of new or redeveloped petrol filling stations shall permit safe access for delivery tankers (cab plus trailer) up to 15.25 metres in length, and an adequate off road area shall be provided for parking these vehicles safely without obstructing access to pumps while fuel is being delivered to petrol filling stations.
- The scale of buildings contained in a petrol filling station shall be related to the scale, character and form of adjoining structures to ensure an attractive development that integrates with and complements its surroundings.
- Car washing and vacuuming facilities are to be sited so as not to interfere with residential amenities or other adjoining sensitive land uses.
- Landscaping, including trees or shrub planting and suitable screening, shall be required to protect the amenities of the surrounding area and enhance the appearance of the development. A comprehensive landscaping scheme shall be prepared by a fully qualified landscape architect and submitted as part of the planning application. The use of native non-invasive species will be preferred in landscaping.
- The surface of the forecourt shall be graded, surfaced with bitumen macadam or other suitable material and drained to the satisfaction of Meath County Council. A petrol
Interceptor trap shall be fitted to the surface water drainage system. Provision shall be made for the storage and removal of refuse and waste material.

11.10.2 Location

- Such facilities will generally be required to locate within the 60 km/h and 50 km/h speed limit areas and they shall not be permitted where the amenities of nearby properties will be affected and or obstruction of traffic flows would arise.
- Petrol service stations will not generally be permitted adjoining residential areas, unless it can be clearly demonstrated that no significant damage to residential amenities will occur by reason of factors such as noise, visual obstruction, safety considerations or fumes and smells. Hours of operation will be limited in residential areas.

11.10.3 Advertisements

- Standard corporate designing will have to be modified as required by local circumstances.
- Signs should be limited in number and design and located so as to generally form part of the buildings or other structures on the site.
- The placing of signs of any description on footpaths, grass verges or any part of a public roadway will not be permitted. No advertisements or other structures whether temporary or permanent shall be placed on the forecourt which would interfere with the sight lines of motorists entering / egressing the site.
- A proliferation of illuminated and non-illuminated signs, flags and bunting will not be permitted as this leads to clutter and detracts from the visual amenities of the area.

11.10.4 Lighting

Forecourt lighting including canopy lighting should be limited to that which is necessary for the safe operation of a petrol filling station. The use of high level and powerful lighting should be avoided where possible and should not interfere with the amenities of adjoining premises or cause glare, hazard or confusion to public road users. All external lighting shall be cowled and diverted away from the public roadway to prevent a traffic hazard.

11.11 Advertising

Meath County Council recognises the role of well located and sympathetically designed advertising, whether attached to a building or free standing, to contribute to the character and vitality of commercial areas, particularly at night. However, whether by design, scale, location, proliferation or ancillary issues such as manner of lighting, advertising has the capacity to seriously injure the visual qualities of an area and on occasion, pose a hazard to motorists through distraction. Meath County Council will seek the removal of such advertisements and permit only advertisements which are used sensitively and sympathetically and which enhance the appearance and vitality of an area.

It will be an objective of Meath County Council to limit advertising to commercial areas where it is already a feature and within such areas, the following considerations will arise:

- The size and scale of signs should not conflict with existing structures in the vicinity.
- Large scale commercial advertisement structures are not acceptable on or near buildings of architectural or historical importance, in parks, Architectural Conservation Areas and in areas of high amenity.
- Signs will not be permitted if they compete with road signs or otherwise endanger traffic safety.
- Free standing signs will generally be resisted.
- Signs should not interfere with windows or other façade features or project above the skyline.
Advertising structures are an accepted part of commercial shopping activity, and as such they can normally be allowed in commercial centres. Control shall be exercised to prevent an impression of clutter in any location. The number of signs attached to a building in such areas should be limited and no sign should be excessively obtrusive or out of scale with the building façade. The design should be simple and related to features of the building such as fenestration, cornices, string courses, etc. Ideally, the sign should be an integral part of the elevational design of the building. As with shop-front design, Meath County Council will require commercial interests, especially chain outlets, to restrain the use of their corporate image advertising where these are considered to be too dominant.

In general, the following criteria shall be used in assessing applications for signage:

1. Signs will only be considered where an advertising “need” can be demonstrated. In this context the term “need” relates to the requirements of the travelling public and not the desire of the applicant to advertise as widely as possible. Each such need will be assessed on its merits. In relation to public institutions, Meath County Council will determine the necessity for directional signs.

2. Fingerpost signage is the preferred type of advertisement structure. Other types of advertisement structures will be discouraged unless a “need” can be demonstrated.

3. Applications for advertisement structures will be refused where they give rise to a potential traffic hazard. In general, advertisement structures will not be permitted at roundabouts, at traffic signalised junctions, at locations where they obstruct sight lines, compete with other traffic signs, give rise to confusion for road users or endanger traffic safety.

4. Applications for advertisement structures along national routes and along approach roads to towns and villages will generally not be permitted except for tourist attractions of national or regional importance. All such signage will require the written consent of the National Roads Authority, where appropriate.

5. The number of advertisement structures for any one premises shall be kept to a minimum and will generally be restricted to a maximum of two in the local area. In exceptional cases this maximum may be exceeded at the discretion of Meath County Council.

6. The number of advertisement structures that will be permitted on any one pole will be strictly limited by Meath County Council. In the event of multiple applications for advertisement structures at any particular location, priority will be given to approved applicants on a first come first served basis.

7. Applications for advertisement structures shall comply with the requirements of the “Traffic Signs Manual” published by Department of the Environment and the “Policy on the Provision of Tourist and Leisure Signage on National Roads” published by the National Roads Authority (or any such other relevant standards and legislation that may be enacted). All lettering, logos and symbols are subject to the approval of Meath County Council. In general, the use of the standard brown background and white lettering will be preferred.

8. The use of electronic variable messaging signs commonly known as “VMS signs”, shall be reserved strictly for use in roadwork activities, hazard information and or as part of an approved event traffic management plan. Advanced written consent of Meath County Council will be required prior to installation and usage of such signage.

11.11.1 Advertising Hoardings

Advertising hoardings, including tri-vision and three-dimensional signs, inappropriately located can constitute one of the most obtrusive elements of all forms of outdoor advertisement. They rely for
their impact on size, scale and location and are thus usually detrimental to the character of the area in which they are situated and in some cases contribute to a traffic hazard. However, they can help to screen derelict or obsolete sites awaiting re-development, in certain circumstances.

The practice of parking trailers or other mobile objects bearing advertisements in fields adjoining roads has become a feature of Irish roads over the past number of years. Such advertisements can be harmful to the visual amenities of the area, represent a traffic hazard by virtue of distracting motorists and could have impacts on biodiversity. Where such advertisements do not have the benefit of planning permission, Meath County Council shall take appropriate enforcement action. The potential negative impacts of such development shall also be taken into account in assessing applications for such development.

- Outdoor advertising hoardings shall not be permitted where it would detract from the visual quality of the setting of protected structures.
- In all other cases, regard to the visual impact of a proposed advertising hoarding and potential of traffic hazard arising from same will be imperative.
- The scale of display panels must be related to the scale of the buildings and streets in which they are located.
- Where illuminated hoardings are proposed, their effect on the streetscape during the hours of darkness and on the amenities of the area will be considered.
- Display panels may form part of the visual screening around building sites or sites awaiting re-development. In such cases, temporary permissions will be considered where appropriately sized panels form an integral part of an overall boundary treatment and do not comprise more than half of the total surface area of such treatment.
- As a general rule, planning permissions for outdoor advertising will be limited to a maximum of three years in the first instance, to enable the position to be reviewed by Meath County Council in light of changing circumstances at the end of that period.
- The number and scale of hoardings in the vicinity of the site will be a material consideration.

11.11.2 Fingerpost Signage

The erection of fingerpost signs may require a licence or planning permission from Meath County Council and should comply with the following:

- Directional signs for major tourist attractions and community purposes will be considered but product advertising will not be permitted.
- Signs must have a standard size and colour.
- Signs which interfere with the Local Authority’s directional signs or which contribute to visual clutter will not be permitted.

11.11.3 Bus Shelters as Advertising Shelters

In considering applications for bus shelters, Meath County Council will have regard to the particular circumstances of each case, such as location, scale and type of advertising proposed and the effect on the amenities of the area and the streetscape. Care must be taken with the location of shelters and attached advertising panels so that the public footpath, road traffic signs, pedestrian and wheelchair access and vehicular entrances are not obstructed.

As priority is intended to be given to public transport, the desirability of adequate provision of bus shelters is not in question. However, poorly designed shelters, with excessive amount of advertising can have a very unfavourable visual impact. Care must be taken with the location of shelters so that the public footpath, pedestrian and vehicular entrances are not obstructed.
11.11.4 Illuminated Signage

Illuminated signs in appropriate locations can provide both information and colour in the townscape after dark. The following guidelines will apply:

- The type of illuminated signs, internally or externally illuminated individual letter/neon tubes, should be determined by consideration of the design of the building and its location.
- The design of an illuminated sign should be sympathetic to the building on which it is to be displayed. It should not obscure architectural features such as cornices and window openings in the area. On new buildings, they should be part of the integral design.
- The daytime appearance when unlit will be considered.
- Sky lines i.e. signs, which project in any part above the level of a building parapet or obtrude on the skylines, are regarded as objectionable in principle and will not be permitted.
- Neon tubular strip lighting is generally not acceptable.
- The number of illuminated signs in the area.

If external illumination is proposed, documentation shall be provided that clearly shows that the blight or glare from such illumination will not adversely affect pedestrian and vehicular traffic or adjacent properties. The design of external lighting shall minimise the incidence of light spillage or pollution into the surrounding environment. Where illuminated signs are considered acceptable, the preference will be for those that are powered by solar energy.

11.12 Telecommunications

An efficient telecommunications system is important in the development of the economy. However, in considering location requirements, Meath County Council will take the following factors outlined in the ‘Telecommunications Antennae and Support Structures Guidelines for Planning Authorities’ (Department of the Environment and Local Government, 1996) into account.

Proposals for standalone telecommunication installations should demonstrate that the developer has made reasonable efforts to share with other existing users or proposed sites in the vicinity of the proposed mast. Standalone telecommunication installations will not generally be favoured in residential areas, on land where development may be restricted or prevented for amenity reasons or in parts of the town centre which are architecturally important.

Telecommunications antennae should be located so as to minimise any negative visual intrusion on the surrounding area, especially on landscapes or streetscapes of a sensitive nature. The preferred location for telecommunication antennae is in industrial estates or areas zoned for industrial use or in areas already developed for utilities.

If the proposal is contrary to the above, Meath County Council will need to be satisfied that the installation is of strategic importance if permission is to be granted.

In rural areas, where possible masts should be placed in forestry plantations provided that the antennae are clear of obstruction. The developer will be required to retain a cordon of trees around the site, which will not be felled during the lifetime of the mast with the written agreement of the owner. In un-forested areas, softening of the visual impact should be achieved through judicious design, and through the planting of native shrubs, trees, etc., as a screen and backdrop. Where masts are located in areas of high amenity or landscapes of exceptional or high value, international or national importance and high sensitivity as indicated in the Landscape Characterisation Assessment (Chapter 9 & Appendix 7), there shall be a presumption for a need to provide a ‘Landscape Impact Report’ to allow proper assessment of the visual impact of the structure on the area. Consideration of surrogate trees (coniferous) shall be considered in such circumstances.

The use of tall buildings or other existing structures is always preferable to the construction of an independent antennae support structure. Support structures should be kept to the minimum height...
consistent with effective operation and should be monopole (or poles) rather than latticed or square structure, unless such structures have a clear and / or simple design or alternatively where it is judged by Meath County Council to incorporate high sculptural design quality. Sharing of installations (antennae support structures) will be encouraged where it is deemed to lead to a reduction in the visual impact on the landscape or townscape.

To facilitate the evaluation of development proposals for the erection of antennae and support structures, applicants/developers/operators will be required:

a) To demonstrate compliance with *Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities* issued by the Department of the Environment in July 1996 and/or to any subsequent amendments, *Code of Practice on Sharing of Radio Sites* issued by the Commission for Communications Regulations and to such other publications as may be relevant in the circumstances.

b) To submit a reasoned justification as to the need for the particular development at the proposed location in the context of the operators overall plans to develop a network in County Meath;

c) To indicate what other sites or locations in the County were considered and include a map showing the location of all existing telecommunications structures (whether operated by the applicant or a competing company) within a 1km radius of the proposed site;

d) To submit evidence of consultations, if any, with other operators with regard to the sharing of sites and/or support structures;

e) To submit proposals to mitigate the visual impact of the proposed development including the construction of access roads, additional poles and structures, and adequate screening and/or landscaping,

f) To furnish a statement of compliance with the International Radiation Protection Association (IRPA) Guidelines (Health Physics, Vol. 54, No. 1(Jan) 1988) or the equivalent European Prestandard 50166-2 which has been conditioned by the licensing arrangements with the Department of Transport, Energy and Communications and to furnish evidence that an installation of the type applied for complies with the above Guidelines.

11.13 Agriculture

11.13.1 Agricultural Buildings & Structures

The design, scale, siting and layout of agricultural buildings should respect, and where possible, enhance the rural environment.

In visually sensitive areas, the Council will seek to group together and site buildings in an appropriate manner, and require the use of harmonious external materials to minimise obtrusion on the landscape. The use of dark coloured cladding, notably dark browns, greys, greens and reds are most suitable for farm buildings, and roof areas should be darker than walls.

Developments shall comply with the Good Agricultural Practices Regulations.

11.13.2 Piggery Developments

New piggery developments exceeding 3,000 pig units (1 sow litter = 10.p.u, 1 pig = 1 p.u.) shall preferably be sited a minimum distance of 5 km from existing population centres exceeding 200 persons. The following shall be taken into consideration:

1. Where considered necessary by Meath County Council, a treatment plant shall be provided for piggery developments;
2. The developer shall demonstrate the availability of sufficient land for land spreading;
3. Management controls for slurry spreading shall have regard to:
   - Spreading rates based on assessment of lands concerned;
   - Storage tank capacities with at least 6 months winter storage;
• Time of spread;
• Distance from water-courses, with a minimum distance of 30 m in all cases,
• Distance from houses and public buildings, with a minimum distance of 100m except with the consent of the owner.

4. Band spreading or soil injection of all slurries shall be a prerequisite for all piggery developments. Slurry spreading by splash plates shall not be permitted. The use of odour masking agents when slurry spreading shall be required in appropriate developments;

5. Where other than the public water supply is being utilised as the source of water supply, the applicant shall satisfy Meath County Council as to adequacy of source;

6. Proposed developments should be located a sufficient distance away from sources of drinking water. Applicants shall be required to demonstrate compliance with standards and regulations in this regard which are applicable at the time of assessment of the application.

7. Proposals should pay particular attention to the potential for likely significant effects on the Natura 2000 sites.

**11.13.3 Pollution Control**

The Council will require that agricultural developments comply with all relevant regulations in relation to farmyard pollution and waste.

The Council will exercise its powers under the Planning Acts and the Water Pollution Act to ensure that agricultural development will not cause pollution to watercourses taking into account the requirements of the relevant River Basin Management Plans. All new and existing agricultural developments will be required to ensure that all effluent, including yard run-off, is collected and stored within the confines of the development.

When assessing the adequacy of effluent handling facilities the following will be considered to be soiled waste:
   1. Slurry;
   2. Soiled water run-off;
   3. Milk washings;
   4. Silage effluent, and;
   5. Dungstead

**11.14 Extractive Industry and Building Materials**

The Council recognises the importance of the extractive industry in the economic life of the County, and importance as a valuable source of employment in parts of the County. Extractive developments should not adversely affect the environmental, tourism, local communities, residential qualities and/or any adjoining existing land uses in the area, Natura 2000 sites or any protected species or habitat. In addition, the Council will seek to protect areas of geological or geomorphological interest, groundwater and important aquifers, important archaeological features and Natural Heritage Areas from inappropriate development.

Control will be exercised over the types of development taking place in areas containing proven or potential extractive deposits in the interests of proper planning and sustainable development. In such areas, only development compatible with mining or quarrying activities will be permitted in areas being or likely to be used for these purposes. In appropriate circumstances the Council shall seek the safeguarding of deposits of minerals from permanent development that would prevent or hinder their subsequent extraction.

Transportation of minerals on public roads must be done in such a manner as not to cause nuisance to other road users. Such extractive operations should have good access to the National and/or Regional road network. A contribution towards the improvement of public roads serving a proposed and/or existing extractive development which are considered to be inadequate in width,
alignment or structure to carry the size and weight of loads proposed as are necessary to safely accommodate such traffic, will be required by the Council as a condition of any permission granted. Where improvements cannot be achieved the proposal will be refused.

Worked-out pits should be rehabilitated to suitable land uses and screened appropriately as part of an aftercare programme. To this end, bonds, in phase restoration/rehabilitation and landscaping plans will be required and where appropriate, provision for sinking funds under the control of Meath County Council will be required by the Council as a condition of any permission granted to ensure satisfactory reinstatement on completion of extraction.

Extractive industry proposals should pay particular attention to the potential for likely significant effects on the Natura 2000 sites due to groundwater drawdown or contamination of surface water. Policies are set down in section 10.12 of Chapter 10 of this Development Plan.

It shall be required as a minimum that development proposals are framed such as to address in an authoritative manner issues such as:

- Impact on groundwater, surface water and important aquifers and compliance with the objectives of the Water Framework Directive (Refer to chapter 7 for further information on Water Framework Directive);
- Impact on Natura 2000 sites, NHAs and sites of ecological importance;
- Transportation impacts;
- Impact on existing local communities with regard to but not limited to:
  - Noise, vibration and subsidence;
  - Effective control of gaseous emissions and dust;
- Rehabilitation and landscaping which must be in phase with extraction (suitable proposals in this regard must accompany all planning applications);
- Impact on the quality of the landscape, particularly sensitive landscapes and protected views (Refer to Map no. 9.5.1);
- Impact on archaeological and architectural heritage. Reference should be made to the contents of the ‘Archaeological Code of Practice (Department of the Environment, Heritage and Local Government and Irish Concrete Federation, 2009);
- The extent of the land ownership, nature of the deposits and details of any ancillary processes (such as crushing, concrete manufacture etc);
- Protection of identified geological or geomorphological heritage features;
- Provision of adequate securities, and;
- Assessment of impact on existing rights of way and traditional walking routes.

Supporting studies and analysis should be prepared by appropriately qualified personnel.

11.14.1 Duration

The duration of permission granted will be dependent of the programme of extraction proposed by the applicant and the potential impacts of the proposed quarry.

11.14.2 Rehabilitation

All extractive sites shall be subject to rehabilitation and landscaping programmes in phase with the extraction.

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1 Where deemed appropriate a special contribution will be attached to a grant of permission in accordance with section 48 of the Planning and Development Act 2000-2012.
11.15 Renewable Energy Development

11.15.1 All Renewable Energy Developments

In the assessment of individual proposals, Meath County Council will take the following into account:

- the proper planning and sustainable development of the area;
- the environmental and social impacts of the proposed development, including residential amenity and human health;
- impact of the development on the landscape;
- impact on public rights of way and walking routes;
- connection to the National Grid (where applicable);
- mitigation features, where impacts are inevitable, and;
- protected or designated areas - NHAs, SPAs and SACs, areas of archaeological potential and scenic importance, proximity to structures that are listed for protection, national monuments, etc.

The Council encourages and will facilitate early pre-planning discussion with providers of energy infrastructure and to support local community participation within this process.

11.15.2 Wind Energy

In considering the siting of wind energy projects, Meath County Council will assess the development siting based on locations identified in the Landscape Character Assessment of the County (Appendix 7), compliance with the DoEHLG Wind Energy Development Guidelines and the relevant development management standards. Regard will also be had to best practice and guidelines published in this area.

The visual impact of wind turbines is among the most important considerations to be taken into account. Wind farms are tall and their prominence is emphasised by the movement of the rotors. Given the nature of wind farms, there are areas that can be identified as unsuitable for wind development, on the basis that they conflict with existing land uses and planning policies, and are therefore excluded from consideration. The location of wind farm development must also have regard to the Landscape Character Areas of the County (Chapter 9 & Appendix 7).

The aim of this Development Plan is to promote a policy of preferential avoidance of siting wind energy projects in Natura 2000 sites, or sites that are on the flight lines of wintering birds unless it can be proven that there are no risks to the integrity of the sites (by carrying out an appropriate assessment).

Any proposals for the development of wind power will need to be supported by both a technical and an environmental statement prepared to an acceptable standard. In this regard applicants applying for wind energy development are advised to consult with Meath County Council before detailed proposals are drawn up. Consultations should also be held with the appropriate bodies, such as Department of Communications, Energy and Natural Resources, The Irish Energy Centre and the energy providers. In addition, potential applicants are advised to consult with the Department of Arts, Heritage and the Gaeltacht, Forest, Service, Irish Aviation Authority and other appropriate statutory and non-statutory bodies in areas which may require special protection.

It is important that certain design guidelines are adhered to:

- Topographical enclosures and extensive areas of degraded or previously developed lands should be identified for wind farm development to help minimise visual impacts and to harmonise wind turbines with the landscape. Where elevated sites are required, the location to site the turbines should be selected to minimise the zone of visual influence by avoiding summits and ridgelines and by using side slope locations only.
• The layout and design of the wind farm should directly relate to the key landscape characteristics, for example using a regular grid on regular surfaces such as cutaway bogs and more irregular lines on flowing topography such as foothills.
• The turbines and the landscape need to form a coherent unit and avoid visual confusion; all turbines should be of the same size and proportions, same colour and number of blades and same rotational speed. The spacing of the turbines should be regular so as to give a consistent and repetitive image.
• The use of a small amount of larger diameter turbines is recommended rather than a larger number of smaller turbines.
• In general, matt finishes and neutral colours for turbines and structures are encouraged to minimise their conspicuous nature.
• Meath County Council will support appropriate innovative design for wind farms.
• Measures should be taken to ensure a good acoustical design of turbines, in order to guarantee that there are no significant increases in ambient noise level in the nearby surroundings, which could affect private properties and wildlife, as well as the tranquillity of the landscape.

Where new access roads are required measures should be taken to ensure minimum disturbance of the proposed site. Cables connecting the wind farm to the national grid should be located underground, where feasible. Proposals for the restoration of the site after removal of the turbines should be included with a planning application. Adequate financial security will be required by planning condition to ensure site restoration and removal of the wind farm where appropriate.

11.15.3 Hydro Energy

An application for the installation of a hydro electric plant shall require an Environmental Impact Assessment (EIA) where it exceeds the thresholds specified in Schedule 5, Part 3(h) of the Planning and Development Regulations 2001. The Council shall require that proposals for hydro energy installations have regard to the following:

• The free passage of fish and other water based amenity activities.
• Any hydro-energy proposal within the Boyne catchment should be accompanied by an appropriate assessment that addresses the potential impacts on bankside habitat loss, passage of salmon and lamprey and the impacts on otters.
• Any proposal for tidal or wave-energy should be accompanied by an appropriate assessment that addresses the potential impacts on wintering birds, coastal habitats and their supporting ecosystems.

The Council shall have regard to the recommendations of the Inland Fisheries Ireland (IFI), the Department of Communications, Energy and Natural Resources and the National Parks and Wildlife Service of the Department of Arts, Heritage and the Gaeltacht in assessing development proposals.

11.15.4 Energy Networks

As outlined in Chapter 8, it is a policy of the Council in principle to facilitate the provision of energy networks and network extensions. In the assessment of proposed energy network extensions, the following issues will be taken into account by Meath County Council:

• The development is required in order to facilitate the provision or retention of significant economic or social infrastructure;
• The route proposed has been identified with due consideration for social, environmental and cultural impacts;
• The design is such that will achieve least environmental impact consistent with not incurring excessive cost;
• Where impacts are inevitable, mitigation features have been included,
• Where it can be shown the proposed development is consistent with international best practice with regard to materials and technologies, that will ensure a safe, secure, reliable, economic and efficient and high quality network and;
• Natura 2000 sites, proposed NHAs, areas of archaeological potential, landscapes of exceptional or high value, international or national importance and high sensitivity, proximity to structures that are listed for preservation, national monuments etc.

11.16 Public Lighting

It is essential that all public lighting schemes comply with the current CEN (European Committee for Standardisation) and BS (British Standards) Code of Practices.

Meath County Council requires the installation of energy efficient public lighting schemes, using the best available technologies. Measures which shall be required to achieve this include the use of lanterns with modern optics which minimise light pollution, optimise scheme layouts, only accept the use of modern energy efficient lamps and control gear which comply with best practice and take account of the ‘Campaign for Dark Skies’ issues where appropriate. Therefore, all public and decorative lighting schemes shall incorporate the requirements of the document “Guidance notes for the Reduction of Light Pollution” issued by the Institution of Lighting Engineers and available as a download from its website www.theilp.org.uk

All street lighting designs shall meet the requirements of the current CEN code of practice EN 13201: 2003 and BS5489: 2003. Furthermore, ESB Networks (DSO) requirements for supply shall be undertaken with reference to conditions being established by the Commission for Energy Regulation (CER) in Ireland.

The lighting designs for all new schemes and modifications to existing developments must include provision for up-grading street lighting at existing junctions, entrances and access roads in addition to any lighting requirements for the proposed development.

Where appropriate, low brightness energy efficient lighting schemes shall be considered with a view to enhancing the nighttime scene and improved security.

The installation of lighting schemes in Residential Areas shall comply with the Code of Practice for Public Lighting ET211: 2003, the National Rules for Electrical Installations (ET 101: 2008) current at time of issue (or as otherwise updated). The provision of a Customer Service Pillar(s) in accordance with the requirements of ESB Networks National Code of Practice for Customer Interface (current edition) is a prerequisite.

All public lighting installation shall be in accordance with Meath County Council’s policy document “Public Lighting Design Requirements Guidance Manual” latest edition. All queries pertaining to the design and alteration of public lighting installations in County Meath are required to be directed to the Public Lighting Section of Meath County Council.

Public lighting proposals within 100m of the River Boyne should consider the potential for likely significant effects on sensitive species.

11.17 Development in Proximity to Approach Zones/Noise Zones of Airports and Airfields

Developments shall be restricted (and where appropriate, prohibited) in public safety zones and approach zones of airports and airfields, and in noise zones associated with airport flight operations as illustrated on map no. 11.1. In the assessment of such applications regard shall be had to the relevant policy documents and consultation shall take place with the relevant authorities.
11.18 Archaeology

In considering developments which might impact on archaeology, Meath County Council will:

- Seek archaeological impact assessments as part of the planning submission when a proposed development could affect a Recorded Monument, a Zone of Archaeological Potential, or as yet unidentified elements of archaeological heritage, and;
- Require that a licensed archaeologist carries out all necessary archaeological works when permission is granted for development that requires mitigation of impacts on the archaeological heritage.
12.1 Introduction

Under the Planning and Development Acts 2000-2012, Meath County Council has a statutory obligation to secure the implementation of the objectives of the County Development Plan. Meath County Council is fully committed to the implementing this Development Plan. The Council will actively undertake a leadership role to progress and secure the Development Plan policies and objectives to achieve the sustainable development of communities, the economic repositioning of the County and the promotion of the County’s unique cultural and natural heritage.

In providing this leadership role, the Council will foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan.

The successful implementation of a significant number of the policies and objectives of the Plan will necessitate on-going collaboration and a sense of good-will across a range of agencies and stakeholders. The implementation of the Development Plan will depend also on the economic climate, political support, Meath County Council funding and the availability of funding from other sources. However, Meath County Council will exercise all of its legal powers to ensure that the objectives are implemented.

Notwithstanding the statutory requirement to prepare a progress report not more than 2 years after the making of the Plan, the preparation of an annual monitoring and evaluation report would be of value to the Council to facilitate the identification of any issues concerning implementation of the Development Plan, for example through the interpretation of development plan objectives in the development management process.

12.2 Local Area Plans

An important driver of the Development Plan strategy is to bring policies to a more detailed local level through Local Area Plans. The strategic and broad-ranging policies of the County Development Plan provide a general framework, but not necessarily the detailed treatment required for significant proposals in certain areas. Local Area Plans have proven successful in the detailed implementation of the County Development Plan policies and objectives.

12.3 Phasing

It is an objective of Meath County Council to promote the implementation of the Development Plan in a rational and sequential approach that is in keeping with the proposed development strategy. It is also an objective of the Council to ensure that essential facilities (such as road infrastructure, water, sewerage etc.) are secured and provided in tandem with proposed developments. This is qualified by the Core Strategy and the requirement to amend the Local Area Plans to ensure compliance with same.

12.4 Sources of Funding

12.4.1 Public Private Partnerships

A Public Private Partnership (PPP) involves a partnership agreement between the public and private sector for the delivery of specific projects relating to public services and infrastructure. Such an approach can ensure a commitment to funding due to interlinked public and private assistance, and aims at ensuring the most economically efficient manner of development. Education, local services, health, housing, public transport, roads, solid waste, water/waste water
and other public services can benefit from the approach of a PPP. Other partnership approaches will be pursued with other state and public organisations.

12.4.2 Additional Funding Sources

It is considered reasonable that contributions be paid towards Local Authority investment in the provision of infrastructure and services by developers who benefit from such provision. Additional national and EU level programmes include Urban Renewal Schemes, the RAPID programme, the NeighbourWood Scheme, National Lottery Facility Funding, as well as other funding mechanisms available from the various Government Departments and other agencies. Such bodies have varying criteria regarding the type of developments they fund and may be useful to consider in the achievement of development objectives.

12.4.3 Development Contributions

Meath County Council may, when granting planning permission, attach conditions requiring the payment of contribution(s) in respect of public infrastructure and facilities, benefiting the development. Details of such contributions must be set out in a Development Contribution Scheme. Meath Local Authorities Development Contributions Scheme 2010-2015 was adopted in 2009 and is available to view on Meath County Council’s website www.meath.ie

12.4.4 Bonds

To ensure the satisfactory completion of development, on a site which has been the subject of a grant of planning permission, a bond or cash lodgement may be required until the development has been completed to the satisfaction of the Council. The bond or cash lodgement may be sequestered in part or in its entirety where the development has not been satisfactorily completed. Meath County Council will determine the amount of such bond or cash lodgement.

12.5 Monitoring & Review

The Planning and Transportation Department of Meath County Council is the main section responsible for monitoring and implementing the Development Plan, mainly through the development management function. However, it is important to note that this Plan co-ordinates the work and objectives of other key departments within the local authority, such as Economic Development, Water Services & Environment, Housing and Community. In some cases, the body responsible for the implementation of certain plan objectives may be external, such as the National Roads Authority, the National Transport Authority etc.

The large number of objectives included in the Development Plan represent a significant challenge for the Council. However, many of the Plan’s objectives are set within a longer timeframe, of 20 to 30 years, which may not be fully implemented over the lifetime of this County Development Plan.

The Planning and Development Acts 2000-2012 provides under:

Section 15 (1) that it shall be the duty of a Planning Authority to take such steps within its powers as may be necessary for securing the objectives of the Development Plan, and;

Section 15 (2) that the Manager of the Planning Authority shall, not more than 2 years after the making of a Development Plan, give a report to the members of the Planning Authority on the progress achieved in securing the objectives referred to in subsection (1).

Objectives

It is an objective of Meath County Council:
IMP & MON OBJ 1: To endeavour to prepare an annual monitoring and evaluation report on the progress achieved in securing the objectives of the Plan to be given to the Elected Members, subject to the availability of the necessary resources.

IMP & MON OBJ 2: To prepare a preliminary monitoring evaluation report on the likely significant environmental effects of implementing the County Development Plan within two years of the making of the Plan (as per section 15) of the Environmental Report. (This could coincide with 2nd annual review of the Development Plan on the progress achieved in securing the Development Plan objectives as per IMP & MON OBJ 1).

IMP & MON OBJ 3: To undertake monitoring as set out in Chapter 8 of the Environmental Report.
Foreword

A Note from the County Manager

The Development Plan is the key corporate policy document which will guide the future development of our county and will influence the lives and prospects of our citizens and their families in a very real and tangible fashion in the years ahead. This Plan is being brought forward at a time of great economic challenge following the greatest years of economic growth and prosperity in the modern history of County Meath. The phenomenal rate of population increase resulting from the rapid expansion of the Celtic Tiger years has been maintained. With this expansion comes the need for a new economic configuration of the county to create the necessary conditions for significant generation of high quality employment to sustain our existing and new communities.

Therefore the challenge being posed for this Plan, and indeed for the county and its citizens, is thus all the greater and the hills we must climb all the higher. The Elected Members and Executive of Meath County Council are resolutely determined to give the leadership and commitment necessary to enable us to meet the challenge together.

We believe that the citizens of Meath possess the capacity and strength of character to build a new vision of what our county can and will become through the creative engagement involved in this Development Plan process.

This vision will build on the enduring attributes, capacities and unparalleled natural resources of County Meath. These include our dynamic economy, our unique cultural and natural heritage and our vibrant communities.

The promotion of economic growth and the economic rebalancing of Meath is a priority of the Plan and this can be positively promoted by leveraging its abundant natural and human resources, location and connectivity to build strong national and international strategic competitiveness in the years ahead.

Meath occupies a highly strategic location in the Greater Dublin Area (GDA) and this locational advantage has a major part to play in the future development of the National Gateway, the most economically dynamic and progressive area in the country. As a key constituent part of Ireland’s capital city region, Meath benefits from being at the centre of Ireland’s primary economic hub and the largest market in the State.

The first rate multi-modal transport infrastructure which provides easy access to Dublin Airport and Dublin Port also delivers strong connectivity throughout the county with no less than five national primary routes and developing rail services giving easy access to all areas. Meath also benefits strongly from its strategic location on the E1 Dublin-Belfast international corridor linking both capital cities and international airports.

As a bridge between the past and the present, the rich array of cultural and natural heritage assets branding Meath as the ‘The Heritage Capital’ of Ireland represents a most unique selling point. In providing the opportunity to develop cultural tourism as a significant driver of the county’s developing modern economy, it offers truly unique opportunities for national and international tourism and marketing. In this regard Meath is proud to possess the internationally renowned World Heritage Site of Bru Na Boinne, and also Tara, the Ancient Capital of Ireland and seat of the High Kings.

Allied to the foregoing are the important modern leisure pursuits of golfing and equine activity.
which the county possesses in abundance, easily accessible to both national and international markets. The sustainable development of green infrastructure, our natural heritage and the maintenance and improvement of our unique rural and urban built heritage present both strong attractions and a focus for community identity and pride.

The historic landscapes of Meath also make the connection between our past, our present and our future and their fertile soils provide the pastoral backdrop for a thriving and resilient new agricultural economy and food sector which provides the potential for significant diversification and added value. The location of this rich resource base at the gateway of the metropolitan area proximate to third level institutions of education creates the potential for the knowledge economy and new directions, synergy and re-imagining of our economic future, based on the traditional strengths of the past and the science based opportunities to come.

It is broadly acknowledged that Meath had managed the Celtic Tiger years well. The rapid acceleration of economic activity was not allowed to damage the central core of our large towns by the proliferation of out of town shopping. Our smaller market towns and unique villages have been largely spared the excesses of sub-urbanisation. The high vacancy rates and ghost estates evident elsewhere have not been visited on Meath. On the plus side the quantum leaps achieved in the delivery and advancement of physical and social infrastructure during these years of unprecedented growth has the county well prepared for rapid and sustained recovery when it comes.

The people and communities of Meath are its richest resource and this Development Plan sets out a new approach to meet their legitimate needs and aspirations not only for the six year life of the plan but also for the decades ahead.

To this end, and for the first time, the Meath County Development Plan must contain as a central building block and foundation stone an evidence-based and robustly tested ‘Core Strategy’. This Core Strategy is the fundamental pivot which will guide the Plan’s goals, policies and objectives to provide the blue-print for the sustainable future we wish to create for all our citizens.

The Plan provides innovative and creative solutions to build resilient new urban and rural communities and the critical economic reconfiguration of the county which they and their families deserve while protecting the unique heritage we all cherish.

Essential elements of this strategy will also involve policies on climate change, green infrastructure, and sustainable transport to reflect the modern planning policy requirements for global sustainability.

The successful development and ultimate realisation of these policies present both challenges and opportunities for our county now and into the future. They will only be truly embedded if supported by the requisite goodwill and active participation from all sectors of our culturally diverse modern society.

To this end, Meath County Council will proactively drive and share in this leadership role through positive engagement in the plan-making and implementation process with all our citizens.

Tré Neart le Chéile

Tomas O'Dulaing  Brendán MacCraith
Bainisteoir an Chontae  Bainisteoir an Chontae
## Athboy Written Statement

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<tr>
<td><strong>Position in Settlement Hierarchy</strong></td>
<td>Small Town - developed on a local, independent and economically active basis under the influence of large towns in Meath and has a strong tradition serving a large rural hinterland. The broad approach of the Development Plan for Small Towns is to manage growth in line with the ability of local services to cater for growth and respond to local demand.</td>
</tr>
<tr>
<td><strong>Position in Retail Strategy</strong></td>
<td>Level 4 retail centre</td>
</tr>
<tr>
<td><strong>Population (2011) Census</strong></td>
<td>2,397</td>
</tr>
<tr>
<td><strong>Committed Housing Units (Not built)</strong></td>
<td>159 No. Units</td>
</tr>
<tr>
<td><strong>Household Allocation (Core Strategy)</strong></td>
<td>319 No. Units</td>
</tr>
<tr>
<td><strong>Education</strong></td>
<td>Primary School (O’Growney National School), a Secondary School (Athboy Community School), a Montessori School (Athboy Childcare Centre).</td>
</tr>
<tr>
<td><strong>Community Facilities</strong></td>
<td>Health centre and three chemists, a Parochial Hall (St James’ Hall), a Macra na Feirme Hall, a Post Office, a Credit Union, a Garda Station, a graveyard, GAA grounds, a soccer pitch and basketball and tennis courts, a library and two churches.</td>
</tr>
<tr>
<td><strong>Natura 2000 sites</strong></td>
<td>The Athboy River flows through the town which is a tributary watercourse of the River Boyne. The river forms part of the River Boyne and River Blackwater Natura 2000 network and is both a SAC and SPA.</td>
</tr>
<tr>
<td><strong>Strategic Flood Risk Assessment (Meath County Development Plan 2013 – 2019)</strong></td>
<td>No SFRA Required. Implement Flood Risk Management policies from CDP</td>
</tr>
</tbody>
</table>

### 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 and its role as a ‘service centre’ to the surrounding local area and through the enhancement of the considerable built heritage of the town by public realm improvements and tackling dereliction and underutilised properties.

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### 01 Town Context

Athboy is located in the ‘Kells Electoral Area’ towards the west of County Meath in close proximity to the border with County Westmeath. From a strategic regional context, Athboy is situated approximately 17km from Navan, 12km from Kells and 11km from Trim. It is located at the convergence of a number of National, Regional and Third-Class Roads, specifically the N51 National Secondary Road, connecting Drogheda to Devlin, the R154 Regional Road connecting Clonoe to Crossdoney, County Cavan via Trim and Oldcastle, the R164 Regional Road to the north of the town connecting it with Kells and Kingscourt, and a number of Third...
Class Roads connecting Athboy to surrounding towns and villages such as Ballivor, Clonmellon, Delvin, Dunderry, Kildalkey, Oldcastle and Rathcarn. These routes provide Athboy with efficient connections to the surrounding larger towns of Kells, Navan and Trim.

The amenity, heritage qualities and character of Athboy are largely derived from its historical evolution. The town possesses a relatively compact and legible town centre area arranged along an elongated Main Street encompassing many of the town’s key buildings with diverse building styles, some dating from the 18th century. These consist mainly of commercial, institutional, office, residential and public buildings. This creates an attractive built environment.

In more recent times, the town has experienced a significant level of greenfield development particularly along its main approach roads, specifically the Connaught, Delvin, Dunderry, Kells/Navan and Trim roads with significant residential schemes characterising the majority of this development. A certain amount of brownfield and backland re-development has also occurred, specifically along Connaught Street and the former Railway Station area. However, the backland areas of Main Street have not experienced any significant coherent redevelopment and largely retain their 19th Century footprints. There have also been a number of refurbishments of existing premises along Main Street, Connaught Street and Lower and Upper Bridge Street. However, there has been only a limited level of uptake on the lands identified for enterprise and employment uses off the Trim Road.

The town enjoys a strategic location in a substantial and productive agricultural hinterland to the west of the County and extending into eastern areas of County Westmeath. Its main function and role is to serve as a service centre for this significant agricultural sector and to cater for the weekly shopping needs of this population. However the relative proximity to Dublin and the surrounding towns in the County has allowed for a commuting pattern to emerge with an obvious leakage of associated expenditure to areas outside of Athboy.

The strategy pursued in this Development Framework will seek to conserve and enhance the impressive built heritage of Athboy through the sensitive treatment of any infill development, the conservation of key buildings on each side of Main Street and the encouragement of compatible developments and land uses in Athboy. As provided in the overall goal for Athboy, the consolidation and strengthening of the town and its commercial core is of paramount importance to support the growing residential population and the wider rural hinterland.

The Development Framework will also seek to;

- provide for a high-quality landscape, active and passive open spaces and include provisions to improve the public domain generally;
- provide for appropriate community, childcare, educational and recreational facilities;
- create unique, clearly identifiable and memorable areas consistent with, and protective of, the town’s existing character;
- develop a strong local economy and create appropriate land-use planning conditions that will contribute to the creation of employment opportunities locally;
- allow for an environment that is clearly understood and useable by the existing and proposed community, including employees, residents and visitors alike, and;
- improve local public utilities services and infrastructure by catering for future development in the town centre.
02 Water and Wastewater Services

Water: Athboy is supplied with potable water from the Athboy Water Supply Scheme (WSS). In addition to supplying Athboy, the Athboy WSS also serves Kildalkey and Rathcairn. A secure potable water supply is required to serve existing developments and to facilitate further development. The capacity of the Athboy WSS is 12,500 Population Equivalent (PE) with 11,000 PE currently subscribed.

Wastewater: The Athboy Sewerage Scheme was recently upgraded and the capacity of the wastewater treatment plant was increased to a total design capacity of 5,800PE of which 4,000PE is currently subscribed. The Athboy Sewerage Scheme also serves Rathcairn. There is capacity of 600PE reserved for Rathcairn village (if required).

03 Land Use

Due to its historic origins as an Anglo Norman walled town, Athboy has developed with a strong & compact urban form in its town centre area comprising of Main Street and Upper Bridge Street with a strong retailing base for a town of its size. In recent years development pressure has resulted in the growth of Athboy extending out onto greenfield sites towards the edge of the town particularly in relation to new residential development along the Oldcastle, Kells and Mullingar Roads. A new Business Park has been developed along the Trim Road and it is intended that future industrial and businesses with larger floorspace requirements be encouraged to locate on available sites in this business park. In addition, the 'MacCann & Byrne’ site is considered an inappropriate industrial / enterprise land use currently in the centre of the town which will be encouraged to relocate to more appropriately zoned land in the Business Park. The future development strategy of the town will consolidate new residential development (Phase 1 lands) to being as close as possible to the town centre area on a sequential basis thus promoting sustainable land use where walking, cycling and public transport uses can be promoted. Meath County Council will support the proposed relocation of the playing pitch facilities associated with Clann na nGael GAA club to a new site on the north eastern edge of the town given the growing needs of the club and the site restrictions on their current grounds along the Kells Road.

04 Residential Development

Older terraced and semi-detached developments have been integrated in the town centre, specifically Connaught, Lower and Upper Bridge, and O’Growney Streets. As the town grew in the more recent past, the scale and form of the residential developments have changed to lower density suburban type developments located on the approach roads to the town.

The site layouts of some older residential developments are not conducive to passive surveillance of internal pedestrian and cyclist movements or open spaces. Additionally, poorly paved pedestrian routes linked to the town centre, where pedestrians and cyclists share road space with motorised vehicles, as well as badly laid-out and maintained public open spaces, have resulted in some poor quality residential environments through-out the town.

The aim of this Development Framework is to ensure that there is adequate land available in 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 in smaller urban settlements such as Athboy and enhances the quality of life for their occupants. Residential development will be accommodated in the areas zoned for residential use and also in the town centre area preferably as part of mixed use schemes.

Athboy has not experienced a significant level of Local Authority social housing in the past with the only notable exception being the residential development of ‘Coille Dios’ constructed in the Townparks area to the north of the town comprising of approximately 57 no. dwellings. This is considered to be a comparatively low level of provision in relation to the overall number of households in the town. Ultimately, future private residential developments should
be encouraged to provide for a broad mixture of household types. It is also noted that the Local Authority purchased additional lands for residential development purposes to the north of the town, consisting of approximately 18 hectares. Plans for the development of these lands are currently pending.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 319 units to Athboy over the 2013 – 2019 period. In addition, Table 2.5 indicates that there are a further 159 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 an extension to the Turry Meadows development off the Oldcastle Road and a large development off the Ballivor Road to the south west of the town.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 319 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 Athboy 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 Main Street outwards. It was considered that the other sites which were previously identified for residential development in the 2009 Local Area Plan were less favourable on the basis of their identified flood risk, peripheral location relative to the town centre or lands being land locked with no obvious or deliverable access available. The only exception to this is the proposed relocation of the GAA grounds (Clann na nGael) on the Navan Road which presents a considerable planning gain to the local community. It was considered prudent to retain the residential land use zoning objective which previously applied to the existing GAA grounds. All other lands are identified as a Phase II and are not intended for release in the life of this County Development Plan.

All designers of multiple residential developments within the Development Framework 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

Athboy is identified as a Level 4 retail centre in the County Retail Hierarchy. Given Athboy’s extensive hinterland and the population of the town, it has a noted range of commercial and retail services. Commercial and retail development in the town currently comprises of both convenience and comparison services. The range of services offered includes a significant number of boutiques and clothes shops, convenience retail shops, a hotel, a significant number of public houses, financial institutions, a post office, hardware shops, a Garda Station, and numerous retail service shops, such as butchers, chemists, florists, hairdressers, gift shops, restaurants, cafés, beauty salons, furniture stores, dry cleaners, solicitors, a veterinary surgery, and a number of garages and petrol filling stations. There are also a number of vacant retail shops in the town centre along Main Street.

Athboy’s retail and commercial areas are located along Main Street, Lower and Upper Bridge Street, O’Growney Street and Connaught Street. 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 in 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 Athboy.

To cater and provide for the possible growing population base, as well as the town’s role as a significant service provider for the surrounding rural area, Athboy will need to retain and expand upon its commercial and retailing functions over the course of the Development Plan.
period. Any future commercial and retail development should be directed into the town centre thereby facilitating multi purpose trips. This would aid in the consolidation and strengthening of the existing retailing base of Athboy. Future commercial and retail development will need to respect the existing vernacular design traits evident in the town in order to protect its character and that of the Architectural Conservation Area (ACA) that it is situated in. The roof pitches, façade and fenestration details must respect this setting.

5.1 Future Business and Enterprise Development
There is a notable business and industrial base currently in existence in Athboy. Having regard to the nature, role and scale of the town, the strategy for economic development in Athboy must focus on the achievable delivery of local services, and potential employment and enterprise generation. There are lands available in the Trim Road Business Park to accommodate employment generating uses. These lands allow for the relocation of existing non-conforming and incompatible businesses in the town. There is one business site in the town's boundary which is considered to represent a nonconforming use; namely MacCann & Byrne's, building construction suppliers. The Council will favourably consider the appropriate redevelopment of this site for uses which are consistent with the planning policies and development objectives of this Development Framework. Planning permission was previously granted for the relocation of the use to the more appropriate location of the ‘E2’ zoned lands located at the Trim Road Business Park. The Planning Authority has identified 17.2 hectares of lands for “E2” General Enterprise & Employment within the Trim Road Business Park. It is considered that this is more than adequate to cater for the projected employment needs of Athboy during the life of this Development Plan.

06 Community Facilities & Open Spaces
Currently, the town contains a significant number of community-related facilities, namely a primary school (O'Growney National School), a secondary school (Athboy Community School), a Montessori school (Athboy Childcare Centre), a health centre and three chemists, a parochial hall (St James’ Hall), a Macra na Feirme Hall, a Post Office, a Credit Union, a Garda Station, a graveyard, GAA grounds, a soccer pitch and basketball and tennis courts, a library and two churches. If Athboy is to experience any additional growth, it is essential that these community facilities be maintained and augmented to cater for all age groups.

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 in Athboy 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 in the town.

Athboy enjoys notable and frequently more subtle environmental qualities, specifically the Yellow Ford River, the town’s unique built heritage such as the St James’ Church of Ireland ecclesiastical complex, the high amenity lands surrounding Danes Court, the Fairgreen, the numerous pedestrian walks associated with the river and the Townspark, and the significant amount of tree stands within the town’s development boundary.

The town is also well served by community amenities encompassing GAA, soccer and basketball and tennis courts and contains a locally equipped Children’s Play area in the
Townparks area. The GAA facilities currently available in the Development Framework area are noted as constrained for further expansion, commensurate with local demands, at the current location.

Athboy is well served by active and passive recreational and community amenities that largely maximise and appropriately utilise natural and man-made environmental assets, and are also well interlinked. A comprehensive open space network is also being developed for the Townparks area, which will allow for a greater level of amenity for local residents while this Development Framework also identifies safe pedestrian walks in the town to ensure that Athboy is both pedestrian friendly and permeable.

### 07 Heritage

The rich archaeological, built and natural heritage of the area both comprising of and surrounding Athboy are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to tourists and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework. All development objectives and planning policies have been formulated with a view to improving the overall quality of their context and setting.

#### 7.1 Archaeological Heritage

Athboy contains two sites of archaeological interest. The town centre area outlines the initial early development of the town comprising of Connaught Street, Main Street, and Lower and Upper Bridge Street. The second zone of archaeological interest surrounds the complex of buildings of Danes Court to the south of St James’ Church of Ireland. The town also contains approximately 13 items identified on the Sites and Monuments Record (SMR). These items highlight the extensive length of human occupation in the town and are arranged around a number of separate historical areas, specifically Danes Court, the St James’ Church of Ireland ecclesiastical complex, St James’ Holy Well and the town’s former defences located along Main Street and the Kildalkey Road.

Developers are advised to consult archaeological maps, which are available for consultation from the Planning Authority and on the website of the National Monuments Service (www.archaeology.ie), in order to ascertain whether their site is located within a known area of archaeological potential. All Planning applications should have regard to the Heritage Council’s ‘Archaeology and Development: Guidelines for Good Practice for Developers, 2000’.

#### 7.2 Built Heritage

There are numerous buildings and structures of historical significance in Athboy. Athboy has 42 structures listed on the Record of Protected Structures (RPS) contained in this Development Plan. Volume I shall be consulted in relation to the policy framework for assessing development proposals relating to such structures. Furthermore, there are numerous structures within the Development Framework boundary that have been recommended for protection by the Department of the Environment, Heritage and Local Government’s National Inventory of Architectural Heritage (NIAH) compiled in 2004. The continued protection of the built heritage of Athboy is intrinsic to the sustained success and viability of the town.
7.3 Architectural Conservation Area
Athboy contains an Architectural Conservation Area (ACA) encompassing the majority of the centre of the town (See Map 9.2.2 of the Meath County Development Plan 2013-19). The ACA extends from Lower Bridge Street to O’Growney Street and includes all of the town centre’s land plots on both sides of the Main Street. This designation recognises the special significance of the built heritage which characterises Athboy and that care must be taken with regard to any future proposals in this area. The Planning Authority will continue to ensure that all future changes will enhance, rather than detract from, the character of this area and its setting.

Information on ACAs is set down in Section 9.6.12 of this County Development Plan. Further information on Athboy ACA is detailed in the Character Statement which is available on the Council’s website (http://www.meath.ie/CountyCouncil/Heritage/ArchitecturalHeritage)

7.4 Natural Heritage
Athboy and the surrounding environs are characterised by significant environmental assets, none are designated at national or local level. The Athboy River flows through the town which is a tributary watercourse of the River Boyne. The river forms part of the River Boyne and River Blackwater Natura 2000 network and is both a SAC and SPA. The Athboy River flows into the River Boyne approximately 9.2km to the southeast of the town. A sustainable approach to future development is needed to protect and conserve the considerable diversity evident in Athboy.

There are a number of significant tree stands and hedgerows in and around Athboy which should be retained and incorporated where possible into any future development proposals in the town. These are identified on the accompanying land use zoning objectives map.

The topography of the landscape surrounding Athboy is generally flat. As a result only one notable view and prospect has been identified. This view and prospect of special amenity value includes:

• A view running from north to south from the northern extremity of the Townparks area into the floodplain of the Yellow Ford River and the open space area to the rear of those buildings to the north of Main Street.

This view has been identified on the accompanying land use zoning objectives map.

08 Movement & Access

8.1 Roads
Athboy lies within easy reach of Navan, Trim and Kells, being located in the west of County Meath. As a relatively large urban area, it is important that Athboy maintains good transportation linkages to surrounding urban and rural areas, which is a key factor in attracting future economic and residential populations.

The Main Street is recognised as a constrained route which caters for local and regional traffic. This traffic is a mixture of heavy goods vehicles (HGVs), bus and utility service vehicles, as well as regional and local car traffic. Traffic is observed as relatively significant and constant throughout the day, particularly at peak times. It is an objective of this Development Framework to provide for an N51 bypass of Athboy. This route will serve to improve through traffic movements and consequently the environment and streetscape of the centre of Athboy.

The principal entrance routes to Athboy and Main Street are heavily trafficked and environmental improvements and traffic calming measures are required to facilitate an
improved townscape and environmental quality. Such improvements include upgraded pedestrian pathways, cycleways, textured surfacing, tactile paving (excluding tarmacadam) and improved road markings and signs for all users. Such improvements can be appropriately progressed in conjunction with the current tree planting and public improvement initiatives in Athboy, many of which are currently driven by a pro-active Tidy Towns Committee.

In February 2013, Meath County Council commenced works on a road improvement scheme along the Main Street through Athboy. The scheme, on completion, includes the construction of approximately 2 km of a pavement overlay and pavement reconstruction. Kerbs and footpaths will be replaced in some areas together with the upgrading of the existing drainage network, which will improve the surface water drainage on the Main Street. Road safety measures at the newly built Community School will be enhanced by the introduction of a new controlled pedestrian crossing between the Trim Road and the school. Also included is ducting in road-crossings to facilitate future ESB networks and public lighting work.

In order to improve vehicular and pedestrian safety along the principal routes of Athboy, it is important that public lighting needs are provided to an adequate standard particularly on new access points indicated to serve zoned lands. It is also of critical importance to the vitality and accessibility of Athboy 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 in the town area.

**8.2 Pedestrians & Cyclists**

Pedestrian paths are provided mainly in the central area and throughout the town in a piecemeal fashion. They also vary in surface quality and do not all link in one cohesive network. This is particularly true of the newer residential areas, where a number of pedestrian areas are uneven and difficult to traverse, particularly for elderly, wheelchair and pram users.

It is essential to provide quality pedestrian permeability in Athboy to promote ease of access throughout the area. Pedestrian comfort and quality access are essential for the area to ensure the creation of a vibrant and safe area for workers, visitors and residents of Athboy. As a minimum design requirement, quality pedestrian access will be required as an integrated feature of all large development applications.

The existing pedestrian traffic signals mid-way on Main Street are considered as ideally located with no obvious requirement for any further pedestrian crossing facilities in the town centre at this point in time.

The existing parks and open spaces located in Athboy provide an excellent opportunity for the strengthening of pedestrian walk and cycling routes. In order to further encourage cycling in the Athboy area, cycle priority lane provision should also be incorporated into all major new development applications. Sufficient space should be provided for bicycle parking to the standards as outlined in the Meath County Development Plan 2013-2019.

A modal shift from the private car to public transportation, walking or cycling will be encouraged throughout Athboy. Pedestrian and cyclist connectivity is desirable and therefore new developments should allow for direct cyclist and pedestrian access to and from Athboy centre.

Public lighting is not equitably distributed throughout the town. In order to enhance the image of Athboy as a permeable and pedestrian safe town, it is important that public lighting provision is reviewed and appropriate upgrading is made where required. Currently public lighting is required along the Delvin, Fraine, Kells/Navan, Kildalkey and Trim Roads to the 80km road signs, the ‘Fosterfield’ residential area and the Fairgreen.
8.3 Car Parking
The recommendations of the Athboy Parking Survey (2008) are considered to represent an effective method of curtailing inappropriate parking practices in Athboy:

- Short term parking only to be encouraged along Main Street and only in designated parking spaces. No additional parking spaces are required.
- Parking along Connaught Street to be limited to one side only and available for short-term parking. Residents of Connaught Street will be provided with a parking permit.
- Prohibited on-street parking to be introduced on the northern side of O’Growney Road, extending to the Civic Recycling facility.
- Prohibited on-street parking to be introduced on the southern side of O’Growney Street, extending to the St. James’ Roman Catholic Church car park.

8.4 Public Transport
Bus Éireann provides Athboy with a bus service which serves the Dublin-Trim-Granard route (Bus Éireann Route 111). This route offers a comprehensive all day service (Monday to Saturday) with a limited bus service on Sunday. Although there are no designated ‘bus stops’ in the Town, services pick up and drop off passengers along the Main Street (currently at the ‘Londis’ Store) and on the Trim Road.

Strategic Policies

<table>
<thead>
<tr>
<th>SP 1</th>
<th>To promote the future development of Athboy as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form, and a variety of land uses and amenities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SP 2</td>
<td>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:</td>
</tr>
<tr>
<td></td>
<td>i) The lands identified with an A2 “New Residential” land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation &amp; Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</td>
</tr>
<tr>
<td></td>
<td>ii) The lands identified with an A2 “New Residential” land use zoning objective but qualified as “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan.</td>
</tr>
<tr>
<td>SP 3</td>
<td>To operate an Order of Priority for release of lands identified for E2 “General Enterprise &amp; Employment” in compliance with the requirements of ED OBJ 2 as follows:</td>
</tr>
<tr>
<td></td>
<td>i) The lands identified with an E2 “General Enterprise &amp; Employment” land use zoning objective are available for development within the life of this Development Plan.</td>
</tr>
<tr>
<td></td>
<td>ii) The lands identified with an E2 “General Enterprise &amp; Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.</td>
</tr>
</tbody>
</table>
|            | iii) The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability or unsuitability of the relevant phase I lands, lands within Phase II may be considered in this regard. The development of the lands
identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.

**Policies**

**Water and Wastewater Services**

**WW POL**

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 Development 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.

**Flood Risk**

**FR POL 1**

To manage flood risk and development in Athboy in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

**FR POL 2**

Where existing development within the core town centre is at potential risk of flooding (A1 “Existing Residential” and B1 “Town Centre” 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.

**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 Athboy. 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.

**Public Utilities**

**PU POL**

To work in conjunction with public utilities providers to increase broadband infrastructure and speed in the Athboy area in tandem with future development.

**Land Use**

**LU POL 1**

To promote the demarcation and consolidation of the town centre area through the development of viable and feasible infill backland sites.

**LU POL 2**

To encourage new or re-developments along Main Street to contain ground floor retail/commercial uses.

**Commercial, Economic and Retail**

**CER POL 1**

To maintain and improve the vitality and viability of Athboy’s town 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.
| **CER POL 2** | To address the leakage of retail expenditure from the town and its catchment by facilitating the strengthening of the range and quality of its retail offer to allow Athboy to meet its local shopping needs. |
| **CER POL 3** | To work with the County Development Board and other relevant agencies to promote Athboy as an attractive place for inward investment, thereby encouraging business, enterprise and industry to invest in the town. |
| **CER POL 4** | To require and provide for the appropriate landscaping of all employment, enterprise or light industrial developments, so that they integrate sensitively in the natural environment of Athboy, especially adjacent to residential development and open space areas. A landscaped buffer zone, minimum of 5 metres in depth, will be a requirement of any development proposal for Light Industrial/Warehousing development where it adjoins another zoning or where it could potentially injure the amenities of adjoining land uses. All lighting proposals within 100m of a Natura 2000 sites, or those deemed to have potential to result in adverse impacts, must undergo AA Screening. |
| **CER POL 5** | To require the preparation of a Framework Plan for the backlands to the north of Main Street identified for ‘B1’ land use zoning objective extending from MacCann & Byrne’s light industrial premises towards and including Connaught Street. Any redevelopment of these lands must include provision for a high quality usable public space area along the Yellow Ford River; have a maximum of 50% residential development and provide an access road connecting Main Street to Connaught Street. The visual impact of any development of this site to the Townparks area will be determined through the submission of a Visual Impact Assessment with any future planning application(s). Due to proximity to the River Boyne and River Blackwater cSAC, it is likely that this Plan will require full Appropriate Assessment. A detailed flood risk assessment should be carried out for the element of the MacCann & Byrne site which is contained in Flood Risk Zones A & B in accordance with the recommendations of the Flood Risk Assessment and Management Plan for Variation No. 2 of the Meath County Development Plan 2013 – 2019. |

**Community Facilities and Open Spaces**

| **CF POL 1** | To facilitate any necessary future expansion of Athboy Library, O’Growney National School, Athboy Childcare Centre and Athboy Community School to accommodate their future needs. |
| **CF POL 2** | To facilitate dual access requirements to facilitate further residential development and the development of appropriate health facilities in the Coille Dios area. |
| **CF POL 3** | **Open Space:**  
a) To encourage and promote the development of publicly accessible river based amenities, such as bird watching and walking, to include the provision of benches along the river way, and fishing, through the provision of designated fishing beats. The locations and detailed design including construction will be informed by ecological surveys which may also inform an Appropriate Assessment which is likely to be required.  
b) To examine the possibility of extending the Riverside Walks where the opportunity arises in partnership with the community and private developers. All proposals are likely to require a full Appropriate Assessment which must
be informed by ecological surveys of the relevant area.

c) To facilitate and encourage the preparation of a Conservation Plan for St James’ Church of Ireland ecclesiastical site and adjoining lands.

d) To retain those areas of high amenity and open space lands surrounding Danes Court and the Townparks free from development by reason of their high amenity nature and sensitive locations and views.

e) To promote the retention and development of walking routes throughout the town that are interconnected and allow for circuitous routes to be developed. These walks will create pedestrian friendly designated pedestrian linkages and safe walking routes, the majority of which will be un-associated with motorised traffic. These walks include:

- To retain the pedestrian walkway currently connecting the junction of Lower Bridge Street and the Trim Road, with the former Athboy Railway Complex and crossing the Yellow Ford River via the iron bridge over the River before continuing south along its southern bank.

- To retain the walkway connecting the Kildalkey Road, via Barnes Avenue, with the Yellow Ford River and interconnecting with the pedestrian route crossing the iron bridge over the River.

- To retain the pedestrian walkway connecting the town's Library with Barrack Lane, which connects Upper Bridge Street, at the Bank of Ireland and the former National School (currently 'Athboy Furniture Shop') with the iron bridge over the Yellow Ford River.

- To retain the pedestrian walkway along the northern bank of the Yellow Ford River to the north of the town in the Townparks area.

f) To encourage the provision of additional historical and interpretative signage, where appropriate, in order to inform visitors of the historical importance of Athboy.

**CF POL 4**

To further consult with the board of the Clann na nGael GAA club to establish the level of facilities required for Athboy GAA into the future. It is anticipated that new GAA facilities can be provided to the northeast of the current site as provided for under OS OBJ 1.

**CF POL 5**

To support and encourage the future development of Athboy Rugby Club in its current location. In this regard a realignment of the indicative route of the proposed Athboy Bypass shall be examined in the context of the Athboy Rugby Club’s lands within the lifetime of this County Development Plan.

**CF POL 6**

To protect and retain those areas of land surrounding Danes Court and the Townparks free from development by reason of their high amenity nature and sensitive locations and views.

**Urban Design**

**UD POL 1**

To require all new developments in the Development Framework area to contribute to the creation of high quality functional and well designed environments. To achieve this, new development proposals in the town shall be required to consider and reflect the physical, social and environmental context of the town. Proposed uses shall be compatible with the surrounding areas and the established character of town.
UD POL 2  To promote the appropriate re-use, re-development, façade improvement and re-generation of derelict sites and buildings in Athboy. The Council will use its powers, where appropriate, in considering such sites for inclusion in the Register of Derelict Sites.

UD POL 3  To ensure that Athboy avoids the monotony of urban sprawl, excessive and monotonous duplication of house styles in residential developments will be strongly resisted. The unique character, vernacular style and special setting of the town mean that its capacity to absorb large-scale residential developments is limited. Future developments must have regard to the local setting and aim to create a sense of place and identity in any proposed development.

Heritage

HER POL 1  To implement a presumption against the removal of both hedgerows and trees during the course of developments as the Planning Authority recognises the heritage and amenity importance of the County’s hedgerow and tree resources.

HER POL 2  To ensure continued protection for the following natural environmental features and allow for these features to be integrated within the overall vision for the town:

- The Yellow Ford River,
- Mature tree stands,
- Significant hedgerows,
- The identified significant viewpoint,
- Open space networks, and
- Walking routes.

HER POL 3  To support access, if appropriate, to the various sites of archaeological importance in Athboy, with the prior co-operation of the individual landowners and to integrate, where possible and if appropriate, sites of archaeological interest into walking trails in the town.

HER POL 4  To protect the burial grounds in the town identified in the RMP, in co-operation with the National Monuments Section of the DoEHLG, specifically the churchyard of the St James’ Church of Ireland and the burial ground located to the south of the Clonmellon Road.

Movement and Access

MA POL 1  To implement appropriate traffic management and environmental improvement measures throughout the town.

MA POL 2  To reserve access points throughout Athboy to allow development of vehicular routes to undeveloped zoned lands. Such access routes should be so designed to be overlooked and appropriately landscaped.

MA POL 3  To provide for an integrated network of cycle ways throughout the town where considered appropriate in order to promote more sustainable modes of transportation.

MA POL 4  To seek the provision of adequate bicycle parking facilities throughout the town and in all new residential developments.
### MA POL 5
To investigate the provision of heavy goods vehicle parking within the town’s development boundary.

### MA POL 6
To facilitate the upgrading and the provision of the identified car parking spaces in the town as outlined in this Written Statement.

### MA POL 7
To work in conjunction with National Transport Authority to provide bus stops and accompanying shelters in the town centre to serve all bus users.

### Athboy Architectural Conservation Area

#### ACA POL 1
To protect the character and appearance of the Athboy Architectural Conservation Area and existing architectural features.

#### ACA POL 2
Future development within the Athboy Architectural Conservation Area shall have regard to the detailed ‘Statement of Character’ guidance document published in 2009 for the town. The Statement of Character includes information and descriptions of the Athboy ACA outlining the specific character of the area, guidance notes on development and exempted development for use by residents, community members, businesses and statutory bodies with an interest in the area.

### Water Quality

#### WQ POL
a) To protect the water quality of the stretch of the Yellow Ford River which passes through the town and ensure it is not compromised by any existing or proposed developments in Athboy.

b) To require future development proposals on lands adjoining the Yellow Ford River and its main tributaries in Athboy to include the identification of the River’s associated riparian zone and to maintain such areas free from development intrusion (including night lighting) as a natural environmental feature and amenity resource.

### Strategic Development Objective

#### SD OBJ
To develop a strong local economy by continuing to encourage the role of Athboy as a ‘Service Centre’ for the surrounding rural hinterland and encourage small businesses to set-up in the town by facilitating the expansion of existing employment uses.

### Objectives

#### Flood Risk

#### FR OBJ
Any re-development to the north of Upper Bridge Street / Main Street (existing McCann and Byrne site) to facilitate the orderly expansion of the town centre through the area identified with B1 “Town Centre” land use zoning objective an appropriately detailed Flood Risk Assessment, which would form part of the planning application. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the “The Planning System and Flood Risk Management Guidelines for Planning Authorities” (November 2009). The Flood Risk Assessment shall have regard to the potential negative impacts which
developing within Flood Zones A or B could have on flood risk elsewhere, both through obstructing flow paths and reducing floodplain capacity. 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 some / all of Zone B. Where necessary, compensatory storage should be provided. 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.

**Community Facilities and Open Spaces**

**CF OBJ**

To ensure that any future residential development on the lands identified for “A2” incorporating the existing Clann na nGael GAA grounds off the N51 (Kells Road) will only be developed once sufficient relocation works, to the satisfaction of the Planning Authority, for the GAA club has taken place onto a new site outside of the development envelop, to the north east of the town. The relocation shall be inclusive of footpaths and public lighting from the town to the facility, in tandem with the first phase of residential development. Access shall not be permissible from the N51 at a point where the general speed limit of 80 kph applies and national policy seeks to avoid the creation of additional access points onto national roads to which speed limits in excess of 60 kph apply. A shared entrance to serve the lands identified for G1 “Community Infrastructure” and A2 “New Residential” land use zoning objectives for lands east of the Gillstown Road shall be provided for.

**Heritage**

**HER OBJ 1**

To protect the following tree stands in the town:

a) Those trees surrounding the Fair Green,
b) Those trees lining the Yellow Ford River’s channels,
c) Those trees surrounding the Townparks,
d) Those coniferous and deciduous trees located on lands to the west of the Parochial
e) Those trees surrounding the St James’ Church of Ireland and those on the open space area to the south surrounding Danes Court,
f) Those coniferous trees surrounding the GAA grounds,
g) Those trees to the east of the Dunderry and Kells/Navan Road junction, and
h) Those trees to the south of Athboy Community School (formerly St Joseph’s Convent of Mercy) surrounding the GAA pitch.

**HER OBJ 2**

To retain, where possible, the following hedgerows and incorporate them into future development layouts in the town, specifically those hedgerows along the approach roads into the village:

a) The hedgerow to the east of the Dunderry Road in proximity to the Fair Green,
b) The hedgerow to the south of the Fraine Road,
c) The hedgerow to the south and north of the Kells/Navan Road, and
d) Those hedgerows lining the Yellow Ford River’s channels and those on the open space area to the south of St James’ Church of Ireland, surrounding Danes Court.
### Movement and Access

<table>
<thead>
<tr>
<th>MA OBJ 1</th>
<th>To undertake an overview of the level of signage in Athboy, and where required, to augment current signage. Suitable signage to be maintained on the current Athboy approach roads.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA OBJ 2</td>
<td>To initiate public footpath upgrades in the town centre area involving the use of textured surfacing and tactile paving in order to fully separate pedestrian and vehicular movements to provide a safer environment for pedestrians particularly along the Connaught Street, and the Delvin, Fraine, Kells/Navan, Kildalkey and Trim Roads.</td>
</tr>
</tbody>
</table>
| MA OBJ 3 | To facilitate the provision of car parking improvements as outlined in the Athboy Parking Survey Report study, including:  
- To encourage short-term parking only along Main Street.  
- Limited public parking along Connaught Street  
- Prohibited public parking at O’Growney Street, and in the vicinity of the Civic Recycling facility, where this parking is currently observed on footpaths and prohibited areas. |
| MA OBJ 4 | To provide adequate disabled car parking spaces at appropriate locations throughout the town. |
| MA OBJ 5 | To provide for a new bypass of the N51 National Secondary Road through Athboy generally to the south of the town and to ensure that the selected route is reserved and protected free from development. During the environmental impact assessment stage of the detailed design which shall inform the final alignment of this bypass, a Justification Test will need to be applied if alignments assessed interact with Flood Zone A/B. A detailed Flood Risk Assessment will be required to manage the risk and to demonstrate there will be no impact on adjacent lands. The detailed design of this route shall also be subject to an Appropriate Assessment pursuant to the Habitats Directive. |
| MA OBJ 6 | To identify a road link connecting Connaught Street to Upper Bridge Street via MacCann & Byrne’s building construction suppliers. During the consideration of the detailed design which shall inform the final alignment of this link road, a Justification Test will need to be applied if alignments assessed interact with Flood Zone A/B. A detailed Flood Risk Assessment will be required to manage the risk and to demonstrate there will be no impact on adjacent lands. The detailed design of this route shall also be subject to an Appropriate Assessment pursuant to the Habitats Directive. |
| MA OBJ 7 | To facilitate the upgrading and the provision of the identified footpaths and public lighting in the town as outlined in this Development Framework, particularly along the Connaught Street, and the Delvin, Fraine, Kells/Navan, Kildalkey and Trim Roads. All lighting proposals within 100m of a Natura 2000 site, or those deemed to have potential to result in adverse impacts, must undergo AA Screening. |
| MA OBJ 8 | To review the current public lighting provision in Athboy and to provide additional lighting in areas highlighted as lacking in facilities. Public lighting is recognised to be required in the following areas:  
- Kells/Navan Road, |
• Around the Fair Green amenity space,
• ’Fosterfield’ residential development.

All future developments proposed along routes of public lighting upgrades will be contingent upon the delivery of this objective in conjunction with the Council. All lighting proposals within 100m of a Natura 2000 site, or those deemed to have potential to result in adverse impacts, must undergo AA Screening.

Views & Prospects

**VP OBJ**

To preserve the visual amenity value of the designated viewpoint through restricting development that would represent a disproportionate visual effect on this vista.
Appendix to Athboy Written Statement - Urban Design Statement

The Urban Design Strategy for the Town identifies an improvement scheme for the central town area. The main rationale underlying this strategy is to address weaknesses found in the urban form of the built environment and to highlight where enhancements and improvements could be made to both the built and natural environment.

Purpose of this Urban Design Strategy
The urban design strategy seeks to assist the planning process at pre-planning consultation stage and through the decision making process. It is therefore envisaged that the Urban Design Strategy will:

- Facilitate the improvement of the physical appearance and general environment of the Town.
- Foster the continued development of a compact town, through the development of suitable backland areas to the north of Main Street for the purposes of mixed use, where pedestrian connections to surrounding lands can be achieved.
- Create new, enhance existing, and complete potential pedestrian linkages identified throughout the area, which will improve permeability between educational, residential and amenity related uses.
- Promote well designed and highly considered architectural solutions to any interventions proposed to the central town area in order to enhance the image and appearance of the area.

Character Areas
A physical and visual assessment of Athboy has identified three distinct Character Areas namely:

- Athboy West;
- Athboy Central; and
- Athboy East.

Indicative Character Areas in Athboy
The character areas identified should be viewed as indicative only and do not infer that those areas unmarked are not within the town area. The potential opportunities which pertain to each character area are identified below.

**Athboy West**
The western approaches via the Mullingar Road (N51) and Fraine Road indicate a predominant residential land use. Proximity to the urban boundary is indicated by a proliferation of urban generated rural housing on both approach roads. Upon entry into the urban area, established residential areas are evident. These approach roads can be considered of good quality and generally straight, until meeting to form O'Growney Street, which provides a clear access to the town centre.

The line of the proposed by-pass route to the south of the town forms the southern boundary of this Character Area. The route of this by-pass is subject to further route analysis and study by Meath County Council and the National Roads Authority (NRA) and is thus indicatively shown in order to reserve this general route free from development. The predominant land uses located along O'Growney Street are community uses, which serve the established residential communities located to the North and South of this area. Community uses, including the St. James’ Roman Catholic Church, O'Growney National School, and the former Athboy Community School grounds and sports pitches are located both north and south of O'Growney Street. Whilst the approach road to Athboy from the west indicates moderate and largely well established residential and community uses, O'Growney Street heralds the approach to the town centre area and provides an important active community area.

This area provides an important approach to the town, which was historically the main approach to Athboy. The topography of the area provides pleasant views of the surrounding rural area and a clear main route to the town centre.

**Opportunity Site No. 1**
An opportunity exists to provide enhanced permeability between the Athboy West Character Area and the surrounding residential areas. The continuing development of the backlands area to the rear of St. James’ Roman Catholic Church is encouraged. This should include the backlands of those buildings fronting onto Connaught Street in accordance with UD POL 3 of this Development Framework.
**Athboy Central**

This Central Character Area comprises the historic core of Athboy, which is recognised to have evolved over centuries, influenced by the medieval town walls, much of which is reflected in the current Athboy Architectural Conservation Area (ACA) designation. This layout has further influenced the tight urban grain.

This area is comprised of three sub units; lands north of Main Street, lands South of Main Street and the length of Main Street itself. Although the backlands (those lands to the north and south of Main Street) physically comprise of a greater area, Main Street constitutes the civic area owing to its greater public profile and the quality of much of the historic built fabric. As such, the civic space is central to the public image perception of Athboy.

Main Street currently represents the major commercial and civic centre of Athboy, providing for financial institutions, service and retail uses, including community, educational, Athboy Garda Station, Athboy Library, Childcare and religious facilities.

Significant open spaces are located to the north and south of Main Street, including the Fairgreen and Danes Court to the south and Townparks to the north. The Yellow Ford River runs in a north-south alignment through this character area and is bridged by the 'Metal Foot Bridge' at the former railway station enclosure and 'The Bridge', located at Upper Bridge Street. This provides an attractive feature in the town centre and is currently well signposted as a heritage item in Athboy.

The street pattern of Athboy has altered little over time. Access to commercial premises along Main Street is predominately taken from the front street and some side laneway gates, which demonstrate distinctive archways on the Main Street. The level of predominantly commercial uses along Main Street is identified in blue in the graphical survey below.

![Graphical Survey of Athboy Central Area](image)

There is a distinct building line associated with Main Street, broken only by the St. James’ Parish Hall and warehousing/industrial units located to the north and south of Main Street.

Access to this Central Area is provided via the main access spine of Main Street. To the north of Main Street, permeability is achieved via Connaught Street and local roads that provide access to the ‘Coille Dios’, ‘Newman’s Mills’ and ‘Connaught Place’ residential areas. TRAN OBJ 6 of this Development Framework seeks the provision of an access road from Connaught Street to MacCann and Byrne’s for access to the backland areas.
Relatively little back-land development has taken place to date in Athboy, on either side of Main Street. It is envisaged that the development of the local access route as a first priority will provide the impetus for future development, which also provides an opportunity to create a vibrant streetscape in the town centre. The final line of the access route will be contingent on acceptable future development proposals in this area.

The Development Framework has proposed a series of access points to residential zoned land that will connect the town centre to Athboy East and Athboy West thus promoting a well connected series of developments and ensuring permeability throughout the wider area of Athboy. Such permeability will seek to provide good linkages, matched with a high quality layout to ensure passive supervision and pleasant environment.

**Opportunity Site No. 2**

Athboy contains older commercial activities, specifically ‘MacCann & Byrne’s’ along the Main Street, which present a ‘jaded’ appearance. The warehousing units aligned on Main Street and Upper Bridge Street impact upon the quality of the streetscape and these sites would benefit from a more consolidated and Town centre urban form. Relocated uses will also indirectly impact on the level of traffic movements passing through the Main Street and it is considered appropriate that car parking provision to provide for backland development can be facilitated in the backlands area. This redevelopment will require the development of a connecting access road between Connaught Street and Upper Bridge Street to allow for such redevelopment in accordance with TRAN OBJ 6 of this Development Plan.

A further street study of arch ways that can potentially lead to the Backlands should be carried out to provide a framework of pedestrian linkages back to the Main Street. Such links indirectly promote additional commercial activities, such as café, homeopath, etc, uses along pedestrianised laneways.

![Oppportunity Site No. 2](image)

**Athboy East**

In contrast with Athboy West, the approach toward the town centre from the east provides a slightly elevated view towards the town centre, providing an opportunity to mark this access point in a suitable manner. The eastern approach via the N51 presents low density residential lands, which quickly turn to suburban residential uses in the urban area and provides a gradual arrival point to the urban boundary of Athboy. This approach road is considered
generally good and meets with Lower Bridge Street and Main Street in the Athboy Central Character Area.

As evident in Athboy West, the bypass route provides a natural southern boundary to this area. The route of this by-pass is subject to further route analysis and study by Meath County Council and the NRA and is thus indicatively shown in order to reserve this general route free from development.

Development along this route is predominantly residential. A significant community facility, in the form of the local GAA club is located to the north of the Kells/Navan Road. Athboy Community School (the former Technical School) is located to the north of this Character area and adjoins a community tennis/basketball facility.

This area provides an important approach (one of three) to the Town, which is currently lacking in a clear demarcation between urban and rural. Athboy East can thus be perceived as giving a 'delayed sense of expectation and arrival' to the urban area. Given the availability of unzoned rural land adjoining the by-pass alignment, it is considered that this represents an opportunity to clearly demarcate the urban and rural area through the erection of signage or appropriate public art, to announce arrival to Athboy.

**Opportunity Site No. 3**

An opportunity exists to relocate the current constrained GAA facility to lands further northeast of the existing GAA location. This relocation will be subject to the provision of playing pitch facilities in advance of the release of the current GAA facilities for redevelopment, in accordance with Zoning Objective ‘A2’. This opportunity is also informed by the provisions of OS OBJ 1.
**Opportunity Site No. 4**

An opportunity exists to redevelop an underutilised brownfield site to the west of the former stables attached to the former Athboy Lodge, which is subject to Zoning Objective ‘B1’ and currently in warehousing and light industrial use. Any redevelopment proposals shall assess the architectural heritage value of the buildings currently on the site and, if deemed to be worthy of preservation, shall integrate them into any future redevelopment proposals. This opportunity site also encompasses the grounds of the old creamery building on the opposite side of the road.
**Baile Ghib (Gibbstown) Written Statement**

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Baile Ghib (Gibbstown)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
<td>Village - Local centre for services and local enterprise development</td>
</tr>
<tr>
<td>Position in Retail Strategy</td>
<td>Level 5 retail centre</td>
</tr>
<tr>
<td>Population – based on Geodirectory (No census data available)</td>
<td>93 persons¹</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>No committed units</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>20 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>National School</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Wolfe Tones GAA pitch, community hall</td>
</tr>
<tr>
<td>Natura 2000 sites</td>
<td>The River Blackwater is located approximately 1.6km to the southwest of the village. This river forms part of the River Boyne &amp; River Blackwater SAC &amp; SPA Natura 2000 network which spans the county. Some local streams positioned close to the village drain into the River Blackwater.</td>
</tr>
<tr>
<td>Strategic Flood Risk Assessment</td>
<td>No SFRA required. Implement Flood Risk Management policies from the CDP.</td>
</tr>
</tbody>
</table>

**Goal**

To promote the development of the village in a manner that protects and enhances its linguistic and cultural distinctiveness, while also providing for development which will allow Baile Ghib (Gibbstown) to develop in a sustainable manner, as an attractive place to live, work, recreate and visit, reflecting its Gaeltacht distinctiveness.

**01 Village Context**

Baile Ghib (Gibbstown) located in the centre of County Meath is one of the two Gaeltacht areas in the county, with the other being Rathcairn. Baile Ghib (Gibbstown) is located on the R163 (Slane/Kells regional road) approximately 7km to the northwest of Navan.

The statutory land use framework for Baile Ghib (Gibbstown) promotes the future development of the village in a co-ordinated, planned and sustainable manner in order to protect and enhance its linguistic and cultural distinctiveness whilst also providing for development which is physically, economically and socially sustainable. It is an objective to create a built environment that is attractive and physically distinctive as a Gaeltacht village for those who live and work in Baile Ghib (Gibbstown) in addition to being attractive to visitors.

Baile Ghib (Gibbstown) is identified within the grouping of ‘Key Villages’ in the settlement hierarchy of the County Development Plan. Such villages tend to be located more remotely from major towns or centres and play a key local role for services for the local rural and adjoining village populations. In effect, they operate as rural service centres; a vital role to sustain rural communities

¹ The An Post GeoDirectory indicated that there are 32 dwellings within the Local Area Plan boundary. The population has been calculated assuming an average occupancy per dwelling of 2.9 persons
The future development of such villages as a key local centre for services and local enterprise
development will be supported and growth beyond that which caters for local need or which
would create unsustainable commuting patterns will not be considered appropriate.

In order to facilitate the delivery of the vision for Baile Ghib (Gibbstown), linguistic and
cultural heritage, land-use, movement and access and natural and built heritage strategies
have been identified. These strategies are augmented by policies & objectives and are
described in the following sections.

**Broad Objectives**

- To ensure the continued survival and promotion of the Irish Language as the spoken
  language of the Gaeltacht community.

- To facilitate the protection and promotion of all aspects of the Gaeltacht cultural
  identity.

- To promote development that protects and enhances the linguistic and cultural
  heritage of Baile Ghib (Gibbstown).

- To provide amenity and open spaces at appropriate strategic locations which would
  be of a high design quality and that promotes community participation.

- To ensure adequate provision of appropriate housing, commercial, community and
  educational facilities to serve existing and future residents and in a way that are both
  language and culture friendly.

- To provide a robust urban design framework that reflects the villages Gaeltacht
  distinctiveness.

**02 Water and Wastewater Services**

**Water:** Baile Ghib (Gibbstown) is serviced by a public watermain branched from the Navan
Water Supply Network. The overall public water supply has a total capacity of 75,000 P.E with
an estimated daily usage of 70,000 P.E. There is a constraint in the water main link from
Navan to Baile Ghib (Gibbstown). There are no current proposals to increase the size of the
watermain to alleviate this constraint.

**Wastewater:** There are no waste water treatment facilities in the village, and as such the
village currently relies on individual wastewater treatment systems. There are no current
proposals for the installation of a public wastewater treatment plant in Baile Ghib
(Gibbstown). This condition threatens the quality of existing water supplies as well as being a
significant constraint on the scale of future development.

Future development proposals will be considered in this context.

**03 Land Use**

The principal land uses in Baile Ghib (Gibbstown) comprise residential, local service,
employment and. These are outlined in Section 4.0, 5.0 and 6.0 respectively. The principal
land uses surrounding and adjoining the village comprise of land used for agricultural
purposes.

The land use strategy for Baile Ghib (Gibbstown) seeks to provide a ‘distinctive quality driven
residential development and essential local commercial and community facilities’. The land use
zoning objectives map for the village includes three distinct zones. Community and
recreational uses are proposed to the west including existing residential areas, and a
consolidated village centre is proposed to the east facing the R163. The village centre zoning should seek to meet the social and community needs of the existing and future population while creating an identifiable and legible centre for the village.

Public open space is zoned to the south of the village in the form of a linear park/green route. This will allow for a buffer between new development areas and the historic Gibbstown Demesne and also to enhance the amenity of the village.

It is considered that sufficient land has been identified to provide for the employment needs of Baile Ghib (Gibbstown) over the life of the County Development Plan. The provision of a new occupier for the substantial Timoney Engineering building (circa. 4,000 sq. m.) shall be a priority in favour of new build. Additional lands to the south of the existing buildings provide scope for expansion. It was considered to phase the land use zoning objective for lands opposite.

New residential development in Baile Ghib (Gibbstown) will be low density to provide a sustainable alternative to one-off housing and to retain the overall rural character of the area. It is proposed that these areas can intensify in the future to ensure the sustainable use of serviced land.

04 Residential Development
The principal population policies seek to ensure that the population can continue to exist and thrive as a distinctive cultural community. New residents should predominantly be prepared to integrate with the Irish speaking culture to ensure the protection of the language and culture in the area.

Residential uses are located within and adjoining the village development boundary. These mainly comprise historic cottages associated with Gibbstown Demesne and more recent one-off houses in the form of ribbon development. There has been no significant residential development in the village during recent times. Given its village status within the settlement hierarchy of the County Development Plan, Baile Ghib (Gibbstown) has been allocated a limited figure of 20 housing units to be developed during the lifetime of the Plan (2013 – 2019). Future residential development should be low density and be cognisant of the traditional building form and styles in the area.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 20 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 Baile Ghib (Gibbstown) Local Area Plan and still remaining 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 village centre with regard to the Baile Ghib (Gibbstown) Master Plan which was prepared as part of the 2009 Local Area Plan.

The Baile Ghib (Gibbstown) Master Plan is presented in Section 8.0. The Master Plan is indicative only and is intended to provide design guidance with respect to the built form and layout of the village. Whilst the extent and nature of the land use zoning objectives are no longer consistent with those contained in the 2009 Local Area Plan for the Village for which the Master Plan was developed, there is considerable merit in retaining the urban design framework for the village. The indicative Master Plan will continue to provide guidance for development management proposals in the village for the life of the County Development Plan. It should be considered in conjunction with the land use zoning objectives map which is the statutory land use framework for the village.

Meath County Council considers that the nucleus of Baile Ghib (Gibbstown) is defined by the area on the south of the R163 between the national school and the industrial development (Adtec Aerauto and the former Timoney Technology building) to the east of same. Meath County Council has identified 3.2 hectares of land for residential purposes which includes the
unfinished residential development which is identified for A1 “Existing Residential” land use zoning objective. Residential development will also be permissible within the site identified for village centre facilities and uses. The application of a standardised 20 units per hectare would fail to respect the vernacular design evident within the Gaeltacht Area. Low density residential development is proposed to provide a sustainable alternative to one-off housing and to retain the overall rural character of the area. The proposed Master Plan for the village provides for a total of 20 no. units in the sites identified for residential development in the land use zoning objectives map. It shall be a requirement of any application for residential development on the subject lands to demonstrate consistency with the Master Plan for the village as it applies to such sites. All other lands are identified as Phase II (Post 2019) and are not intended for release within the life of this County Development Plan.

05 Commercial, Economic and Retail Uses

Baile Ghib (Gibbstown) is identified as a Level 5 retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a local convenience shop and the village would benefit from having a greater range and variety of such facilities. However, the close proximity of the village to Navan & Kells will continue to be a deterrent to attracting facilities other than those needed to serve the immediate needs of the village and rural catchment.

This strategy seeks to prioritise employment and enterprise services and facilities which are based on the linguistic and cultural heritage of the Gaeltacht and provide local employment opportunities for the people of Baile Ghib (Gibbstown). The main existing employment related uses include Engineering Design Services Industrial Unit and Adtec Aerauto Ltd, all located to the east of the village. The former Timoney Technology building is vacant as the company has relocated to expanded premises in the Navan Business Park. A number of businesses are located outside the village development boundary, including a local public house at Oristown and adjoining St. Catherine’s Church and other various commercial activities to the east of the village. An additional area has been identified for E2 “General Enterprise & Employment” land use zoning objective to the north of the R163. This is to facilitate further industrial / employment generation. It is located proximate to the employment uses to facilitate consolidated industrial development. This site is identified as Phase II in the Order of Priority.

06 Community Facilities and Open Spaces

Baile Ghib (Gibbstown) benefits from active community participation that includes the Oristown R.C. Church to the west of the village outside the development boundary, the Community Hall (Halla Baile Ghib), the Wolfe Tone Football and Hurling Club and GAA grounds. A cemetery is located adjoining the Community Hall and the GAA grounds. Baile Ghib’s (Gibbstown) primary school (Scoil Ultain Naofa) is located centrally within the village. The nearest secondary level schools are located in Navan and Kells.

There are no defined public amenity areas. The historic entrance to the Gibbstown Demesne and the Demesne farmyard buildings to the south east of the village are an important historical and cultural asset to the area.

07 Urban Design

Historically Baile Ghib (Gibbstown) was defined by the Gibbstown Demesne. The village developed adjoining the former Gibbstown Demesne in the 1930’s. The demesne comprised Gibbstown House, a farmyard and attendant grounds, including an extensive walled garden. Gibbstown House was demolished in 1965 leaving an extensive farmyard complex of stone and brick buildings, a walled garden and a number of entrances to the demesne. A formal entrance feature exists to the west of the village, comprising the historic entrance to the demesne, and minor entrances to the farmyard including an entrance to the east adjoining the existing industrial area. The developments in the 1930’s comprised one-off land commission dwellings arranged in a dispersed pattern. These dwellings are distinctive and characteristic of the Gaeltacht area. The village centre is not well defined but is a mix of small vernacular cottages & large one-off bungalows and houses with a mix of styles and materials.
Baile Ghib (Gibbstown) village has a dispersed built fabric and retains a rural character, with nodes of development at the existing industrial area, the Gibbstown Demesne farm buildings and at the school.

Baile Ghib (Gibbstown) comprises of three distinct areas as follows:

**Character Area 1: Historic Entrance to Gibbstown Demesne**

This character area comprises the community uses and the historic entrance to Gibbstown Demesne.

**Urban Analysis**

- Intact and unique boundary treatment with protected railing and entrance gates, circular entrance feature and mature trees retaining original character.
- Boundary walls to cemetery, community hall and GAA fields.
- Open landscape character between community uses and beginning of village structure.
- Distinctive cross road structure giving strong sense of place.
- Poor pedestrian environment.
- Active community use.

![Urban Analysis Diagram]

**Character Area 2: School and Residential Cluster**

This character area is centrally located within the village. It comprises the primary school and a number of one-off dwellings and farm buildings. The close alignment of the school to the roadway and positive boundary treatment creates a sense of enclosure at this location.

**Urban Analysis**

- Positive boundary treatment combining rail, wall and trees / hedges.
- Poor / deteriorating boundary treatment to north side of road.
- Positive visual presence of school to road creating an identifiable sense of place.
- Attractive views southwards and distant views of trees.
- Poor pedestrian amenity.
**Character Area 3: Gibbstown Demesne Farm Buildings/Industrial Area**

This character area is located to the east of the village and demarcates the entrance to the village from the east. It is characterised by a mix of uses, including industrial and residential uses. It comprises the historic Gibbstown Demesne farm buildings, whose presence on the main road is modestly marked by historic entrance gates. There are no visible remnants of a second historic entrance to the demesne.

**Urban Analysis**

- Industrial development dominates the visual environment.
- Industrial development creates a strong boundary to the road, and creates a sense of place.
- Poor boundary treatments / definition of edge to north and south of R163.
- Historic entrance to farm building complex deteriorating.
- Farmyard cluster unique historic structure.
- Poor visual presence of farm buildings and connection to main road.
- Poor pedestrian amenity.
**General Design Guidance**

New buildings within the village centre and the proposed residential areas should be of a form and scale that reflects the vernacular of Baile Ghib (Gibbstown).

Infill sites to the north of the R163 should comprise detached dwellings; retain access and views through to protect visual connections to the rural hinterland. The areas to the east and west of the school should be designed as clustered development areas with varied building alignments comprising gable and parallel configurations of simple building forms. Town house dwelling typologies are suggested adjoining the village centre.

The area between the industrial area and the village centre should be designed to be consistent with traditional building alignments of the adjoining dwellings to the north. The area to the east of the existing industrial area should be designed as low density residential development to retain the rural character of the village.

New industrial and industry related buildings to the east and north of the village should be clustered within the industrial sites and should be of a form and scale which is neither overbearing nor visually intrusive.

Within the village core on lands zoned village centre, new buildings should provide for a continuous building line. These buildings should also achieve active frontage at street level with a fine urban grain and a variety of small scale uses.

**08 Gaeltacht Heritage**

Baile Ghib (Gibbstown) was designated a Gaeltacht in the 1930s when migrants from Mayo, Kerry, Donegal and Cork Gaeltachta settled in the area. The migration to the Baile Ghib (Gibbstown) Gaeltacht took place as a result of the Irish Land Commission's work in relieving congestion along the Atlantic Coast. Sufficient land was not available and convenient to these congested areas and suitable estates were more readily available in the east of Ireland. In 1937, 52 families in all settled in the townland of Gibbstown, followed by a further 9 families in 1939 who settled in Clongill. These families amounted to a total of 373 persons. The identity of the Gaeltacht has been hard to preserve due to the limited size of the community where it is difficult to support a wide range of services performed in Irish. Consequently bilingualism has become a necessary practice.

**8.1 Natural Heritage**

The River Blackwater is located approximately 1.6km to the southwest of the village. This river forms part of the River Boyne & River Blackwater SAC & SPA Natura 2000 network which spans the county. Some local streams positioned close to the village drain into the River Blackwater.

Baile Ghib (Gibbstown) comprises several natural and built features worthy of protection. These features include those contained on the Record of Protected Structures and those identified in the Meath County Landscape Character Assessment.

The natural and built heritage strategy seeks to ensure that a green edge is established along the proposed new linear park / green route to the south of the village to protect the setting of the historic Gibbstown Demesne and to contribute to the overall amenity of the proposed linear park / green route.

These proposals shall include objectives for existing and new boundary treatments. Buildings or structures which have not been identified on the Record of Protected Structures but have a strong vernacular character should also be protected and preserved as part of any development proposals.
8.2 Built Heritage
The Meath County Development Plan 2013 – 2019 contains a Record of Protected Structures for County Meath. Those identified in Baile Ghib (Gibbstown) are listed in Volume II of the County Development Plan. These structures include the Gibbstown Estate circular entrance feature to the former Gibbstown House to the west of the village (MH017-138), and Gibbstown farmyard and buildings to the south of the village (MH018-100). A cottage is protected within the village boundary (MH017-143), and a number of cottages are also protected outside the village development boundary, detailed as the Gibbstown Demesne cottages in the Record of Protected Structures.

It is proposed that actions to prevent further deterioration of the Gibbstown Demesne farm buildings and associated grounds are actively pursued and that public access to the site and awareness of its heritage is promoted. No monuments or places of archaeological interest have been identified within Baile Ghib (Gibbstown).

09 Movement & Access
The village of Baile Ghib (Gibbstown) is defined by a through road, connecting Kells to the west and Kilberry and Slane to the east (R163 Regional Road), with intersecting local roads to the east and west of the village respectively. The village is convenient to the former N3 Dublin-Cavan National Route (now reclassified as the R147 with the opening of the M3 Motorway).

The R163 experiences high levels of through traffic. Gibbstown is served by a poor level of public transport. Bus Éireann operates a bus service along the R163. Principal bus services are provided from Kells and Navan to Dublin. However, there may be potential for improved public transport services over the life time of this Plan, or potential for the development of private shuttle bus services to Kells or Navan where access to public transport services is greater.

The built up area of Baile Ghib (Gibbstown) is generally contained within a 400 metre walkband and includes employment, residential and educational uses. However, these uses are dispersed within this walk band. The community facilities, the community hall and GAA grounds, are located within an 800m walk band or ten minute walk of the village centre.

Pedestrian facilities are poor within the village. There are no footpaths to connect the various land uses. The dispersed nature of uses and lack of footpaths create a poor pedestrian environment.

Off street parking is provided at the local shop and at the community hall. The roadside area is used for parking at the cemetery and GAA fields. Roadside parking also occurs at the primary school. Residential private parking is generally provided off street and to the front of dwellings.
10 Master Plan

The Baile Ghib (Gibbstown) Master Plan is illustrated below. The Master Plan shows a new linear park, connecting spaces / streets, appropriate building forms and landscape proposals. The Master Plan is indicative only and is intended to provide design guidance with respect to the built form and layout of the village. It should be considered in conjunction with the land use zoning objectives map which is the statutory land use framework for the village.
Strategic Policies

| SP 1 | To ensure that the growth and development of Baile Ghib (Gibbstown) shall be directed to meet the needs of the local community and be in keeping with the existing character, amenity, heritage and landscape of the village. |
| SP 2 | 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:  
  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 “Phase II (Post 2019)” are not available for residential development within the life of this Development Plan. |
| SP 3 | To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:  
  i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.  
  ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.  
  iii) The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase I lands, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.” |

Policies

Water and Wastewater Services

| WWS POL 1 | To facilitate the provision of an adequate water supply to Baile Ghib (Gibbstown). |
| WWS POL 2 | To identify suitable locations for a new waste water treatment plant as necessary. |
| WWS POL 3 | To facilitate the connection of dwellings currently operating on septic tank systems to any new public sewerage system. |

Flood Risk
FR POL  To manage flood risk and development in Baile Ghib (Gibbstown) in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

Residential Development

RD POL 1  To ensure that the resident population is of a sustainable number to protect and promote the linguistic and cultural distinction of the area.

RD POL 2  To recognise that new residential developments could damage the use, visibility and status of the Irish language and to reduce / prevent their impact.

RD POL 3  To plan an efficient system whereby aspects of the Gaeltacht environment can be assessed and protected as part of the planning process including the use of language conditions.

Commercial, Economic and Retail Uses

CER POL 1  To encourage employment and enterprise development within the village that is language and culture friendly.

CER POL 2  To recognise that new commercial developments could damage the use, visibility and status of the Irish language and to reduce / prevent their impact.

CER POL 3  The Planning Authority will in general, and subject to the provisions of the Development Plan, be favourably disposed to applications for economic developments of the following type:

- Language teaching resources;
- Recreational facilities through Irish;
- Community centres that support the use of the Irish language;
- Educational facilities e.g. third level etc.;
- Tourism which is language and culturally centred;
- Gaeltacht offices for the purpose of providing services through Irish for the Gaeltacht community, and;
- Business which is language centred e.g. translation / communication services.

CER POL 4  To co-operate with Údarás na Gaeltachta and other relevant bodies and agencies in developing sustainable and Irish language based economic uses in the Gaeltacht area.

CER POL 5  To provide for the sustainable consolidation of the existing industrial area.

CER POL 6  To facilitate employment creation through the development of industrial / enterprise uses, while protecting the setting of the Gibbstown Demesne farm buildings to the south.

CER POL 7  To provide for the sustainable development of industrial and related uses and the creation of employment opportunities within Baile Ghib (Gibbstown) village.

Community Facilities and Open Spaces
| CF POL 1 | To support community organisations in delivering services which promote and protect the distinctive language and cultural traditions of the area. |
| CF POL 2 | To promote the enhancement of the existing community hall to the west of the village. |
| CF POL 3 | To provide for the expansion of Baile Ghib (Gibbstown) primary school and associated play areas and complimentary community uses. |

**Heritage**

| HER POL 1 | To enhance the existing landscape setting of the Gibbstown Demesne farm buildings. |
| HER POL 2 | To protect remnants of the demesne railings to the north and south of the R163. |

**Urban Design**

| UD POL 1 | To have regard to the Master Plan for Baile Ghib (Gibbstown) contained in Section 8 of this Written Statement in the design and assessment of development management proposals brought forward during the life of the County Development Plan on lands identified for land use zoning objectives. |
| UD POL 2 | To protect the traditional building typologies of the Baile Ghib (Gibbstown) farm buildings. |
| UD POL 3 | To provide for residential housing typologies which are of a form and scale that is in keeping with the village, comprising one storey and a half Land Commission type dwellings and two storey farm house buildings. Dwellings to be in appropriate configurations to their location. |
| UD POL 4 | To allow for increased building height, where appropriate, as demonstrated through an urban design statement. |
| UD POL 5 | To comply with the Design Standards provided below in the assessment of all planning applications for planning permission within the development envelop of Baile Ghib (Gibbstown):
  - To facilitate the development of town houses adjoining the village centre and overlooking the R163 and the proposed linear park to the south.
  - To provide for the development of a variety of housing typologies in clustered configurations on lands to the south of the R163, to the east of the industrial area, and to the east and west of the school.
  - To provide for the development of detached dwellings in configurations that align with the existing adjoining dwellings on lands between the proposed village centre and the industrial area.
  - To provide for the development of detached family homes of 6 units/ha (2.5 units / acre) or as appropriate on infill sites (A2 zoned lands).
  - To provide for the future intensification of residential sites in residential
cluster areas when infrastructure becomes available.

- Design Statements for residential cluster lands should illustrate long term intensification potential.
- To encourage dwellings of a scale that reflects the vernacular of the 20th century houses of the Land Commission tradition, and 18th and 19th century farm buildings such as those at Gibbstown Demesne.
- To promote the development of two storey buildings at the village centre to create a sense of enclosure and identity.
- To promote the development of low rise dwellings ranging between one and one and a half storeys on remaining residential zoned lands.
- To encourage the development of a continuous front boundary line of indigenous hedge planting or railing consistent with the historic railings of the demesne in residential areas to the north of the R163.
- To encourage the development of a continuous front boundary line of indigenous hedge planting / masonry wall / rails in clustered housing areas and new housing areas to the south of the R163.
- To promote the enhancement of the existing boundary treatments to the north of the village where new developments have occurred and where the boundary is eroded and discontinuous.
- To encourage the development of a continuous and coherent boundary wall / hedge along the southern side of the R163.
- To provide for low density housing to the west of the industrial area to conform with the existing pattern of development to the north.
- To provide for low density clustered development to the east of the primary school.
- To provide for town house typologies adjoining the proposed village centre.
- To ensure all new residential development to the south of the village adjoining the proposed F1 “Open Space” land use zoning objective overlook the proposed open space.

Movement and Access

**MA POL 1** To provide for traffic calming measures on the R163 through the village.

**MA POL 2** Car parking within the proposed residential area to the east of the village should be provided on street in structured parallel car parking spaces and off-street behind the building line.

**MA POL 3** Car parking within the industrial area should be provided off street and absorbed within the industrial development site as part of any future development proposals.

**MA POL 4** Car parking on village centre zoned lands should be provided in structured parallel car parking spaces along the proposed access road and within the site to the rear of proposed buildings.
### Waste Management

**WP POL** To identify appropriate sites within Baile Ghib (Gibbstown) village for the provision of a Bring Bank recycling facility.

### Gaeltacht Identity

**GAEL POL** To encourage architectural styles that complement local tradition such as the ‘Land Commission house’ and the Clachan Dwelling cluster. A contemporary interpretation of indigenous traditions is encouraged.

### Telecommunications

**TELE POL** To actively promote e-inclusion in Baile Ghib (Gibbstown) through the planning process and by supporting strategies to encourage and enable lower income households to avail of modern broadband infrastructure.

### Objectives

#### Land Use

**LU OBJ 1** To provide for the development of commercial, retail and residential uses on lands fronting onto the southern side of the R163 with access to be provided to the Gibbstown Demesne farm buildings.

**LU OBJ 2** To encourage the restoration of the Gibbstown Demesne farm buildings for appropriate uses generally in accordance with the land use zoning objective applicable to said lands.

**LU OBJ 3** To facilitate the restoration of the Gibbstown Demesne farm buildings and to promote access to and the appreciation of the complex.

**LU OBJ 4** To facilitate the expansion of the existing playing fields to the west of the village.

**LU OBJ 5** To promote the development of an attractive, overlooked and accessible linear park /green route for the purposes of visual amenity, the protection of the setting of the farm buildings, and the provision of passive recreation to the south of the village.

#### Residential Development

**RD OBJ 1** To require that a ‘Language Impact Study’ be carried out before any application for housing (single and multiple housing developments) is considered in the area. Such a study, by reference to its linguistic background of intended users or occupants, or identification of its relationship with linguistic or cultural development objectives of groups associated or charged with the development of Gaeltacht areas will need to provide that a given proposal will have a positive impact upon the promotion and use of Irish as the language of the community.
To assist in assessing the impact of new residential development upon the use of Irish in the Gaeltacht, all planning applications for residential development, both single and multiple house developments will be referred to the Department of Community, Rural and Gaeltacht Affairs and Údarás na Gaeltachta management for comment and these comments shall be taken into account, and such account shall be demonstrated, in the making of decisions in all such planning applications.

Planning applications for individual one off rural dwellings in the Green Belt will be assessed on their merits for compliance with the County Development Plan rural housing policy.

**Commercial, Economic and Retail Uses**

To require that a ‘Language Impact Study’ be carried out before any application for commercial development is considered in the area. Such a study, by reference to the linguistic background of intended users or occupants, or identification of its relationship with linguistic or cultural development objectives of groups associated or charged with the development of Gaeltacht areas will need to provide that a given proposal will have a positive impact upon the promotion and use of Irish as the language of the community.

To provide for appropriate language and culturally centred development within the appropriate land use zones within the village.

To assist in assessing the impact of new commercial uses / developments upon the use of Irish in the Gaeltacht, all planning applications for commercial developments will be referred to the Department of Arts, Heritage and the Gaeltacht and Údarás na Gaeltachta management for comment and these comments shall be taken into account, and such account shall be demonstrated, in the making of decisions in all such planning applications.

**Community Facilities and Open Spaces**

To provide for the development of community and recreational facilities on lands in the village core and adjoining the primary school that are language and culturally centred.

To promote the development of a linear park to the south of the village associated with new developments, that is fully accessible to the public, overlooked and that will provide for a continuous pedestrian route along the southern boundary of the village with connections to the R163 through new development areas.

To promote the development of a village space adjoining the proposed village centre that will increase visual connections and access to the historic Gibbstown Demesne farm buildings.

**Heritage**

To protect the landscape character of the green belt between community uses and the village.
HER OBJ 2 To protect mature trees and hedgerows identified on the land use zoning objectives map which make a significant contribution to the landscape setting of Baile Ghib (Gibbstown).
Movement and Access

MA OBJ 1  To develop a continuous footpath from the village centre to the industrial estate to the east, and connecting the school, GAA grounds and the church to the west along the northern side of the R163 with road crossings at locations to coincide with community / employment uses.

MA OBJ 2  To provide a green pedestrian route to the south of the village along the alignment of existing hedgerows where possible as part of the proposed linear park to the south of the village to be provided in tandem with any new developments at this location.

MA OBJ 3  To provide for pedestrian connections between the proposed linear park and the R163 through new development areas in tandem with any new developments at these locations.

MA OBJ 4  To provide vehicular access to the lands to the south of the R163 that is residential and village centre zoned land to allow access to the proposed linear park / green route, and the existing Baile Ghib (Gibbstown) farm buildings.

Gaeltacht Identity

GAEL OBJ 1  New developments will be required to set out a design statement to accompany planning applications outlining how the development contributes to the creation of a particular Gaeltacht identity.

GAEL OBJ 2  To promote the provision of signage in Irish in the Gaeltacht with respect to the following:
  ▪ Entry and exit points to the village with explanatory details of the cultural significance of the areas to visitors.
  ▪ The provision of all commercial signage in Irish.

In association with the relevant professional and vocational groups, that auctioneers and other temporary signs are in Irish.
**Ballivor Written Statement**

<table>
<thead>
<tr>
<th>Settlement Position in Settlement Hierarchy</th>
<th>Ballivor Village - Local centre for services and local enterprise development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Retail Strategy</td>
<td>Fourth tier retail centre</td>
</tr>
<tr>
<td>Population (2011) Census</td>
<td>1,727</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>2 No. committed units</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>60 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>National School</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Church, National School, Credit Union, Community hall and Creche.</td>
</tr>
<tr>
<td>Natura 2000 sites/Natural Heritage Areas (NHA)</td>
<td>No Natura 2000 sites within the village. The streams that flow through Ballivor drain to the River Boyne which is designated a Special Area of Conservation (SAC) and Special Protection Area (SPA).</td>
</tr>
</tbody>
</table>

**SFRA**


**Goal**

To make a positive contribution to the development of Ballivor 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**

The statutory land use framework for Ballivor 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. Ballivor, designated as a Village in the County Settlement Hierarchy, essentially provides local services for a generally rural hinterland. Ballivor is located in the southwest of the County close to the Westmeath border. It is approximately 15km west of Trim, 16km northeast of Kinnegad and 11km south of Athboy.

The village is located at the confluence of two county roads and a regional road, the R156. The village developed in a linear pattern along the R156, which is the main route from Mullingar to Dublin. This statutory land use framework for Ballivor 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. The household allocation contained in the Core Strategy of this Plan provides for an extension befitting the village’s position in the county settlement hierarchy. The provision of a compact, vibrant and effective Village Centre is essential if Ballivor is to cater for its current and future population needs in a sustainable manner. This land use framework provides that new land-use zonings should be closely linked to, and integrated with, the existing Village, thereby encouraging more sustainable modes of transportation such as walking and cycling.
02  Water and Wastewater Services
The Village is currently served by Ballivor waste water treatment plant located to the east of the Village outside of the development boundary. It is designed to cater for a design capacity of 2,000 population equivalent (PE). There remains 120 PE available in the waste water treatment plant.

Water supply for the village is obtained from the Ballivor water treatment plant, which is designed to cater for a population equivalent of 4,000. There is no remaining PE available. Future development proposals will be considered in this context.

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

03  Land Use
The land use pattern evident in Ballivor 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 should be conserved. On the Trim road, there is an existing row of two storey dwellings, some of which have converted ground floors to commercial use. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a main street, a level of commercial activity is also required to make villages viable. In order to ensure that such possibilities can be realised, the level of residential versus commercial use should be monitored where “living over the shop” schemes should be promoted to ensure a non-residential ground floor use. Community uses are concentrated to the west of the village on the Killucan road with the newly constructed national school, childcare facility, health centre and community hall. Within the village centre area, the two churches and GAA grounds represent further community uses. Residential schemes have been constructed on all approach roads to the village.

04  Residential Development
Ballivor has been the subject of relatively substantial residential development in recent years, specifically the construction of medium scale residential developments. This is evidenced by the population increase between 1996 and 2011 from 383 to 1,727 persons. The Core Strategy of the County Development Plan seeks to limit the further expansion of the village at a more moderate rate than experienced over the past decade. Further development and growth will 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 Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 60 no. units to Ballivor over the 2013-2019 period and indicates that a density of 20 no. units per hectare is appropriate. There are 2 no. committed units that relate to one extant planning permission which is identified on the land use zoning objectives map. The land use zoning objectives map has identified the lands required to accommodate the allocation of 60 no. units provided for under the Core Strategy. The lands which have been identified for residential land use arise primarily from the application of the sequential approach from the Main Street outwards. All other sites which were previously identified for residential development in the 2009 Ballivor Local Area Plan were discounted on the basis of peripheral location relative to the village centre or lands being land locked with no obvious or deliverable access available. The existing Ballivor G.F.C was zoned for residential development under the 2009 Local Area Plan. The intention was to relocate the GAA grounds to the former “Cow plot” on the Killucan road. It is acknowledged that some of this land has been since developed for the provision of a new national school however there remains a substantial portion of land available to the rear of the school. The relocation of the G.F.C to a more suitable site would represent a considerable planning gain to the local community. Furthermore, the location of the existing grounds proximate to the village centre makes it a
suitable site for residential development. Therefore, it is considered prudent to retain the residential land use zoning objective which previously applied to the existing GAA grounds. An additional parcel of land has been identified for residential use to the north of Amberwood housing development. This area is a natural extension of the existing housing estate and is in close proximity to the village centre and the national school. It is also noted that there are considerable lands identified to the south of the Main Street which are identified with a B1 “Village Centre” land use zoning objective which could also accommodate a considerable resident component as part of a mixed development scheme. 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 60 units. All other 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
Ballivor is identified as a fourth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a number of local convenience shops, public houses, a café, butchers, pharmacy and a hairdressing shop. The Village would benefit from having a greater range and variety of such facilities. There are a number of vacant retail units along the main street. The 2011 Census recorded 763 persons aged 15 years and over in the labour force in Ballivor and of these 73.1% were at work. This means that the unemployment rate for this area was 26.9% which is high compared with the county average rate of 19%. Furthermore, of the 558 workers enumerated in Ballivor, 69% worked outside the area. The daytime working population (resident and non-resident) of Ballivor was only 160 with professional services noted as the largest industry.

There is land zoned for B1 “Village Centre” uses which provides opportunities for small to medium sized enterprises. There is an existing 12,500 sq. m. industrial facility located in Ballivor which operated as NEC Semiconductors until 2006. This unit is currently vacant but represents a significant opportunity for employment within the village. In this regard, sufficient and appropriately located land for village centre uses and employment generating uses has been identified for the life of the County Development Plan and beyond.

06 Community Facilities and Open Spaces
A new national school (St Columbanus’) has been built to the northern side of the Killucan road adjacent to a childcare facility. On the opposite side of the road, there is a health centre with community centre located to the rear. The old national school was zoned for mixed use land use zoning objective under the 2009 Ballivor Local Area Plan. It is currently vacant and represents a redevelopment opportunity. The existing GAA ground is located in the centre of the town. It was envisaged under the 2009 Local Area Plan that the GAA grounds would be relocated to the “Cow plot” which is zoned for F1 “Open Space” land use zoning objective on the Killucan road. Whilst, the new school campus has been constructed on this land, there remains the potential for the land to the rear of the school to be developed for sporting grounds. Furthermore, it is indicated in the Ballivor Renaissance Community Plan (December, 2012) that the Ballivor Scouts are pursuing funding options to build a new den on the “Cow plot” site.

St. Columbanus Roman Catholic Church is located in the centre of the village to the south of the main street. The Parochial house is located in the grounds of the Church. St. Kineth’s Church of Ireland is located opposite to the north of the main street. St. Kineth’s Church and grounds could be restored for use as a community facility which would provide a strong focal point in Ballivor. There is a cemetery located on the edge of the development boundary on
the Athboy road. In addition, there are 4.4 hectares of land identified for G1 “Community Infrastructure” land use zoning objective to the northeast of the development boundary. It is noted that planning permission was granted on this land for a nursing home, sheltered housing, etc. although it has since expired.

The existing level of civic and community facilities should continue to be monitored to cater for the Village’s needs having regard to the population now resident. It is essential that sufficient community facilities are established, catering for all age groups. The Planning Authority is satisfied that sufficient lands have been reserved for such infrastructure to accommodate both existing and proposed future populations.

The main provision of open space in Ballivor is the G.A.A grounds in the centre of the village. The existing GAA ground is land locked and therefore restricted in its ability to grow. It would be desirable to relocate the GAA grounds to a more appropriate location. In this regard, it is considered appropriate to retain the A2 “New Residential” land use zoning objective for the current GAA grounds as indicated previously under the 2009 Local Area Plan. The “Cow plot” located off the Killucan road has been developed for educational purposes. However, there is land remaining to the rear of the school which is identified as F1 “Open Space” land use zoning objective. There may be an opportunity to develop an integrated sporting complex at this location.

There is a small landscaped green area opposite the health centre which could be further developed and enhanced. A number of other small open spaces at the entrances to housing estates and within housing developments are evident. For example, an area of open space is visible to the front and rear of St. Olivers Park. Trees scattered throughout the village contribute greatly to the attractiveness of Ballivor and should be retained where possible. The Village is lacking in safe walking and cycling networks to maximise upon and appropriately utilise existing natural and man-made environmental assets, their settings and views. Any new development should be provided in conjunction with pedestrian and cyclist linkages with the village core area.

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 Ballivor has been prepared by Meath Partnership in December 2012. The Development Framework for Ballivor 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
The focal point of the village is the two churches, the R.C. Church and Church of Ireland on opposite sides of the main street. Adjacent to the two churches, the village core area consists primarily of existing two storey residences clustered along the Trim road. Further out the Killucan, Athboy and Kinnegad roads, there are a number of detached dwellings on large plots. These dwellings primarily consist of bungalows. There is no clear urban design evident and although significant residential schemes have been developed in recent years, the village is still quite rural in character. It would be desirable to prepare an urban design framework for the village. It is important that any new development respects the rural character of the village. Section 11.1.7 and the Meath Rural Design Guide set down in the County Development Plan deal with Urban Design and Architectural Features. High quality architecture and urban design should be demonstrated in any future redevelopment of the town centre and new residential schemes.

The Urban Design Strategy for Ballivor seeks 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;

• enhance landmark/focal points in Ballivor by redeveloping neglected sites and obsolete areas, and;

• improve the street finishes, footpaths and public domain.

08 Heritage
The built and natural heritage of the Ballivor area are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to residents and visitors. There are a number of buildings and structures of historical significance within Ballivor. The Village has five structures included in the Record of Protected Structures (RPS). These include St. Kineth’s Church of Ireland and St. Columbanus’ Roman Catholic Church. A further protected structure, Parkstown Country House, reference MH035-106, is located just outside the development boundary to the east of the village. Ballivor does not have any items on the Record of Monuments and Places (RMP) within the development boundary. The continued protection of the built heritage of Ballivor is intrinsic to the sustained success and viability of the Village itself.

Although the Village and the surrounding environs hold environmental assets, none are designated at international level; the Village does not contain nor is it adjacent to any Natura 2000 sites. However, the streams that flow through Ballivor drain to the River Boyne which is designated a Special Area of Conservation (SAC) and Special Protection Area (SPA). The village also contains a number of trees which were recognised as being of ecological, conservation or amenity value in a tree survey carried out in 2008. These contribute greatly to the attractiveness and ecological value of Ballivor. The protection of the natural environment of Ballivor 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;

• 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.

Bus Éireann provide a commuter link from Ballivor to Dublin via Summerhill and Maynooth with one journey in the morning and an evening journey back every day. 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. The 2011 Census recorded that the most popular means of travelling to work was by car (driver) with this mode accounting for 70.9% of all journeys. Only 23 persons commuted using public transport (bus or rail). The average journey time was 43 minutes and 61.2% of workers faced a commuting time in excess of 30 minutes. In this regard, it is critical to improve the movement of both pedestrians and cyclists through the area. Furthermore, it is important to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists.

**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 village 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: |

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 “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan.
### Policies

#### Water and Wastewater Policies

**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.

#### Flood Risk

**FR POL 1** To manage flood risk and development in Ballivor in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

**FR POL 2** 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 Ballivor. 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.

#### Commercial Uses

**CER POL 1** To support the development of the lands identified for E2 “General Enterprise & Employment” land use zoning objective for employment creation purposes.

**CER POL 2** To consolidate the central area of the village for commercial uses.

**CER POL 3** To reserve access to backlands at appropriate locations as indicated on the accompanying land use zoning objectives map.

**CER POL 4** To allow flexibility with regard to future use of the former NEC site for employment creation purposes.

**CER POL 5** To seek to provide an Enterprise Centre within the former NEC site.

**CER POL 6** To reuse buildings and other facilities including car parking on the former NEC site where possible.

#### Community Facilities and Open Spaces

**CF POL 1** To protect the sites of existing facilities and support their further development and expansion.

**CF POL 2** To facilitate the provision of a future Health Centre.

**CF POL 3** To facilitate the provision of all-weather playing facilities and hard courts.
Renaissance Community Plan

**REN POL** To facilitate and support the implementation of Ballivor 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.

Urban Design

**UD POL 1** To preserve the character of the village and its setting by requiring that the height, scale, and design of any proposed development within the village and in the surrounding area should complement the character of the village and not diminish its distinctiveness of place.

**UD POL 2** To facilitate the creation of an urban environment of quality in a visual sense with good urban design and appropriate attention to orientation and landscaping.

**UD POL 3** To enhance landmark/focal points in Ballivor by redeveloping neglected sites and obsolete areas.

**UD POL 4** To improve street finishes, footpaths and the public domain.

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 car parking in the village centre.

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

Objectives

Community Facilities

**CF OBJ 1** To reserve sites identified for G1 “Community Infrastructure” land use zoning objective as shown in the land use zoning objectives map.

**CF OBJ 2** To identify a suitable site for the provision of a playground.

**CF OBJ 3** To encourage the relocation of the GAA facilities to the “Cow Plot” site adjoining the new St Columbanus’ national school.

**CF OBJ 4** To seek to provide a community facility in St. Kineth’s Church.
<table>
<thead>
<tr>
<th>CF OBJ 5</th>
<th>To investigate the possibility of extending the cemetery into lands to the north of same.</th>
</tr>
</thead>
</table>

**Heritage**

| HER OBJ 1 | To implement the actions outlined in the Tree Survey. |
| HER OBJ 2 | To protect existing trees and hedgerows where possible on land that is identified for development. |

<table>
<thead>
<tr>
<th>HER OBJ 3</th>
<th>To protect the following tree stands within the Village as identified because of their ecological/conservation/amenity value:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Beech and oak trees to the front of the national school.</td>
<td></td>
</tr>
<tr>
<td>2. Beech, oak and ash trees to the east of the junction into Woodgrove residential development off the Killucan road.</td>
<td></td>
</tr>
<tr>
<td>3. One Beech tree to the front of Glebe House off the Trim road.</td>
<td></td>
</tr>
<tr>
<td>4. One Sycamore and three Ash trees on the Kinnegad road to the front of individual residences.</td>
<td></td>
</tr>
</tbody>
</table>

**Movement and Access**

<table>
<thead>
<tr>
<th>MA OBJ 1:</th>
<th>To prepare a traffic management plan for the R156 Mullingar – Clonee Regional Road through the village.</th>
</tr>
</thead>
</table>

| MA OBJ 2: | To seek to identify additional car parking spaces in the centre of the village. |

| MA OBJ 3: | To implement appropriate traffic management and environmental improvement measures throughout the village. |
**Carlanstown Written Statement**

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Carlanstown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
<td>Village - Local centre for services and local enterprise development</td>
</tr>
<tr>
<td>Position in Retail Strategy</td>
<td>Fifth tier retail centre</td>
</tr>
<tr>
<td>Population (2011) Census</td>
<td>631</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>No committed units</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>40 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>National School</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>St. Michaels GAA grounds are located on the N52 Ardee Road</td>
</tr>
<tr>
<td>Natura 2000 sites</td>
<td>None. The Moynalty River which straddles the southern development boundary of the village drains to the River Blackwater SAC/SPA.</td>
</tr>
<tr>
<td>SFRA</td>
<td>No SFRA required. Flood zone A and B lands omitted where required.</td>
</tr>
</tbody>
</table>

**Goal**

To make a positive contribution to the development of Carlanstown 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**

The statutory land use framework for Carlanstown 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. Particular regard is afforded to the protection and enhancement of natural features such as the Moynalty River, historical features of interest, open space needs and the existing topography character within and surrounding the village. This land use framework 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 in, as well as those who visit, the village. The provision of a compact, vibrant and effective village centre is essential if Carlanstown is to cater for its current and future population needs in a sustainable manner. This land use framework provides that new land-use zonings should be closely linked to, and integrated with, the existing village, thereby encouraging more sustainable modes of transportation such as walking and cycling.

**02 Water and Wastewater Services**

The village is currently served by Carlanstown waste water treatment plant to the south-east of the village, which is has a design capacity of 600 population equivalent. There is limited wastewater capacity currently available in the waste water treatment plant.

Water supply for the village is obtained from the Kells water treatment plant which also services the settlements of Oldcastle, Crossakiel and Carnaross as well as a significant rural catchment area. The remaining PE for the entire catchment is 2,500. Future development proposals will be considered in this context.
03 Land Use
A land use survey identified a number of residential units on the eastern and western sides of Main Street. Many of the plots associated with these residential units appear to have been the subject of backland re-development. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a main street, a level of commercial activity is also required to make villages viable. In order to ensure that such possibilities can be realised, the level of residential versus commercial use should be monitored where “living over the shop” schemes should be promoted to ensure a non-residential ground floor use. Relaxation of development standards may be considered where appropriate backland development can provide alternative residential accommodation to secure on-street commercial activity.

04 Residential Development
Carlanstown has been the subject of relatively substantial residential development in recent years, specifically the construction of medium scale residential development projects arranged around poorly landscaped public open spaces. The Core Strategy of this County Development Plan seeks to limit the further expansion of the village at a more moderate rate than experienced over the past decade. Further development and growth will need to take account of the village’s ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development 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 Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 40 units to Carlanstown over the 2013 – 2019 period. There are no extant planning permissions committed to in the village.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 40 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 Carlanstown 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 village centre. A total of 1.66 hectares of lands have been identified, for A2 residential use adjoining the junction of the N52 and Moynalty Road. Additional B1 zoned land in the village centre can accommodate further residential development. The Planning Authority is satisfied that sufficient lands have been identified to accommodate the household allocation of 40 no. units. All other lands are identified as a Phase II and are not intended for release within the life of this County Development Plan.

All designers of multiple residential developments within the Development Framework 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.

4.1 Serviced Residential Sites
The provision of serviced residential sites in small towns and villages where services exist offer a viable alternative for individuals wishing to build and design their own houses in villages rather than the open countryside. Previously sixteen sites were identified by the Council in a residential development known as O’Chearbhallain Crescent which is accessed off

\[1\] It is noted that the figure in the County Development Plan is 22. However in the intervening period two planning permissions have expired (reference numbers: KA60335 and KA60698).
the Kilbeg/Nobber Road. Twelve of these sites have been sold, eleven of which have been developed while four sites remain unsold.

05 Commercial, Economic and Retail Uses
Carlanstown is identified as a fifth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily 2 local convenience shops and the village would benefit from having a greater range and variety of such facilities. However, the close proximity of the village to Kells will continue to be a deterrent to attracting facilities other than to serve the immediate needs of the village and rural catchment.

It is noted that 2 parcels were previously identified for enterprise and employment in the 2009 Local Area Plan, one off the Moynalty Road and one to the north of the village off the N52 National Secondary Road. The Planning Authority has reviewed the nature and scale of the lands previously identified for employment uses in Carlanstown. 5.34ha of E2 employment zoned lands have been identified off the Moynalty road and will require the provision of a footpath and public lighting to successfully integrate the site into the village. A second site off the N52 (2.2 hectares) is at a point where the general speed limit applies and has not been identified as an exceptional circumstance in accordance with the specific policy of Volume I (Section 6.10.7 Access to National Roads in Exceptional Circumstances refers) There are significant access challenges with these lands and access would need to be provided through the site zoned A1 as shown on the land use zoning objectives map.

To date, there has been no stated demand for enterprise development in Carlanstown and it is considered that the provisions of ED POL 19 would be applicable on the approach roads into the village should such a need arise. ED POL 19 seeks to support rural entrepreneurship and the development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic.

06 Community Facilities and Open Spaces
Carlanstown contains one Primary School and a Post Office located in the ‘Gala’ convenience shop. St. Michael’s GAA club is located outside the development envelop of the village on the N52 Ardee Road and the clubhouse is used extensively by various community organisations from the catchment of the village. The existing level of civic and community facilities is insufficient to cater for the village’s needs having regard to the population now resident. It is essential that sufficient community facilities are established, catering for all age groups. Sufficient lands have been reserved for such infrastructure to accommodate both existing and proposed future populations.

A scheme is currently being considered for the lands located to the north of ‘Deerpark Heights’ in the ownership of the Council comprising of a community centre, basketball / tennis courts, all weather pitches, two grass football pitches, a club house and additional dwellings accessed from both the Moynalty and Kilbeg/Nobber roads. The realisation of this scheme will be dependent upon the financial capacity of the Council.

Carlanstown enjoys some notable environmental qualities, particularly the Moynalty River, complemented by the village’s collection of several noteworthy structures, particularly those large two-storey dwellings fronting onto the western side of Main Street and those protected structures. However, the village is distinctly lacking in active recreational and community amenities; there are presently no riverside activities, significant or distinctive open spaces, safe walking and cycling networks or active areas of open space to maximise upon and appropriately utilise such natural and man-made environmental assets, settings and views.

One such objective proposed to utilise those lands fronting onto the River to the west, south-west and south of the village to act as a circuitous amenity walking route around the village in conjunction with Main Street and the right of way associated with St Patrick’s Well. Safe
pedestrian walks have been identified on the accompanying land use zoning objectives map ensuring that Carlanstown is both pedestrian friendly and permeable to its residents.

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. The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans and development objectives contained in the County Development Plan.

ED POL 41 seeks to facilitate and support the implementation of Village Design Plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres and town/village development objectives contained in the County Development Plan.

A Community Plan for Carlanstown has been prepared by Meath Partnership in January 2013. The Development Framework for Carlanstown 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 put forward in this Development Framework.

07 Urban Design

Carlanstown has retained much of its 19th and later 20th century character through the preservation of the established building lines along Main Street, the overall heights of the buildings fronting onto the Street and the fact that a substantial number of the village’s 19th century buildings have survived. Section 11.1.7 and the Meath Rural Design Guide set down in the County Development Plan deal with Urban Design and Architectural Features. It is the intention of the Planning Authority to prepare a revised Urban Design Statement for Carlanstown building on the content previously contained in the Carlanstown LAP (2009) but cognisant of any changes to land use zoning objectives and their extent as proposed in this Written Statement.

7.1 Opportunity Site

A significant opportunity site exists in the village which could ensure a coherent streetscape incorporating a level of civic amenity, complementing the existing small green area of open space to the front of the former National School. This is identified on the land use zoning objectives map.

08 Heritage

The built and natural heritage of the Carlanstown area are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to residents and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework.

Carlanstown does not contain any sites of archaeological interest, but contains one identified item on the Record of Monuments and Places (RMP), being St Patrick’s Well, highlighting the extensive length of human occupation in the village.

There are a number of buildings and structures of historical significance in Carlanstown. The village has four structures included in the Record of Protected Structures. The continued
protection of the built heritage of Carlanstown is intrinsic to the sustained success and viability of the village itself.

Although the village and the surrounding environs hold environmental assets, none are designated at international, national or local level; the village does not contain nor is it adjacent to any Natura 2000 sites. However, there is a diversity of natural and semi-natural habitats in the Carlanstown environs area including hedgerow, grassland, river and woodland habitats. A sustainable approach to future development is needed to protect and conserve it. The protection of the natural environment of Carlanstown 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.

8.1 Views and Prospects
There are two separate views to the south of the village orientated both east and west of Carlanstown Bridge, which is a Protected Structure, of the Moynalty River and its associated bank verges. These views are identified on the land use zoning objectives map.

09 Movement & Access
Carlanstown is within easy reach of Kells and Navan in particular. A village the size of Carlanstown needs to maintain good transportation links to these surrounding urban areas in order to attract future population and potential business opportunities.

There are four main approach roads into the village. The principal approach roads are from Kells and Ardee along the N52 to the south and east of the village respectively. The other main approach routes are from Moynalty and the Kilbeg/Nobber Roads, which enter the village from the north and north-east respectively before meeting one another in front of the National School before in turn meeting with the N52 to the north of Main Street.

The Main Street of Carlanstown is recognised as a constrained route which caters for local and regional traffic. It is an objective of this Development Framework to provide for an N52 bypass of the village. This route will serve to improve through traffic movements and consequently the environment and streetscape of the centre of Carlanstown.

The Main Street objective seeks to provide environmental improvements and traffic calming measures before the realisation of the proposed by-pass and are not dependent upon its completion. Such improvements would include the construction of footpaths along both sides of Main Street which would allow for the perceived reduction in the width of the road, and provide inherent traffic calming qualities. They would also end the current uncertainty regarding the demarcation of both public and private spaces currently evident along the entire length of Main Street.
## Strategic Policies

<table>
<thead>
<tr>
<th>SP 1</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SP 2</td>
<td>To protect the unique character of the village through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the village.</td>
</tr>
</tbody>
</table>
| 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:  
   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 “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan. |
| SP 4 | To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:  
   i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan. 
   ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan. 
   iii) The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase I lands, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands. 
   iv) The preparation of a layout for the lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared to accompany any planning application on these lands which applies a sequential approach and avoids vulnerable land uses within areas identified at risk of flooding. |
### Policies

#### Water and Wastewater Services

| WWS POL 1 | To upgrade existing public utilities infrastructure in the village thus eliminating existing infrastructural constraints and to co-ordinate the delivery of new developments with the provision of new infrastructure. |

#### Flood Risk

| FR POL 1 | To manage flood risk and development in Carlanstown in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan. |
| FR POL 2 | Where existing development within the village is at potential risk of flooding (A1 “Existing Residential” land use zoning objective 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. |
| FR POL 3 | The preparation of a layout for the lands identified with an E2 “General Enterprise & Employment” land use zoning objective off the Moynalty Road shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared to accompany any planning application in these lands which applies a sequential approach and avoids vulnerable land uses within areas at risk of flooding. |

#### Land Use

| LU POL | To encourage new developments along Main Street to contain ground floor retail/commercial uses. Any such proposals for redevelopment of the Georgian dwellings to the west of Main Street will only be allowed that respect these structures’ inherent qualities. |

#### Residential Development

| RD POL | To continue to promote the Serviced Residential Initiative programme in O’Chearbhallain Crescent to the north of the Kilbeg/Nobber Road. |

#### Commercial, Economic and Retail Uses

| CER POL 1 | a) To maintain and improve the vitality and viability of Carlanstown Village Centre as the centre of commercial and retail activity in Carlanstown, in order to ensure both a mixture and variety of local shopping, to serve the day to day needs of the local community. This could involve allowing for the change of use of some of the dwellings fronting onto the eastern side of the village centre to retail and commercial uses.  
b) To encourage the retention of traditional shopfronts design, which enhance the local character of the village's streetscape and provide the village with an attractive appearance to attract further investment.  
c) To encourage the use of materials and finishes that respect the established vernacular design traits of the surrounding properties in future commercial and retail developments; this includes roof pitches, façade and |
fenestration details and materials used.

**CER POL 2** To allow the village to expand on its current employment base.
## Community Facilities and Open Spaces

| CF POL 1 | To encourage and promote the development of publicly accessible river based amenities along the Moynalty River, such as bird watching and walking, to include the provision of benches along the river way, and fishing, through the provision of designated fishing beats. The locations and detailed design including construction will be informed by ecological surveys which may also inform an Appropriate Assessment which is likely to be required. |
| CF POL 2 | To encourage the provision of historical and interpretative signage in order to inform visitors of the importance of St. Patrick’s Well. |
| CF POL 3 | To provide Carlanstown with a bottle-bank/recycling facility, as the need arises, in consultation with the Council’s Environmental Awareness Officer. |

## Renaissance Community Plan

| REN POL | To facilitate and support the implementation of Carlanstown 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. |

## Urban Design

| UD POL 1 | To require all new developments to consider and reflect the physical, social and environmental context of the village. Proposed uses shall be compatible with the surrounding areas and the established character of the village. |
| UD POL 2 | To protect the established building line in the village, particularly along Main Street. |
| UD POL 3 | To protect the existing roofscape character of the village and discourage flat roofed infill developments. |

## Heritage

| HER POL 1 | a) To protect the water quality of the stretch of the Moynalty River which passes through the village and ensure it is not compromised by any existing or proposed developments in Carlanstown.  

b) To require future development proposals on lands adjoining the Moynalty River and its main tributaries in Carlanstown to be set back a minimum of 10m from the edge of the river and to maintain this buffer strip free from development intrusion (including night lighting) as a natural environmental feature and amenity resource. Future development proposals on such lands should also include the identification of the River’s associated riparian zone and to maintain these areas free from development intrusion (including night lighting) as a natural environmental feature and amenity resource. |
| HER POL 2 | To protect the significant tree stands in the village indentified and to retain significant hedgerows and stone walls where possible by incorporating them into future development layouts in the village. |
**HER POL 3**

To ensure continued protection for the following natural heritage features and allow for these features to be integrated in the overall goal for the village:

- The Moynalty River;
- Mature tree stands;
- Significant hedgerows;
- Open space networks, and;
- Various walking routes.

**Movement and Access**

**MA POL**

a) To reserve access points throughout Carlanstown to allow development of vehicular routes in facilitating the sustainable development of backland areas and thereby allowing for appropriate circulation levels. Access roads should be overlooked and appropriately landscaped.

b) To undertake an overview of the level of signage in the village, and if deemed to be deficient regarding the sign-posting of community facilities, to complement the current signage provision in the village. Suitable signage should be maintained at the village’s approach roads.

**Objectives**

**Commercial, Economic and Retail Uses**

**CER OBJ**

To secure the development of a light industrial park(s) for the specific provision of sites for small indigenous starter/incubation units on sites. The development of these lands which have been identified with an E2 “General Enterprise & Employment” land use zoning objective shall require the preparation of a Master Plan. The Master Plan shall demonstrate, inter alia, the provision of a safe access to the subject lands, demonstrate how the development will be connected to the village centre by way of footpath with public lighting and the provision of other necessary physical infrastructure and services. The site identified off the Moynalty Road shall include a phasing programme in compliance with the land use zoning objectives map.

No application for development on the subject lands will be considered in the absence of the required Master Plan having first being agreed in writing with the Executive of the Planning Authority.

**Community Facilities and Open Spaces**

**CF OBJ**

To prepare a Framework Plan for those lands to the north of ‘Deerpark Heights’ within the development boundary of the village zoned G1 land use zoning objective namely to provide for educational, community and recreational facilities. This shall require the insertion of footpaths and public lighting linking the lands to the village centre as part of any development of the lands. The realisation of this scheme will be dependent upon the financial capacity of the Council. The preparation of a layout for these lands shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared for the subject Framework Plan and any planning application or Part VIII planning proposal shall have regard to and be consistent with the recommendations of said Flood Risk Assessment.
Heritage

**HER OBJ**

To protect the following tree stands in the village as identified:

1. A stand of poplars (Populus) to the east of the Moynalty Road.
2. A stand of sycamore (Acer pseudoplatanus) to the west of Moynalty Road.
3. A stand of aspen (Populus tremula) to the south of the Kilbeg/Nobber Roads.
4. A stand of cherry blossom (Prunus serrulata) to the front of the National School to the south of the Kilbeg/Nobber Roads.
5. A stand of sycamore (Acer pseudoplatanus) to the west of the junction of the Moynalty and Kilbeg/Nobber Roads.
6. Two stands of willow (Salix) and other deciduous trees on the lands to the east of the National School largely along a field boundary.
7. A stand of sycamore (Acer pseudoplatanus), ash (Fraxinus excelsior) and cherry blossom (Prunus serrulata) to the east of Main Street in the village centre.
8. A stand of sycamore (Acer pseudoplatanus) both to the south of J. Kiernan’s Public house and Borora Crescent, and along the banks of the Moynalty River to the east of Carlanstown Bridge.
9. A stand of willow (Salix) and other deciduous trees along the banks of the Moynalty River to the west of Carlanstown Bridge extending along the River to the west of the village.

Movement and Access

**MA OBJ 1**

a) To facilitate a number of road improvements and upgrades along the approach roads to Carlanstown, namely the widening of the Moynalty Road to allow for the insertion of a footpath on the eastern side of the route.

b) To provide for a new bypass of the N52 National Secondary Road through Carlanstown generally to the south east of the village and to ensure that the selected route is reserved and protected free of development. During the environmental impact assessment stage of the detailed design which shall inform the final alignment of this bypass, a Justification Test will need to be applied if alignments assessed interact with Flood Zone A/B. A detailed Flood Risk Assessment will be required to manage the risk and to demonstrate there will be no impact on adjacent lands. The detailed design of this route shall also be subject to an Appropriate Assessment pursuant to the Habitats Directive.

c) To implement appropriate traffic management measures throughout the village.

**MA OBJ 2**

To promote the development of walking routes throughout the village including the following:

A circuitous pedestrian walkway along those lands fronting onto the Moynalty River to the west, south-west and south of the village to act as an amenity walking route around the village in conjunction with Main Street and the right of way associated with St Patrick’s Well. The locations and detailed design including construction will be informed by ecological surveys which may also inform an Appropriate Assessment which is likely to be required.

Urban Design
To prepare a revised Urban Design Statement for Carlanstown building on the content previously contained in the Carlanstown LAP (2009) but cognisant of any changes to land use zoning objectives and their extent since the LAP was adopted.

Main Street Environmental Enhancement

a) The creation of new, or the improving of existing, footpaths along both sides of Main Street from Carlanstown Bridge to the junction of the Ardee and Kilbeg/Nobber roads thereby allowing for a safe pedestrianised walkway.

b) To install continuous public lighting along the entire length of the village centre's Main Street.

c) To delineate the existing car parking bays along Main Street in conjunction with the environmental upgrade of the village centre itself. This will involve the segregation of public and private areas along Main Street and appropriate siting of car parking spaces.

d) To initiate public footpath upgrades in the village centre area in particular involving the use of textured surfacing and tactile paving in order to fully separate pedestrian and motorised traffic. This shall involve the demarcation of car parking spaces along Main Street in order to make the village centre safer for pedestrianised and motorised traffic alike, particularly in front of the village's convenience shops.

e) To install a pedestrian crossing in the village centre area, preferably to the front of the ‘Mace’ convenience shop.

f) To explore the preparation of a landscape and streetscape Master Plan for Carlanstown Main Street. This Master Plan shall, inter alia, address parking and traffic management issues generally, pedestrian movement, street furniture, public art and landscaping.

g) To consider the promotion of controlled or directional measures such as traffic lights, pedestrian prioritised paving, road islands, pavement widening or other traffic calming measures on Main Street, where particular attention is given to the detail of road surfaces, finishes and materials that allows for a distinction between car and pedestrian activities.

h) To work in conjunction with National Transport Authority to provide a public bus service to Carlanstown connecting it with surrounding urban centres. It is also important that the necessary associated infrastructure, such as bus stops and accompanying shelters on each side of Main Street in the village centre, be provided in conjunction with such a service.

Footpath and Public Lighting Provisions

To facilitate the provision of footpaths and public lighting in the following areas:

a) An extension to the existing footpath along the western side of the Kilbeg/Nobber Road extending from Deerpark Heights to the community lands at the edge of the development boundary without impacting upon the integrity of the adjacent stone wall.
b) A footpath extending along the eastern side of the Moynalty Road to the village’s development boundary and connecting with the footpath currently constructed from the junction of the Kilbeg/Nobber and Moynalty Roads to ‘Deerpark Heights’.

c) Extend the public lighting provision from the junction of the Ardee and Kilbeg/Nobber Roads to ‘Deerpark Heights’ and along the Moynalty Road to the end of the village’s development boundary.

Map Based Objectives

**OPP SITE OBJ**  
To redevelop the zoned greenfield site located to the west of the crossroads area in conjunction with the adjacent dwelling for a mixture of uses, that would incorporate an area of hard landscaped civic space area that would complement the existing built environment with a building envelope facing the crossroads that would provide an increased level of enclosure at this location and thus provide a complementary ‘breakout’ space to the existing main street.
Settlement | Carnaross
---|---
Position in Settlement Hierarchy | Village - Local centre for services and local enterprise development
Position in Retail Strategy | Fifth tier retail centre
Population (2011) – Geodirectory (No census data available) | 189
Committed Housing Units (Not built) | No committed units
Household Allocation (Core Strategy) | 20 No. Units
Education | National School
Community Facilities | St. Kieran’s R.C. Church, Páirc Naomh Ciarán playing fields and parish hall.
Natura 2000 sites/Natural Heritage Areas (NHA) | No Natura 2000 sites within the village. The River Boyne and Blackwater SAC/SPA flows to the south and west of the village and is approximately 420 metres from the village at its closest point.
Strategic Flood Risk Assessment | No SFRA required in accordance with recommendations of Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 - 2019. No lands within Flood Zone A or B.

Goal

To make a positive contribution to the development of Carnaross Village by the consolidation and strengthening of the defined and attractive village centre built form, 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

Carnaross is located in the north western quadrant of County Meath on the R147 Regional road which was the former N3 National Primary route from Dublin to Cavan. The village is approximately 5km west of the town of Kells. Carnaross has evolved as a small settlement located on and radiating from the crossroads connecting the towns and villages of Kells, Virginia, Moynalty and Crossakiel. Carnaross essentially provides local services for a generally rural hinterland. The village is characterized by a number of protected structures, social and community facilities, traditional town and farm house typologies in the historic core and by the presence of Carnaross Mart. The Development Framework for Carnaross 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. Furthermore, it 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 in, as well as those who visit, the village.

02 Water and Wastewater Services

The village is currently served by Carnaross waste water treatment plant located in the River View housing development, which is designed to cater for a capacity of 150 population equivalent (PE). There remains 75 PE available in the waste water treatment plant. There is

1 The An Post Geodirectory indicated that there are 65 dwellings within the Local Area Plan boundary. The population has been calculated assuming an average occupancy per dwelling of 2.9 persons.
no public water supply in the village and this is a major constraint on the provision of new housing/commercial development in Carnaross. Long term development is contingent upon connection to the public water supply from the Kells/Oldcastle supply conscious of the need for augmentation to this scheme. Future development proposals will be considered in this context.

03 Land Use
The land use strategy for Carnaross seeks to provide for distinctive quality driven residential development and essential local commercial and community facilities. The principal land uses in Carnaross comprise local service and employment uses, social and community uses and residential development.

The settlement has developed in three distinct character areas with a mixture of land uses in each. However, the village core is centred on the crossroads where land has been designated for a mixture of residential and business uses. There is an established building line at the crossroads with a number of residential units fronting onto the street. Lands have been identified in this central Character Area for the development of residential and mixed use development. This residential area will seek to consolidate this central character area and provide for sustainable communities within walking distance of the services and amenities of the village. The village centre should seek to continue to meet the social and community needs of the village and lands adjoining the crossroads have been identified for the development of small scale retail and commercial uses. Lands to the rear of Carnaross Primary School provide for the expansion of the school and associated amenity spaces/potential community uses.

Carnaross Mart is located approximately 400 metres east of the crossroads. The land use strategy for Carnaross seeks to facilitate the sustainable development of the mart and appropriate complementary enterprises such as a garden centre or small business/workshop units. Lands have been identified adjoining and opposite the mart for this purpose.

Land uses in the character area comprising Páirc Naomh Ciarán and Lennoxbrook House should primarily seek to protect and enhance the open character and residential amenity of this area. Lands have been identified for the future expansion of Páirc Naomh Ciarán.

04 Residential Development
Residential uses are largely dispersed along the R147 road in clusters and mainly comprise of traditional town and farm house typologies in the historic core, one-off housing in the form of ribbon development and detached and semi-detached dwellings at the River View estate to the west of the village. The principal residential land use policies seek to protect existing residential areas in Carnaross whilst providing for the sustainable growth of the village in line with the household projections set down in Table 2.4 of the County Development Plan.

The area identified to accommodate the 20 no. residential units provided under Table 2.4 of the Core Strategy is located north of the village crossroads (1.16 hectare site). The other sites which were previously identified for residential development in the 2009 Local Area Plan were considered less favourable by applying the sequential approach from the village crossroads which is accepted as the nucleus of the settlement. All other lands are identified as a Phase II and are not intended for release within the life of this County Development Plan.

All designers of multiple residential developments in the Development Framework 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
Carnaross is identified as a fifth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a local convenience shop and hardware store with a post office and a public house. The Carnaross Mart is a significant driver of the village economy and an important source of local employment. The village would benefit from having a greater range and variety of facilities. However, the close proximity of the village to Kells will continue to be a deterrent to attracting facilities other than to serve the immediate needs of the village and rural catchment. This Development Framework has ensured that sufficient and appropriately located land for commercial development has been identified for the life of the County Development Plan and beyond. Significant areas of land adjoining the crossroads have been identified to provide for mixed residential and local enterprise/commercial use. It is considered that the best prospect of employment creation locally lies with developing small to medium sized enterprises. The improvement of the local bus services to adjoining larger employment centres is also being pursued in this development strategy.

06 Community Facilities and Open Spaces
There is a National School in the village opposite the R.C. Church and parish hall. Carnaross GAA ground is located approximately 1.2km from the village crossroads. The existing level of civic and community facilities should continue to be monitored to cater for the village’s needs having regard to the population now resident. It is essential that sufficient community facilities are established, catering for all age groups. Sufficient lands have been reserved for such facilities to accommodate both existing and proposed future populations.

Carnaross GAA playing fields are located on the eastern outskirts of the village. The village would benefit from having a pedestrian and cycle link between the village core and GAA playing fields. This is addressed in this development strategy. There are open spaces provided in the River View housing development and private open space to the rear of individual houses in the settlement. However the village core is lacking in any distinctive open space area. The undeveloped land to the northeast of the village crossroads represents a significant landholding centrally located in the village and an opportunity site where a civic amenity space could be provided.

07 Urban Design: Urban Analysis and Opportunity sites
Carnaross comprises three identifiable character areas as follows:

7.1 Character Area 1: New Residential Areas
This character area comprises a cluster of residential uses located to the west of the village and forms the entrance to Carnaross from Cavan. This area is characterised primarily by the River View housing development to the south of the road comprising single storey dwellings at the entrance to the estate and two storey houses to the rear. There are traditional farm houses and a number of one-off bungalows to the north of the road.

7.1.1 Urban Analysis
- Residential Use
- Suburban type estate
- Poor visual connections to landscape
- Poor boundary treatment to the road
- Attractive vernacular buildings to the east and north of the River View estate
- Poor definition/entrance to Carnaross
- Good pedestrian access to the village along south side of the road
7.1 Character Area 2: Village Crossroads

The historic village centre is characterised by a group of vernacular single and two storey structures at the crossroads. These buildings are generally aligned at right angles to the cross roads creating a sense of place and an identifiable centre for the village. To the east of the crossroads, community buildings front onto the road and include the Carnaross Primary School to the north and St. Kieran’s Church, the parochial house and the parish hall to the south. A number of one-off houses are also characteristic of this area.

7.2.1 Urban Analysis

- Mix of uses
- Single and two storey vernacular structures
- Strong building line to northwest, southwest and southeast of the crossroads
- Open field to the north east of the crossroads
- Protected structures within crossroads core
- St. Kieran’s Church and parochial house generate an attractive building arrangement
- Attractive 18th century/19th century cottage and outbuilding cluster
- Two storey 1950’s dwellings
- Negative visual impact of poorly paved areas
- Poor street boundary treatment to north west and at car park
- Car dominated road
- Irregular car parking arrangement
- Attractive views southwards
- Good connections to the new residential area to the west
- Poor connections to Mart/GAA fields to the east.

7.2.2 Opportunity Site

The undeveloped lands to the north east of the village crossroads represent a significant landholding centrally located in the village. The site fronts onto the Kells and Moynalty roads. The development of these lands should seek to establish an attractive, vibrant and identifiable village centre whilst respecting the innate characteristics of the traditional buildings in the existing village. In this regard, development proposals for these lands should seek to:

- Provide for a mix of uses and active ground floor frontage along the Kells road.
- Establish a continuous building line and a strong sense of enclosure along the Kells road and part of the Moynalty road.
- Respect the human scale and massing of traditional buildings in the village.
- Generate a strong solid to void relationship between walls and openings.
- Provide for vertically proportioned openings.
- Employ traditional materials and finishes such as rendered walls, pitched slate roofs and timber windows and doors.
- Provide for on and off-street structured car parking along the Kells road.

7.2 Character Area 3: Carnaross Mart

The Carnaross Mart is located to the east of the village centre. This is a domineering industrial scale building set back from the road and contrasts with the single and two storey structures in the area. The lands to the east of the mart are characterised by detached dwellings on large sites.

7.3.1 Urban Analysis

- Large structure contrasting with traditional building forms
- Poor boundary definition
- Poor arrangement of car parking/haphazard parking
- Poor access/lighting/pedestrian access
- Attractive views southwards
7.3.2 Opportunity site
The Carnaross Mart has an important social and economic association with the village which is substantiated by its strong presence on the Kells roads. Notwithstanding this, environmental improvements to the front of the mart would improve the visual amenity of the area. New mart related buildings to the south of the R147 should be clustered to form courtyard spaces with small scale buildings fronting onto the Kells road and medium scale buildings to the rear. The expansion of the mart should seek to provide for structured off-street parking and loading areas. A landscaped buffer between the mart and the Kells road comprising native trees would also significantly enhance the visual amenity of the area.

7.3 Character Area 4: Lennoxbrook / Páirc Naomh Ciarán
This character area comprises the GAA playing fields at Páirc Naomh Ciarán, Lennoxbrook B&B and a petrol station and local shop and is located on the eastern outskirts of the village. This area is characterised by open lands to the south including the GAA playing fields and mature trees to the north of the road.

7.4.1 Urban Analysis
- Historic estate at Lennoxbrook
- Carnaross landmark
- Green / landscape setting
- Open landscape including Páirc Naomh Ciarán
- Poor connections to the village centre
- Outside speed restriction zone

08 Heritage
The built and natural heritage of the Carnaross area are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to residents and visitors alike. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework. There are a number of buildings and structures of historical significance in Carnaross. The village has six structures detailed in the Record of Protected Structures (RPS), including St. Kieran’s R.C. Church and cast-iron water pump which are centrally located adjacent to the village core area. There are no archaeological monuments in Carnaross village recorded on the Record of Monuments and Places although there are numerous monuments close to the village including church ruins, high crosses and an ogham stone.

Although the village and the surrounding environs hold environmental assets, none are designated at international level; the village does not contain nor is it adjacent to any Natura 2000 sites. However the River Boyne and Blackwater SAC/SPA is located approximately 420 metres from the village. Whilst no tree survey of Carnaross has been undertaken, it is noted that there are several mature trees which contribute significantly to the landscape setting of the village. The protection of the natural environment of Carnaross 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.

8.1 Views and Prospects
Carnaross comprises several features of natural and built heritage including attractive views across the rural landscape, several mature trees and hedgerows, St. Kieran’s Church and associated parochial house and various attractive farm buildings. It is proposed that the extensive and unobstructed views to the south of the village are retained by concentrating development within the identified clusters. The consolidation of the identified clusters should comprise high levels of landscaping including the planting of native trees and hedgerows, particularly on the edges/boundaries of development clusters.
09 Movement & Access

Carnaross developed along the former N3 connecting Dublin to Cavan. Since the construction of the M3 and consequent realignment of the N3, the former N3 traversing the village was redesignated as the R147 regional road. The completion of the M3 has significantly reduced the amount of traffic passing through Carnaross. Access to the N3 is now provided at Derver northwest of the village.

Carnaross would benefit from improved public bus connections to nearby towns. In recent years, bus services to the village have improved with bus stops being provided outside the Church opposite the National School, adjacent to the cross roads and outside the River View housing development.

Whilst there is an existing footpath and public lighting connecting the River View residential development to the village centre, and from the village to the local cemetery, there is a need generally to further improve pedestrian and cyclist linkages in the village. The majority of development in Carnaross falls within 800 metres of the village crossroads. However, although outside the village boundary, there would be merit in providing a pedestrian and cycle link from the village core to the playing fields at Páirc Naomh Ciarán and adjoining housing, petrol station and shop which are located approximately 1.2km from the village centre. The removal of the through traffic from the village provides the opportunity to address traffic safety issues such as the provision of footpaths and possibly cycling paths. There are adequately delineated parking spaces at the school and adjoining the Carnaross Inn. Parking provision adjacent to local services such as Gibney’s shop and post office are poorly defined.

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 village 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:

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 “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan. |

Policies

Water and Wastewater Services

| WWS POL 1 | To facilitate the provision of an adequate water supply to Carnaross. |

Flood Risk

| FR POL | To manage flood risk and development in Carnaross in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan. |
Commercial, Economic and Retail Uses

**CER POL**
To provide for the development of small scale businesses and the creation of employment opportunities in Carnaross village subject to the provision of necessary infrastructure.

Residential Development and Village Core (Character Area 2)

**VC POL 1**
To protect the existing service and residential function of the village core.

**VC POL 2**
To provide for the development of new services and facilities in the village centre including small-scale retail, commercial and office uses.

**VC POL 3**
To encourage infill and new development which provides for a continuous building line and active street frontage in the village core and on lands zoned for village centre facilities and uses.

**VC POL 4**
To provide for the development of a mixed use development comprising of low density residential accommodation and potential commercial and retail uses on lands fronting on to the Kells Roads in the north eastern corner of the village centre.

**VC POL 5**
To develop new streets parallel to and connecting the Kells Road and the Moynalty Road.

**VC POL 6**
Car parking in the village core should be provided on-street and to the rear of buildings where access does not seriously injure the building line.

**VC POL 7**
To promote the development of small scale businesses on lands fronting onto the road to the south east and west of the village crossroads.

**VC POL 8**
To promote low density backland residential development in the village centre.

**VC POL 9**
To retain and reflect the human scale of traditional two storey buildings in the village centre.

**VC POL 10**
To allow for increased building height where a worthy architectural intention has been demonstrated.

**VC POL 11**
To protect the traditional building typologies of the historic village core including the Protected Structures listed in Volume I of the County Development Plan and promote the use and enhancement of same.

**VC POL 12**
To provide for backland development in the village centre which respects the scale, massing and character of the historic village.

**VC POL 13**
To promote residential densities between 15-20 units per hectare on lands identified for village centre and residential uses to the north east of the village crossroads.

**VC POL 14**
To provide for courtyard and townhouse typologies in the village centre which enhance the urban character of the village.

**VC POL 15**
To retain and respect the established eaves lines of the existing building stock in the village centre.
| VC POL 16 | To promote the development of low rise dwellings ranging between one and a half and two storeys on backland sites to the south east and south west of the village crossroads. |
| VC POL 17 | To promote the restoration of derelict residential buildings for residential or other appropriate uses. |
| VC POL 18 | To encourage the refurbishment of the parish hall to provide for multi-purpose community facilities. |
| VC POL 19 | To provide for the expansion of Carnaross Primary School and associated play areas and complementary community uses. |
| VC POL 20 | To protect and enhance the landscape setting of St. Kieran’s Church and parochial house and associated grounds. |
| VC POL 21 | To encourage the enhancement of the existing boundary treatment to the front of the workshop to the west of the village crossroads. |
| VC POL 22 | To encourage environmental improvements to the car park adjacent to Carnaross Inn including improvements to the surface treatment and boundary wall. |

**Community Facilities & Open Spaces**

| CF POL 1 | To identify appropriate sites in Carnaross Village for the provision of a Bring Bank recycling facility. |

**Carnaross Mart (Character Area 3)**

| CM POL 1 | To protect existing employment functions in Carnaross village. |
| CM POL 2 | To protect and facilitate the sustainable expansion of Carnaross mart. |
| CM POL 3 | To provide for new mart and mart related building typologies which are adaptable to varying uses whilst being of a form and scale that are characteristic of the rural character of the village on the mart related uses zoned lands to the south of the mart. |
| CM POL 4 | To encourage the development of a consistent building line and active street frontage along the Kells road on mart related uses zoned lands to the south of the mart. |
| CM POL 5 | To promote the enhancement of the existing boundary wall to the front of Carnaross mart. |
| CM POL 6 | Car parking associated with the Carnaross Mart and proposed mart related uses zoned lands to the south of the mart should be provided in off-street car parking clusters and in structured on-street car parking bays. |
Heritage

**HER POL 1**
To protect mature trees and hedgerows and traditional field boundaries which make a significant contribution to the landscape setting of Carnaross including those along the Kells road.

**HER POL 2**
To protect the open character of green belts between individual development clusters.

**HER POL 3**
To protect views to the south from the Kells road and between development clusters.

**HER POL 4**
To promote the restoration and enhancement of structures of traditional character which have not been included on the Record of Protected Structures but contribute to the character of the area including townhouses located at the village crossroads, cottage and farm buildings located to the east of the parochial house and Lennoxbrook House (which is located adjoining the Development Framework envelop).

**HER POL 5**
To enhance the landscape setting of Carnaross through the planting of native trees and hedgerows within and surrounding the village.

Movement and Access

**MA POL 1**
To facilitate the development of improved public bus connections to nearby towns.

**MA POL 2**
To provide for traffic calming measures on the Kells road, the R147.

**MA POL 3**
To facilitate vehicular access to the village centre through the provision of on-street and off-street car parking facilities in accordance with the requirements of the County Development Plan.

**MA POL 4**
To extend the speed restriction zone to the east of the village to the playing fields at Páirc Naomh Ciaran.

Urban Design

**UD POL 1**
To have regard to the Urban Design Framework for Carnaross contained in Appendix I of this Written Statement in the design and assessment of development management proposals brought forward during the life of the County Development Plan on lands identified for land use zoning objectives only.
Objectives

Commercial, Economic and Retail Uses

CER OBJ: To provide for and improve agricultural trade and related uses while accommodating ancillary small scale businesses and complementary uses.

The permissible and “open for consideration” uses contained in Section 2.9.5 of Volume I for E2 land use zoning objective are qualified for this area as follows:

**Permitted Uses**
Agri – Business, Bring Banks, Mart / Co-operative, Recycling Facility (Civic & Amenity), Telecommunication Structures, Veterinary Surgery & Water Services / Public Services.

**Open for Consideration Uses**

Movement and Access

MA OBJ 1 To develop a continuous footpath and public lighting from the village centre to housing east of Páirc Naomh Ciarán.

MA OBJ 2 To repair and enhance the footpath along the R147 and L-6824-10 (Moynalty Road) to the north west of the village cross roads.

MA OBJ 3 To provide and enhance footpaths along the L-6824 (Crossakiel) to the south west and south east of the village crossroads.

MA OBJ 4 To provide for a footpath along the R147 from the village crossroads extending to the mart in tandem with the development of the lands zoned village centre uses.

MA OBJ 5 To develop designated cycle lanes from the River View housing development to the west of the village to Páirc Naomh Ciarán to the east of the village.

MA OBJ 6 To develop pick up and drop off points for buses in the village core.
Appendix to Carnaross Written Statement: Urban Design Framework

An Urban Design Framework for Carnaross was developed as part of the 2009 Local Area Plan. Whilst the extent, nature and phasing of the land use zoning objectives are no longer consistent with those contained in the 2009 Local Area Plan for the village, there is considerable merit in retaining the urban design framework for the village. The Indicative Master Plan will continue to provide guidance for development management proposals in the village for the life of the County Development Plan.

The Carnaross Master Plan is illustrated in the following drawings with respect to each character area. The Master Plan show new streets and spaces, appropriate building forms and landscape proposals. The Master Plan is indicative only and is intended to provide design guidance with respect to the built form and layout of the village.

Opportunity Sites
There are several sites in the village that have the potential to make a significant contribution to the development of Carnaross. These sites include undeveloped lands to the north east of the village crossroads, backland sites to the north west, south west and south east of the village crossroads, the mart and employment and enterprise zoned lands opposite the mart.
and the low density zoned lands to the west of the village. Additional design guidance has been prepared with respect to these sites and is described in the following sections.

**Undeveloped lands to the north east of the village crossroads (Character Area 1)**

These lands represent a significant landholding centrally located in the village. The site fronts onto the Kells and Moynalty roads. The development of these lands should seek to establish an attractive, vibrant and identifiable village centre whilst respecting the innate characteristics of the traditional buildings in the existing village.

In this regard, development proposals for these lands should seek to:

- Provide for a mix of uses and active ground floor frontage along the Kells road;
- Establish a continuous building line and a strong sense of enclosure along the Kells road and part of the Moynalty road;
- Respect the human scale and massing of traditional buildings in the village;
- Generate a strong solid to void relationship between walls and openings;
- Provide for vertically proportioned openings;
- Employ traditional materials and finishes such as rendered walls, pitched slate roofs and timber windows and doors, and;
- Provide for on and off-street structured car parking along the Kells road.

Innovative design solutions which deviate from traditional building typologies and materials and finishes shall only be considered where a high standard of architecture is proposed. The area to the north of the site should provide for residential development and a centrally located village community. New houses should be located along well defined and landscaped streets or lanes comprising structured on-street car parking. Off street car parking should be provided behind the building line and should ideally be screened from the street. Public open space requirements associated with any proposed development on this site should seek to complement the potential expansion of Carnaross National School and associated playing fields or areas.

**Backland sites to the northwest, southwest and south east of the village crossroads (Character Area 1)**

The low grade uses to the northwest and southwest of the village crossroads may in time relocate to the mart related uses zoned lands to the south of the mart. Within this context new development should seek to consolidate these quadrants by providing access lanes from the Kells and Moynalty road which complete the associated urban blocks. Similarly, the quadrant to the south east of the village crossroads should be consolidated to provide for well defined streets and spaces and the enhancement of the car park adjoining the Carnaross Inn in particular. Proposed development should front onto the Kells and Moynalty road and new access lanes and provide for attractive streets and spaces. Development should be of a scale and massing that reflects adjoining buildings and should employ traditional materials that reflect the vernacular of the village. The car parking adjoining the Carnaross Inn should be subject to environmental improvements and could be developed in conjunction with the Parish Hall to provide for a multi-functional civic space and landmark community building.

**Carnaross Mart and adjoining mart related uses zoned lands (Character Area 3)**

The Carnaross Mart has an important social and economic association with the village which is substantiated by its strong presence on the Kells road. Notwithstanding this, environmental improvements to the front of the mart would improve the visual amenity of the area. The expansion of the mart should seek to provide for structured off-street parking and loading areas. A landscaped buffer between the mart and the Kells road comprising native trees would also significantly enhance the visual amenity of the area. Employment uses which complement the mart functions are considered appropriate on lands to the south of the mart. Development proposals should seek to absorb car parking and delivery areas in the site. Structured parallel on-street car parking may also be appropriate. The scale and massing of
new buildings should be modest and in keeping with the rural context of the site. Courtyard arrangements, which provide frontage to the Kells road whilst minimising the visual impact of buildings, are encouraged.

Low density residential zoned lands to the west of the village (Character Area 2)

These lands are located to the west of the village opposite the River View estate and adjoining individual detached houses. In order to consolidate development in this character area low density housing which reflects the form, scale and layout of the local vernacular is encouraged. The traditional farmhouse cluster typology where buildings are loosely arranged around a central courtyard space is considered particularly appropriate. The landscaping and boundary treatment of individual sites should seek to incorporate and augment existing natural features such as stone boundaries, trees and hedgerows.
**Clonard Written Statement**

<table>
<thead>
<tr>
<th>Settlement Position in Settlement Hierarchy</th>
<th>Clonard Village - Local centre for services and local enterprise development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Retail Strategy</td>
<td>Fourth tier retail centre</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>90 No. committed units</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>20 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>National School</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Church and G.A.A pitch</td>
</tr>
<tr>
<td>Natura 2000 sites/Natural Heritage Areas (NHA)</td>
<td>No Natura 2000 sites within the village. The Kilwarden River which adjoins the northern development boundary drains to the River Boyne which is designated a Special Area of Conservation (SAC) and Special Protection Area (SPA).</td>
</tr>
</tbody>
</table>

**Goal**

To make a positive contribution to the development of Clonard 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**

Clonard is located in the south west of the county, 5km east of Kinnegad, 7km west of Longwood and 13km west of Enfield. The village developed along the former N4 National Primary road from Dublin to Galway. It originated as an ecclesiastical centre founded by St. Finian in 520 A.D. although little survives today to reaffirm Clonard's significance in this regard. However, the present church of St. Finian which is said to have been built on the 6th century monastic site, still survives.

Volume I of the County Development Plan indicates that there are two broad sub-types of Villages that can be observed in Meath - commuter villages and key villages. Commuter villages tend to be located close to Dublin or close to major routes to the City or other major growth towns. The nature of development to date reflects their status and many have experienced the pressures of sudden growth. The future growth of these villages should be curtailed or safeguarded so that they do not act as catalyst to facilitate continuing expansion of unsustainable growth patterns. The villages within South and East Meath and along transport corridors to Dublin and other major towns are typical of this type of settlement. Clonard is included in this category of village.

The statutory land use framework for Clonard 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. The focus of this Development Framework is to consolidate the shape of the village rather than extend it further along any of the approach roads.
The Planning Authority notes that there is an extant planning permission for a total of 90 no. units, which are located in the northern side of the village. The household allocation contained in the Core Strategy of this Plan provides for a modest extension 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.

02 Water and Wastewater Services
The growth of the village has been limited in recent years due to the lack of piped water services available to serve the village. The existing wastewater treatment plant and water treatment plant are both designed to cater for a design capacity of 250 population equivalent (PE). The existing capacity serves Abbeyfields & Meadow View housing development as well as the local national school. There is no remaining available capacity. The committed units are to be constructed in tandem with an upgrade to the existing waste and water treatment plant. Future development proposals will be considered in this context.

03 Land Use
The land use pattern evident in Clonard consists of a very limited village core area which is somewhat sprawling from the petrol station at the western end of the village to a public house (The Monastery Inn) at the eastern end of the village. In between, there are community uses both north and south of the Main Street primarily consisting of the national school, church and community hall. Residential development is concentrated to the north of the Main Street. There is a row of individual dwellings on large plots to the south of the village off the Edenderry road. A significant amount of land within the development boundary has been retained in agricultural use. The Development Framework seeks to prioritise for release residential development which will further consolidate the village core whilst proposing employment uses adjacent to the petrol station. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a main street, a level of commercial activity is also required to make villages viable. In this regard, there is a significant amount of land zoned for village centre uses.

04 Residential Development
There are 2 existing multiple unit residential developments in Clonard, both constructed on the northern side of the R148 (former N4 National Primary road). Meadow View which adjoins the national school was a Local authority housing development and the first to be constructed in the village. This was followed by Abbeyfields residential development which was developed in a phased manner beginning in the late 1990’s. In addition, there is an extant planning permission to develop Phase III of Abbeyfields which would result in an additional 90 no. units noting that there are 7 additional units under construction. An extension of duration for a further 5 years until 2016 has been permitted by the Planning Authority for this development. This would more than double the scale of the existing development. Wastewater and water services are to be provided in conjunction with the development.

The population of Clonard increased from 248 in 2002 to 339 in 2011 noting that a small decline in population was recorded between the 2006 and 2011 Census of Populations from 347 to 339 persons. The realisation of the committed units would have the potential to significantly increase the population of the village. The Core Strategy of the County Development Plan seeks to limit the further expansion of the village at a more moderate rate. Further development and growth will 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 Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 20 no. units to Clonard over the 2013-2019 period. A parcel of land, 0.68ha in area, east of Abbeylands immediately adjacent to the village centre has been identified as
Phase 1 in the Order of Priority. It was considered that this site would best realise the vision of Clonard which seeks to consolidate and strengthen the village core rather than extending further out on the radial routes from the village core. Furthermore, there is over 3 hectares of land identified for B1 “Village Centre” land use zoning objective which can accommodate ancillary residential development. In this regard, 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 20 units. All other 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

Clonard is identified as a fourth tier retail centre in the County retail hierarchy. It has a small range of retail services, primarily a local convenience shop, a public house and a hairdressing shop. The Village would benefit from having a greater range and variety of such facilities.

The 2011 Census of Population recorded that 47% of the population aged 15 years and over in Clonard as being at work although it would not be expected that a significant number of the residents are employed within the village itself. Employment land was zoned to the west of the village in the 2009 Clonard Local Area Plan and is being retained in this Development Framework whilst noting the lack of available water services presently. To date, the retail core area has been undeveloped. However, there is in excess of 3 hectares of land identified for B1 “Village Centre” land use zoning objectives which also provide opportunities for small to medium sized enterprises to develop. This Development Framework has ensured that sufficient and appropriately located land for village centre uses has been identified for the life of the County Development Plan and beyond.

Clonard is notable for being one of the earliest Christian sites in Ireland, being linked with the first Irish bishop Palladius c.450 and as the location of a major early medieval monastery, founded in the 6th century by St. Finnian. It was from here that many other well known saints travelled to Britain and Europe thus forging links between these far flung places and Clonard. It was also well known as one of the distinguished seats of learning in Ireland. Students from all over Ireland, the British Isles, France and Germany came to this school which at one time numbered 3000 around 1177, Hugh de Lacy, Lord of Meath, built a motte-and-bailey fortification at Clonard which remains a well-known landmark in the village. This marked the transition of the development of the village to a garrison town.

Meath Tourism has developed a Heritage Trail for Clonard: “Through the Centuries in Clonard” which highlights the significance of the built heritage of the village. This Development Framework will seek to support the tourism potential of the village.
Community Facilities and Open Spaces

St. Finian’s National School is located centrally in the village. The nearest secondary schools are in Longwood, Trim and Killucan. St. Finian’s Roman Catholic Church is located to the east of the village approximately 300 metres from the national school. Clonard cemetery is located adjacent to the church. There is a single storey community hall located within the grounds of the R.C. Church along the road. The Church of Ireland, which is located to the east of the village outside the development boundary, closed to public worship in 1991. It is a policy of this Plan to encourage the use of the former Church of Ireland as a visitor/community centre. A crèche is to be provided as part of Phase III of the Abbeyfields residential development however no development has commenced to date. The existing level of civic and community facilities should continue to be monitored to cater for the Village’s needs having regard to the population now resident. It is essential that sufficient community facilities are established, catering for all age groups.

The main provision of open space in Clonard is the G.A.A field and amenity open spaces associated with residential schemes. However, the village has many intact natural field boundaries which add to its rural character. It would be desirable to retain these green infrastructure assets in any future development of sites. The village is lacking in safe walking and cycling networks to maximise upon and appropriately utilise existing natural and man-made environmental assets such as the Kilwarden River. There is a significant amount of land adjacent to the northern development boundary and the Kilwarden River that is identified for H1 “High Amenity” land use zoning objective which seeks to protect and improve areas of high amenity. This area is substantially affected by Flood Zones A & B however there may be an opportunity to develop a walkway at this location to improve the level of active open space within the village. This would also provide a link between the village centre and ecclesiastical site to the northeast of the village. Any new development should be provided in conjunction with pedestrian and cyclist linkages with the village core area.

Urban Design

The focal point of the village is the R.C. Church and St. Finian’s National School. Originally the national school was located adjoining the church but moved to its present location in 1910. The single storey community hall adjoining the church is the site of the original national school. The village is rural in character with a number of individual dwellings on large plots adjacent to the village core area. Abbeylands and Meadow View residential developments are to the north of the Main Street. Meadow View housing development consists of a mixture of...
single storey and two storey dwellings with a red brick and plaster finish. Abbeylands housing development consists of two storey dwellings with a similar red brick and plaster finish. It is important that any new development respects the rural character of the village. High quality architecture and urban design should be demonstrated in any future redevelopment of the village centre and new residential schemes. Furthermore, section 11.1.7 and the Meath Rural Design Guide set down in the County Development Plan deal with Urban Design and Architectural Features.

08 Heritage
The built and natural heritage of the Clonard area are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to residents and visitors.

Clonard has one building of historical significance which is included in the Record of Protected Structures. This is St. Finian’s Roman Catholic Church. There are two other protected structures within the grounds of the Church, namely the Church Railings and St. Finian’s Shrine.

Clonard has four items on the Record of Monuments and Places (RMP) within the development boundary. One is located within the grounds of St. Finian’s Church and the other three are located on land identified for H1 “High Amenity” land use zoning objective to the east of the village adjoining the development boundary. There are a number of other items on the RMP just outside the development boundary which are associated with the ecclesiastical site to the northeast of the village. The continued protection of the built heritage of Clonard is intrinsic to the sustained success and viability of the Village itself.

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. However the Kilwarden River flows just north of the development boundary and drains to the River Boyne which is designated a Special Area of Conservation (SAC) and Special Protection Area (SPA). The protection of the natural environment of Clonard 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 strategy 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.
- 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.
- All vehicular roads are designed in a manner that incorporates passive calming of traffic.

Clonard, by virtue of its location on the former N4 National Primary route, is served by regional bus routes from Dublin / Dublin Airport to counties Mayo, Roscommon and Longford. In addition, residents of Clonard can avail of the rail service in nearby Enfield. 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. The 2011 Census of Population recorded that 49% of the population aged 5 years and over travel by car (passenger and driver) to work, school or college. In contrast, 20% travel by foot and 1.5% travel by bicycle.
It is critical to improve the movement of both pedestrians and cyclists through the area. Furthermore, it is important to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists.

**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 village 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:

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 “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan. |

**Policies**

**Water and Wastewater Services**

| WWS POL | To endeavour to maintain and 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 in the absence of proposals brought forward in conjunction with development to remedy same. |

**Flood Risk**

| FR POL 1 | To manage flood risk and development in Clonard in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan. |
| FR POL 2 | Any future planning application lodged with respect to the site identified on the land use zoning objectives map as having the benefit of an extent planning permission 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 “The Planning System and Flood Risk Management Guidelines for Planning Authorities” (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. Where necessary, compensatory storage should be provided. 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. |
| FR POL 3 | Where existing development within the village is at potential risk of flooding (A1 “Existing Residential” land use zoning objective 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.

**Land Use**

**LU POL 1**  To reserve access to backlands at appropriate locations as indicated on the land use zoning objectives map.

**LU POL 2**  To consolidate the central area of the village for commercial uses.

**LU POL 3**  To provide opportunities for expansion of the employment base of Clonard and provide additional employment opportunities for the resident population base.

**Commercial, Economic and Retail Uses**

**CER POL**  To support proposals to further develop and strengthen the tourism potential of Clonard building on the work by Meath Tourism in developing the Clonard Heritage Trail.

**Community Facilities and Open Spaces**

**CF POL 1**  To protect the sites of existing facilities and support their further development and expansion e.g. St. Finian’s National School.

**CF POL 2**  To encourage the use of the former Church of Ireland as a visitor/community centre.

**Urban Design**

**UD POL**  To preserve the character of the village and its setting by requiring that the height, scale, and design of any proposed development within the village and in the surrounding area should complement the character of the village and not diminish its distinctiveness of place.

**Heritage**

**HER POL**  To protect the Archaeological Zone from unsympathetic development and maintain a visual distinction between the village and the ecclesiastical centre and moat.

**Movement and Access**

**MA POL**  To require the provision of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.
**Objectives**

**Community Facilities and Open Spaces**

| CF OBJ 1 | To seek to identify a suitable site for a playground. |
| CF OBJ 2 | To facilitate the provision of a site and building for multi-purpose community uses in the centre of Clonard in association with the development of adjoining lands to the east and west as indicated on the land use zoning objectives map. |
| CF OBJ 3 | To assist the G.A.A to identify a suitable site within the village. |
| CF OBJ 4 | To facilitate the provision of a playground within the village. |
| CF OBJ 5 | To provide for civic open space and interpretative signage at the centre of the village. |
| CF OBJ 6 | To facilitate the provision of all-weather playing facilities and hard courts. |
| CF OBJ 7 | To explore the possibility of providing an amenity walkway along the Kilwarden River from the village centre to the Clonard Bridge. |
| CF OBJ 8 | To seek the reuse of the Cowplot on the outskirts of the village for active/passive recreational facilities. |

**Heritage**

| HER OBJ | To protect existing trees and hedgerows in areas that are being developed. |

**Movement and Access**

| MA OBJ 1 | To install a pedestrian crossing within the village centre area and provide traffic calming measures to control traffic speeds. |
| MA OBJ 2 | To continue to co-operate with Bus Éireann and/or private bus operators to seek the continuous provision of sufficient bus services in Clonard. |
| MA OBJ 3 | To provide a new urban distributor road from The Monastery Inn public house to enhance movement through this segment, providing a new streetscape to the south of this road and mixed commercial and residential uses. |
## Crossakiel Written Statement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Crossakiel</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Position in Settlement Hierarchy</strong></td>
<td>Village - Local centre for services and local enterprise development</td>
</tr>
<tr>
<td><strong>Position in Retail Strategy</strong></td>
<td>Third tier retail centre</td>
</tr>
<tr>
<td><strong>Population (2011) Census</strong></td>
<td>180</td>
</tr>
<tr>
<td><strong>Committed Housing Units (Not built)</strong></td>
<td>38 No. Units</td>
</tr>
<tr>
<td><strong>Household Allocation (Core Strategy)</strong></td>
<td>25 No. Units</td>
</tr>
<tr>
<td><strong>Education</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Community Facilities</strong></td>
<td>Handball Club and Credit Union</td>
</tr>
<tr>
<td><strong>Natura 2000 sites</strong></td>
<td>No Natura 2000 sites within the village. The Tremblestown River which is located circa 1.1 km west of the village is a tributary of the River Blackwater SPA/SAC.</td>
</tr>
<tr>
<td><strong>Strategic Flood Risk Assessment</strong></td>
<td>No SFRA required in accordance with recommendations of Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 - 2019. No lands within Flood Zone A or B.</td>
</tr>
</tbody>
</table>

### Goal

To protect and enhance the character of the historic village and to provide for development which will allow Crossakiel to develop in a sustainable manner, as an attractive place to live, work, recreate and visit.

### 01 Village Context

Crossakiel is located in the north west quadrant of County Meath and in the Kells Electoral Area. The village is positioned on the R154 (Athboy to Oldcastle Regional Road) and approximately 9km west of Kells town. The Development Framework for Crossakiel 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.

In order to facilitate the delivery of the vision for Crossakiel, land use, movement and access and natural and built heritage strategies have been identified. The land use strategy for Crossakiel seeks to accommodate modest levels of population growth in accordance with the levels of growth provided for in Table 2.4 (Core Strategy) of the County Development Plan and to provide for distinctive quality driven residential development and essential local commercial and community facilities. In addition, the land use strategy seeks to provide employment opportunities for expanding the employment base of the village and to ensure that adequate provision is made for appropriate commercial, community and educational facilities to serve existing and future residents.

### 02 Water and Wastewater Services

The village is currently served by Crossakiel waste water treatment plant to the south east of the village, which is designed to cater for a design capacity of 500 population equivalent (PE). There is 225 PE wastewater capacity currently remaining in the treatment plant.

The public water supply in Crossakiel is provided by the Oldcastle / Kells Scheme which sources water from Lough Bane and is augmented by a second source at Clavin’s Bridge, fed...
by the River Blackwater. Oldcastle, Carlanstown and Kells are also supplied from this source. There is currently 2,500 PE available from this source. Future development proposals will be considered in this context.

03 Land Use
The principal land uses in Crossakiel comprise local service and employment uses and residential development. The commercial and employment uses are discussed in Section 5.0. The residential uses are located within and adjoining the village centre and mainly comprise of traditional farm house typologies and more recent detached and semi detached suburban style dwellings. The diamond to the south of the village and the green area adjacent the handball club are the main amenity spaces in Crossakiel.

The areas identified to accommodate the 25 no. residential units provided under Table 2.4 of the Core Strategy are located north of the village crossroads (1.47 hectare site which is identified for village centre facilities and uses) and to the north of the proposed green space off the Kells Road (0.77 hectares). The other sites which were previously identified for residential development in the 2009 Local Area Plan were considered less favourable by applying the sequential approach from the Diamond which is accepted as the original nucleus of the settlement.

The proposed residendially zoned lands to the north of the green space identified in the land use zoning objectives map would present a coherent built form and frame this area of open space. The existing village use zoning to the north of the Oldcastle / Kells road junction will provide additional street frontage at this location. All other lands are identified as a Phase II and are not intended for release within the life of this County Development Plan.

All designers of multiple residential developments within the Development Framework 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.

The land use zoning objective for the lands to the south of the Killallon road seeks to provide for industrial and related uses in order to facilitate the potential expansion of the aluminium recycling plant. Other opportunities for employment creation are facilitated in the village centre and mixed use zoning objective areas.

04 Residential Development
Crossakiel has not experienced an excessive level of development in recent years compared to other development centres in the County and whilst it has maintained its historic village grain and building lines, the core has experienced some deterioration which is evident at locations such as the ‘Cosy Corner’ on the north western corner of the urban block. The Cairns development located to the south east of the town which takes the form of suburban type detached and semi detached dwellings with an element of terraced dwellings is poorly integrated with the village in terms of permeability and boundary treatments. This development represented a significant increase in the resident population of the village in recent years. This Development Framework will endeavour to improve accessibility to this development and any future development in the village in terms of pedestrian / cycle linkages in the future.

Section 2.3.1 of Volume 1 of the County Development Plan outlines the settlement hierarchy for the county. 25 no. units have been allocated to the village in the Core Strategy of the County Development Plan as indicated in Table 2.4 of the said Plan. The Core Strategy of this County Development Plan seeks to permit a moderate rate of residential expansion in the village over the Plan period. Future development and growth will need to take account of the
village’s ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development Framework endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing village’s built environment.

05 Commercial, Economic and Retail Uses

Crossakiel is identified as a fifth tier retail centre in the County Retail Hierarchy. It has a small range of retail and business services, primarily a local convenience shop, Credit Union, hair salon, and two public houses. Employment uses include the local services mentioned and P.J Carneys Aluminium Recycling Plant and motor repairs located in the village core.

The Planning Authority has identified a large parcel of land adjacent to the existing Aluminium Recycling Plant to facilitate future expansion of this business. In addition, areas have been identified for mixed residential and business uses within and surrounding the village core including a greenfield site opposite the Cosy Corner development. The amount of land zoned for business and industry in the village including the significant brownfield redevelopment opportunities has ensured that sufficient and appropriately located lands for industrial and commercial development have been identified for the life of the County Development Plan and beyond.

06 Community Facilities & Open Spaces

There are no primary or secondary schools in Crossakiel village with the nearest primary schools located at Kilskyre and Drumbaragh and secondary schools located at Kells and Athboy. The Planning Authority will continue to monitor the need for a national school in conjunction with the Department of Education & Skills. Crossakiel contains a Handball Alley and a local Post Office to the north of the town. BMC United FC is located outside of the development envelop of the village in Thomastown. The existing level of civic and community facilities is insufficient to cater for the village’s needs having regard to the population now resident. The urban design section of this Development Framework provides details of proposals for the redevelopment of the existing handball club to include the provision of other uses.

It is essential that sufficient community facilities are established, catering for all age groups. Sufficient lands have been reserved for open space to accommodate both existing and proposed future populations.

07 Urban Design

The village of Crossakiel can be described as a small 19th century village built around a triangular green known as the ‘diamond’. Historic maps illustrate the structure and evolution of the village. The village comprised the historic core and a triangular open space, overlooked by two 19th century houses and St. Schiria’s church. The structure of the historic village has been retained in the course of the development of Crossakiel.

There are several sites in the village that have the potential to make a significant contribution to the development of Crossakiel. These sites include infill sites in the village centre and located to the rear of the Welcome Wagon and adjacent Hill House, the handball club, residential zoned lands to the north of the handball club, and mixed business and residential zoned lands adjacent the Garda station. Details of the proposed urban design guidelines are provided as Appendix A to the Crossakiel Development Framework.

08 Heritage

Crossakiel is located in the southwest Kells lowlands as identified in the Landscape Character Assessment of the County Development Plan 2013-2019. This area is characterised by rolling farmland with remnants of parkland landscapes. Crossakiel is situated on a small hill which benefits from attractive views to the Loughcrew Hills and the countryside to the west and
south. Several mature and attractive trees are located around the village which contribute to the picturesque qualities of Crossakiel.

There is no existing or candidate / proposed Special Areas of Conservation (SPAs) or Natural Heritage Areas (NHAs) within the immediate vicinity of the village. Crossakiel contains several natural and built features worthy of protection. These features include those contained on the Record of Protected Structures and those identified in the Meath County Landscape Character Assessment. A site of archaeological interest in the village core has been identified on the Record of Monuments and Places. This monument (SMR no. 16-024) is classified as a mound barrow and is located in the village core and to the rear of McCabe’s public house. There may also be undiscovered archaeology in the village which will need to be provided for in the course of development. Buildings or structures which have not been identified on the Record of Protected Structures but have a strong vernacular character should also be protected and preserved as part of any development proposals.

Crossakiel also contains several mature and attractive trees which define the landscape setting of the village. A tree survey of Crossakiel has been undertaken and additional trees worthy of protection have been identified on the land use zoning objectives map. The natural and built heritage strategy seeks to ensure that a green edge is established surrounding the built up area of Crossakiel and that the visual impact of new development is ameliorated by landscaping proposals to repair and enhance the landscape structure of the village. These proposals shall include objectives for existing and new boundary treatments.

09 Movement & Access

The village of Crossakiel is defined by a road network linking the village to surrounding settlements. This network comprises the R154 regional route connecting Oldcastle to Athboy and local roads to Killallon, Kells and Ballinlough. These roads converge to form a central quadrant in which the historic settlement of Crossakiel is located. The urban form in Crossakiel is located along the eastern perimeter of this quadrant and connects the Kells road to the Athboy road.

The built up area of Crossakiel is contained within a 400 metre walking band and approximately five minutes walking distance of the village centre. However, pedestrian connections to the village and in particular from The Cairns are compromised in places where indirect pedestrian routes and poor or no footpaths have been provided.

Crossakiel is not served by a public transport service. The nearest public transport connections to the village are located at Kells, Athboy and Oldcastle which are served by public bus services.

Vehicular movement to and through the village occurs along the routes described above. The speeds at which vehicles pass through the village along the Kells / Killallon road, notwithstanding speed limits, has been identified as a local safety concern.

Sustainable modes of transport such as walking and cycling shall be prioritised in the village through the development of permeable and connected streets and spaces and the provision of necessary pedestrian and cycle infrastructure. Footpaths extending from the village centre to existing and new housing developments are proposed. Improvements to existing footpaths are also proposed, particularly along the south western edge of the historic core. New streets and spaces should provide for high levels of connectivity and direct and safe pedestrian, cycle and vehicular access to surrounding areas.

A new street to the north of the Kells road and the open green space adjacent to the handball club is proposed. A connection from this street to the Kells road and west of the handball club is also proposed.
10 Telecommunications

Eircom has erected a telecommunications tower / exchange to the east of the village adjoining the Kells road. This tower is broadband enabled and provides broadband services to Crossakiel. This tower dominates the approach to the village from the Kells Oldcastle Road.

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 village 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: |

   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 “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan.

Policies

Water and Wastewater Services

| WWS POL | To facilitate the provision of an adequate water supply to Crossakiel. |

Flood Risk

| FR POL | To manage flood risk and development in Crossakiel in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan. |

Land Use

| LU POL 1 | To protect the existing service and residential function of the village core. |
| LU POL 2 | To provide for the development of new services and facilities in the village centre including small-scale retail, commercial and office uses. |
| LU POL 3 | To provide for the sustainable development of industrial and related uses and the creation of employment opportunities in Crossakiel village. |
| LU POL 4 | To protect the built and natural environment of Crossakiel from the potential impacts of industrial development including visual, water, air and noise pollution. |
### LU POL 5
To facilitate employment creation through the development of industrial related uses adjoining the Aluminium Recycling Plant.

### Residential Development

#### RD POL 1
To provide for low density housing overlooking the open space adjacent to the handball club.

#### RD POL 2
To provide for low density town houses fronting onto the Oldcastle road.

#### RD POL 3
To provide for infill townhouse typologies in the village centre.

#### RD POL 4
To promote the restoration of derelict residential buildings for residential or other appropriate uses.

### Urban Design

#### UD POL 1
To have regard to the Urban Design Framework for Crossakiel contained in Appendix I of this Written Statement in the design and assessment of development management proposals brought forward during the life of the County Development Plan on lands identified for land use zoning objectives only.

#### UD POL 2
To protect the traditional building typologies of the historic village core including the Protected Structures listed in the County Development Plan.

#### UD POL 3
To provide for infill development in the village centre which respects the scale, massing and character of the historic village.

#### UD POL 4
To provide for new industrial building typologies which are visually unobtrusive and of a form and scale which does not injure the rural character or further injure the setting of the village.

#### UD POL 5
To retain and respect the established eaves lines of the existing building stock in the village centre.

#### UD POL 6
To encourage two storey dwellings of a scale that reflects the vernacular of traditional 18th and 19th century houses such as Hill House on residential zoned lands to the north of the handball club.

#### UD POL 7
To promote the development of two storey buildings along the Kells and Oldcastle roads on lands adjacent the Garda Station in order to provide a sense of space and enclosure to the street.

#### UD POL 8
To encourage infill development which provides for a continuous building line and active street frontage in the village core and on lands zoned for village centre facilities and uses.

### Heritage

#### HER POL 1
To protect the trees identified on the Crossakiel land use zoning objectives map.

#### HER POL 2
To implement the actions outlined in the tree survey (undertaken in 2009) including the protection of additional trees identified as being worthy of
HER POL 3  To ensure that development proposals adjacent to protected trees do not threaten their survival.

Movement and Access

MA POL 1  To provide for traffic calming measures on the Kells Road.

MA POL 2  Car parking in the village core should be provided on-street or to the rear of buildings where access does not seriously injure the building line.

MA POL 3  On-street car parking located adjacent the aluminium recycling plant should be absorbed within the site as part of any future development proposals.

MA POL 4  Car parking to the north of the open space adjoining the hand ball club should be provided on-street in structured parallel car parking spaces and off-street behind the building line.

MA POL 5  Car parking on the site identified for village centre facilities and uses adjoining the Garda station should be provided in structured parallel car parking spaces along the Kells and Oldcastle road and in the site to the rear of proposed buildings.

Telecommunications

TEL POL  To actively promote e-inclusion in Crossakiel through the planning process and by supporting strategies to encourage and enable lower income households to avail of modern broadband infrastructure.

Objectives

Water and Wastewater Services

WWS OBJ  To identify suitable locations for a new waste water treatment plant as necessary in the event that the permitted residential development is constructed.

Land Use

LU OBJ 1  To encourage the restoration of the vacant ‘Cosy Corner’ public house for retail or commercial uses.

LU OBJ 2  To provide for the development of commercial, retail and residential uses on lands fronting onto the northern side of the Kells road.

LU OBJ 3  To promote the use of the former post office building on the western side of the diamond for retail or commercial uses.

LU OBJ 4  To provide for the sustainable expansion of the Aluminium Recycling Plant to the west of the village.
### Community Facilities and Open Spaces

| CF OBJ 1 | To promote the development of a multipurpose community building on the site of the existing handball club. |
| CF OBJ 2 | To preserve the ruins of St. Schiria’s Church and associated grounds and to promote access to and a greater appreciation of the site. |
| CF OBJ 3 | To promote the development of an attractive and overlooked public park on the lands adjoining the handball club for the purposes of passive and active recreation. |
| CF OBJ 4 | To protect and enhance the existing open space amenities at the diamond and in the housing estates to the east of the village. |

### Urban Design

| UD OBJ 1 | To facilitate the development of town houses overlooking the proposed public park adjacent the handball club and on the eastern side of the Oldcastle road. |
| UD OBJ 2 | To promote the development of a continuous building line and active street frontage to the rear of the Welcome Wagon and overlooking the “Diamond”. |
| UD OBJ 3 | To encourage the development of a continuous building line on the disused lands to the north west of the “Diamond”. |
| UD OBJ 4 | To provide for the development of a continuous building line and active street frontage along the Kells road and aligned with the Garda Station where lands have been identified for village centre facilities and uses. |
| UD OBJ 5 | To promote the development of a consistent building line along the northern edge of the proposed public park adjacent the handball club. |
| UD OBJ 6 | To promote the enhancement of the existing boundary surrounding the Aluminium Recycling Plant. |
| UD OBJ 7 | To provide for the protection and repair of the stone wall along the southern side of the Kells road and between the Cosy Corner and McCabe’s public house. |

### Heritage

| HER OBJ 1 | To identify potential sources of funding for the repair of St. Schiria’s Church and associated grounds in conjunction with the local community. |
| HER OBJ 2 | To investigate the possibility of placing a Tree Preservation Order on the 4 no. sycamore trees to the front of the Garda station, the 3 no. beech trees to the north of Hill House and the beech tree at the south western corner of the Kells / Oldcastle road junction. |
| HER OBJ 3 | To enhance the landscape setting of Crossakiel through the planting of native trees and hedgerows within and surrounding the village. |
### Movement and Access

<table>
<thead>
<tr>
<th>MA OBJ 1</th>
<th>To develop pick up and drop off points for buses in the village core.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA OBJ 2</td>
<td>To develop a continuous footpath from the village centre to The Cairns estate and the village boundary.</td>
</tr>
<tr>
<td>MA OBJ 3</td>
<td>To repair and provide for a continuous footpath along the southern perimeter of the village core.</td>
</tr>
<tr>
<td>MA OBJ 4</td>
<td>To extend the footpath on the northern side of the Kells road to the development boundary of the village on the Oldcastle road.</td>
</tr>
<tr>
<td>MA OBJ 5</td>
<td>To develop a pedestrian path from the village centre through the proposed public park adjoining the handball club.</td>
</tr>
<tr>
<td>MA OBJ 6</td>
<td>To develop a new street to the north of the open space adjoining the handball club and connected to the Kells and Ballinlough road.</td>
</tr>
<tr>
<td>MA OBJ 7</td>
<td>To provide vehicular access from the lands identified for village centre facilities and uses adjoining the Garda station from the Oldcastle road.</td>
</tr>
<tr>
<td>MA OBJ 8</td>
<td>To provide vehicular access to industrial and related uses zoned land to the west of the village from the Kells road.</td>
</tr>
<tr>
<td>MA OBJ 9</td>
<td>To investigate options to improve the visibility at the junction adjoining the “Cosy Corner” on the R154 Regional Road for vehicles travelling from Kilskyre to Oldcastle.</td>
</tr>
</tbody>
</table>
Appendix to Crossakiel Written Statement: Urban Design Framework

An Urban Design Framework for Crossakiel was developed as part of the 2009 Local Area Plan. Whilst the extent, nature and phasing of the land use zoning objectives are no longer consistent with those contained in the 2009 Local Area Plan for the village, there is considerable merit in retaining the urban design framework for the centre for the lands identified for village centre facilities and uses, the proposed village green and adjoining residential development and the expansion to the industrial development to the south west of the village centre. The Indicative Master Plan will continue to provide guidance for development management proposals in the village for the life of the County Development Plan.

Indicative Master Plan

There are several sites in the village that have the potential to make a significant contribution to the development of Crossakiel. These sites include infill sites in the village centre and located to the rear of the Welcome Wagon and adjacent Hill House, the handball club, the commercial and mixed use site adjoining the Garda Station.

Infill Development

The site to the rear of the Welcome Wagon should be developed to provide for continuity and enclosure to the street and the “Diamond”. The scale and massing of this development should complement adjoining buildings and in particular the Protected Structure to the north east of the diamond.

The development of the site to the north of Hill House should provide for a safe and attractive pedestrian link to The Cairns estate whilst ensuring for the protection of worthy trees along the boundaries of the site. A shared surface which provides for vehicular access to the rear of new buildings whilst prioritising pedestrian movement is recommended.
Proposed buildings should comprise:

- A human scale which respects the scale and massing of traditional buildings in the village
- A continuous building line
- Active street frontage
- A strong solid to void relationship
- Vertically proportioned openings
- Traditional materials and finishes such as rendered walls, pitched slate roofs and timber windows and doors.

Innovative design solutions which deviate from traditional building typologies and materials and finishes shall only be considered where a high standard of architecture is proposed.

The Handball Club
The existing Handball Club terminates views north from the Main Street of Crossakiel and as such benefits from a landmark location in the village. The Handball Club is also prominently located along the Kells road approach. However, the appearance and condition of this building is poor and warrants repair or replacement. A new community building at this location should seek to:

- Provide for multi-functional community facilities;
- Address the Main Street and proposed public park;
- Establish a landmark building for the village;
- Respect the scale of adjoining buildings, and;
- Employ materials and finishes which enhance the identity of Crossakiel.

Residential zoned lands to the north of the handball club
The residential land use zoning for these lands has been rationalised with respect to the proposed public park to the south and the plot configurations and ownership of these lands. A crescent is proposed which requires the development of access points only through the public lands. This crescent should be of a scale and form which respects that of the village whilst providing enclosure and passive surveillance to the north of the park. This crescent should extend into the existing residential zoned lands to the east should the opportunity arise.

View towards Public Park and crescent of housing

The street section and street frontage along this crescent will be critical in determining its success.
The key components are:

- Two-storey buildings forming a crescent
- A consistent building line
- A shallow privacy strip to the front of buildings
- A one-way access street
- On-street parallel parking along the northern side of the street
- Off-street car parking behind the building line
- Formal landscaping along the northern and southern side of the street

**Lands identified for Village Centre Facilities & Uses adjacent to the Garda Station**

These lands present an opportunity to augment the existing provision of services and facilities in the village along one of the principal routes through Crossakiel. A two-storey and stepped terrace comprising approximately three retail / commercial units fronting onto the Kells road is proposed in order to:

- Negotiate the topography of the site;
- Provide for active frontage along the Kells road;
- Provide a strong sense of enclosure to the street, and;
- Establish a fine urban grain.

The terrace should be aligned with the adjoining Garda Station in order to protect mature sycamore trees adjacent the site. Parallel on street car parking and a landscaped urban space could occur to the front of the building. Access to these units and off street car parking could also be provided to the rear of the terrace from the Oldcastle road. A terrace of townhouses is proposed fronting onto the Oldcastle road and providing a strong urban edge along this approach road.
## Donore Written Statement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Donore</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
<td>Village - Local centre for services and local enterprise development</td>
</tr>
<tr>
<td>Position in Retail Strategy</td>
<td>Level 5 Retail Centre</td>
</tr>
<tr>
<td>Population (2011) Census</td>
<td>692</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>4 No. Units</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>20 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>Donore National School</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Donore Parish Hall</td>
</tr>
<tr>
<td></td>
<td>St. Mary’s Roman Catholic Church</td>
</tr>
<tr>
<td>Natura 2000 sites</td>
<td>Donore is located less that a kilometre from the River Boyne which forms part of the River Boyne and River Blackwater Natura 2000 network and is both a SAC and SPA.</td>
</tr>
<tr>
<td>Strategic Flood Risk Assessment (Meath County Development Plan 2013 – 2019)</td>
<td>No SFRA Required. Implement Flood Risk Management policies from CDP.</td>
</tr>
</tbody>
</table>

### Goal

To consolidate and strengthen the village, through the provision of a well-defined village centre area, as well as a range of land-uses to support the residential population, its role as a convenience ‘Service Centre’ to the surrounding local area and an important node along the “Tourism Route” connecting the ‘Battle of the Boyne’ Visitors’ Centre located at Oldbridge to the Brú na Bóinne Visitors’ Centre.

### 01 Village Context

Donore is located towards the northeast of the county in close proximity to the border with County Louth. The village is located approximately 4km from Drogheda. An interchange with the M1 motorway is also located within close distance of the village (2km to the east) which is the main Dublin-Belfast road corridor. The village centre is focussed on St. Mary’s Church and Parochial House dating from the mid 19th Century.

Donore is located within the buffer zone of the Brú na Bóinne UNESCO World Heritage Site which is one of only two current world heritage sites within the State. The village therefore is positioned within a highly sensitive landscape setting within the Boyne Valley. Whilst noting this, the village has also experienced significant pressure for new housing in recent years with the population growing from 334 persons in 2002 to 692 persons in 2011 (107% increase). The function, role and overall size of the village has largely been determined by its proximity to surrounding urban areas, specifically that of Drogheda.

The future development of Donore will seek to consolidate those lands within the Village Centre, specifically those backlands to the north and south of Slane/Stalleen Road and to the east of Duleek Road in a sensitive manner that will not negatively impact upon the setting of the Brú na Bóinne UNESCO World Heritage Site or indeed the character of the village. The location of the village within the buffer zone of the UNESCO World Heritage Site of Brú na Bóinne which is ranked among the most visited tourist sites in the country does present commercial opportunities which should be harnessed in the village. This will also be complemented through the enhancement of the Village’s street finishes, footpaths, green spaces and public domain generally, and the redevelopment of key greenfield or neglected
sites, as well as the re-use of any derelict buildings. This Development Framework provides a land use strategy supported by a village-scape plan to realise the stated vision for the village.

02 Water and Wastewater Services

Water: Donore 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, Donacarney, 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 m$^3$/day and the current average demand is approximately 11,000 m$^3$/day. Therefore, there is presently up to 4,000 m$^3$/day spare capacity. The supply is augmented by Meath County Councils boreholes at Kiltrough which produce almost 3,000 m$^3$/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 the 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: Donore is currently served by an existing Waste Water Treatment Plant located to the northwest of the village, along the Slane Road, adjacent to the southern banks of the River Boyne. The plant has recently been upgraded as part of the Towns and Village Design Build & Operate Scheme which has doubled the capacity from 600 Population Equivalent (P.E.) to 1,200 P.E. It is estimated that the current loading to the plant is approximately 810 P.E. Provision was also made in the design and construction of the plant to allow a further upgrade to 2,400 P.E. if required.

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 Donore and the realisation of the household allocation from the Core Strategy may not occur until the water supply services constraints have been remedied although the additional household allocation is considered quite modest.

03 Land Use

Donore is typical of the commuter villages which have emerged in Co. Meath over the past 15 years. Donore is close to the Dublin border and to the town of Drogheda, and offers an attractive rural setting within the Greater Dublin Area. The nature of development in Donore reflects this status and the village has experienced the pressures of sudden growth. The County Development Plan seeks to ensure that the future growth of Donore is curtailed so that it does not act as a catalyst to facilitate continuing expansion of unsustainable growth patterns. The modest household allocation for Donore reflects this policy direction.

The land use strategy for Donore seeks to consolidate the built form of the village with the Phase 1 Order of Priority lands being selected through a sequential approach from the central crossroads of the village in addition to topographical considerations. New development should be cognisant of the village setting and be appropriate in terms of size, scale and density. Opposite the new mixed use commercial building and national school in the village centre is an area of land zoned for a B1 “Village Centre” land use zoning objective to accommodate a modest extension to the commercial uses within the town. The Planning Authority will encourage sustainable transport measures within Donore in particular walking and cycling from new and established residential areas to the commercial and educational sites within the village.
04 Residential Development

The last decade has seen a significant transformation in the nature and scale of residential development in the village with the development of significant residential developments. ‘The Grange’ is located to the south and east of the Drogheda/Mullaghacrone Road comprising 99 no. dwellings and St. Mary’s Heights (39 no. dwellings) which adjoin the older and more established developments of St. Mary’s Villas and St. Mary’s Cottages off the Duleek / Red Mountain roads. The other more recent interventions comprise of ‘Murray’s View’, a residential development of approximately ten land plots to the west of the Drogheda/Mullaghacrone Road, nine of which have been developed upon, and the development of a series of Serviced Land Initiative sites by Meath County Council, known locally as ‘Stalleen’, comprising of fifteen individual residential sites as well as the further infilling of the Slane/Stalleen Road with individual housing developments. The dwellings in these latter two residential developments are also individually designed. However they do not possess any purpose-built and designed open space areas.

The site layouts of some of the older residential development referred to are not conducive to passive surveillance of internal pedestrian, cyclist, backyard or the internal open space movements or networks. However, these residential developments have effective paved pedestrian routes linked to the Village Centre, some of which are segregated from the road space from motorised vehicles.

Donore has had a significant level of Local Authority social housing, specifically the residential developments of ‘St Mary’s Cottages’, ‘St Mary’s Villas’ and the recent Council development of St. Mary’s Heights. This is considered to be a comparatively high level of provision in relation to the overall number of households in the village. Ultimately, future private residential developments should be encouraged to provide for a broad mixture of household types.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 20 units for Donore over the 2013 – 2019 period. In addition, Table 2.5 indicates that there are a further 4 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 average density set down for Donore in the County Development Plan is 20 units per hectare. In this context, there is a requirement for 1.0 hectare of residential land to be identified to satisfy this allocation. Residential lands will be delivered on a phased basis as illustrated on the land use zoning objectives map. The land use zoning objectives map has identified the lands required to accommodate the allocation of 20 no. units provided for under the Core Strategy. This decision followed the carrying out of an examination of the lands previously identified for residential land use in the 2009 Donore 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 village centre crossroads junction outwards with land topography also taken into account. The site included as Phase I in the Order of Priority is on the Duleek Road opposite St. Mary’s Villas. It is also proposed to identify lands immediately north of same for B1 “Village Centre” land use zoning objective further strengthening the village core and the proximity of the subject lands to commercial uses. The remaining lands identified with an A2 “New Residential” land use zoning objective are identified as Phase II lands on the land use zoning objectives map and are not intended to be released during the period of the current 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

Donore has a small yet developing range of retail services. Commercial development within the Village is dominated by the part-two and part-three storey retail development to the south of the Slane/Stalleen and Duleek Road junction comprising of approximately 5 no. retail units at ground floor level with offices and residential units above. At the time of the preparation of this Written Statement, two of these units remain vacant. The only other additional commercial premise in the Village is ‘Daly’s Inn’ Public House located opposite.

Donore’s retail and commercial zone is based within the village centre area. Currently, the range of services provided within the village is reasonable having regard to its position on the lowest tier of the County Retail Hierarchy. To provide for its growing population base, as well as the village’s role as a service provider for the surrounding rural area and the village’s location along an increasingly important “Tourism Route” between The ‘Battle of the Boyne’ Visitors’ Centre located within Oldbridge House and Demesne, and the Brú na Bóinne Visitors’ Centre, the village may need to expand upon its commercial and retailing functions in the future and may benefit from having a greater range and variety of such retail facilities.

Any future retail development within Donore should be directed to locate within the village centre thereby facilitating multi-purpose trips and reinforcing the commercial core. Any future expansion of the village centre area should be confined to the areas which benefit from the B1 “Village Centre” land use zoning objective in order to retain the village’s centre as the core retailing area. This would aid in the consolidation of the village, and strengthen the existing retailing base.

Given the excellent condition and upkeep of the premises fronting onto Main Street and throughout the village generally, it is not considered that there is any need to encourage the renovation of existing premises fronting onto the village centre. It is considered sufficient that the rate of maintenance evident within the village be maintained.

5.1 Enterprise and Employment

Having regard to the nature, role, scale and location of the village, the strategy for economic development in Donore must focus on the achievable delivery of local services and the promotion of tourism related businesses whilst not impacting upon the surrounding environment or landscape quality. For this reason, it was considered that lands with an enterprise and employment land use zoning objective would not be an appropriate land use within the village. New build office units are available within the village centre for start-up businesses, supplementary to the existing provision, and are deemed to be a more appropriate form of employment generation within Donore than traditional industrial zoned lands given the Village’s historical setting.

5.2 Tourism

The Boyne Valley surrounding Donore Village contains a high-quality natural heritage landscape and a significant level of man-made built heritage which attracts thousands of visitors each year to the area. The Planning Authority recognises the importance of tourism in the economic life of the County which offers a significant opportunity for increased expenditure, economic development and job creation in both Donore Village and the County in general.

The area’s growing importance can be seen in the substantial investment in tourism infrastructure within the area in recent years. The Brú na Bóinne Visitors’ Centre opened in 1997 to expand upon and facilitate the tourism potential of the passage tombs of ‘Knowth’ and ‘Newgrange’, while the Battle of the Boyne Visitors’ Centre within Oldbridge House and Demesne opened in, 2008, both in a sustainable and non-invasive manner.

Meath County Council is presently constructing the first phase of the Navan – Drogheda Boyne Greenway by connecting the Ramparts in Drogheda to the Oldbridge Estate. The
second phase which is at design stage will extend the facility onwards to the Brú na Bóinne Visitors’ Centre. This will further solidify the area’s attraction for tourism and leisure facilities. Donore Village is in a strategic location to continue to capitalise upon its siting at the junction of a substantial number of routes serving the notable international heritage and tourist attractions arranged along this section of the Boyne Valley, specifically the Brú na Bóinne UNESCO World Heritage Site, the key ‘Battle of the Boyne’ sites and the partially restored Boyne Navigation. There is substantial scope for Donore Village to continue to function as an important gateway and base for tourism activities in the area. The Local Authority also recognises that Donore has considerable potential for the development of tourism and cultural uses, particularly the development of accommodation, entertainment and related tourist facilities to further expand upon the potential that this cultural heritage destination and area of local distinctiveness offers. This Development Framework acknowledges the importance of visitor experiences and impressions, whilst aiming to encourage tourism that is sustainable and environmentally friendly.

06 Community Facilities & Open Spaces
There are limited civic and community facilities in the village which comprise of Donore National School and Donore Parish Hall adjoining the Church. The sporting facilities are located outside of the plan envelop ‘Donore Rovers Football Club’ and St. Mary’s GFC grounds are located opposite the Brú na Bóinne Visitors’ Centre at Roughgrange.

Given Donore’s current population, the level of civic and community facilities is insufficient to cater for the village’s future needs. It is essential that sufficient community facilities are established, catering for all age groups.

The national school in Donore (Scoil Naisúnta Dun Uabhair) had an enrolment figure of 205 pupils for 2012/2013 which has increased from 149 in the 2008/2009 school year. The current capacity and potential future demands on this facility have been considered during the preparation of this Development Framework. The local community’s effort to renovate the former National School adjacent to St Mary’s Roman Catholic Church is commended and it is an objective of this Development Framework to promote its final inception as a village hall.

Donore enjoys some notable environmental qualities within its vicinity, particularly the River Boyne Valley and the undulating hills surrounding its banks, specifically ‘Redmountain’ to the south and ‘Donore Hill’ to the north of the Village. However, the village itself is distinctly lacking in active recreational and community amenities; there are no significant or distinctive open spaces aside from the village graveyard, safe walking networks away from motorised vehicles or active areas of open space to maximise and appropriately utilise such natural and man-made environmental assets, settings and views.

The only other public open spaces are those located within the older residential developments of ‘St Mary’s Cottages’ and ‘St Mary’s Villas’ to the south of the Village and within the recently constructed residential development of ‘The Grange’ to the east of the Village. These open space areas comprise of extensive grassed areas with some recent tree planting. However, these open space areas do not provide play equipment, children’s play areas or all weather facilities and, due to the lack of pedestrian or cycle ways within the village, are not interlinked in any cohesive manner. They provide only a minimal amenity value and the village is in need of a larger more purposeful open space area or a linked series of open spaces with associated children’s playground areas and civic amenity spaces.
07 Urban Design

7.1 Purpose of this Village Design Strategy
The village design strategy will:

- Facilitate the improvement of the physical appearance and general environment of the Village.
- Foster the continued development of a compact Village form, through the development of suitable areas for the purposes of mixed use and low-density residential development where pedestrian connections to surrounding lands can be achieved.
- Create new, enhance existing, and complete potential pedestrian linkages identified throughout the area, which will improve permeability between community, residential and amenity related uses.
- Promote well designed and highly considered architectural solutions to any interventions proposed within the Village Centre in order to enhance both the image and appearance of the area and protect the setting of the Boyne Valley and the Brú na Bóinne UNESCO World Heritage Site.

This Village Design Strategy aims to improve the urban form of the built environment and to highlight areas where enhancements and improvements could be made to both the built and natural environment.

7.2 General Urban Design Guidance
The most successful developments are those that are carefully integrated with their surrounding built environment complemented by the utilisation of the most appropriate building materials, finishes, forms and landscaping treatment. Each of these elements should relate to the existing built fabric and settlement structure of the Village.

7.3 Village Centre & Opportunity Site
The future development of lands identified with a B1 "Village Centre" land use zoning objective should seek to augment the identifiable Village Centre within Donore whilst respecting the inherent characteristics of the existing buildings within the Village. Future development proposals for these lands should seek to:

- Provide for a mix of uses and active ground floor frontages addressing Main Street,
- Establish a continuous building line within an accompanying strong sense of enclosure along the Village’s Main Street,
- Buildings should respect the scale and massing of existing buildings within Donore, be a maximum of two-storeys in height and ameliorate any potential visual impact they may have on the setting of the Brú na Bóinne World Heritage Site, and
- Opportunity Site A (see map on following page) should also provide for a Bring Recycling Facility to serve the Village’s needs.

Parallel on street car parking and landscaped urban spaces could be inserted to the front of these proposed buildings. Access to the retail units and off street car parking could also be provided to the rear of the terrace, as is the case with the recent development at the junction of the Duleek Road and Main Street.
7.4 Visual Impact and Building Height
New development proposals within the Village must have regard to the existing building character and heights along Main Street. In this regard, no building in excess of two-storeys will be favourably considered by the Planning Authority within the Village Centre. Development proposals involving mixed-use, commercial or more than 2 no. dwellings within the Village’s development boundary must be the subject of a Visual Impact Assessment and must be accompanied by a Visual Impact Statement, photomontages or similar 3D material outlining the proposed development’s potential visual impact upon the ‘Core Area’ of the Brú na Bóinne UNESCO World Heritage Site.

This requirement seeks to ensure that any future proposed developments do not negatively impact upon the Village’s character and the setting of the national monuments within the World Heritage Site.

7.5 Urban Grain
Although the Village contains a variety of building types and forms, the existing urban grain within the Village Centre area is relatively compact and should continue to be respected as it contributes to the Village’s character. This can be achieved through the use of existing urban grain dimensions as a basis to guide new developments. Future development proposals should also address the existing urban grain through the use of facade design with variations in the façade composition to respect the traditional grain pattern of the Village and Irish village’s generally.

7.6 Architectural Features
In order to ensure the continued protection of the Village’s character, architectural treatment is of vital importance. Issues such as the relationship between the “solid to void” ratio (the exterior wall versus any openings including windows and doors), respecting the verticality of the existing urban grain of the Village and building features, such as chimneys, roofs, windows and doors are all extremely important.

08 Heritage
As stated within this Development Framework, the built and natural heritage of Donore is an important resource which must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to tourists and visitors alike. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework; all development objectives and planning
policies have been formulated with a view to improving the overall quality of their context and setting.

8.1 Archaeological Heritage
The area within the identified development boundary does not contain any sites of archaeological interest and does not contain any identified items on the Record of Monuments and Places (RMP). However, given the village’s location in the ‘Buffer Zone’ of the Brú na Bóinne UNESCO World Heritage Site, there is significant potential for future archaeological discoveries.

8.2 Built Heritage
There are a number of buildings and structures of historical significance within Donore. The village has four structures listed on the Record of Protected Structures (RPS) within the current Meath County Development Plan 2013-2019. The locations of the Protected Structures can be viewed on the land use zoning objectives map attached. The full list and description of the protected structures can be found within Appendix 8 of the Meath County Development Plan 2013 – 2019.

8.3 Natural Heritage
Whilst the village and the surrounding environs are characterised by significant environmental assets, none are designated at national or local level. The village does not contain any Natura 2000 sites (i.e. c.SAC’s or SPA’s), although the River Boyne & River Blackwater SAC and SPA sites are located less than a kilometre from the village to the northwest.

There is a diversity of natural and semi-natural habitats within the Donore area including hedgerow, grassland and woodland habitats. The protection of the natural environment of Donore 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.

This diversity is not under any significant threat. However, a sustainable approach to future development is needed to protect and conserve it. This should be complemented by a drive to consolidate the village further, with a clear demarcation between rural and urban areas, and the protection of natural heritage features, such as hedgerows, individual trees, important stands of trees, and river and floodplain environments.

The village is surrounded by open-cast quarries to the east and north. It is a policy of this Development Framework to retain a ‘Greenbelt’ between these quarries and the village and to retain these lands to the east of the village between the village’s development boundary and these quarries for a range of future community uses.

8.3.1 Trees & Hedgerows
There are a number of tree groups within and around Donore that are worthy of protection. These are complemented by a limited number of hedgerows within the village, due to significant field amalgamation within the surrounding area for tillage purposes in recent decades. These should be retained and incorporated where possible into any future development proposals within the village thus sustaining the natural visual image of the village.

There are a limited number of trees that are worthy of protection within the village’s development boundary, these include a stand of Silver Birch (Betula pendula) to the front of the National School, a deciduous tree to the front of the Roman Catholic Church most probably a Horse Chestnut (Aesculus hippocastanum), a range of trees mainly on the southern side of the Slane/Stalleen Road in individual front gardens comprising of mainly European Ash (Fraxinus excelsior), a deciduous tree, possibly European Beech (Fagus
sylvatica) to the rear of the protected structure at the northern side of the junction of the Drogheda/Mullaghacrone and Slane/Stalleen Roads and a range of tree species on the northern side of the Drogheda/Mullaghacrone Road along the hedgerow comprising of mainly European Ash (*Fraxinus excelsior*). The hedgerows that add to the village’s character within the Development Framework area are principally those along the approach roads and those surrounding agricultural fields mainly to the north of the village (refer to the Land Use Zoning Objectives Map).

**8.3.2 Significant Views & Prospects**

The landscape of the Boyne Valley is characterised by a steep river valley with areas of rolling lowland adjacent to the River Boyne. It is arguably the most significant and highly valued landscape in the County as the presence of the River Boyne and the Brú na Bóinne complex to the north-west of the village have endowed it with a number of notable views and prospects.

These views and prospects of special amenity value and/or special interest include:

- 2 no. views to the west of the village orientated to the north-west and the north-east, respectively, and
- 1 no. view to the north of the village orientated to the west.

**09 Movement & Access**

**9.1 Roads**

There are four main approach roads into the Village. The principal approach roads are from Drogheda, Duleek and Slane via a third-class network of roads to the north-east, south and west of the Village, respectively. The final approach route is gained from a smaller third-class road, the Kellystown Road, joining with the Duleek Road to the south of the Village. All of these routes converge in the centre of the Village at St Mary’s Roman Catholic Church.

Physically, these roads and the Village Centre itself are in a poor condition: this is particularly true of the north-eastern and southern approach roads from Drogheda and Duleek, respectively. The Local Authority is cognisant of the fact that the existing transport network requires upgrading in certain areas within the Village. Environmental improvements and traffic calming measures can facilitate an improved environmental quality within the Village. Such improvements would include upgraded pedestrian pathways, cycleways, textured surfacing, tactile paving (excluding tarmacadam) and improved road markings and signs for all users.

The principal entrance routes to the village are not heavily trafficked given that they are third class routes, although the traffic numbers converging at Donore National School along the Duleek Road during “drop-off” and “collection” times leads to daily congestion at peak use times. It is also noted that the village is increasingly trafficked by Heavy Goods Vehicles (HGVs) utilising the village’s Main Street as a connection between the M1 National Motorway and the N2 National Primary Road (thus avoiding the Drogheda Toll Bridge) and also by surrounding heavy industrial factories and plants.

The environmental improvements promoted by this Development Framework for the village centre include the construction of pedestrian crossings, augmenting existing village footpaths, the development of cycleways, and the use of textured surfacing, tactile paving (which does not include tarmacadam), and improved road markings for cyclist, pedestrian and motorised traffic.

**9.2 Pedestrian & Cyclists**

Pedestrian paths are provided mainly in the central area and within the recently constructed residential developments and tend to be of a high quality. The village centre does not
possess any pedestrian crossing points with associated dropped kerbs and is therefore difficult to traverse for the elderly, wheelchair users and pram users alike. It is also of critical importance to the vitality and accessibility of Donore that permeability is enhanced between existing and future development proposals to promote sustainable modes of transport. The relatively compact nature of the village provides an excellent opportunity for the strengthening of pedestrian walking and cycling routes. Public lighting is not equitably distributed throughout the village. In order to enhance the image of Donore as a permeable and pedestrian safe area, it is important that public lighting provision is reviewed and appropriate upgrading is made where required. Currently public lighting is required along the Drogheda/Mullaghacrone and Slane/Stalleen Roads to the village’s boundary.

9.3 Car Parking
There are both public and private car parking areas within Donore, notably the off-street car parks and a significant level of delineated car parking spaces along the village's Main Street and the Duleek Road. Overall, there does not appear to be an issue with regard to the availability of car parking facilities within the village centre area.

Donore National School contains a turning circle/drop-off and collection point that also functions as a car park for the staff and visitors of the School fronting onto the Duleek Road. This is not adequate to serve the needs of the school's employees and visitors, or the "drop-off and pick-up" demands of the parents. Currently, the surrounding area at school drop-off and collection times is subject to significant congestion and is a potential traffic hazard along the Duleek Road. A designated car parking area is required adjacent to the school.

9.4 Public Transport
Bus Éireann provides Donore with a bus service to Drogheda, Duleek and Navan. These routes offer a comprehensive all day service (Monday to Saturday) with a limited bus service on Sunday. Although there are no designated 'bus stops' in Donore, services pick-up and drop-off passengers mainly outside 'Daly’s Inn’ Public House.

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 expand upon the Village’s growing role as a Service Centre for the growing tourism market within the area. |
| 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: |

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 "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan.
Policies

Water and Wastewater Services

WWS POL  To endeavour to maintain and provide adequate potable water and wastewater treatment infrastructure that is sufficient to meet the development needs of the Village within this Plan period. The Local Authority 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.

Flood Risk

FR POL  To manage flood risk and development in Donore in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

Residential Development

RD POL  To ensure that Donore avoids the monotony of urban sprawl; excessive and monotonous duplication of house styles within residential developments will be strongly resisted. Future developments must have regard to the local setting and aim to create a sense of place and identity in any proposed future development.

Commercial, Economic and Retail Uses

CER POL 1  To maintain and improve the vitality and viability of the Village Centre as the centre of commercial and retailing activity within Donore, in order to ensure both a mixture and variety of local shopping, to serve the day to day needs of the local community. This shall include the lands identified with a B1 “Village Centre” land use zoning objective including the lands along the eastern side of the Duleek Road, for retail and commercial uses.

CER POL 2  To promote, encourage and facilitate the development of sustainable tourism in Donore through the conservation, protection and enhancement of the built and natural heritage, in order to maximise upon the economic benefits arising from the industry.

CER POL 3  To permit economic and enterprise activities, including home-based activities, where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of the surrounding residential areas and will not impact upon the Village’s character, the setting of the Brú na Bóinne complex or the surrounding high-quality landscape environment.

CER POL 4  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 Donore.

CER POL 5  To continue to promote Donore Village as an important tourist centre within the surrounding area and to encourage, facilitate and capitalise upon the Village’s location adjacent to notable international heritage and tourist attractions arranged along this section of the Boyne Valley, notably the Brú na Bóinne complex.
To enhance the public realm, streets, approach roads and general Village character within Donore in order to promote a quality host environment to facilitate the role of the Village as a tourist centre for the surrounding area.

**Community Facilities and Open Spaces**

**CF POL 1**
To work in conjunction with the local community to continue to renovate the former National School within the grounds of St Mary’s Roman Catholic Church to allow for its future use as a Village Hall to cater for the needs of the local community.

**CF POL 2**
To examine the potential to provide a bottle bank in Donore, in consultation with the Council’s Environmental Department. It is considered that ‘Opportunity Site A’, identified in the Village Design Section, provides an opportunity to facilitate this civic amenity.

**Urban Design**

**UD POL 1**
To require all new developments within the Plan area to contribute to the creation of high quality, functional and well designed environments. To achieve this, new development proposals within the Village shall be required to:

a) Contribute positively to the existing streetscape or landscape qualities of the Village and its immediate surrounding areas, and should respect the important views, the setting of national monuments and landscape features of the Brú na Bóinne UNESCO World Heritage Site.

b) Consider and reflect the physical, social and environmental context of the Village: proposed uses shall be compatible with the zoning objective, surrounding areas and the established character of the Village.

c) Protect the Village’s historic fabric, urban grain and positively contribute towards its unique identity and character.

**UD POL 2**
To cater for the appropriate re-use, re-development and re-generation of derelict sites and buildings within Donore, specifically to re-use the Eighteenth and Nineteenth Century former ‘Cottier’ and ‘Labourers’ cottages remaining within the Village: a good example of which is the former Cottage to the north of the Village along the northern side of the Drogheda/Mullaghacrone Road.

**UD POL 3**
To promote the appropriate re-use, re-development, façade improvement and re-generation of derelict sites and buildings within Donore. The Council will use its powers, where appropriate, in considering such sites for inclusion in the Register of Derelict Sites.

**UD POL 4**
To generally discourage any future developments in excess of two-storeys in height within the Plan envelope.

**UD POL 5**
To protect the character and setting of the Village, development proposals within the development boundary of the Village shall be required to be...
accompanied by a landscaping plan promoting the planting of indigenous tree and hedgerow species along the Village’s development boundary, particularly to the north-west of the Village facing the Brú na Bóinne UNESCO World Heritage Site.

**UD POL 6** To encourage the creation of a Street Furniture Palette to create an improved public realm setting within the Village that is appropriate given the Village’s location within this important historical setting.

**Heritage**

**HER POL 1** To preserve the visual amenity value of the designated viewpoints through restricting development that would represent a disproportionate visual effect on any available vistas.

**HER POL 2** To protect the ridgelines which frame views within and from the UNESCO World Heritage Site of Brú na Bóinne from inappropriate or visually intrusive development.

**HER POL 3** To ensure continued protection for the following natural environmental features and allow for these features to be integrated within the overall vision for the Village:

1. Mature tree stands,
2. Significant hedgerows,
3. Open space networks, and
4. Various walking routes.

**Movement and Access**

**MA POL** To work in conjunction with Bus Éireann to provide bus stops and accompanying shelters within the Village Centre to serve all bus users.

**Brú na Bóinne**

**WHS POL 1** To protect the landscape setting of the national monuments within the Brú na Bóinne UNESCO World Heritage Site by requiring that all development proposals involving mixed-use, commercial or multiple unit residential development within the Village’s development boundary are subject to a Visual Impact Assessment. Such development proposals must be accompanied by a Design Statement, Street Impact Assessment and Visual Impact Statement with photomontages or similar 3D material in order to assist the Planning Authority in determining whether there is any visual impact upon the Village’s character or the ‘Core Area’ of the Brú na Bóinne UNESCO World Heritage Site. In particular, photomontages shall be sited so as to show the visual impact, if any, that any proposed development may have on the setting of the Brú na Bóinne complex in order to prevent any inappropriate or avoidable impacts on the quality of that environment.

**WHS POL 2** To preserve the setting and visual amenity value of the Brú na Bóinne complex and the high-quality landscape character of the Boyne Valley by strictly controlling any future development that would be detrimental to their continued preservation, conservation, setting or their visual amenity value.
### WHS POL 3
To require potential developers to consult with relevant agencies as early as possible (i.e. prior to lodging a planning application) to ensure that any heritage concerns are considered early in the planning application process and that any final planning application can be appropriately informed.

### WHS POL 4
To refer all planning applications within the UNESCO World Heritage Site of Brú na Bóinne to the Department of Arts, Heritage and the Gaeltacht for comment. These comments will be considered in the making of decisions on all such planning applications.

### WHS POL 5
To require that all development within the UNESCO World Heritage Site of Brú na Bóinne shall be subject to the Development Assessment Criteria set out in Volume 1, Chapter 9, Section 9.6.7, and in Sections 7 & 8 of this Written Statement.

### Greenbelt Buffer

#### GB POL
To retain a distinct ‘Greenbelt‘ between the neighbouring quarries to the north and east of the Village, and the Village’s development boundary in order to protect the Village’s amenities.

### Objectives

#### Commercial, Economic and Retail Uses

#### CER OBJ
To review and co-ordinate the development of an integrated and well informed ‘Tourist Signage Strategy’ for the Village of Donore in an attractive and well designed manner.

### Heritage

#### HER OBJ 1
To protect the following tree stands within the Village as indicated on the Land Use Zoning Objectives Map:

1. A stand of Silver Birch (*Betula pendula*) to the front of the National School.
2. A deciduous tree to the front of the Roman Catholic Church most probably a Horse Chestnut (*Aesculus hippocastanum*).
3. A range of trees mainly on the southern side of the Slane/Stalleen Road in individual front gardens comprising of mainly European Ash (*Fraxinus excelsior*).
4. A deciduous tree, possibly European Beech (*Fagus sylvatica*) to the rear of the protected structure at the northern side of the junction of the Drogheda/Mullaghacrone and Slane/Stalleen Roads.
5. A range of tree species on the northern side of the Drogheda/Mullaghacrone Road along the hedgerow comprising of mainly European Ash (*Fraxinus excelsior*).

#### HER OBJ 2
To retain, where possible, the following hedgerows and incorporate them into future development layouts within the Village:

1. Along the approach roads into the Village, specifically those hedgerows remaining along the northern section of the Drogheda/Mullaghacrone Road,
those to the east of the Duleek Road and those hedgerows fronting on to both sides of the Slane/Stalleen Road.

2. The various individual trees, shrubbery and hedgerows surrounding agricultural fields to the north of the Village as identified on the Land Use Zoning Objectives Map.

**Movement and Access**

**MA OBJ 1**
To actively discourage the use of the Village’s road network by Heavy Goods Vehicles (HGVs) in conjunction with traffic calming measures and other environmental improvements.

**MA OBJ 2**
To install a pedestrian crossing within the Village Centre area, preferably to the front of the ‘Daybreak’ convenience shop along the Slane/Stalleen Road.

**MA OBJ 3**
To facilitate the provision of footpaths and public lighting in the following areas:

a) To construct a footpath and public lighting along both sides of the Slane/Stalleen Road from the existing footpath point to the Village boundary.

b) To construct a footpath and public lighting along the northern side of the Drogheda/Mullaghacrone Road from the existing footpath point to the Village boundary.

**MA OBJ 4**
To investigate the provision of ‘loading bays’ within the Village’s development boundary.

**MA OBJ 5**
To identify further car parking bays along Main Street in conjunction with the environmental upgrade of the Village Centre itself.

**MA OBJ 6**
To provide a safe car parking facility adjacent to the National School to serve the collection and drop-off needs of the School.

**MA OBJ 7**
To examine the provision of additional off-street public car parking in the Village Centre and encourage the development of adequate parking to serve the Village Centre and community facilities.

**MA OBJ 8**
To promote the development of a walking route throughout the Village that is interconnected and allows for a circuitous route to be developed as indicated on the land use zoning objectives map. This walk will create a pedestrian friendly designated pedestrian linkage and safe walking route, the majority of which will be un-associated with motorised traffic.
**Drumconrath Written Statement**

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<td>Position in Settlement Hierarchy</td>
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<td>Household Allocation (Core Strategy)</td>
<td>60 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>National School</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Health care centre, church, Post Office, community centre and pitch and putt course.</td>
</tr>
<tr>
<td>Natura 2000 sites</td>
<td>None.</td>
</tr>
<tr>
<td>Strategic Flood Risk Assessment</td>
<td>SFRA required in accordance with recommendations of Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 - 2019.</td>
</tr>
</tbody>
</table>

**Goal**

To protect the scale, character and the built and natural heritage of the village by encouraging development which will improve the character and structure of the village core and the existing streetscapes.

01 Village Context

Drumconrath is located in the north eastern corner of County Meath, 3km west of the N52 which links Kells to Ardee / Dundalk. It is located 7km from Ardee, 10km from Nobber and 12km from Kingscourt.

The statutory land use framework for Drumconrath 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.

In order to facilitate the delivery of the vision for Drumconrath, land use, movement and access and natural and built heritage strategies have been identified in this Written Statement. The land use strategy for Drumconrath seeks to accommodate modest levels of population growth in accordance with the levels of growth provided for in Table 2.4 (Core Strategy) of the County Development Plan and to provide for distinctive quality driven residential development and essential local commercial and community facilities. In addition, the land use strategy seeks to provide employment opportunities by expanding the existing employment base of the village and to ensure that adequate provision is made for appropriate commercial, community and educational facilities to serve existing and future residents.

02 Water and Wastewater Services

The village is currently served by the Drumconrath waste water treatment plant which is located along the Carrickmacross Rd (L-3403-1), circa 200 metres to the north of the village. This plant has been designed to cater for a design capacity of 600 population equivalent (PE) and currently has 170 PE remaining available for future development.
The public water supply in Drumconrath is sourced from Lough Brackan to the south west of the village adjacent to the Nobber Road (L-3404-3). There is a total capacity to cater for 4,000 PE with 500 PE currently remaining.

All development proposals shall be considered in the context of the available waste water and water supply capacity.

03 Land Use
The principal land uses in Drumconrath relate to the local service and employment role of the village allied to the residential function which the village provides. The commercial and employment uses are discussed in Section 5.0.

Significant levels of residential uses are located within the outer limits of the village and mainly comprise of traditional farm house typologies and more recent semi detached suburban style dwellings. The existing residential zoned lands to the south east of the Slane Road are sufficient to cater for the future needs of the area over the life of the Development Plan and in an area generally characterised by Drumlin features, this site is of an appropriate topography to mitigate any visual impact arising from development on it. The existing mixed residential and business use zoning to the north west and south of the Kingscourt road can provide additional street frontage at this location.

The areas identified to accommodate the 60 no. residential units provided under Table 2.4 of the Core Strategy are located east of and contiguous to De Valera Park (0.5 hectare site), lands to the east of the Slane Road (1.8 hectare site), the pitch and putt course (0.84 hectare site) and a backland site adjoining same (0.47 hectare site). The total amount of lands identified for residential development extend to 3.6 hectares which is more than required to provide the 60 no. units allocated at a density of 20 residential units per hectare. However, there are issues pertaining to the release of the pitch and putt course for residential purposes whilst site assembly would appear to be required to access the site to the north of the bridge. The other sites which were previously identified for residential development in the 2009 Local Area Plan were considered less favourable on the basis of flood risk, elevated nature of land allied to accessing difficulties or lands being land locked. All other remaining lands are identified as a Phase II and are not intended for release within the life of this County Development Plan.

All designers of multiple residential developments within the Development Framework boundary are requested to submit a Design Statement to the Planning Authority with their planning application 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.

The land use zoning objective for the lands to the south west of the Slane Road seeks to provide for industrial and related uses in order to facilitate the potential expansion of the businesses at this location. Other opportunities for employment creation are facilitated in the village centre land use zoning objective.

04 Residential Development
Drumconrath has not experienced an excessive level of residential development in recent years in comparison to other development centres in the county. Whilst the village has maintained its historic village grain and building lines, the core has experienced some deterioration which is evident at locations such as Doyle’s Garage on the south eastern corner of the urban block at the junction with the Kingscourt Road (R165) and the Nobber Road (L-3405-0). The De Valera Park housing development located to the south west of the town and the Hillside View development located to the north west of the town, both of which take the form of suburban type semi detached dwellings, are linked to the village by footpath. This
Development Framework will endeavour to improve accessibility to these developments and any future development in the village in terms of pedestrian / cycle linkages.

Section 2.3.1 of Volume 1 of the County Development Plan outlines the settlement hierarchy for the county. 60 units have been allocated to the village in the Core Strategy of the County Development Plan as, indicated in Table 2.4 of the said Plan. There are no extant permissions in place in the village.

The Core Strategy of this County Development Plan seeks to permit a moderate rate of residential expansion in the village over the Plan period. Future development and growth will need to take account of the village’s ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development Framework endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing village’s built environment.

05 Commercial, Economic and Retail Uses

Drumconrath is identified as a level 4 retail centre in the County Retail Hierarchy. It has a small range of retail and business services, primarily 2 local convenience shops and 1 petrol station, Post Office, health care centre, car sales garage, beauty salon, three public houses and a butchers/takeaway. Employment uses include the local services mentioned, Clarke Rewinds and Fastway Couriers which are located to the south of the village on the Slane road (L-3405-1).

There has been a trend in recent times for villages to act as dormitory settlements for other towns. Drumconrath is convenient to towns such as Ardee, Kingscourt and Kells which have established employment opportunities. The industrial estate in Drumconrath houses a number of employees and this valuable resource needs to be encouraged to develop. The key role for Drumconrath has been to provide for the everyday needs of the local community and hinterland. The extent of these services is governed by local demand and proximity to other population centres offering similar or alternative services.

The Development Framework will seek to protect and enhance the retail and commercial core of the village. There are sites and buildings which have the potential to strengthen the commercial and retail core of the village. This has the advantage of increasing available services and providing further choice to the community.

The location and amount of land identified for industrial and related uses and commercial / village centre facilities and uses in the village are considered appropriate and sufficient for the life of the County Development Plan and beyond.

Drumconrath is a picturesque location that has potential to attract tourists. The built and natural heritage is an asset to Drumconrath and should be exploited to a greater degree to encourage visitors. The provision of tourist facilities at appropriately located sites will be encouraged. In addition, the Council will support the creation of a tourist trail that could link Drumconrath to other towns and villages in the area.

06 Community Facilities & Open Spaces

There is one primary school located in the village; 'Scoil Naisúnta Pheadair agus Phoil', which is located on the Kingscourt Road to the north west of the village. The nearest secondary school is located in Nobber. The village contains a 18 hole course, a community centre which adjoins the course and a local Post Office to the north of the town. The GAA pitch is located to the south of the town outside of the development boundary on the Nobber Road and the Health Care Centre is located to the east of the village.

The existing level of civic and community facilities is sufficient to cater for the Village’s needs having regard to the population now resident. It is essential that sufficient community
facilities are provided, catering for all age groups. Sufficient lands have been reserved for open space to accommodate both existing and proposed future populations. The provision of a playground to serve the young population of this village is urgently required.

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. The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans and development objectives contained in the County Development Plan.

ED POL 41 seeks to facilitate and support the implementation of Village Design Plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres and town/village development objectives contained in the County Development Plan.

A Community Plan for Drumconrath has been prepared by Meath Partnership in January 2013. The Development Framework for Drumconrath 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 put forward in this Development Framework whilst the wider sub regional projects will further develop the tourism potential and attraction of the village.

07 Urban Design

The village of Drumconrath can be described as a small 19th century village. The restoration, reuse or redevelopment of under utilised buildings should be a priority to assist in enhancing the character of the streetscape. Drumconrath contains a number of derelict properties in central locations which both deprives the village of a direct contribution and also detracts from the occupied properties in the vicinity. The Council will encourage proposals which seek to invigorate such areas within the land use zoning objectives set out.

Drumconrath although compact has developed along each of the approach roads to the village. Future development in Drumconrath must have particular regard to the existing architectural heritage in the village. There are several sites within the village that have the potential to make a significant contribution to the development of Drumconrath. These sites include infill sites within the village centre and in particular the redevelopment/ upgrading of Doyle’s Garage within the village. Lands zoned for open space adjacent to the river have the potential for a walking amenity to be developed for residents and adjoining residentially zoned lands. The development of such routes had the potential to improve the overall amenity of Drumconrath.

08 Heritage

Drumconrath sits in a picturesque setting within the Drumlins of north Meath. Tributaries of the River Garra and River Dee flow through and around the village providing amenity for walkers and anglers. The presence of large ringforts at Corstown and Drumsilagh indicate that this area has been a settlement since before 200 BC.

The Planning Authority will seek to protect the natural and built environment of the village and will resist proposals which would be likely to have an adverse impact upon the villages’ environment.
There is no existing or candidate Special Areas of Conservation (SACs), proposed Special Protection Areas (SPA’s) or Natural Heritage Areas (NHAs) within the immediate vicinity of the village. Drumconrath contains several natural and built features worthy of protection. These features include those contained on the Record of Protected Structures and those identified in the Meath County Landscape Character Assessment. A number of sites of archaeological interest within the village have been identified on the Record of Monuments and Places. These monuments include St. Peter’s Church and ruins in the village core and the Castle Motte to the south west of the village. There may also be undiscovered archaeology in the village which will need to be provided for in the course of development. Buildings or structures which have not been identified on the Record of Protected Structures but have a strong vernacular character should also be protected and preserved as part of any development proposals. It is important that the strong archaeological heritage of Drumconrath is protected as part of the character of the village.

Drumconrath also contains several mature and attractive trees which define the landscape setting of St. Peter’s Church and the Castle Motte (Recorded Monument) to the south west of the village. This Development Framework seeks to ensure that the visual impact of new development is ameliorated by landscaping proposals to repair and enhance the landscape structure of the village. These proposals shall include objectives for existing and new boundary treatments.

There are two protected views identified on the land use zoning objectives map. The northern protected view is of the Motte and Bailey SMRS (ME006-010) whilst the eastern protected view is of 2 Fulachta Fia (SMRS ME006-052 & ME006-013 respectively).

The village also benefits from the natural river amenities, the associated trees, hedgerow and attendant wildlife. It will be a priority of this Development Framework to protect these valuable natural assets.

09 Movement & Access

Drumconrath has a dispersed layout for its size and the topography has contributed to a disjointed settlement form. The Main Street is wide. However, it is not defined in a manner that exploits the proportions to create, for example, a civic space or formal on street car parking. This latter item is important, as well laid out car parking would enhance the attractiveness of Drumconrath as a place to stop and transact business.

Drumconrath provides several services for residents, passers-by and tourists. It is vital that access and car parking are managed in a way that protects the amenity of the village while ensuring that it is an attractive place to live, shop and visit. The provision of any new car parking will be required to be in accordance with the standards defined in Volume I of the County Development Plan.

The paths in the village are well established and need only minor upgrading and maintenance. Public lighting and good surfaces are essential to ensure their safe use. The Local Authority will also seek to provide for the extension of footpaths and public lighting to the development boundaries on all public roads. This should occur concurrently with new development.

Drumconrath is not served by a public transport service. The nearest public transport connections to the village are located at Kingscourt, Nobber, Ardee and Carrickmacross which are served by public bus services. The Local Authority will seek to liaise with and facilitate the National Transport Authority with regard to the provision of a public bus service to the village.
Strategic Policies

**SP 1**
To protect the scale, character and the built and natural heritage of the village by encouraging development which will improve the character and structure of the village core and by protecting the setting and character of the streetscape.

**SP 2**
To encourage the sustainable growth and improvement of the village on an appropriate scale relative to its classification in the County Development Plan Settlement Hierarchy by facilitating new developments commensurate with the size of the village, encouraging the re-use of vacant sites and derelict, underused buildings and providing opportunities to expand employment in Drumconrath.

**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:

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 “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan.

Policies

**Water and Wastewater Services**

**WWS POL**
To implement the water conservation programme in Drumconrath.

**Flood Risk**

**FR POL 1**
To manage flood risk and development in Drumconrath in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

**FR POL 2**
Where existing development within the village centre is at potential risk of flooding (A1 “Existing Residential” and G1 “Community Infrastructure” 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.

**Residential Development**

**RD POL**
To promote the restoration of derelict residential buildings for residential or other appropriate uses.
Renaissance Community Plan

**REN POL**

To facilitate and support the implementation of Drumconrath 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.

Urban Design

**UD POL 1**

To ensure that future residential development occurs in close proximity to existing services and facilities.

**UD POL 2**

To encourage the reuse of existing buildings in the village in order to revitalise the village core.

Heritage

**HER POL**

To preserve the areas of archaeological interest as indicated on the land use zoning objectives map.

Movement and Access

**MA POL**

To seek to manage the available car parking and to provide additional car parking in order to improve public safety and to enhance retailing and tourism in the village.

Telecommunications

**TEL POL**

To facilitate the provision of broadband infrastructure in Drumconrath.

Objectives

**Land Use**

**LU OBJ**

To encourage the restoration of Doyle’s Garage for retail or commercial uses.

**Commercial, Economic and Retail Uses**

**CER OBJ**

To encourage the development of a tourist trail utilising the villages of North Meath to include Drumconrath.

**Community Facilities and Open Spaces**

**CF OBJ**

To promote the provision of a playground to serve the needs of the village.

**Heritage**

**HER OBJ 1**

To require that proposals close to or within the setting of an archaeological feature or structure will be required to undertake an archaeological assessment and will also be required to identify/illustrate the possible impacts on views or setting.
HER OBJ 2  To facilitate the development of amenity walkways along streams and hedgerows subject to the undertaking of an appropriately detailed Flood Risk Assessment which will inform the necessary planning consent and which should not generally increase existing ground levels within these flood risk zones.

Movement and Access

MA OBJ 1  To provide for an integrated network of cycle ways throughout the village where considered appropriate in order to promote more sustainable modes of transportation.

MA OBJ 2  To promote the inclusion of bicycle stands in the village centre.

MA OBJ 3  To provide a footpath along the southern edge of the Kingscourt road from the village to the western extremities of the residential development envelope.
## Duleek Written Statement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Duleek</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
<td>Small Town – local town situated close to larger centres in this case Drogheda.</td>
</tr>
<tr>
<td>Position in Retail Strategy</td>
<td>Level 4 Retail Centre</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>160</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>239 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>Girls &amp; Boys National Schools outside development envelop of town. No secondary school within the town.</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>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 &amp; District Athletic Club, 18 Hole Pitch &amp; Putt Club, Duleek Heritage Group, various Crèche and Montessori, Catholic Church &amp; Parish Centre.</td>
</tr>
<tr>
<td>Natura 2000 sites</td>
<td>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 &amp; Shore SPA and is a direct pathway to this Natura 2000 site. A tributary of the Nanny also traverses through the town.</td>
</tr>
<tr>
<td>Strategic Flood Risk Assessment (Meath County Development Plan 2013 – 2019)</td>
<td>Strategic Flood Risk Assessment required. Land Use Zoning Objectives Map has had regard to the extent of Flood Risk Zones A &amp; B.</td>
</tr>
</tbody>
</table>

### 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 Enirons, Mornington, Donacarney, 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 m$^3$/day and the current average demand is approximately 11,000 m$^3$/day. Therefore, there is presently up to 4,000 m$^3$/day spare capacity. The supply is augmented by Meath County Councils boreholes at Kiltrough which produce almost 3,000 m$^3$/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 envisions 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 I 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 indentified 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 butting 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.

6 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: |

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 "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan.

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.
### 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.

### 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.

#### FR POL 2
Where existing development within the village centre is at potential risk of flooding (A1 “Existing Residential” and B1 “Village Centre” 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.

#### FR POL 3
Any future planning application lodged with respect to the site identified with a G1 “Community Infrastructure” land use zoning objective on the Downstown 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 “The Planning System and Flood Risk Management Guidelines for Planning Authorities” (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.

### 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.

#### CER POL 2
To consolidate the central area of Duleek for commercial uses.

#### 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.

#### 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.

#### 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.
**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
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.

**Community Facilities and Open Spaces**

**CF OBJ 1**
To provide and maintain a new children's playground off Station Road, Duleek.

**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.

**Heritage**

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

**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.

**MA OBJ 2**
To undertake the following improvements in Duleek:
- 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 Bairath Roads through measures such as a roundabout and provision of a new access from Carey's Lane to serve backlands on the main street.

**MA OBJ 3**
To implement appropriate traffic management and environmental improvement measures throughout the town.

**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.
Appendix to Duleek Written Statement: Evaluation of Residential Zoned Lands

### Description of Individually Zoned Available Sites Evaluated

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

### Evaluation of individually zoned available sites for residential development

<table>
<thead>
<tr>
<th>Site</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>H</th>
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<tbody>
<tr>
<td>Proximity to Town Centre</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>3</td>
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<td>4</td>
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<td>5</td>
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<tr>
<td>Brownfield/Opportunity Site</td>
<td>5</td>
<td>5</td>
<td>2</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>1</td>
<td>5</td>
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</tr>
<tr>
<td>Environmental Constraints/Proximity to River Nanny &amp; Tributaries</td>
<td>5</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Served by Public Transport Corridor</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>1</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>Infill Opportunity</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
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<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Total Score</td>
<td>13</td>
<td>11</td>
<td>11</td>
<td>15</td>
<td>17</td>
<td>17</td>
<td>18</td>
<td>7</td>
<td>12</td>
<td>20</td>
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### Ranking Position

<table>
<thead>
<tr>
<th>Site</th>
<th>5th</th>
<th>2nd</th>
<th>2nd</th>
<th>6th</th>
<th>7th</th>
<th>7th</th>
<th>9th</th>
<th>1st</th>
<th>4th</th>
<th>10th</th>
</tr>
</thead>
</table>

### Yield and Phasing of Residential Zoned Sites

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

**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).
**Enfield Written Statement**

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Enfield</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Position in Settlement Hierarchy</strong></td>
<td>Small Town – local commuter town situated close to larger centres.</td>
</tr>
<tr>
<td><strong>Position in Retail Strategy</strong></td>
<td>Third tier retail centre</td>
</tr>
<tr>
<td><strong>Population (2011) Census</strong></td>
<td>2,929</td>
</tr>
<tr>
<td><strong>Committed Housing Units (Not built)</strong></td>
<td>24 No. committed units</td>
</tr>
<tr>
<td><strong>Household Allocation (Core Strategy)</strong></td>
<td>319 No. Units</td>
</tr>
<tr>
<td><strong>Education</strong></td>
<td>National School</td>
</tr>
<tr>
<td><strong>Community Facilities</strong></td>
<td>Health Centre, boat centre, leisure park, an Oratory, Garda station, post office, soccer and GAA pitches.</td>
</tr>
<tr>
<td><strong>Natura 2000 sites/Natural Heritage Areas (NHA)</strong></td>
<td>No Natura 2000 sites within the town. The Royal Canal, NHA runs through the town.</td>
</tr>
<tr>
<td><strong>Strategic Flood Risk Assessment (SFRA)</strong></td>
<td>No SFRA required. No lands within Flood zone A or B.</td>
</tr>
</tbody>
</table>

**Goal**

To make a positive contribution to the development of Enfield as a Small Town along the M4 Corridor 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 and its role as a ‘service centre’ to the surrounding local area and by recognising the importance of conserving and enhancing the quality of the town’s built and natural environment, while catering for the needs of all sections of the local community.

**01 Town Context**

Enfield is located in the Trim Electoral Area in the south of the County adjacent to the Kildare, county border. It is approximately 42km from Dublin, 22km from Maynooth and 17km from Trim. It is located 1km north of the M4 motorway and has benefited from the removal of significant through traffic from the Main Street which previously served as the N4 National Primary Route. The village of Johnstown Bridge, County Kildare is located less than 3km south of Enfield on the opposite side of the M4 motorway.

The development of Enfield has had an association with transport uses which traverse the town such as the Royal Canal and the Dublin/Sligo rail link. Enfield has developed in a broadly linear fashion along the former Dublin/Galway National Primary Route N4. The town has an enviable level of public transport, located off the M4 and benefits from multi modal transport linkages being served by a rail line. The town served as an important stopping point for travellers along the N4 (Dublin Galway route) but also the N5 and N6 which serve counties Mayo and Roscommon respectively.

The County Development Plan 2013 – 2019 Volume I acknowledges that the types of Small Town present in Meath include local commuter type towns situated close to larger centres and small commercial towns remote from the Dublin commuter areas that have strong trading tradition serving a large rural hinterland. Enfield presently falls into the former category. Enfield has an advantageous location along the M4 and benefits from multi modal transport linkages with the town being served by a rail line. The basis for development over the past 15 years have been on the basis of residential development to serve commuters primarily to Dublin rather than on the basis of sustainable development with local employment opportunities developing in tandem with residential development. Opportunities to maximise the use of public transport infrastructure in the town should be taken and a
greater integration of land use and transport should be promoted. However, this must be managed to ensure that the town develops in a balanced manner, providing employment locally rather than creating a dependence on outward commuting for employment, even by public transport. It will be important to monitor future development patterns in the town to ensure that this does not happen.

It is the objective of the Planning Authority to secure the consolidation and development of Enfield as a sustainable service centre in the south west of the County along the M4 Corridor. It is essential that development takes place in a manner that is capable of being supported by adequate water services and community services and in a way which consolidates the town’s character and develops the considerable amenity potential associated with the Royal Canal. Enfield has a commuter rail service to Dublin, good bus connections to Dublin and the west of the country, ready access to the M4 Motorway, proximity to Maynooth and the Greater Dublin Area and the availability of industrial lands. Taking all of these matters into account, it is considered the development of a balanced and sustainable community is possible and desirable. This land use framework seeks to provide the basis to achieve this strategy.

The land use strategy provides that new land-use zonings are closely linked to, and integrated with, the existing town, thereby encouraging more sustainable modes of transportation such as walking and cycling. Furthermore, it promotes the future development of the town in a co-ordinated, planned and sustainable manner in order to conserve and enhance the established natural and historical amenities of the town and its intrinsic character. The provision of a compact, vibrant and effective town centre is essential if Enfield is to cater for its current and future population needs in a sustainable manner. In addition, the Framework seeks to provide the conditions conducive to the creation of employment opportunities locally.

02 Water and Wastewater Services
The town is currently served by Enfield waste water treatment plant located approximately 1.5km southwest of the town to the north of Johnstown Bridge, County Kildare. The waste water treatment plant is designed to cater for a design capacity of 3,500 population equivalent (PE). Meath County Council treats the wastewater from Johnstown Bridge, County Kildare at the Enfield treatment plant. There remains 300 PE available in the waste water treatment plant, noting the extant permissions.

Water supply for the town is obtained from the Enfield water treatment plant, which is designed to cater for a design capacity of 6,000 PE. The remaining PE for the entire catchment is 1,000. Future development proposals will be considered in this context.

03 Land Use
The land use pattern evident in Enfield has originated from the existing and former transport uses to the west of the town with the town centre situated to the south of the canal and railway line. Enfield has developed along a single Main Street which was the former N4 National Primary Route. Over the past decade, the town has undergone residential expansion. This has taken place to the rear and east of the town centre area. The development of employment lands has seen the expansion of the town to the north of the railway line and canal.

04 Residential Development
Enfield has been the subject of substantial residential development in recent years, specifically the construction of medium scale residential development projects. This is evidenced by the population increase between 1996 and 2011 from 566 to 2,929, more than a 5 fold increase over 15 years. The Core Strategy of this County Development Plan seeks to limit the further expansion of the town at a more moderate rate than that which was experienced over the past decade in particular. The household allocation contained in the Core Strategy of this Plan provides for an extension befitting the town's position in the county settlement hierarchy. Further development and growth will need to take account of the
town’s ability to grow in a more 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 town’s built environment.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 319 no. units to Enfield over the 2013-2019 period. The Planning Authority notes the extant planning permission for 24 no. units\(^1\), 14 of which are located centrally within the town centre area. The remaining 10 units are located within existing residential areas. These sites with the benefit of extant planning permission are identified on the land use zoning objectives map.

The average density set down for Enfield in the County Development Plan is 25 units per hectare. In this context, there is a requirement for 12.8 hectares of residential land to be identified to satisfy this household allocation for Enfield.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 319 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 Enfield Local Area Plan and still available for development. The sites that were evaluated for inclusion within Phase 1 of the Order of Priority are presented in Appendix 1.

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 Main Street outwards. It was considered that the other sites which were previously identified for residential development in the 2009 Local Area Plan were considered less favourable on the basis of their peripheral location relative to the town centre, public transport nodes or lands being land locked with no obvious or deliverable access available. The Planning Authority will resist the provision of new entrances onto the Enfield Outer Relief Road and this is reflected in the evaluation which has been undertaken. The Planning Authority is satisfied that sufficient lands have been identified within Phase 1 of the proposed Order of Priority to accommodate the household allocation of 319 units. All other 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**

Enfield is included as a Level 3 Town or Sub County Town Centres in the County Retail Strategy along with Ashbourne, Dunboyne, Dunshaughlin, Kells, Trim and Laytown/Bettystown. These towns perform an important sub county retail role / function and generally include a good range of convenience provision and a modest provision of comparison offer. With the exception of the Tesco Express on Main Street, there are no other multiples present in Enfield. Nonetheless, Enfield supports a wide range of retail, commercial and professional services, catering for the resident population, surrounding hinterland and through traffic.

\(^1\) It is noted that the corresponding figure in Table 2.4 of Volume I of the County Development Plan is 31. However in the intervening period, 7 of these units have since been completed.
The 2011 Census of Population recorded that there are 1,534 persons aged 15 years and over in the labour force in Enfield and of these, 83.8% were at work. The unemployment rate for this area was 16.2% compared with the county average rate of 18.0%. The higher percentage of persons at work in Enfield compared to the County could be attributed to its location proximate to Dublin and good infrastructural links with the capital.

The former Enfield Local Area Plan (2009) identified 16.83 hectares of employment lands. The only employment lands that have developed to date are Enfield Industrial Estate and Enfield Business Park which are both located off the Trim Regional Road. Enfield Industrial Estate contains 6 units, 5 of which are presently in use. There is one unit, which is utilised by three different businesses, constructed in the Enfield Business Park to date. The Business Park extends to an area of 8.7 hectares.

The former Enfield Local Area Plan (2009) also identified further employment lands removed from the town centre off the R148 Kinnegad Road (former N4). These lands were contained within Framework Plan 2 (FP 2). Furthermore, the LAP identified additional lands to the east of the town included within Framework Plan 1 (FP1) to accommodate primarily employment generating uses and community uses. The lands previously identified within FP 1 and FP 2 have remained undeveloped to date. Furthermore, it is noted that the employment lands referenced within FP 1 did not have the benefit of land use zoning objectives having been applied to the lands in the 2009 LAP.

The employment zoned lands to the east of the town are envisaged to accommodate a range of E1/E3 employment land uses.

Land was also formerly identified with a land use zoning objective on the northern side of the railway line for town centre uses under the Enfield Local Area Plan (2009). This land has not been developed to date. It is considered that opportunities exist for infill developments and redevelopment of opportunity sites in the town centre area. The Planning Authority will seek to encourage the intensification of business and community uses in the town centre. Three opportunity sites were identified in the County Retail Strategy. In pursuing a compact urban form, it is considered that it would be more desirable to accommodate town centre expansion to the south of the railway line within the core area identified in the County Retail Strategy and immediately adjoining the existing town centre. Further, it should be noted that the land previously identified with a C1 “Mixed Use” land use zoning objective in the 2009 LAP adjacent to the town centre is now identified with a B1 “Town Centre” land use zoning objective having regard to the towns position in the settlement hierarchy as set down in Volume I of this County Development Plan. In this regard, it is considered that the land identified with a B1 land use zoning objective to the north of the railway line could provide for a mixture of commercial and residential uses. This Development Framework has ensured that sufficient and appropriately located land for town centre uses and employment generating uses has been identified for the life of the County Development Plan and beyond.

In addition, it is considered that Enfield could develop as a more significant tourism centre building on the hospitality base of the town. The 4 star Johnstown House Hotel & Spa is set on 120 acres (0.49 km$^2$) of parkland landscape on the edge of the town and boasts 126 bedrooms, gym and extensive conference facilities.

There is a newly created amenity park along with a small harbour and slipway at the Royal Canal on the western side of the town synonymous with the transport heritage of the town. In addition, the proposed Dublin Galway Greenway will utilise the former tow path of the Canal as a long distance cycle and walking route. Enfield is well positioned along this route to maximise the economic spin offs arising from this development. Enfield also has its own micro-brewery, The Celtic Brew Company which produces the award winning Finian’s Lager which can be further developed as a tourism attraction.
06 Community Facilities and Open Spaces

St. Mary's National School is located adjacent to the town centre off the Johnstown Bridge Road. The nearest secondary school is in Longwood approximately 8km from Enfield or Kilcock which is 15km distant. The provision of additional schools is being pursued in the Enfield Johnstownbridge area in line with the Department of Education and Skills Programme.

The 2011 Census of Population recorded the population of pre-school age (0 - 4 years) as 416, primary school going age (5 - 12 years) as 404 and secondary school going age (13 - 18 years) as 176. Having consulted with the Department of Education and Skills and having regard to the extent of residential zoned land being released over the lifetime of the plan (Phase 1 of the Order of Priority), the existing site of 5.85 hectares identified for community uses to the east of Enfield is considered adequate to accommodate both a primary and post-primary school. In this regard, it is considered that sufficient lands have been zoned to accommodate the projected educational requirements within the settlement.

The existing Roman Catholic Church is located 3km outside Enfield in the townland of Jordanstown. The parish office is located on the Main Street adjoining the town centre area. A site adjoining the parish office is identified for community uses. Na Fianna G.A.A sports ground and Enfield Celtic Football Club are located to the east of the town and are identified with appropriate land use zoning objectives accordingly. There is a medical centre located adjoining the town centre opposite St. Mary’s National School. The Royal Canal is part of an attractive boating network and a long distance walking route which has been referred to in the preceding section. Coarse angling is also facilitated in the Royal Canal in Enfield.

The existing level of civic and community facilities should continue to be monitored to cater for the town’s needs having regard to the population now resident and the additional population which has been projected. A site for a playground has been identified to the south of Enfield within an established wooded area. A site is also identified for community use opposite the industrial estate. Having regard to the existing population and the potential increase in population associated with the quantum of residential zoned land over the lifetime of the Plan, the Planning Authority is satisfied that the extent of lands identified for community uses is adequate for the life of this Plan.

The Royal Canal and the associated Leisure Activity Area is the primary open space in Enfield. It is part of an attractive boating network and a long distance walking route. An area beside the Park has been zoned (west of the canal and south of the R148) D1, ‘To provide for visitor and tourist accommodation and leisure facilities’. It is envisaged that the area would be developed for accommodation, boating, or such other uses as will be necessary for the long term development of the Royal Canal as a linear amenity corridor. A secondary open space is on the eastern bank of the canal and includes the site of a Ringfort. Other open spaces include Na Fianna G.A.A and Enfield Celtic Soccer grounds located to the east of the town. There are existing open spaces within housing developments.

07 Urban Design

Unlike most towns in Ireland which emerged and grew around a focal point such as a Church or crossroads, Enfield developed in parallel with the various phases of transport history. Enfield was situated on the old N4 which ran from the east of the country to the west connecting Dublin and Galway. The Royal Canal construction began in Dublin in 1790 and signalled the end of the stage coach era, as the canals were a cheaper and more efficient means of transport. The Royal Canal was replaced by Rail Travel in 1847 and the Mullingar line was opened for public traffic as far as Enfield in July 1847. There are ten protected structures in the town and eight of these relate to the railway line and station. For example, the railway station, station master’s house and railway bridge. The Coach Yard building which related to a different mode of transport (stage coach) is located towards the eastern end of the main street and is now being used as a restaurant. Although many original features and materials of this former house have been replaced and various extensions added, it still
remains of apparent architectural form and design. The substantial scale of the building makes it a notable contributor to the streetscape.

Enfield has a long association with the hospitality trade as it was a stopover for people travelling through by coach, boat or rail. A number of public houses and hotels which are still visible today developed on the basis of this passing trade. In this regard, development in Enfield took place on an ad hoc basis. It would be desirable to prepare an urban design framework for the town. Section 11.1.7 and the Meath Rural Design Guide set down in the County Development Plan deal with Urban Design and Architectural Features. High quality architecture and urban design should be demonstrated in any future redevelopment of the town centre and new residential schemes.

The Urban Design Strategy for Enfield seeks 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;
- enhance landmark/focal points in Enfield by redeveloping neglected sites and obsolete areas, and;
- improve the street finishes, footpaths and public domain.

08 Heritage
The built and natural heritage of the Enfield area are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to residents and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework.

There are a number of buildings and structures of historical significance within Enfield. The town has ten structures included in the Record of Protected Structures (RPS), eight of which are located close to the railway line. Enfield has five items on the Record of Monuments and Places (RMP) which are identified on the land use zoning objectives map as an ‘Area of Archaeological Interest’. The continued protection of the built heritage of Enfield is intrinsic to the sustained success and viability of the town itself.

Although the town and the surrounding environs hold environmental assets, none are designated at international level; the town does not contain nor is it adjacent to any Natura 2000 sites. The Blackwater River runs close to the southern edge of the development envelop. The Ballycorran River drains the Eastern environs of Enfield. In addition, there is an NHA, the Royal Canal, which traverses Enfield along side the railway line. The town also contains a number of trees of amenity value. These contribute to the attractiveness of Enfield. A tree survey was carried out in 2008. The protection of the natural environment of Enfield is fundamental to the success of this Development Framework, as it provides the town 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 Enfield.

09 Movement & Access
The underlying movement strategy for Enfield aims to ensure that:

- Movement is directed along looped routes so that internal movement can take place independently of the Main Street, which carries most of the through traffic.
- 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.
• All vehicular roads are designed in a manner that incorporates passive calming of traffic.

Enfield has an advantageous location off the M4 Motorway and benefits from multi modal transport linkages with the town being served by a rail line. In this respect, car parking facilities at the railway station have been extended in recent years. Opportunities to maximise the use of public transport infrastructure in the town should be taken and a greater integration of land use and transport should be promoted. Furthermore, it is essential that a commuter rail service is provided to Maynooth and onwards to Dublin.

The 2011 Census detailed that the most popular means of travelling to work was by car (driver) with this mode accounting for 69.9% of all journeys. Movement by pedestrians and cyclists should be as easy, direct, attractive and as safe as possible. The development of public transport bus links is critical to ensure a better modal split in favour of public transport away from the motor vehicle. It is important to ensure that the town develops in a balanced manner, providing employment locally rather than creating a dependence on outward commuting for employment, even by public transport.

The provision of the M4 Motorway and associated Relief Road has reduced the extent of through traffic on the Main Street. However there remains considerable through traffic passing through the town which is considered unnecessary and results in a less pleasant environment for walkers and cyclists. It is also important to provide adequate and safe crossing facilities for pedestrians and cyclists. The location of the toll on the M4 Motorway is noted but the town can still be avoided by the using the Outer Relief Road. It is considered that this matter should be addressed as part of a Traffic Management Plan for the town.

Meath County Council previously undertook a Pilot Programme funded by the Department of Transport to maximise the number of students walking and cycling to the local national school. A number of measures such as the provision of cycle lanes along the former N4 National Primary Road have been implemented arising from this study. The issue of permeability from hermetically sealed estates remains a problem and should be re-examined as part of a Traffic Management Plan for the town.

The introduction of paid parking at the train station has resulted in parking spilling out onto the Main Street. This is less than desirable as it results in a poor turnover of car parking spaces along the main shopping street in the town. There are a number of “customer only” car parks associated with some of the businesses on Main Street. These, for the most part, are under utilized. A scheme is needed to increase their usage. A Public car park needs to be provided at the eastern end of the Main Street area. The issue of car parking shall also be addressed as part of the Traffic Management Plan for the town.

The County Development Plan sets out clearly the appropriate standards applicable to the various use categories and these will be followed in general terms for the uses within the development envelop. However, there will be opportunities for spaces to be shared, particularly in the vicinity of the town centre, which would reduce the overall quantum of car parking to be provided and so improve the visual amenity of the area. Good quality surface finishes and landscaping must be utilised to reduce any negative visual impact arising same.

Strategic Policies

| SP 1 | To promote the future development of the town 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 town. |
| 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:

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 "Residential Phase II (Post 2019)" 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 infrastructure and may consider restricting development in circumstances where such infrastructure is inadequate.

WWS POL 2: To expedite the provision of the new waste water scheme and of an adequate water supply to allow development to proceed.

WWS POL 3: To reserve capacity in water services infrastructure to facilitate employment creation and community development in Enfield.

Flood Risk

FR POL: To manage flood risk and development in Enfield in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

Land Use

LU POL 1: To regard the Relief Road as the southern boundary of the town of Enfield and to protect the strategic function of this road.

LU POL 2: To reserve access to backlands at appropriate locations as identified on the land use zoning objectives map.

Commercial Uses

CER POL 1: To support the development of the lands identified for E2 “General Enterprise and Employment” land use zoning objective for employment creation purposes.

CER POL 2: To consolidate the central area of the town for commercial uses.

CER POL 3: To address the leakage of retail expenditure from the town and its catchment by facilitating the strengthening of the range and quality of its retail offer to allow Enfield to meet its local shopping needs.

CER POL 4: To maintain and improve the vitality and viability of Enfield’s Town 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.

CER POL 5: To support proposals to further develop and strengthen the tourism potential of Enfield building on the proposed long distance Royal Canal Greenway from Dublin to Galway and strive to make Enfield a key destination along this route.

Community Facilities and Open Spaces

CF POL 1: To protect the sites of existing facilities and support their further development and expansion.
| CF POL 2 | To facilitate the provision of a post-primary school to the east of Enfield on the site identified for G1 “Community Infrastructure” land use zoning objective. |
| CF POL 3 | To facilitate the provision of a new Health Centre on appropriately zoned lands. |
| CF POL 4 | To facilitate the provision of appropriate facilities for the Soccer Club, G.A.A and Athletics Club and Youth Club. |
| CF POL 5 | To provide playground facilities in accordance with the Sports Partnership Programme and facilitate provision of a children’s playground in an area that is accessible to all the population. A site has been identified off the Edenderry Road for this purpose. |
| **Urban Design** | |
| UD POL 1 | To preserve the character of the Main Street by requiring that the height, scale, and design of any proposed development on the street frontage complements the character of the town and does not diminish its distinctiveness of place. |
| UD POL 2 | 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 3 | To enhance landmark/focal points in Enfield by redeveloping neglected sites and obsolete areas. |
| UD POL 4 | To improve street finishes, footpaths and public domain. |
| **Heritage** | |
| HER POL 1 | To protect wildlife corridors along streams, hedgerows, tree stands, wetland areas and railway and the Royal Canal. |
| HER POL 2 | To have regard to the bio-diversity value of existing trees and hedgerows in areas that are liable to be developed. |
| HER POL 3 | To seek to provide public access to the site of the Enclosure site which has been identified with an F1 “Open Space” land use zoning objective and identified as an Area of Archaeological Potential. |
| HER POL 4 | To promote the protection and development of the Royal Canal area as an amenity to serve the local population and tourism needs. |
| **Movement and Access** | |
| MA POL 1 | To support the improvement of existing rail transport infrastructure including the Dublin/Sligo route with increased suburban services to Enfield and Kilcock. |
| MA POL 2 | To encourage Iarnród Éireann to extend the commuter train service to Enfield. |
| MA POL 3 | To require the provision of short-term on-street vehicle parking where
appropriate.

**MA POL 4** To require screened parking in the town centre.

**MA POL 5** To require the provision of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.

**MA POL 6** To provide for an integrated network of cycle ways throughout the town where considered appropriate in order to promote more sustainable modes of transportation.

**MA POL 7** To seek the provision of adequate bicycle parking facilities throughout the town and within all new residential developments.

**MA POL 8** To require noise mitigation measures to be implemented in any future planning applications within zones of influence of national roads or planned new national roads.

### Objectives

#### Land Use

**LU OBJ 1** To carry out a survey of the existing town centre to identify a potential site for the provision of a new town square and to upgrade the public realm in general.

**LU OBJ 2** To require the preparation of a Master Plan for land to the west of the existing town centre off the Trim road which seeks to provide for the development of a mix of uses at this location including commercial, industrial, community and residential development. The Master plan shall be submitted for the written agreement of the Executive of the Planning Authority and shall accompany any planning application on these lands. The plan shall provide for inter alia the following:

1. A phasing arrangement for the development of the lands;
2. Pedestrian and cycle linkages from the site to the Town Centre;
3. Buildings of innovative high quality architectural design and layout;
4. A comprehensive landscaping scheme;
5. Provision of adequate public lighting and footpaths throughout the lands;
6. Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning, and;
7. Site servicing information.

**LU OBJ 3** To require the preparation of a Master Plan for the E1/E3 employment zoned lands positioned to the east of the existing town centre 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 lands;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan for the development and landscape management plan (post-completion of the development);
- A Transport Assessment which addresses the following issues:
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
</table>
|   | 1. Access arrangements to the Development Site;  
|   | 2. Provision of safe cycle ways and pedestrian routes throughout the Development Site connecting to the town centre, and;  
|   | 3. Provision and access for Service Vehicles to the Site. |

**Commercial, Economic and Retail Uses**

**CER OBJ** To develop a strong local economy by continuing to encourage the role of Enfield as a ‘Service Centre’ for the surrounding rural hinterland and encourage small businesses to set-up within the town by facilitating the expansion of existing employment uses.

**Community Facilities and Open Spaces**

**CF OBJ** To identify a site for a new Church on appropriately zoned lands.

**Heritage**

**HER OBJ 1** To protect the following trees and hedgerow within the town as identified because of their amenity value:

1. Ash (Fraxinus excelsior) and Beech (Fagus sylvatica) trees.
2. Large Cypress trees in a row.
3. Five Sessile Oak (Quercus petraea) trees.
4. Two beech (Fagus sylvatica) trees.
5. Mixture of Birch, Cypress, Eucalptus, Ash, Whitethorn, Sycamore and Beech trees.
6. Ash and Whitethorn hedgerow.

**HER OBJ 2** To seek to implement the actions recommended in the Tree Survey prepared for Enfield.

**Movement and Access**

**MA OBJ 1** To prepare a Traffic Management Scheme for the Main Street area. The Traffic Management Plan shall include, inter alia, the identification of additional car parking spaces in the Main Street area, the provision of adequate safe crossing facilities for pedestrians and cyclists and measures to remove remaining through traffic through the town which shall be directed to the Relief Road around the town.

**MA OBJ 2** To implement appropriate traffic management and environmental improvement measures throughout the town.
Appendix to Enfield Written Statement: Evaluation of Residential Lands

Table 1: Description of individually zoned available sites evaluated

<table>
<thead>
<tr>
<th>Site</th>
<th>Location</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Land west of Enfield fronting onto the R148</td>
<td>2.12</td>
</tr>
<tr>
<td>B</td>
<td>Land opposite the industrial estate to the west</td>
<td>2.19</td>
</tr>
<tr>
<td>C</td>
<td>Land fronting onto the R148 and R159 west of the canal</td>
<td>2.5</td>
</tr>
<tr>
<td>D</td>
<td>Land immediately west of the linear park and canal</td>
<td>2.01</td>
</tr>
<tr>
<td>E</td>
<td>Land to the rear of the town centre area and east of Ringfort</td>
<td>0.81</td>
</tr>
<tr>
<td>F</td>
<td>Land contiguous to the R148 and L-6230-0 south of Johnstown Way housing development</td>
<td>2.06</td>
</tr>
<tr>
<td>G</td>
<td>Land to the east of Enfield located adjoining lands zoned for community uses behind existing residences with access off a cul de sac that services Delmear residential development</td>
<td>2.02</td>
</tr>
<tr>
<td>H</td>
<td>Land to the east and south of Enfield Celtic Football Club</td>
<td>6.84</td>
</tr>
<tr>
<td>I</td>
<td>Land to the south of Na Fianna G.A.A club</td>
<td>6.59</td>
</tr>
<tr>
<td>J</td>
<td>Land to the south of Glen Abhainn residential development</td>
<td>5.99</td>
</tr>
<tr>
<td>K</td>
<td>Land to the east of site zoned F1 for the provision of a playground</td>
<td>3.94</td>
</tr>
<tr>
<td>L</td>
<td>Land south of Ringfort and west of Johnstown Way residential development</td>
<td>1.29</td>
</tr>
</tbody>
</table>

Table 2 sets down the evaluation of individually zoned available sites for residential development. Land north of the railway line, on either side of the R148, ranked highly in the evaluation. Although this land is zoned for town centre uses, it is considered that its location adjacent to the railway station, canal and amenity park and its close proximity to the town centre, make it particularly appropriate for residential development. In this regard, this land represents an opportunity to develop a mixture of commercial and residential uses.

Table 2: Evaluation of individually zoned available sites for residential development

<table>
<thead>
<tr>
<th>Site Name</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>H</th>
<th>I</th>
<th>J</th>
<th>K</th>
<th>L</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to town centre</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Proximity to Education</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Proximity to public transport (railway station)</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Proximity to public transport (bus stops)</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Access</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>13</td>
<td>9</td>
<td>8</td>
<td>6</td>
<td>9</td>
<td>9</td>
<td>15</td>
<td>17</td>
<td>17</td>
<td>18</td>
<td>17</td>
<td>8</td>
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<tr>
<td>Ranking</td>
<td>7</td>
<td>4</td>
<td>2</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td>8</td>
<td>9</td>
<td>9</td>
<td>12</td>
<td>9</td>
<td>2</td>
</tr>
</tbody>
</table>

The total yield accruing from the sites ranked 1-8 is 331 units and the total area of available land is 15 hectares. This is set down in Table 3 below.
### Table 3: Yield and rank of residential lands evaluated

<table>
<thead>
<tr>
<th>Site</th>
<th>Zoning</th>
<th>Land Area (Ha)</th>
<th>Density</th>
<th>Yield</th>
<th>Rank</th>
<th>Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>B1</td>
<td>2.01</td>
<td>15</td>
<td>30</td>
<td>1</td>
<td>I</td>
</tr>
<tr>
<td>C</td>
<td>B1</td>
<td>2.5</td>
<td>15</td>
<td>38</td>
<td>2</td>
<td>I</td>
</tr>
<tr>
<td>L</td>
<td>A2</td>
<td>1.29</td>
<td>25</td>
<td>32</td>
<td>2</td>
<td>I</td>
</tr>
<tr>
<td>B</td>
<td>A2</td>
<td>2.19</td>
<td>25</td>
<td>55</td>
<td>4</td>
<td>I</td>
</tr>
<tr>
<td>E</td>
<td>A2</td>
<td>0.81</td>
<td>25</td>
<td>20</td>
<td>4</td>
<td>I</td>
</tr>
<tr>
<td>F</td>
<td>A2</td>
<td>2.06</td>
<td>25</td>
<td>52</td>
<td>4</td>
<td>I</td>
</tr>
<tr>
<td>A</td>
<td>A2</td>
<td>2.12</td>
<td>25</td>
<td>53</td>
<td>7</td>
<td>I</td>
</tr>
<tr>
<td>G</td>
<td>A2</td>
<td>2.02</td>
<td>25</td>
<td>51</td>
<td>8</td>
<td>I</td>
</tr>
<tr>
<td>I</td>
<td>A2</td>
<td>6.59</td>
<td>25</td>
<td>165</td>
<td>9</td>
<td>II</td>
</tr>
<tr>
<td>K</td>
<td>A2</td>
<td>3.94</td>
<td>25</td>
<td>99</td>
<td>9</td>
<td>II</td>
</tr>
<tr>
<td>H</td>
<td>A2</td>
<td>6.84</td>
<td>25</td>
<td>171</td>
<td>9</td>
<td>II</td>
</tr>
<tr>
<td>J</td>
<td>A2</td>
<td>5.99</td>
<td>25</td>
<td>150</td>
<td>12</td>
<td>II</td>
</tr>
</tbody>
</table>
**Gormanston Written Statement**

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Gormanston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
<td>Village - Local centre for services and local enterprise development</td>
</tr>
<tr>
<td>Position in Retail Strategy</td>
<td>Level 5 retail centre</td>
</tr>
<tr>
<td>Population (2011) Census</td>
<td>500</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>0</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>20 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>Secondary School</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>1 no. Church, Sports Ground, Community Hall</td>
</tr>
<tr>
<td>Natura 2000 sites</td>
<td>None within the development boundary</td>
</tr>
<tr>
<td>Strategic Flood Risk Assessment (SFRA)</td>
<td>No SFRA required. No lands within Flood zone A or B.</td>
</tr>
</tbody>
</table>

**Goal**

To make a positive contribution to the development of Gormanston 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**

Gormanston is situated within the Slane Electoral Area, to the north east of County Meath. The settlement is located close to the M1 Dublin Belfast motorway approximately 14 kilometres to the south of Drogheda and 5 kilometres to the northwest of Balbriggan. The village is also located proximate to the R132 Regional Road which is the former N1 National Primary Road and is also served by the Dublin Belfast rail service (Northern Commuter Line) with a station located to the east of the R132. Gormanston is located directly adjacent to the boundary with Fingal County with the River Delvin forming the county boundary. Whilst significant residential development has occurred in both Stamullen (1 kilometre to the west of Gormanston) and Balbriggan, the character of Gormanston has remained essentially rural. The approach roads to Gormanston are marked by the presence of mature trees and hedgerow which contribute to the visual qualities of the area.

Unlike most villages, Gormanston does not have a traditional nucleus which developed around a crossroads or a local school / church. Gormanston developed around Gormanston Castle which forms the western boundary of the Development Framework envelop. The pattern of development in Gormanston has remained similar to that at the turn of the 19th Century and has extended in a linear form along the approach roads to the village.

Gormanston has been identified as the location for the proposed development of a world class deepwater port, logistics centre and business park. This project is presently at feasibility stage and is outlined in considerable detail in Section 4.1.5 of Volume I of the County Development Plan. This area has been identified as a potential employment hub given its strategic location on the Dublin – Belfast M1 corridor. The future development of Gormanston over the life of this Development Plan will depend largely on the outcome of the feasibility study relating to the development of the proposed deepwater port, logistics centre and business park and the future of the Gormanston Army Camp located to the north of the village.
In order to facilitate the delivery of the vision for Gormanston, land use, movement and access, and natural and built heritage strategies have been identified. The land use strategy for Gormanston seeks to accommodate modest levels of population growth in accordance with the levels of growth provided for in Table 2.4 (Core Strategy) of the County Development Plan and to provide for distinctive quality driven residential development and essential local commercial and community facilities. In addition, the land use strategy seeks to ensure that adequate provision is made for appropriate commercial, community and educational facilities to serve existing and future residents.

02 Water and Wastewater Services
Gormanston is currently served by the East Meath Regional Water Supply Scheme (RWSS). The River Boyne at Roughgrange is the main source for the East Meath RWSS. The water is then treated at Staleen waterworks and is distributed to the Gormanston area via Kiltrough Water Tower. The commissioning of the Dunshaughlin water treatment plant in April 2012 has reduced the demand on the East Meath Regional Water Supply by c. 500cu.m/day hence freeing up capacity to help supply this area. Notwithstanding the foregoing and progress made in relation to water conservation measures, there is limited available capacity in the scheme and ensuring security of supply to Gormanston is an ongoing challenge.

Waste water from Gormanston is generally treated by individual waste water treatment plants. Gormanston Military Camp, which is located outside of the village boundary, is serviced by its own treatment plant and has a sea outfall.

Any significant new development within this area should investigate the option of connecting into the Drogheda Wastewater Treatment Plant. There is an agreement in place between Louth County Council, Drogheda Borough Council and Meath County Council for the sharing of both water supply and wastewater treatment infrastructure. An upgrade of this plant provided a total capacity available to Meath County Council of 27,500 Population Equivalent (PE). There is currently an availability of 10,500 PE.

All development proposals shall be considered in the context of the available waste water and water supply capacity.

03 Land Use
There is a limited extent of existing development in Gormanston. Residential development consists mainly in the form of detached dwellings on individual sites. The hall, secondary school and GAA grounds are in relative proximity while the existing public house is located to the north of the village core.

Gormanston has development primarily as a rural residential cluster around Gormanston Castle now Gormanston College. The area lacks a distinct village form and has instead developed in a dispersed and disjointed manner. Future land use within Gormanston will be on a small scale relevant to the existing size and character of the village and will be delivered on a phased basis adjacent to the existing developed areas of the village.

04 Residential Development
There is a limited extent of existing development in Gormanston. Residential development consists mainly in the form of detached dwellings on individual sites. The village has retained the rural appearance and does not lend itself to suburban type development. It is understood that several ancient cob cottages still exist in the village under more modern surfaces. Pedestrian connectivity within the village is poor at present given the rural nature of the surrounding road network.

Section 2.3.1 of Volume 1 of the County Development Plan outlines the settlement hierarchy for the county. The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 20 no. units to Gormanston over the 2013-2019 period. The Core
Strategy of this County Plan seeks to permit a moderate rate of residential expansion within the village over the Plan period than was perhaps envisaged in the past having regard to the expanse of lands identified with a residential land use zoning objective in the East Meath Local Area Plan 2005. Future development and growth will need to take account of the village’s ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development Framework endeavours to facilitate well designed, sustainable new residential communities in order to promote the efficient use of land and of energy, to reduce pressure for one-off housing on rural lands, and to enhance the character of Gormanston and make provision for future community infrastructure for the village.

A parcel of land directly to the south of Beechville House is identified as Phase 1 in the Order of Priority as identified on the land use zoning objectives map. 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 20 units. All other lands are identified as Residential Phase II (Post 2019) and are not intended for release within the life of this County Development Plan.

05 Commercial, Economic and Retail Uses

Gormanston is identified as a Level 5 retail centre in the County Retail Hierarchy. At present, the only commercial facilities in the village consist of a public house (The Huntsman). A second public house located on the opposite side of the R132 (The Cock Tavern) is presently closed and is considered one of the oldest pubs in Ireland. There is no convenience shop in the village and the post office closed in the recent past. The Gormanston Wood Nursing Home is located to the east of the Development Framework envelop and adjoins the R132 Regional Road.

Development in this village has occurred in a dispersed form rather than creating a distinct and typical village form. There are no lands identified with a B1 “Village Centre” land use zoning objective having regard to the form of the village and to the current and projected population.

Gormanston Camp consists of approximately 226 acres. The camp is currently home to Gormanston Camp Company and B Company 27th Infantry Battalion. The Camp is used for air-ground and air-defence training. The Planning Authority has previously identified a large parcel of land (85 hectares) at the current Military Camp to the north of the village for employment uses. The rationale behind this land use zoning objective applying to these lands previously related to a Government decision on July 1st 2003 that lands at Gormanston would be amongst state lands released for inclusion in the Sustaining Progress Affordable Housing Initiative. It was agreed with the Department of Environment to place these lands which were designated with an employment land use zoning objective in the East Meath Local Area Plan 2005 on the open market with the perspective purchaser having to provide an agreed quantum of housing on appropriately zoned lands elsewhere in the Greater Dublin Area. The designation of these lands as part of the Affordable Housing Initiative Scheme has since been removed by the Government.

As stated in Volume I of the County Development Plan, the Regional Planning Guidelines for the Greater Dublin Area recognise the Dublin-Belfast Economic Corridor as it passes through the region in addition to the identified Primary and Secondary Economic Growth Towns. The “Mid East Regional Authority Economic Development Strategy” (December 2009) which is appended to the Regional Planning Guidelines for the Greater Dublin Area recognises the imbalance in the Mid-East Region between existing residential development and the limited level of economic development being provided. The Strategy advocates the designation of Stamullen as a Secondary Economic Hub, predicated upon the development of the deepwater port and would further support the clustering of a wide range of economic activities leveraging on the existing economic base. This in turn supports the conclusions drawn by Indecon International Economic Consultants who prepared an “Economic Development
Strategy for the M1 Economic Corridor” for the period 2010 – 2022 on behalf of Meath, Fingal & Louth Local Authorities. The resultant strategy also identified the Stamullen / Gormanston area as being suitable for creating an employment hub serving the wider East Meath area.

There is a proposal to develop a world class deepwater port, logistics centre and business park at Gormanston, County Meath. The development of the deepwater port would transform the economic and employment prospects of the East Meath – North Fingal area and establish a new economic hub on the Dublin – Belfast M1 Corridor. The current status of the project is that pre-feasibility and environmental / habitat assessment has been carried out. Meath County Council is committed to the development of a deep water port and associated landside activities in East Meath.

In the event that the deep water port proceeds at a location close to Gormanston, the scale of lands identified for employment generating uses in this Development Framework may need to be reconsidered during the life of this Development Plan. It is therefore considered appropriate to identify the lands previously identified with an employment land use zoning objective as “White Lands” until there is greater certainty with regard to the proposed deepwater port at Gormanston. This land use zoning objective seeks “to protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre”. It is not generally envisaged that development proposals will be brought forward during the life of this Development Plan for these lands. They are identified as strategic lands and their designation is to allow for a long term, integrated approach to be taken to the expansion of an urban area.

06 Community Facilities & Open Spaces

Current community facilities in Gormanston consist of the church, community hall, GAA grounds and secondary school. Meath County Council will support the expansion of these facilities as necessary to serve the existing and additional population in the area.

The Franciscan College Gormanston is a Roman Catholic school operated and managed by the Irish province of the Order of Friars Minor. The student body numbers are 350 approximately and include students from abroad. The College offers boarding and day facilities. Boarding at Gormanston is a mixture of five day and seven day boarding options for boys. Girls are admitted and welcome to the school as day students. Gormanston is a private fee-paying College.

The Aras Preston Sports Complex within the school is available for rent outside of school hours (sports complex, football pitches and swimming pool). This is a valuable community facility used extensively by residents in Gormanston, Stamullen, Julianstown and the north Fingal area. Additional land has been identified with an appropriate land use zoning objective around Gormanston College to allow for the extension of the school in the future.

It will be an objective of this Development Framework to identify and facilitate the provision of open spaces within Gormanston as part of any new development. It is an objective to develop a linear park along the Delvin River in conjunction with the development of the residential lands to the north noting that said lands are identified as Phase II in the Order of Priority.
07 Urban Design
A high standard of building design will be required for all types of development in Gormanston. The design approach should be representative of Gormanston as a rural village with cues for building form taken from the traditional and vernacular built heritage in the area. New building should respond to the individual site context and take due cognisance of adjoining development. Within residential areas, standard suburban house designs should be avoided and an individual approach should be taken to house design.

Within the commercial area to the north of the village, buildings should be designed to be adaptable to multiple uses in the interests of sustainability.

This Development Framework seeks to achieve a balance between facilitating further sustainable growth and development within Gormanston while ensuring that the existing rural character of the village is maintained and enhanced.

08 Heritage
There are numerous items in Gormanston included on the Record of Protected Structures attached to the County Development Plan and it is an objective to preserve the character and setting of these buildings.

Gormanston Castle was, from the 14th century to the 1950s, the seat of the Preston family, who managed to hold onto their estate lands through the centuries despite being staunch Catholics. Gormanston Castle was built in 1786, on the site of a castle erected in 1372. The head of the family is known as Viscount Gormanston, premier Viscount of Ireland. The current holder of the title is Jenico Preston, 17th Viscount Gormanston who resides in London. The family sold the castle in the 1950s, when it was acquired by the Franciscan Order of Friars who then established a boarding school for boys in the grounds, known as Gormanston College.

The group of passage graves on either side of the mouth of River Delvin known as the Bremore/Gormanston group is believed by most experts on the passage grave culture in Ireland to mark the arrival of that culture from the Iberian Peninsula and to be the precursor of later developments such as the Newgrange cluster. Legend also associates the site with the first landings of both St Patrick and Oliver Cromwell. The Gormanston area is outstandingly rich in Neolithic artefacts and indeed those of all later periods.

During construction of a gas pipeline between the UK and Ireland, a 7 metre long prehistoric dugout was found just offshore at Gormanston strand. Unlike other ancient Irish boats the Gormanston boat seems to have been of outrigger construction.

There are also a number of archaeological monuments in the village environs which include a church within the Gormanston College campus (SMRS Ref: ME028 019) and a Habitation Site to the east of the village (SMRS Ref: ME028 051). It is an objective of this Development Framework to preserve and protect these features.

Cromwell’s Avenue which extends from the main gates to Gormanston College in an easterly direction appears to have been the approach route to the original castle. It is an objective of this Development Framework to protect and maintain the view from Gormanston Castle along this route. Any development within this area will have to have regard to the location and setting of Cromwell’s Avenue within its design noting that the subject lands are included as Phase II lands in the Order of Priority.

There are no Candidate Special Conservation Areas (c.SAC), Special Protection Areas (SPA) or proposed Natural Heritage Areas (pNHA) within the development boundary of Gormanston. However, the River Nanny Estuary & Shore SPA is located to the north east of the development boundary.
Development within the village should have regard to existing biodiversity within the significant stretches of hedgerow present. New site development plans should include for the preservation of natural features on the site, particularly trees and hedgerow, in the interests of both visual amenity and biodiversity.

This Development Framework seeks to protect and enhance the existing built and natural heritage of the village and will seek to ensure that all Government Guidelines are adhered to when considering new forms of development.

09 Movement & Access

Gormanston consists of a linear development along the Village Road. It is connected to Gormanston via the Gormanston Road which traverses across the M1 Motorway close to Junction 7 which serves both settlements. The Village Road joins the R132 Regional Road at the Huntsman Inn and a public bus stop is located on either side of the R132 at this location. The village is connected to the Gormanston Army Camp via Camp Lane and is also connected to the R132 via Martins Road and the Devlin Road to the south. The Delvin Road is part of a staggered junction arrangement with the R132 with the other arm of this junction “Station Road” serving the train station.

All of the roads within the village are rural, do not have footpaths or public lighting, are rural in nature and are not heavily trafficked. However the R132 which travels adjacent to the Gormanston Development Framework envelop and links Balbriggan with Drogheda carries significant levels of traffic and poses a risk for pedestrians accessing the bus stop on the R132 and train station to the east of the village.

The transport vision for Gormanston is to ensure that, where necessary, the use of private vehicles is facilitated in an efficient and equitable manner whilst encouraging the use of more sustainable modes of transport including pedestrian and cycle movement.

In order to achieve this vision it will be necessary to provide for the improvement in pedestrian and cycle facilities and traffic movement at appropriate locations within the village. Gormanston has been provided with pedestrian and cycle links to Stamullen which has been welcomed.

Gormanston is currently served by the 101 bus service by Bus Éireann. This service operates from Talbot Street in Dublin city centre to the Bus Station in Drogheda, via Swords, Balbriggan and Julianstown. The 100 and 100X service which include access to Dublin Airport from Drogheda also serve Gormanston. The village is also served by the Gormanston Train Station to the east of the village. The station is served by the Dublin – Belfast commuter service with Pearse Station in Dublin the capital hub. The station car park has been renovated in the recent past and provides space for 137 no. cars. However, the introduction of paid parking in this station has resulted in cars parking along Station Road causing inconvenience for residents and those seeking to access the beach at Gormanston.
Strategic Policies

**SP 1**
To promote the development of Gormanston as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form, and a variety of land uses and amenities necessary to sustain the local community.

**SP 2**
To protect the character of the village through the provision of appropriate infill development which has regard to the scale, character 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:

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 "Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan.

Policies

**Water and Wastewater Services**

**WWS POL**
To endeavour to maintain and 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.

**Flood Risk**

**FR POL 1**
To manage flood risk and development in Gormanston in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

**FR POL 2**
Where existing development in the village envelop is at potential risk of flooding (G1 “Community Infrastructure” 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.

**Land Use**

**LU POL**
To encourage the development of commercial development as part of an integrated development on the lands identified with an A2 “New Residential” (Phase I) land use zoning objective on the land use zoning objective map.
Community Facilities and Open Spaces

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

Urban Design

**UD POL** 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.

Movement and Access

**MA POL** To require the provision of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.

Objectives

Flood Risk

**FR OBJ** To seek to implement the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) as applicable to the River Delvin.

Heritage

**HER OBJ 1** Trees, woodlands and hedgerows to be preserved:
1. Trees in the grounds of Gormanston College.
2. Trees along the area known as Cromwell’s Avenue.
3. Trees and woodland area to the north of the Delvin River.

**HER OBJ 2** Views to be preserved:
1. Views from Cromwell’s Avenue west towards Gormanston Castle.
2. Views from Gormanston Castle east along Cromwell’s Avenue towards the sea.

**HER OBJ 3** To have regard to the bio-diversity value of existing trees and hedgerows in areas that are liable to be developed.

Movement and Access

**MA OBJ 1** To continue to improve linkages between Stamullen and Gormanston.

**MA OBJ 2** To provide and/or upgrade footpaths within the development boundary. Any footpaths connecting Gormanston to the coast shall be subject to Appropriate Assessment.

**MA OBJ 3** To seek to provide public access to land which has been identified with an F1 “Open Space” land use zoning objective.
Settlement | Julianstown
---|---
Position in Settlement Hierarchy | Village - Local centre for services and local enterprise development
Position in Retail Strategy | Level 5 retail centre
Population (2011) Census | 616
Committed Housing Units (Not built) | 21
Household Allocation (Core Strategy) | 24 No. Units
Education | National School
Community Facilities | 1 no. Church & 1 no. Community Hall.
Natura 2000 sites | River Nanny SPA
Strategic Flood Risk Assessment (SFRA) | No SFRA required. No lands within Flood zone A or B.

Goal
Julianstown will grow into an attractive, safe and sustainable village. Founded on its rich history and ecology, it will be home to a vibrant, creative and enterprising community, welcoming to all.

01 Village Context
Julianstown Village is a designated Architectural Conservation Area within Volume I of the County Development Plan 2013-2019 and is situated within the Slane Electoral Area, to the north east of County Meath along the R132 (former N1 National Primary Road). It is located approximately 8 kilometres to the south of Drogheda and 5 kilometres to the north of the former Mosney Holiday Camp.

The village originally developed at a crossing point on the River Nanny and consisted of a cluster of mixed development at this location which included residential and commercial uses as well as a former Barracks. The National School was, and remains located to the south of the village core at Whitecross.

Julianstown has become a popular location for commuters to Dublin, Drogheda and Dundalk and has seen a population increase of 46% between the years of 2002 and 2011. This has resulted in an increase in residential development to both the northeast of the village core and the southeast at Whitecross. It is an objective of the County Development Plan to curtail this form of unsustainable development as per Section 3.4.6 and promote a more sustainable level of growth within commuter villages such as Julianstown.

Development within Julianstown needs to be consolidated and growth should be directed to appropriate locations within the village envelope. The village should grow in a more sustainable manner than that experienced over the last decade in order to conserve and enhance the established natural and historical amenities of the village and its intrinsic character.

In order to facilitate the delivery of the shared vision for Julianstown, land use, movement and access and natural and built heritage strategies have been identified. The land use strategy for Julianstown seeks to accommodate modest levels of population growth in accordance with the levels of growth provided for in Table 2.4 (Core Strategy) of the County Development Plan and to provide for ‘distinctive quality driven residential development and essential local commercial and community facilities’.
02 Water and Wastewater Services

Julianstown is currently served by the East Meath Regional Water Supply Scheme (RWSS). The River Boyne at Roughgrange is the main source for the East Meath RWSS. The water is then treated at Staleen waterworks and is distributed to the Julianstown area via Kiltrough Tower reservoir. The commissioning of the Dunshaughlin water treatment plant in April 2012 has reduced the demand on the East Meath Regional Water Supply by c. 500cu.m/day hence freeing up capacity to help supply this area. Notwithstanding the foregoing and progress made in relation to water conservation measures, there is limited available capacity in the scheme and ensuring security of supply to Julianstown is an ongoing challenge.

Waste Water is treated at Drogheda Waste Water Treatment Plant. There is an agreement in place between Louth County Council, Drogheda Borough Council and Meath County Council for the sharing of both water supply and wastewater treatment infrastructure. An upgrade of this plant provided a total capacity available to Meath County Council of 27,500 Population Equivalent (PE). There is currently an availability of 10,500 PE.

All development proposals shall be considered in the context of the available waste water and water supply capacity.

03 Land Use

The principal land uses in Julianstown comprise of residential development served by a limited range of local and community facilities. The lack of commercial and employment opportunities have been identified in Section 5. Residential development as outlined in Section 4 below has largely taken the form of low density residential estates, with houses being set in single plots with front and back gardens. This has caused the village to sprawl outwards from its core.

New residential development has not been accompanied by the provision of the necessary employment, retail and community facilities required to serve a growing community. There is a significant need to create additional employment within Julianstown in order to reduce the level of commuting from the village and provide for a more sustainable community.

Lands have been identified within the core of the village for B1 “Village Centre” land use zoning objective and will seek to address the lack of service and employment provision within the village, while residential need will be catered for within the sites identified in both the village core and to the south east of Whitecross National School to the east of St. Patricks Villas.

The lands surrounding Ballygarth Castle have been identified with a H1 “High Amenity” land use zoning objective which acknowledges the special natural and built landscape features at this location. However, it shall remain an objective to develop an integrated tourism and leisure development whilst seeking to protect the special character and setting of the Castle and the other Protected Structures / attendant buildings subject to the preparation of a Design Statement and Conservation Assessment pursuant to LU OBJ. An Appropriate Assessment shall also be required having regard to the inclusion of part of the Framework Plan Area in the River Nanny Special Protection Area.

04 Residential Development

Julianstown has experienced significant residential growth relative to its size in recent years as a result of its location within close proximity to the Greater Dublin Area and to Drogheda. Recent residential development consists mainly in the form of suburban semi detached and detached dwellings within medium sized housing estates. Development has occurred to both the north and south of the Village centre.

Traditionally, development within the village occurred within the core at the River Nanny extending in a linear form along the approach roads. However development pressure has
resulted in the village development boundaries extending to the north of the River Nanny and to the south east of Whitecross National School. Pedestrian connectivity from these developments to the village core, sporting facilities and local school is adequate with the exception of a missing section of footpath from St. Marys Church to the National School to the north of the Ballygarth Road.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 24 no. units to Julianstown over the 2013-2019 period. There is also a recent extant planning permission for 21 no. units accessed off the former R132 which is now a cul de sac\textsuperscript{1}. The Core Strategy of this County Plan seeks to permit a moderate rate of residential expansion within the village over the Plan period. Future development and growth will need to take account of the village’s ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development Framework endeavours to facilitate well designed, sustainable new residential communities in order to promote the efficient use of land and of energy, to reduce pressure for one-off housing on rural lands, and to enhance the character of Julianstown and make provision for future community infrastructure for the village.

The amount of allocated units results in a requirement for 1.2 hectares of land to be identified for residential land use purposes on the basis of 20 no. units per hectare. In the East Meath Local Area Plan (2005), a site extending to 0.85 hectares was identified for residential development to the south of the Laytown Road (R150). However, having regard to the sensitive setting of this site, it was an objective of the previous East Meath Local Area Plan to permit only one dwelling at this location. This objective is considered reasonable and shall be retained. The remaining lands which are identified for A2 “New Residential” and B1 “Village Centre” land use zoning objectives are available for development and are considered sufficient to cater for the projected number of dwellings required over the life of the County Development Plan. There is no requirement to identify an Order of Priority in relation to the release of lands for residential purposes in the Julianstown land use zoning objectives map.

05 Commercial, Economic and Retail Uses

Julianstown is identified as a Level 5 retail centre in the County Retail Hierarchy. Commercial facilities in the village are limited to the existing public house (The Julianstown Inn) on the Drogheda Road (R132) which is presently closed. The Old Mill Hotel stands at the junction of the Duleek and Drogheda roads (R150 & R132 respectively) and is currently derelict following a fire. Having regard to the level of residential development in Julianstown, it is apparent that there is a significant lack of commercial and retail uses within the village to cater for the current and future population of the area. The village is served by convenience stores located on the R132 included as part of petrol filling stations.

However, it is considered that there are adequate lands identified for B1 “Village Centre” land use zoning objective within and adjacent to the core of the village to cater for the existing and future needs of the community. The development of these key sites is also essential for the improvement of the visual amenity of the village core.

06 Community Facilities & Open Spaces

Current community facilities in Julianstown include the Churches, Whitecross national school, community centre and Julianstown Golf / Pitch & Putt facility. Meath County Council will support the expansion of these facilities as necessary to serve the existing and additional population in the area. Additional land has been zoned around the Whitecross national school to allow for the extension of the school in the future should such a need arise. The school has been extended through the use of prefabricated structures in the past however there is an intention to provide a more permanent solution to the accommodation requirements for the

\textsuperscript{1} It is noted that the corresponding figure in Table 2.5 of Volume I of the County Development Plan is 12 no. units. It is considered that this is a typographical error.
school, in the near future. There are sufficient lands available within the school site to accommodate these works.

The River Nanny passes through Julianstown. This area is designated as a Proposed Natural Heritage Area (pNHA) and has the potential to act as an amenity space for the village. The Development Framework proposes to develop a walkway along the River subject to an ecological assessment being carried out. A significant area of land has been identified for the provision of integrated tourism / leisure facility to the east of the development boundary at Ballygarth Castle.

It is an objective of this Development Framework to seek the provision of appropriately designed open spaces with any new development in the village.

07 Urban Design

The first historical references to the parish of Julianstown date back to the Norman era of the 12th Century, although evidence points to human activity dating back much further. This includes references to a battle in the year 852 involving the local Cianachta clan.

The history of Julianstown is intrinsically linked to the River Nanny, both as a crossing point and a resource for industrial activity. In 1641 the village’s bridge was chosen by Colonel Plunkett as the ideal location at which to ambush a contingent of government troops on their way to reinforce a besieged Drogheda. This bloody episode is now commemorated by a plaque on the current Bridge.

The River Nanny is also thought to have had 14 mills located along its length. The most evident of these today is a corn mill beside the bridge, which was converted into a hotel. Further downstream, the ruins of a limekiln are also a reminder of the brickworks that once operated in the area.

The village grew in close relationship with three nearby estates of Dardistown, Moymurthy and Ballygarth. It consisted of few houses and a traveller’s inn along the road, then growing in the late 19th and early 20th centuries to include the 6 Swiss cottage style houses, Garda station and courthouse. A more recent spell of growth in the late 20th and early 21st centuries has resulted in the village we see today.

Julianstown has experienced a significant expansion in the amount of residential dwellings in a relatively short period of time; these developments have been primarily of a suburban typology. While this new housing stock in Julianstown may be considered to be generally of a good quality, the suburban layouts are disjointed in terms of location and result in a weak urban form. This approach to residential development has created segregation between the housing estates, school and former commercial developments.

Julianstown is a village with many qualities in terms of local distinctiveness and character that must be both preserved and enhanced. The redevelopment of the Old Mill Hotel site at the junction with the Duleek and Drogheda Road has the potential to make a significant contribution to the visual amenity and vitality of the village core. The redevelopment of this site is vital to the overall improvement of the visual and residential amenity of this area.

A substantial amount of the village centre is located within an Architectural Conservation Area (ACA) and this recognises the special significance of the built heritage which characterises Julianstown. Care must be taken with regard to any future proposals in this area. Information on ACAs is set down in section 9.6.12 of this County Development Plan. Further information on Julianstown ACA is detailed in the Character Statement which is available on the Council’s website (www.meathcoco.ie). 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.
Infill and new proposals must offer high quality designs. The rooflines and elevations of new buildings should be sympathetic to traditional proportions and established patterns of roof pitch within the streetscape. Materials should also be traditional to the local area where appropriate and high quality finishes shall be insisted upon. The reversal of previous inappropriate alterations will also be encouraged. Contemporary design will be considered on a case by case basis and shall be analysed in the context of a particular site. Re-development of backland areas must be appropriate in character and scale with the village. Plot widths should respect established properties and a co-ordinated approach, should be employed to maximise the benefit of a single access. Section 11.1.7 and the Meath Rural Design Guide set down in this County Development Plan deals with Urban Design and Architectural Features.

This Development Framework 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 village. The design of new development should be responsive to its contextual surroundings and interact appropriately between settlement and landscape always aiming to enrich the existing qualities of the village. Redevelopment of the Old Mill Hotel site should have specific regard to the setting of the terrace of Swiss Cottages to the east of the R132 which are included with the Record of Protected Structures contained within the County Development Plan. High quality design, appropriate use of materials and quality layout will be essential in order to ensure that new development contributes positively to Julianstown and helps to create an attractive and sustainable settlement.

7.1 Julianstown Village Design Statement

A Village Design Statement (VDS) is a non-statutory local development framework, compiled by the local community to establish a vision for the future of their village. The Julianstown VDS was the National Pilot for the Heritage Council’s National Village Design Programme II, and was community led, in collaboration with the Heritage Council and Meath County Council. Through the process of the VDS, an Action Plan was formulated, and the community is progressing a number of those actions.

The analysis undertaken as part of the Julianstown VDS concluded that:

Julianstown has a wealth of qualities that must be retained and enhanced. These include buildings and structures of historic or architectural significance (including the Old Mill in need of urgent action), a strong landscape character of river and valley and a combination of the above to create a unique urban form. However, analysis suggests that Julianstown is unsustainable in its present form because of a limited ability to support local amenities and employment; lack of a centre around which such amenities can be focussed; an unacceptable impact of traffic on environmental quality and safety and poor pedestrian and cycle linkages related to the above.

The vision contained in the VDS emerged as a result of extensive consultation with the local residents / community groups and has been used as the vision of this Written Statement.

3 aims and a series of accompanying objectives set in place how the vision for Julianstown will be realised. They are accompanied by the Village Design Concept which provides the framework by which principles and projects are identified.
Figure 1: Julianstown Village Design Concept

Table 1: Aims and Objectives

<table>
<thead>
<tr>
<th>Aims</th>
<th>Objectives</th>
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<tbody>
<tr>
<td>1. To protect and enhance Julianstown’s distinctive identity through its buildings, structures and landscapes.</td>
<td>• Conservation / Restoration.</td>
</tr>
<tr>
<td></td>
<td>• Public Realm and Space Enhancement.</td>
</tr>
<tr>
<td></td>
<td>• Management of New Development.</td>
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<tr>
<td>2. To develop Julianstown into a sustainable village with the amenities and quality of environment its community desire.</td>
<td>• New appropriately designed housing.</td>
</tr>
<tr>
<td></td>
<td>• Comprehensively tackling traffic issues.</td>
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<tr>
<td></td>
<td>• Interconnection of parts of the village.</td>
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<tr>
<td></td>
<td>• Introduction of new amenities and facilities.</td>
</tr>
<tr>
<td>3. To bring a social and economic vitality back to Julianstown.</td>
<td>• Development of a strong, mixed use village centre.</td>
</tr>
<tr>
<td></td>
<td>• Attraction of investment and employment.</td>
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</tbody>
</table>
Table 2: Principles and Projects

<table>
<thead>
<tr>
<th>Principles</th>
<th>Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Define and celebrate entrance points to the village.</td>
<td>1. Public art at main road entrances to village, signage to attract tourism.</td>
</tr>
<tr>
<td>2. Communicate the identity of Julianstown in a co-ordinated way.</td>
<td>2. Co-ordinate all signage after agreeing a signage strategy.</td>
</tr>
<tr>
<td>3. Reduce traffic volume and speeds.</td>
<td>3. Develop a Julianstown brand and logo.</td>
</tr>
<tr>
<td>4. Improve facilities for pedestrians and cyclist.</td>
<td>4. Lobby for long term by pass or another untolled exit from M1 Motorway.</td>
</tr>
<tr>
<td>5. Transform the character from roads to street, via building frontages and streetscape design.</td>
<td>5. Implement concentrated traffic calming.</td>
</tr>
<tr>
<td></td>
<td>7. Explore HGV ban.</td>
</tr>
</tbody>
</table>

It is a policy of the County Development Plan (ED POL 41 refers) to facilitate and support the implementation of Village Design Plans whilst ensuring that such plans are consistent with town or village development objectives contained in the County Development Plan. The Julianstown Village Design Statement has informed the preparation of this Development Framework and shall contain an objective seeking to implement the recommendations of the Village Design Statement.

08 Heritage

Julianstown nestles in the valley of the River Nanny as the watercourse makes its way to the Irish Sea at Laytown. Much of the village’s character stems from this pronounced topography, with nearby fields and the river floodplain clearly visible as the main road dips either side to meet the bridge. The character of the village is therefore intrinsically linked to its landscape setting, sense of place and cultural heritage.

The area is rich in ecological and historical value with a designated proposed Natural Heritage Area within the river floodplain and numerous properties included within the Record of Protected Structures of the County Development Plan.

There are also a number of archaeological monuments in the village environs which include a Souterrain (SMRS Ref: ME028 022) to the west of the village core and a Stone feature (SMRS Ref: ME028-001002), Font (SMRS Ref: ME 028 001001), and church (SMRS Ref: ME 028 001) to the north east of the Laytown Road. It is an objective of the County Development Plan Volume I to preserve and protect such features.

There are no Special Areas of Conservation (SAC) within the village. The River Nanny SPA commences at Laytown coast and continues into the wetlands area of the floodplain to the north east of the village development boundary. The floodplain of this river is also a proposed Natural Heritage Area which is reflected in the zoning objective for the area. With plentiful naturalised areas, Julianstown has good ecological value and high local biodiversity. Its vegetated river banks are home to many species of bird, such as Kingfisher and Grey Wagtail, and its relatively clean waters host Mullet and Trout. As such, it is designated as a Special Area of Conservation (SAC).

Julianstown contains several mature and attractive trees which define the landscape setting of the village and in particular the river floodplain. These trees are identified to be protected within the land use zoning objectives map of this Development Framework.
The natural and built heritage strategy seeks to ensure that a green edge is established surrounding the built up area of Julianstown and that the visual impact of new development is ameliorated by landscaping proposals to repair and enhance the landscape structure of the village. These proposals shall include objectives for existing and new boundary treatments.

This Development Framework seeks to protect and enhance the existing built and natural heritage of the village and will seek to ensure that all Government Guidelines are adhered to when considering new forms of development.

09 Movement & Access
Julianstown is situated at the cross roads of the R150 and the R132 (former N1 until the M1 Motorway opened in 2003) which are heavily trafficked commuter routes. The M1 is accessed via Junction 7 to the south of Julianstown. Traffic volume and speed is a continuing issue within Julianstown given its strategic positioning in the County. It is considered that the majority of residents in Drogheda and the coastal strip of Meath enter and exit the M1 Motorway at Junction 7 to the south of Julianstown in order to avoid payment of the toll. The village has not benefitted from the opening of the M1 Motorway to the extent which would have been expected and traffic volumes are considerable in both directions daily inclusive of a significant absolute HGV content. It is noted that the recorded Average Annual Daily Trips on the R132 south of Julianstown is 18,855 with 3.1% of HGV content. Furthermore, any future growth of Drogheda, Laytown & Bettystown will further increase the pressure on the roads which pass through the village. It is imperative that a solution is found to alleviate the extent of traffic volumes through the village and seek to transform the R132 from a roadway to an urban street.

The transport vision for Julianstown is to ensure that, where necessary, the use of private vehicles is facilitated in an efficient and equitable manner whilst encouraging the use of more sustainable modes of transport including pedestrian and cycle movement.

In order to achieve this vision it will be necessary to provide for the improvement in pedestrian and cycle facilities and traffic movement within the village. The provision of pedestrian and cycle links from existing residential developments to the village core will be a priority of this Development Framework.

Julianstown is currently served by the 101 bus service by Bus Éireann. This service operates from Talbot Street in Dublin city centre to the Bus Station Drogheda, via Swords, Balbriggan and Julianstown. The 100 and 100X service which include access to Dublin Airport from Drogheda also serve Julianstown.

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 village through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the village. |
| SP 3 | To address traffic problems on the R132 Regional Road through Julianstown. |
**Policies**

**Water and Wastewater Services**

| WWS POL  | To endeavour to maintain and 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. |

**Flood Risk**

| FR POL 1 | To manage flood risk and development in Julianstown in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan. |

| FR POL 2 | Where existing development in the village envelop is at potential risk of flooding (B1 “Village Centre” land use zoning objectives refer) as identified on the land use zoning objectives map, any 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. |

**Commercial, Economic and Retail Uses**

| CER POL 1 | To consolidate the central area of the village for commercial uses. |

| CER POL 2 | To improve the vitality and viability of Julianstown’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 Julianstown 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. |

**Urban Design**

| UD POL 1 | To preserve the character of the village 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 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 3 | To enhance landmark/focal points in Julianstown by supporting the redevelopment of neglected sites and obsolete areas, and in particular the Old Mill Hotel. |
**UD POL 4** To improve street finishes, footpaths and the public domain.

**Village Design Statement**

**VDS POL** To facilitate and support the implementation of the Julianstown Village Design Plan.

**Heritage**

**HER POL 1** To protect wildlife corridors including rivers, watercourses, trees and hedgerows within the development envelop.

**HER POL 2** To have regard to the bio-diversity value of existing trees and hedgerows 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 of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.

**Objectives**

**Flood Risk**

**FR OBJ** To seek to implement the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) as applicable to the River Nanny.

**Land Use**

**LU OBJ** To facilitate an Integrated Tourism/Leisure development at Ballygarth Castle and to conserve and protect the special character and setting of Ballygarth Castle, associated buildings and attendant grounds.

To give effect to this objective, Meath County Council shall require the submission of the following with any application for development within lands at Ballygarth Castle:

- An assessment prepared by a suitably qualified conservation architect which concludes that the proposed development is sited and scaled such that it ensures that the character and integrity of this sensitive designed landscape is respected and not adversely impacted upon. It is advisable that the opinion of the Department of Arts, Heritage & The Gaeltacht is sought in advance of lodging this assessment as part of a planning application;

- Proposals for the accessing of lands which shall include an appropriate traffic impact assessment in adherence to the requirements of Volume I of the County Development Plan;
• Proposals for piped water services;
• A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.
• Mobility Management Plan for the development.

Any development within the subject lands shall be subject to the carrying out of an Appropriate Assessment pursuant to the Habitats Directive ensuring that the proposed development will not adversely impact upon the qualifying interests of any Natura 2000 site.

Heritage

HER OBJ 1  To protect the following trees, woodland and hedgerow within the village as identified because of their amenity value:

1. Trees along the southern bank of the River Nanny west of the bridge.
2. Trees and hedgerow along the northern side of the Nanny valley to the rear of the existing row of houses fronting onto the old Laytown Road.
3. Woodlands to the south of the National School adjacent to the R132 (subject of Tree Preservation Order Reference in Planning Register 1/77).
4. Trees and woodlands in the Nanny Valley.
5. Trees and woodlands within the lands zoned H1 around Ballygarth Castle.

HER OBJ 2  To preserve the following views from development which would adversely impact upon their setting and appreciation:

1. Views from the R150 (Laytown Road) south over the Nanny Valley towards Ballygarth Castle demesne.
2. Views from Ballygarth Manor north over the Nanny Valley to the Church of Ireland.
3. Views from the R132 east over the Nanny Valley.
4. Views from the bridge along the R132 east of the Nanny Valley.
5. Views from the bridge along the R132 west along the Nanny River.
6. Views from Ballygarth Castle north over the Nanny Valley and to the Church of Ireland.

HER OBJ 3  To provide screen planting to the existing wastewater pumping station.

Movement and Access

MA OBJ 1  To investigate the effectiveness of, and if appropriate, progress the implementation of, traffic management and traffic calming options and environmental measures through Julianstown village, in conjunction with the National Roads Authority, Department of Transport, Sport and Tourism and the National Transport Authority with a view to providing an enhanced and safer environment for the village.

MA OBJ 2  To improve linkages along the R150 between Julianstown and Laytown including investigating the improvement of cyclist and pedestrian connectivity and facilities between both centres.

MA OBJ 3  To improve linkages along the R132 between Julianstown and Drogheda.

MA OBJ 4  To provide and/or upgrade footpaths within the development boundary.
| MA OBJ 5 | To facilitate the provision of a riverside walk from the village centre to the grounds of Ballygarth Castle. All proposals are likely to require a 10m buffer zone from the river in order to protect the natural heritage. |
Kentstown Written Statement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Kentstown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
<td>Village - Local centre for services and local enterprise development</td>
</tr>
<tr>
<td>Position in Retail Strategy</td>
<td>Level 5 retail centre</td>
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<td>Population (2011) Census</td>
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<td>Committed Housing Units (Not built)</td>
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<tr>
<td>Household Allocation (Core Strategy)</td>
<td>60 No. Units</td>
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<td>Education</td>
<td>National School</td>
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<td>Community Facilities</td>
<td>2 no. Churches, Montessori school and national school</td>
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<td>Natura 2000 sites</td>
<td>River Nanny SPA</td>
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<tr>
<td>Strategic Flood Risk Assessment (Meath County Development Plan 2013–2019)</td>
<td>No SFRA Required Implement Flood Risk Management policies from CDP.</td>
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</tbody>
</table>

Goal

To protect the scale, character and the built and natural heritage of the village by encouraging development which will improve the character and structure of the village core and the social and physical infrastructure in the village.

01 Village Context

Kentstown is located to the east of County Meath, 3.5km west of the N2. It is located circa 12km from Slane, 11km from Navan and 18km from Ashbourne. Kentstown is ranked as a ‘village’ in the County Settlement Hierarchy as set out in the County Development Plan 2013-2019. The village functions primarily as a residential centre and has a limited service role. The village is a relatively small one and is characterised by recent ribbon development and relatively large scale residential developments. The population of Kentstown has grown from a population of 355 in 2002 to 1,099 in 2011; a population increase of 210%. The village developed largely as a commuter/dormitory centre due to its strategic location between the N2 and N3 and has a limited commercial or service function. Future development needs to be consolidated and growth directed to appropriate locations within the village envelop, allowing more sensitive areas and landscape features to be protected from undesirable development. The village should grow in a more sustainable manner than that experienced over the last decade. The statutory land use framework for Kentstown 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.

In order to facilitate the delivery of the vision for Kentstown, land use, movement and access and natural and built heritage strategies have been identified. The land use strategy for Kentstown seeks to accommodate more modest levels of population growth in accordance with the levels of growth provided for in Table 2.5 (Core Strategy) of the County Development Plan and to provide for ‘distinctive quality driven residential development and essential local commercial and community facilities’. In addition, the land use strategy seeks to provide employment opportunities for expanding the employment base of the village and to ensure that adequate provision is made for appropriate commercial, community and educational facilities to serve existing and future residents.
02 Water and Wastewater Services
The Village is currently served by Kentstown waste water treatment plant. This plant has
been designed to cater for a design capacity of 600 population equivalent (PE) and there is
currently limited capacity available. There are no immediate plans to upgrade the waste
water treatment plant; however this would be desirable in order to facilitate future
development in the area.

The public water supply in Kentstown is served by the East Meath Water Supply Scheme.
There is a total capacity to cater for 500 PE. There is currently limited capacity available; an
upgrade of this supply to increase capacity would be desirable.

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

03 Land Use
Residential development has largely taken the form of low density residential estates, with
houses being set in single plots with front and back gardens. This has caused the village to
sprawl outwards from the crossroads at its core. Other than residential land use which
predominates, the other uses in Kentstown comprise of limited local service, community,
educational and employment uses. The commercial and employment uses are discussed in
Section 5.0.

The new residential development has not been accompanied by the provision of the
necessary commercial, retail and community facilities required to serve a growing community.
The village currently only supports a single public bar (Maguire’s Bar & Lounge) which
functions as a key landmark in the centre of the village. As the village does not have a
community centre or any form of youth facilities, the pub tends to function as the village’s
only real community meeting point.

Adjoining the pub to the rear is a small grocery store which provides every day necessities.
Both the pub and grocery store share a surface car park, which also accommodates some
recycling facilities – some bring banks and clothing recycling facility. In addition to this,
Kentstown has a Montessori School which is located just southeast of the pub and shop,
adjoining Churchfields residential development.

The land use strategy for Kentstown aims to address the identified imbalance by only zoning
sufficient lands to accommodate the projected household allocations as contained in the Core
Strategy. In order to provide sustainable development, new development in Kentstown
should contribute towards maintaining a compact settlement. This is reflected in the location
of zoned lands as set out in this Development Framework.

The existing residential zoned lands to the north west of the existing Glasheen Estate are
sufficient to cater for the future needs of the area over the life of the Development Plan. The
existing village centre facilities and uses land use zoning objective at the village cross roads
will provide additional street frontage at this location improving upon the current public realm
within the village core.

04 Residential Development
Kentstown has experienced considerable development pressure in recent years as a result of
its location within close proximity to the Greater Dublin Area and Navan. The settlement has
developed along the 5 roads which converge at this junction rather than in a concentrated
manner, around a defined village core. The majority of recent developments have been along
the approach roads leading to the village centre. Pressure for more suburban forms of
residential development has increased significantly bringing with it a number of changes to
the local community and character of Kentstown. Residential development in Kentstown has taken place without commensurate development in community and social infrastructure.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 60 units to Kentstown over the 2013 – 2019 period. There is an extant planning permission for 7 no. units adjoining the entrance to the Slan Duff View housing development which is identified on the land use zoning objectives map.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 60 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 Kentstown 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 village centre allied to topographical considerations. A site with an area of 3.5 hectares has been identified east of Slane Duff View and west of Glasheen. Meath County Council is satisfied that sufficient lands have been identified to accommodate the household allocation of 60 no. units. All other lands are identified as a Strategic Reserve 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.

The Core Strategy of this County Development Plan seeks to permit a moderate rate of residential expansion within the village over the Plan period. Future development and growth will need to take account of the Village’s ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development Framework endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing Village’s built environment.

This Development Framework will endeavour to ensure that new development contributes towards the consolidation of the village rather than its continuous outward spread, in order to promote the efficient use of land and of energy, to reduce pressure for one-off housing on rural lands, to minimise unnecessary transport demand, encourage walking and cycling and to enhance the existing built environment; and to enhance the character of Kentstown and make provision for future community infrastructure for the village commensurate with the scale of the local population.

05 Commercial, Economic and Retail Uses

Kentstown is identified as a level 5 retail centre in the County Retail Hierarchy. Kentstown does not have a defined village centre and has a limited range of retail and business services, primarily one local convenience shop and one public house. Employment uses include the local services mentioned, Reilly Agri Plant Sales and Hire and Kilmore Car Sales are located on the opposite side of the village crossroads fronting the Navan Road (R153) and Evan’s Coaches, which is located off the main road. A site has been identified at the crossroads to accommodate village centre facilities and uses.

The potential of Sommerville Demesne from a tourism perspective would encourage further tourism related facilities in Kentstown. The potential future expansion of world class tourism facilities such as those at Ballymagarvey Village is strongly supported by the Economic Strategy.
Meath County Council has identified lands for employment generating uses in this Development Framework to the south west of the village including the former furniture factory accessing onto the Legnanara Road. The site is being identified with an E2 “General Enterprise & Employment” land use zoning objective. It is considered that any application for development on the subject lands shall be accompanied by a Master Plan which has been agreed in writing with the Executive of the Planning Authority.

Furthermore, it is considered that the provisions of ED POL 19 would be applicable on the approach roads into the village should such a need arise. ED POL 19 seeks to support rural entrepreneurship and the development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic.

06 Community Facilities & Open Spaces
There is one primary school located adjacent to the village development boundary along the R150 to the north east of the village. Meath County Council is satisfied that adequate provision has been made in the land use zoning objectives to cater for the expansion of the national school and accommodating the projected growth in the local population arising from this Development Framework. The nearest secondary school is located at Navan. Sensechalstown GAA pitch serves the Kentstown parish and is located outside of the development boundary circa 6km to the north of the village. Moore Park Golf club also serves the local area and is located on the R153 to the west of the village. Kentstown Rovers FC soccer club and Knockharley Cricket Club are both located in close proximity to the village. Kentstown has a limited level of community facilities and amenities in relation to the population that resides there.

The existing level of civic and community facilities is insufficient to cater for the Village’s needs having regard to the population now resident. It is therefore essential that sufficient community facilities are established, catering for all age groups. A community hall with meeting rooms where various events, functions etc can be hosted is seen as a prerequisite to allow a place where the community can meet. Sufficient lands have been reserved for open space to accommodate both existing and proposed future populations. The provision of a playground to serve the young population of this village is urgently required.

07 Urban Design
The village is linear in character having been developed around crossroads at the junction of the R150 and R153. Kentstown does not have a defined village centre. This Development Framework 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 village. The design of new development should be responsive to its contextual surroundings and interact appropriately between settlement and landscape always aiming to enrich the existing qualities of the village. High quality design, appropriate use of materials and quality layout will be essential in order to ensure that new development contributes positively to Kentstown and helps to create an attractive and sustainable settlement.

The Village Design Strategy for Kentstown seeks to ensure that all new development in Kentstown is carefully thought out and planned to facilitate the provision or improvement of key infrastructure or community facilities (e.g. extension/provision of footpaths, cycle routes and public lighting). It promotes the use of design principles and approaches that seek to create a high quality built and natural environment that are appropriate to the context and landscape setting of Kentstown.

08 Heritage
The landscape area in which Kentstown is situated is generally characterised by rolling drumlins interspersed with numerous large estates and associated parkland. Some distance to the west of the village is Sommerville Demesne which includes the large late Georgian house which gave rise to Kentstown village.

The River Nanny flows to the south of the village providing amenity for walkers and anglers. However the river runs along the village's southern development boundary where the topography of the landscape rises and as such the river is not instantly visible from the village. The development which has occurred in Kentstown has not encroached on the river corridor thus ensuring the protection and enhancement of the River Nanny corridor and the natural habitats contained therein.

In Kentstown there are a number of attractive mature trees, both broadleaved copses and rows of pines that contribute much to the natural heritage and character of the area. These are primarily located within the church grounds of both St. Mary’s Roman Catholic Church (or Church of Assumption) in the village centre and in the grounds of St. Mary’s Church of Ireland on the Sommerville Road. Retaining and protecting these trees is important and will be provided for in this Development Framework.

The village boundary defines the outer limits for development within the village. Meath County Council will seek to protect the natural and built environment of the village and will resist proposals which would be likely to have an adverse impact upon the villages' environment.

With the exception of the River Nanny which is a Special Protection Area (SPA) there are no other existing or candidate Special Areas of Conservation (SACs), proposed Special Protection Areas (SPA’s) within the immediate vicinity of Kentstown. There is a proposed Natural Heritage Area (pNHA) known as Balrath Woods located approximately 0.7km to the northeast of the village.

Kentstown contains several natural and built features worthy of protection. These features include those contained on the Record of Protected Structures and those identified in the Meath County Landscape Character Assessment. A number of sites of archaeological interest within the village core have been identified on the Record of Monuments and Places. These monuments include Saint Mary’s Roman Catholic Church and Saint Mary’s Church of Ireland (SMRS ME032 005 & ME032 006 respectively).

There may also be undiscovered archaeology within the village which will need to be provided for in the course of development.

09 Movement & Access
Kentstown has developed around a 5-arm road junction and each of these roads is considered to be of a good quality. The junction of the R150 and R153 has been upgraded to provide for a more user friendly arrangement. Nonetheless the junction remains a busy one with traffic often travelling at speeds along the R153 between Navan and Ashbourne.

The present paths are well established and need only minor upgrading and maintenance. Public lighting and good surfaces are essential to ensure their safe use. Meath County Council will also seek to provide for the extension of footpaths and public lighting to the development boundaries on all public roads. This should occur concurrently with new development. Consideration will also be given to the creation of cycle lanes which provide a further alternative to cars.

Kentstown is currently served by a public transport service consisting of the 188 route which links the village to Navan and Drogheda and the 107 route which links Kingscourt to UCD, Belfield via Navan and Ashbourne.

Strategic Policies
To ensure that the growth and development of Kentstown shall be directed to meet the needs of the local community and be in keeping with the existing character, amenity, heritage and landscape of the village.

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:

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 "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan.

To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:

i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.

ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.

iii) The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase I lands, lands within Phase II may be considered in this regard.

**Policies**

**Water and Wastewater Services**

**WWS POL 1** To actively pursue the provision of additional water supply for Kentstown to serve the existing population and any increases during the lifetime of the County Development Plan.

**WWS POL 2** To pursue the expansion in capacity of the Waste Water Treatment Plant in Kentstown in order to accommodate the current population and any population growth expected to occur during the lifetime of the County Development Plan.

**WWS POL 3** To promote the provision of a sewer connection from the existing system to Kentstown National School.
### Flood Risk

**FR POL 1**  
To manage flood risk and development in Kentstown in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

**RD POL 2**  
Where existing development to the east of the village envelop is at potential risk of flooding (G1 "Community Infrastructure" land use zoning objective refer) as identified on the land use zoning objectives map, any significant extensions / upgrade 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.

### Land Use

**LU POL**  
Investment in new or improved services in Kentstown shall be utilised properly through the prioritisation of development that either re-uses brownfield development and, 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 will be paramount.

### New Residential Development

**RD POL**  
Future residential development should integrate visually with the existing character of Kentstown.

### Commercial, Economic and Retail Uses

**CER POL**  
To cater for and allow the Village to expand on its current employment base.

### Community Facilities and Open Spaces

**CF POL 1**  
To retain existing community facilities and prevent change of use or redevelopment, unless it can be clearly demonstrated that the facility is no longer required and that the new use or development contributes to the community needs of the village.

**CF POL 2**  
To require as part of all new residential and commercial developments, and in existing developments where appropriate, provision to be made for facilities including community facilities and recreational facilities, and to seek their provision concurrent with development. The Planning Authority shall seek the efficient delivery of community and social facilities in Kentstown commensurate with the needs of the resident population and that these facilities are developed.

**CF POL 3**  
To support the facilities of Kentstown Rovers A.F.C., its future upgrade, expansion or relocation and its aim to have an all weather sports facility located in Kentstown in order to provide an appropriate level of sports and recreational facilities to service the needs of the local community.
Urban Design

**UD POL 1** To ensure that future residential development occurs in close proximity to existing services and facilities.

**UD POL 2** To encourage the reuse of existing buildings within the village in order to revitalise the village core.

Heritage

**HER POL 1** To protect and maintain the trees identified for preservation on the Land Use Zoning Map and located in the grounds of St. Mary’s R.C Church (also known as The Church of the Assumption) and St. Mary’s Church of Ireland.

**HER POL 2** To conserve and enhance the amenity of the River Nanny in Kentstown including the landscape, water environment and wildlife habitats and, where consistent with this, to encourage increased public access and provision of walkways.

**HER POL 3** To co-operate with local community groups, interested parties such as Fáilte Ireland, An Taisce, sports clubs and other appropriate organisations to protect the recreational potential of the River Nanny and lands adjoining it and to carry out appropriate developments where resources permit including the laying out, upgrading or maintenance of walks, bridle paths, access points, new access links and picnic sites in Kentstown, where no negative impact to the natural environment is inflicted.

**HER POL 4** To encourage the creation, development and maintenance of ecological corridors, ecological stepping stones, green bridges, animal underpasses, eco-ducts and culverts, where appropriate in Kentstown.

Movement and Access

**MA POL 1** To consult with Bus Éireann and encourage the provision of a public bus stop at Kentstown crossroad.

**MA POL 2** To support the school where possible, in seeking to provide additional car parking in the existing school site, in order to alleviate current parking/traffic problems there.

**MA POL 3** To require that cycle lanes be included in all new housing estates in Kentstown.

Education

**ED POL** To facilitate where appropriate the expansion of the Kentstown Primary School as and when necessary to accommodate any growth in population. While the primary school is located some distance outside the development boundary of the village on unzoned lands, the Council will facilitate where possible, the expansion of the existing school and its facilities on adjoining lands, should this be required to accommodate any increases in enrolment figures in the future.
Public Lighting

**PL POL** To review the current status of public footpath and public lighting provision in Kentstown and to upgrade where necessary.

Electricity Transmission Infrastructure

**ET POL** To reserve a buffer zone of 23 metres adjacent to overhead power lines traversing the village as indicated on the Land Use Zoning Objectives Map.

Objectives

Flood Risk

**FR OBJ 1** To undertake regular maintenance of the Kentstown Bridge (R153 Regional Road) in accordance with the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEM FRAMS).

**FR OBJ 2** To seek to implement the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) as applicable to the River Nanny.

Commercial, Economic and Retail Uses

**CER OBJ** To secure the development of a light industrial park for the specific provision of sites for small indigenous starter/incubation units to the west of the village. The development of these lands which have been identified with an E2 “General Enterprise & Employment” land use zoning objective shall require the preparation a Framework Plan. The Framework Plan shall demonstrate, inter alia, the provision of a safe access to the subject lands, demonstrate how the development will be connected to the village centre by way of footpath with public lighting and the provision of other necessary physical infrastructure and services including connection to Kentstown Sewerage Scheme, upon such time as the waste water treatment works is upgraded to accommodate additional population. No application for development within the subject lands will be considered in the absence of the required Framework Plan having first been agreed in writing with the Planning Authority. When prepared, all subsequent applications for development shall be accompanied with a design statement demonstrating compliance with the Framework Plan.

Community Facilities and Open Spaces

**CF OBJ** To promote the provision of a playground to serve the needs of the village.

Heritage

**HER OBJ** To secure the development of a formal linear walkway and amenity area along the banks of the River Nanny in Kentstown to increase the accessibility and amenity value of the river and its wildlife corridor. The Council will also seek to provide a pedestrian link to the river walkway from the village centre.
### Movement and Access

| **MA OBJ** | To provide footpaths along the Sommerville Road and along the R153 from the village crossroads to the end of the row of houses that front the road on its northern side. |
**Kilbride Written Statement**

<table>
<thead>
<tr>
<th>Settlement</th>
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<tbody>
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<td>Education</td>
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<td>Community Facilities</td>
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<td>Natura 2000 sites</td>
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<td>SFRA carried out in accordance with recommendations of Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 - 2019. Flood Zones A &amp; B identified.</td>
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**Goal**

To create a place where people want to live and work, now and in the future; a village well designed and planned to meet the diverse needs of existing and future residents, which is sensitive to and responds to it’s environment, contributes to a high quality of life, is safe and inclusive and offers access to good services for all.

**01 Village Context**

Kilbride is situated in the Dunshaughlin Electoral Area, to the south east of County Meath. The settlement is located approximately 8 kilometres to the south of both Ashbourne and Ratoath and is situated close to both the N2 and N3 national routes. The county boundary with Fingal is located approximately 1.8 kilometres from Kilbride. Whilst significant residential development has occurred in the Hollystown and Hollywood areas close to the Kilbride area in Fingal, the character of Kilbride remains rural.

The central point of the village is around the junction of the Ratoath / Hollystown / Ashbourne county roads. The Church of St. Brigid and the Sacred Heart occupies a prominent and elevated site at this junction. Development in Kilbride is dispersed and there is no defined streetscape. The building form is predominantly rural in nature and building height is modest, generally not exceeding two storeys. The River Ward passes through Kilbride, to the south of the settlement. The approach roads to Kilbride are marked by the presence of mature trees and hedgerow which contribute to the visual qualities of the area.

In order to facilitate the delivery of the goal for Kilbride outlined above, land use, movement and access and natural and built heritage strategies have been identified. The land use strategy for Kilbride seeks to accommodate modest levels of population growth in accordance with the levels of growth provided for in Table 2.4 (Core Strategy) of the County Development Plan and to provide for distinctive quality driven residential development and essential local commercial and community facilities. The household allocation provides for an expansion befitting the village’s position in the county settlement hierarchy. The land use framework provides that new land-use zonings are closely linked to, and integrated with, the existing village. In addition, the land use strategy seeks to provide employment opportunities by expanding the employment base of the village and ensuring that adequate provision is
made for appropriate commercial, community and educational facilities to serve existing and future residents.

02 Water and Wastewater Services

Kilbride is currently served by the East Meath Regional Water Supply Scheme (RWSS). The River Boyne at Roughgrange is the main source for the East Meath RWSS. The water is then treated at Staleen waterworks and is distributed to the Kilbride area via Windmill Hill reservoir. The scheme is augmented from a groundwater source at Curragha and more recently Rath. The commissioning of the Dunshaughlin water treatment plant in April 2012 has reduced the demand on the East Meath Regional Water Supply by c. 500cu.m/day hence freeing up capacity to help supply this area. Notwithstanding the foregoing and progress made in relation to water conservation measures, there is limited available capacity in the scheme and ensuring security of supply to Kilbride is an ongoing challenge.

Construction of the Ashbourne/Ratoath/Kilbride Sewerage Scheme - Stage 2 is complete and has approximately 8,000 population equivalent available capacity to serve the combined settlements. The objective of the scheme is to improve the overall wastewater collection and transfer facilities for Ashbourne, Ratoath, Kilbride and environs with due regard to the future physical development strategy for the area. The Scheme has been designed to provide a modern, efficient and effective wastewater collection and transfer system for the immediate and long-term requirements of the development areas of Ashbourne, Ratoath and Kilbride.

All development proposals shall be considered in the context of the available waste water and water supply capacity.

03 Land Use

There is a limited extent of existing development in Kilbride. Residential development consists mainly in the form of detached dwellings on individual sites, although a number of clusters exist notably at Forge Cross, Cherry Tree Drive and Glenard to the north east of the church. Community facilities consist of the Church of St. Brigid and the Sacred Heart, the community hall, Scoil Bhríde national school and Kilbride GAA club. The hall, church and GAA grounds are all in relative proximity to each other while the national school is located further south of the centre of Kilbride. Commercial facilities in the village consist of a petrol station and associated convenience shop both of which are presently closed, a public house and Rennicks sign manufacturers. The principal land use areas are illustrated on Figure 1 below. The dispersed nature of the settlement is evident from this map with Kilbride existing as a series of individual uses rather than having a distinct village form.
The map shows that the majority of development has occurred around the road junction beside the church. This area could offer the potential to act as a village core and consolidate the form of the village. It is envisaged that this area will have a concentration of commercial and retail service facilities to meet the day to day requirements of the local residents. In terms of retail provision, it is expected that this area could accommodate a small convenience outlet. The shopping provision in Kilbride should strictly cater for local needs and should be of a local convenience format. Commercial and residential development will be encouraged in this mixed use area to promote day-long activity.

To the north west of this nucleus, along the southern side of the Ratoath Road, the infill space between the commercial area and existing Cherry Tree Drive is identified for residential land use. Similarly, the area to the north east of the commercial area along the southern side of the Ashbourne Road is zoned for residential use as far as the existing residential enclave. These lands will be included within phase 2 of development lands identified on the associated zoning map.

South of the Kilbride GAA grounds along the western side of the Hollystown Road is also identified for residential land use which will link to established dwellings north of the Ward River, at the junction of the Ashbourne Road with the Ratoath Road. These lands will deliver the majority of residential units required over the life of the current development plan. These lands are ideally placed directly adjacent to the existing school, community grounds and employment lands. Further residential lands are identified along the eastern side of the Hollystown Road and are included within Phase 2 of the lands to be released post 2019.

As mentioned previously, lands in Belgree are designated for employment purposes, consistent with the established uses on and adjoining these lands. It is envisaged that these lands could potentially accommodate primarily start up and incubator business uses. The development of these lands should be carried out on a phased basis in accordance with an agreed framework plan.

The framework plan should indicate the overall building, road and footpath layout for the site, uses proposed and services arrangements. The first phase of any development on these lands should incorporate the lands which front onto the Hollystown Road and include start up and incubator units and the roadworks and infrastructural services required to cater for the development of the lands. Footpaths and cycleways should be provided along the Hollystown Road in the vicinity of the site. In the interest of residential amenities, buffer zones and screening, in the form of planting, landscaping and mounding, shall be required adjacent to residential properties.
04 Residential Development

There is a limited extent of development in Kilbride. Residential development is mainly in the form of detached dwellings on individual sites, although a number of clusters exist notably at Forge Cross, Cherry Tree Drive and Glenard to the north east of the church. Pedestrian connectivity in the village centre is poor at present particularly with regard to the developments located to the north of the centre. This Development Framework will endeavour to improve accessibility to these developments and any future development within the village in terms of pedestrian / cycle linkages.

The Core Strategy of this County Development Plan seeks to permit a moderate rate of residential expansion within the village over the Plan period. Future development and growth will need to take account of the village's ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development Framework endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing village's built environment. This is in order to promote the efficient use of land and of energy, reduce pressure for one-off housing on rural lands, minimise unnecessary transport demand while encouraging walking and cycling, to enhance the existing built environment and the character of Kilbride and make provision for future community infrastructure for the village.

Section 2.3.1 of Volume 1 of the County Development Plan outlines the settlement hierarchy for the county. 20 units have been allocated to the village in the Core Strategy of the County Development plan as indicated in Table 2.4 of the said plan. The average density set down for Kilbride in the County Development Plan is 20 units per hectare. In this context, there is a requirement for 1 hectare of residential land to satisfy this allocation. The Planning Authority is satisfied that sufficient lands have been identified in Phase 1 of the Order of Priority to accommodate the household allocation.

Residential lands will be delivered on a phased basis as illustrated on the land use zoning objectives map. Following an evaluation of residential lands which were identified for residential land use zoning objective in the 2009 Kilbride Local Area Plan, the lands directly across from the National School are identified for inclusion in Phase 1 of the Order of Priority. In addition, there are lands identified with a B1 “Village Centre” land use zoning objective located to the north east of the village which could also deliver a small number of residential units in order to provide a mix of housing types for future residents. The 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

Kilbride is identified as a Level 5 retail centre in the County Retail Hierarchy. Commercial facilities in the village consist of a petrol station and associated convenience shop (currently disused), a public house, and Rennicks sign manufacturers. Development in this village has occurred in a dispersed fashion rather than in a distinct village form.

The Planning Authority has previously identified a large parcel of land adjacent to the existing Rennicks sign manufacturers to facilitate the future expansion of this business and the provision of additional employment uses on a phased basis. It is noted that, excluding the
existing Rennicks sign manufacturers and adjoining dwelling which extend to 4.1 hectares combined and the area of land adjoining the Ward River within Flood Zones A and B which extend to 3.85 hectares, there remains 28.31 hectares of lands available which were previously identified with an enterprise and employment land use zoning objective. Volume I of the County Development Plan requires a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan (ED POL 2 refers). Kilbride along with the Maynooth Environs are two centres which are specifically referred to in this regard.

Having regard to the positioning of Kilbride as a village in the settlement hierarchy, it is considered that the inclusion of 10.6 hectares of the lands previously identified for employment and enterprise land use zoning objectives is more than sufficient to cater for the anticipated employment needs of this village. It is considered that the lands with road frontage onto the Hollystown Road between Rennicks sign manufacturing facility and the village shall be identified as Phase I in the Order of Priority identified on the land use zoning objectives map. The remainder of the lands previously identified shall be included in Phase 2 of the Order of Priority. All lands shall be identified with an E2 “General Enterprise & Employment” land use zoning objective. It is also considered that a non statutory Master Plan shall be prepared to guide the development of this sizeable land bank.

06 Community Facilities a Open Spaces

Current community facilities in Kilbride consist of the R. C. church, community hall, GAA grounds and Scoil Bhríde national school. Meath County Council will support the expansion of these facilities as necessary to serve the existing and additional population in the area. Additional land has been zoned around the national school to allow for the extension of the school in the future should such a need arise. It is noted that the site identified for school expansion is located within Flood Zones A and B and as a result, careful consideration of flood risk management will be required at development management stage.

It is anticipated that community health services, such as doctors, dentist and pharmacy could also be accommodated within the village centre area in the future.

The Ward River passes through Kilbride. This feature has the potential to act as an amenity space for the village. It is identified in the land use zoning objectives as a walkway and in the future, any development of adjoining lands should incorporate proposals for the walkway.

It will be an objective of this Development Framework to identify and facilitate the provision of open spaces within Kilbride as part of any new development.

07 Urban Design

The standard of urban and architectural design will be critical in assimilating new development into the village without detracting from the character of the area. The main urban design objective of this Development Framework is to create a greater sense of urbanity along the county roads within the development envelop of this plan, as a means of identifying Kilbride as a rural village and of generating a centre of activity and a recognisable place. It is an objective to create a sense of enclosure in the centre of Kilbride namely the commercial area, extending to the residential area along the Hollystown Road. It will be a requirement for new development to present a consistent building line along the county roads, with the set back from the road to buildings to incorporate footpaths, public lighting and on street parking. The layout of residential properties in this area, in particular, shall include for open space to be provided to the rear of houses, in order that a building line close to the road can be maintained. The area of defensible space between the building and public space of the footpath should be carefully considered and appropriate proposals for same included in planning applications.
A high standard of building design will be required for all types of development in Kilbride. The design approach should be representative of Kilbride as a rural village with cues for building form demonstrably taken from the traditional and vernacular built heritage in the area. New building should respond to the individual site context and take due cognisance of adjoining development. Apart from a limited portion of on-street car parking, the bulk of car parking serving commercial areas shall be behind the building line. The use of high quality materials and finishes in the public realm will be promoted.

This Development Framework seeks to achieve a balance between facilitating further sustainable growth and development within Kilbride while ensuring that the existing rural character of the village is maintained and enhanced.

08 Heritage
There are no items in Kilbride listed on the Record of Protected Structures included in the County Development Plan. However, the Church of St. Brigid and the Sacred Heart is an attractive building and occupies a dominant setting in the village. It is an objective to preserve the character and setting of this building, including the trees on these lands.

There are a number of archaeological monuments in the village environs which include an Earthwork at Priest Town to the north of the village (SMRS Ref: ME02015 refers) and an Enclosure to the east at Baytown (SMRS Ref: ME051-009 refers). It is an objective to preserve and protect these features.

There are no Candidate Special Conservation Areas (c.SAC), Special Protection Areas (SPA) or proposed Natural Heritage Areas (pNHA) within the development boundary of Kilbride.

Development within the village should have regard to existing biodiversity within the significant stretches of hedgerow present. It is recognised that along the main roads passing through the village some removal of hedgerow and trees will be required to construct footpaths and create new entrances for access roads. However in other areas, new site layout plans should include for the preservation of natural features on the site, particularly trees and hedgerow, in the interests of both visual amenity and biodiversity.

This Development Framework seeks to protect and enhance the existing built and natural heritage of the village and will seek to ensure that all Government Guidelines are adhered to when considering new forms of development.

09 Movement & Access
Kilbride is situated at the junction of the county roads L-1007-30 (Ratoath Road), L-1009-11 (Ashbourne Road) and L-1007-40 (Hollystown Road). The village is in close proximity to the N2, N3 and R147 (former N3) national routes and motorways. The roads passing through the village are frequently used by commuters from outside of this area travelling to Dublin. The village therefore experiences a significant amount of through traffic which has implications for the quality of the environment and safety for pedestrians and cyclists. There is a limited amount of footpaths and public lighting present in the village.

The transport vision for Kilbride is to ensure that, where necessary, the use of private vehicles is facilitated in an efficient and equitable manner whilst encouraging the use of more sustainable modes of transport including pedestrian and cycle movement. In order to achieve this vision it will be necessary to provide for improvements in pedestrian and cycle facilities and traffic movement within the village. The provision of pedestrian and cycle links from existing residential developments to the village core will be a priority of this Development Framework.

Kilbride is not currently served by a public transport service.
Strategic Policies

SP 1  To promote the development of Kilbride in an integrated manner and to ensure that a balance of uses, necessary to sustain the local community, is achieved in the Development Framework area.

SP 2  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 3  To protect the character of the village through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the village.

SP 4  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:

   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 “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan.

SP 5  To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:

   i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.

   ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.

   iii) The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase I lands, lands within Phase II may be considered in this regard.

Policies

Water and Wastewater Services

WWS POL  To endeavour to maintain and provide adequate potable water and wastewater treatment infrastructure that is sufficient to meet the development needs of the village within this Development 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.
### Flood Risk

**FR POL 1**  To manage flood risk and development in Kilbride in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

**FR POL 2**  Where existing development to the east of the village envelop is at potential risk of flooding (A1 “Existing Residential”, B1 “Village Centre” G1 “Community Infrastructure” land use zoning objectives refer) as identified on the land use zoning objectives map, any significant extensions / upgrade including any extension to the existing National School 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. This may require detailed modelling of the adjoining Ward River.

**FR POL 3**  Any planning applications submitted seeking permission for new development proposed adjacent to minor field drains shall be accompanied by an appropriately detailed Flood Risk Assessment to fully consider potential impacts arising from the Ward River.

### Land Use

**LU POL 1**  To support a pattern of land use development which will strengthen the form and character of Kilbride as a rural village.

**LU POL 2**  To consolidate the central area of the village for commercial uses by supporting the development of local services and facilities including small scale retail, commercial and office use.

**LU POL 3**  To support a sustainable balance of new residential development within the village centre.

**LU POL 4**  To support the development of small scale businesses and the creation of employment opportunities in Kilbride subject to the provision of necessary infrastructure and protection of the rural character of the area.

**LU POL 5**  To support the development of the lands identified for E2 land use zoning objective (Phase 1) in the Order of Priority for employment creation purposes.

**LU POL 6**  In the case of the development of industrial lands adjacent to residential areas and community facilities, buffer zones shall be provided as well as adequate screening in the form of planting, landscaping and mounding as appropriate.

**LU POL 7**  To apply a flexible approach to the assessment of entrepreneurial start up business and small scale industrial and employment generating activities, where it can be demonstrated that the proposed use would have minimal impact on adjoining uses, primarily residential property.

**LU POL 8**  To require an appropriate density of development which will contribute to a compact urban form while respecting the context and character of the area.

### Urban Design

**UD POL 1**  To preserve the character of Kilbride and its setting by requiring that the height, scale, and design of any proposed development within the village and in the surrounding area should complement the character of the village and not diminish its distinctiveness of place.
| UD POL 2 | 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 3 | To improve street finishes, footpaths and the public domain. |
| UD POL 4 | To promote the development of a consistent building line in new residential areas. |
| UD POL 5 | To require the provision of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development. |

**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 Kilbride 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. |

**Heritage**

| HER POL 1 | To protect wildlife corridors including rivers, watercourses, trees and hedgerows within the development envelop of Kilbride. |
| HER POL 2 | To have regard to the bio-diversity value of existing trees and hedgerows in areas that are likely to be developed. |

**Objectives**

**Land Use**

| LU OBJ | To require that the lands identified with an E2 “General Enterprise & Employment” land use zoning objective should be developed on a phased basis in accordance with an agreed Master Plan. |

The Master Plan shall be prepared 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 lands;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan for the development and landscape management plan (post-completion of the development);
- 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 connecting to the town centre, and;
  3. Provision and access for Service Vehicles to the site.
- Address through quality design any potential impacts upon neighbouring land-uses.
### Community Facilities and Open Spaces

| CF OBJ 1 | To provide for the expansion of Kilbride National School and associated play areas should such a need arise during the life of this Development Plan. |
| CF OBJ 2 | To develop a walkway along the Ward River. |
| CF OBJ 3 | To support the continued operation of Kilbride GAA club. |

### Urban Design

| UD OBJ | To provide for the development of a continuous building line and active street frontage along the lands identified with a B1 “Village Centre” land use zoning objective. |

### Heritage

| HER OBJ 1 | To protect and enhance the setting of the Church of St. Brigid and the Sacred Heart and its associated grounds. |
| HER OBJ 2 | To enhance the landscape setting of Kilbride through the planting of native trees and hedgerows within and surrounding the village. |

### Movement and Access

| MA OBJ 1 | To implement appropriate traffic management and environmental improvement measures throughout the village. |
| MA OBJ 2 | To carry out improvements to the junction at the Church of St. Brigid and the Sacred Heart subject to the availability of finance. |
| MA OBJ 3 | To provide footpaths and to carry out general road improvements throughout the village subject to the availability of finance. |
| MA OBJ 4 | To co-operate with relevant transport bodies and authorities to support and encourage the provision of bus services in Kilbride. |
**Kilcock Environs Written Statement**

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Kilcock Environs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Position in Settlement Hierarchy</strong></td>
<td>Moderate Sustainable Growth Town - self sufficient towns providing supporting facilities for the town and its surrounding catchment.</td>
</tr>
<tr>
<td><strong>Position in Retail Strategy</strong></td>
<td>Level 3 Sub County Centre</td>
</tr>
<tr>
<td><strong>Population (2011) Census</strong></td>
<td>Not available</td>
</tr>
<tr>
<td><strong>Committed Housing Units (Not built)</strong></td>
<td>0</td>
</tr>
<tr>
<td><strong>Household Allocation (Core Strategy)</strong></td>
<td>398 No. Units</td>
</tr>
<tr>
<td><strong>Education</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Community Facilities</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Natura 2000 sites</strong></td>
<td>None. However, the Rye Water River which runs alongside the Environs area flows into the Rye Water Valley/Carton Special Area of Conservation</td>
</tr>
<tr>
<td><strong>Strategic Flood Risk Assessment</strong></td>
<td>Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 – 2019 states that further examination in line with The Planning System and Flood Risk Management Guidelines for Planning Authorities (OPW/DoEHLG, 2009) may be required. This has taken place and Flood Zones A and B have been identified.</td>
</tr>
</tbody>
</table>

**Goal**

To achieve a model of sustainable urban development through the promotion of an appropriate range of uses and sensitive enhancement of the natural environment where healthy, vibrant and diverse communities can grow.

**01 Town Context**

The Kilcock Environs in Meath constitute approximately 105 hectares (ha) of lands. They are contiguous to the County Kildare administrative boundary, adjoining the Moderate Sustainable Growth Town of Kilcock to the northeast. The lands are separated from Kilcock by the Rye Water River and are currently accessed from the town by the County Bridge (Meath Bridge) from the town square and by Balfieghan Bridge to the west of the R158 (Summerhill Road). The lands are approximately 1.2 km from the Kilcock Interchange on the M4 Motorway. The Royal Canal passes through Kilcock to the south of the environs.

The land use framework for the Environs seeks to ensure that they develop in an environmentally sustainable manner and in a planned, co-ordinated and integrated fashion. In order to facilitate the delivery of the vision for the Kilcock Environs, land use, movement and access and natural and built heritage strategies have been identified in this Written Statement. The land use strategy seeks to accommodate population growth in accordance with the levels of growth provided for in Table 2.4 (Core Strategy) of the County Development Plan and to provide for distinctive quality driven residential development and essential local commercial and community facilities. In addition, the land use strategy seeks to provide opportunities for expanding the existing employment base of the town and to ensure that adequate provision is made for appropriate commercial, community and educational facilities to serve future residents. Meath County Council has also had regard to
the statutory Local Area Plan for Kilcock adopted by Kildare County Council to ensure that an integrated approach to planning is established for the combined development envelop of Kilcock.

02 Water and Wastewater Services
There is presently only a minor water supply serving the small amount of existing development in the Meath environs of Kilcock. Kildare County Council has completed the North East Kildare Regional Water Supply Scheme, and consequently an agreement between Kildare County Council and Meath Council has been reached whereby sufficient capacity to serve the Kilcock Environs and Maynooth Environs will be made available.

Similar to water supply, waste water services for the Kilcock Environs are reliant on accessing capacity in the services operated by Kildare County Council. There is capacity in the Lower Liffey Valley Sewerage Scheme, to service lands in the Kilcock Environs identified for development in this Development Framework envelop.

Meath County Council has secured agreement with Kildare County Council to provide up to 10,000 Population Equivalent capacity (both water and wastewater) to be assigned between both Maynooth and Kilcock, as decided by Meath County Council. However, Kildare County Council will not be in a position to provide this capacity (particularly water) until such time as they can realise required planned capital expansion works. This is expected to be during 2015. The pipelines required to avail of this capacity are to be developer delivered as demand arises. The Council has no plans to provide these pipelines.

In the Kilcock Environs, it is important to acknowledge the presence of the Rye Water River and the impact it has on the Environs in terms of flood risk. The Rye Water River is the subject of severe flooding along its length. More localized inspections indicate, for example that the existing culvert near Balfagan House has insufficient capacity to facilitate the volume of flows for the catchment areas upstream causing severe flooding of the bridge culvert and the section of road way adjacent to the site. A Flood Risk Assessment Management Study (FRAMS) has been prepared for the environs area by RPS Consulting Engineers and it is intended this study will frame future flood management proposals for the area. Furthermore, the recommendations contained in the FRAMS have been approved as part of an infrastructural masterplan for the lands on either side of the County boundary. However, no substantive development has occurred at the time of preparing this Written Statement consequent to these planning permissions which were upheld on appeal to An Bord Pleanála. It is the undefended condition of this watercourse which must be considered in the determination of the appropriate land use zoning objectives having regard to the recommendations contained in "The Planning System and Flood Risk Management Guidelines for Planning Authorities" (OPW/DoEHLG, 2009). Meath County Council has commissioned JBA Consulting to undertake Strategic Flood Risk Assessment following the specific recommendations for Kilcock Environs as contained in the County Development Plan 2013 – 2019. This study has determined the outline of Flood Risk Zones A and B corresponding to the 1:100 and 1:1,000 year flood return periods. More vulnerable uses such as housing is not permissible in either zone unless a Justification Test has passed all 3 steps as set out in the guidelines referred to above. Having regard to the extent of lands zoned for residential use within the 2009 Kilcock Environs Local Area Plan, it is not considered that the final stage in Step 2 can be positively considered. There are adequate lands outside of Flood Zones A and B to accommodate the modest household allocation for Kilcock as contained in the Core Strategy of this County Development Plan.

1 Planning application reference numbers. DA100614, DA100697, DA100834, DA101044, DA110457 & DA110346,
03 Land Use

The Development Framework for the Kilcock Environs provides primarily for residential and employment land uses with ancillary community and recreational facilities. The latter uses are discussed in Sections 5.0 and 6.0.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 398 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 Kilcock Environs Local Area Plan and still available for development. The lands which have been identified for residential land use arise following the application of the sequential approach from Kilcock town centre outwards. It was considered that the other sites which were previously identified for residential development in the 2009 Local Area Plan are less favourable on the basis of their identified flood risk, peripheral location relative to the town centre or being land locked with no obvious or deliverable access available.

The 'Planning System and Flood Risk Management Guidelines for Planning Authorities' state that "the presence of flood protection structures should be ignored in determining flood zones. This is because areas protected by flood defences still carry a residual risk of flooding from overtopping or breach of defences and the fact that there may be no guarantee that the defences will be maintained in perpetuity". Consequently, lands which had a residential zoning and fall within the flood risk zones have been identified as F1 “Open Space” land use zoning objective. These areas can be included as part of residential development proposals on the adjoining lands subject to no vulnerable land uses being proposed therein and providing that these areas do not constitute all of the open space serving a development.

04 Residential Development

Development to date within the Environs lands consists of low density dwellings forming ribbon development along the local road network. These dwellings consist of single, dormer and two storey dwellings in a variety of designs and materials. Close to the County Bridge and south of the R125 (Dunshaughlin road), a cluster of buildings includes a stone farmhouse building and a gable fronted church.

Section 2.3.1 of Volume 1 of the County Development Plan outlines the settlement hierarchy for the county. 398 units have been allocated to Kilcock Environs within the Core Strategy of the County Development Plan as, indicated in Table 2.4 of the said plan. There are no extant permissions for multiple unit residential developments in place in the Environs.

The settlement strategy of the Development Plan emphasises that Moderate Sustainable Growth Towns should develop in a self-sufficient manner and that any increase in population should occur in tandem with employment opportunities and capacity in physical and social infrastructure. The introduction of the quantity of housing set out in the Core Strategy to the Environs will radically alter the character of the area. It is important that development occurs in a manner that recognises and responds to the presence and heritage of Kilcock town and that provides supporting services to the new residents of the area.

The average density set down for Kilcock Environs in the County Development Plan (Table 2.4 refers) is 35 units per hectare. In this context, there is a requirement for approximately 11.4 hectares of residential land to be identified to satisfy this allocation. There remain 63.5 hectares of lands identified within the existing Kilcock Local Area Plan 2009 for residential use. Residential lands will be delivered on a phased basis as illustrated on the land use zoning objective map. This followed the carrying out of an examination of the lands previously identified for residential land use noting that all previously identified lands are still available for development. The lands included within Flood Risk Zones A and B were excluded from consideration in this regard. 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 outwards (taken at the Town Square), proximity to public transport corridors and proximity to educational facilities.

Two sites have been included in Phase 1 to accommodate the household allocation. The first of these adjoins the R125 (Dunshaughlin road) to the west and extends eastwards. This site should provide for a primary school of 1.6 hectares, a neighbourhood centre and can accommodate a maximum of 250 residential units. Any planning application for development on these lands should include a site layout plan showing the proposed layout for the entire site as illustrated on the land use zoning objectives map. The layout should provide for the clustering of the primary school site and the neighbourhood centre and connectivity, particularly for pedestrians and cyclists between Character Area 1 and Character Area 2.

The second site in Phase 1 adjoins site 1 to the east of same. It can accommodate a maximum of 150 residential units. Any planning application for development on these lands should include a site layout plan showing the proposed layout for the entire site as illustrated on the zoning map. This should allow for connectivity, particularly for pedestrians and cyclists between Character Area 1 and Character Area 2.

The other sites which were previously identified for residential development in the Kilcock Environs Local Area Plan (2009) were considered less favourable on the basis of the evaluation undertaken. 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

Kilcock is included in the Gateway Core Economic Area in the Regional Planning Guidelines for the Greater Dublin Area corresponding with the Metropolitan Area. Maynooth and Leixlip are identified as a Core Economic Area with the towns of Kilcock and Celbridge providing a supporting role. Kilcock is identified as a District Employment Centre in the Hierarchy of Economic Centres contained in the County Development Plan. The main impetus of this Development Framework is to accommodate growth in the Kilcock Environs in a balanced and sustainable manner, which integrates with the overall development of Kilcock Town. The provision of employment opportunities to complement the existing spatial configuration of economic activity in Kilcock and in a location that is accessible to new residential areas is an important component of this. In order to achieve it, land has been zoned to the west of the Summerhill Road (R158) to cater for employment generating uses, with an E2 "General Enterprise & Employment" land use zoning designation. In accordance with the Economic Strategy of the County Development Plan, there will be a particular focus on encouraging industries associated with manufacturing, logistics, distribution and supply chain management in the Kilcock Environs reflective of the accessibility afforded to such lands and the proximity to the M4 Interchange. The County Development Plan indicates that such centres should cater primarily for small to medium scale enterprise and manufacturing uses allowing for the full range of industrial processes to take place within a well designed and attractive setting. The development of small to medium scale office based industry will be accommodated in Moderate Sustainable Growth Towns on suitable sites.

This land use zoning provision will ensure balanced development within the area, providing opportunities to facilitate employment within close proximity to residential areas and the existing town centre, subject to suitable infrastructure and accessibility provisions. It is anticipated this will also have the potential to aid in arresting commuter travel patterns in the area.
The F1 “Open Space” land use zoning provision is provided along the northern edge of the Rye Water River, abutting the E2 “General Enterprise and Employment” zoned lands to provide a buffer with the waterway and facilitate the continuation of a linear park in the Kilcock Environs area.

The location of the lands identified with an E2 “General Enterprise and Employment” land use zoning objective is also along an identified route (but indicative alignment) of the orbital road connection to the M4 interchange as identified within this Development Framework and included as an objective in the Kilcock Local Area Plan, prepared by Kildare County Council. This location is therefore considered optimal in ensuring suitable access to the existing strategic M4 corridor and when complete, will provide a direct link to land zoned for employment uses within Kilcock Town and opportunities for commercial synergies. The delivery of this section of roadway, in tandem with employment generating uses in this area, will also further the progression of an inner relief road from the R158 (Summerhill Road) through the northern environs of Kilcock, to the M4 interchange.

In order to realise this connectivity, it will be a requirement that the section of the distributor road which will provide a link between the R148 (Maynooth Road) and the roundabout at the R158 (Summerhill Road where the orbital road will tie in to the east) and which is located within the administrative area of Meath County Council is provided in tandem with the development of employment uses. The delivery of this piece of road infrastructure, together with service infrastructure shall be developer driven. The details of the road alignment and design shall be subject to the written approval of the Planning Authority prior to any development being approved within the “General Enterprise and Employment” lands.

Commercial development in the A2 “New Residential” zoned lands of the Kilcock Environs will be restricted to meeting local needs in the form of local shops/services.

06 Community Facilities & Open Spaces

There are no existing community facilities in the Kilcock Environs given that the lands are presently largely undeveloped. Kilcock town benefits from the availability of social infrastructure including sporting clubs (GAA, athletics, football, rugby and canoeing), a musical society, a playground, a gym, a golf course, childcare centres and a full range of pre school, national and second level educational facilities. In order to create a sustainable community, it is important that social facilities, including recreational facilities, are provided in the development of the Environs in tandem with the establishment of new residential communities.

The riverside amenity area will be complemented by a series of connecting areas of open space distributed throughout the Environs area as illustrated on the land use zoning objectives map. As with the riverside amenity area, these areas of open space shall be delivered in tandem with the development of adjoining lands. The overall layout of residential areas shall ensure that the open spaces are inter-linked to provide green corridors throughout the Environs area and to enhance accessibility between the spaces.

An area of 1.6 hectares has been reserved to provide for a primary school. Lands extending to approximately 3 hectares have also been identified for G1 “Community Infrastructure” land use zoning objective at the eastern end of the Kilcock Environs. These shall be used to provide for associated uses for the newly established residential uses, including sporting and recreational facilities which should be available for use by the school. Meath County Council shall continue to liaise with the Department of Education and Skills to monitor the need for new primary and post primary educational facilities within the Kilcock Environs.
07 Urban Design
The Kilcock Environs are largely undeveloped at present. Therefore it is important that the urban design of new development is of a high standard in order to satisfactorily connect new development to the existing urban fabric of the town. The Kilcock Environs Local Area Plan 2009 contained extensive guidance in Section 5 Urban Design Concepts and a Character Areas Urban Concept Map to assist prospective developers in preparing acceptable residential proposals. This Development Framework has extracted the relevant guidance as it relates to the lands retained within Phase I residential noting that it is not expected that the remainder of the residually zoned lands will be required within the life of this Development Plan. Design guidance is provided for Character Area 1 & 2 accordingly.2

7.1 Character Areas
There are separate character areas denoted within the lands identified primarily for residential uses whereby a distinct layout and architectural style in each character area is required. In order to achieve this, a design statement and rationale for each area shall be approved at pre-application stage with Meath County Council. It is envisaged that the architectural expression should distinguish various building use through design. Set out below are indicative standards/provisions for each of the character areas.

7.1.1 Character Area 1

<table>
<thead>
<tr>
<th>Building Height:</th>
<th>Predominantly two - four storey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Layout:</td>
<td>Strong urban edge with uniform building lines (subject to occasional punctuation), fronting onto distributor road. Architectural priority sites at locations southwest and southeast of junction/ possible roundabout between R125 (Dunshaughlin road) and new orbital road. Sensitive building transition height with existing dwellings/protected structures and suitable separation distances/screening. Parkland walkway linking to riverside park. Retain vistas from Character Area to church towers and other recognised landmarks in the town. Soft landscape park areas within scheme, including potential for formal play park. Linear Park Pocket.</td>
</tr>
<tr>
<td>Land Use:</td>
<td>Residential, educational, community and local commercial uses.</td>
</tr>
<tr>
<td>House Type:</td>
<td>Mix of apartments, townhouses and detached/semi-detached dwellings on lands to tie in with existing buildings at an appropriate scale.</td>
</tr>
</tbody>
</table>

7.1.2 Character Area 2

<table>
<thead>
<tr>
<th>Building Height:</th>
<th>Predominantly two - four storey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Layout:</td>
<td>Strong urban edge with uniform building lines (subject to occasional punctuation), fronting onto orbital road and R148 Maynooth Road/Rye Water River. Architectural priority sites at select locations along spinal road. Parkland walkway linking to riverside Linear Park. Pedestrian and vehicle linkages to R148 Maynooth Road and town. Pocket Park provision. Existing power supply lines relocated</td>
</tr>
</tbody>
</table>

2 Please note that Character Area 1 now refers to the former Character Area 4 and Character Area 2 now refers to Character Area 5 of the 2009 Kilcock Environs Local Area Plan.
A number of architectural priority sites have been identified demarcating key nodal points on the land use zoning objectives map. A very high standard of design, finish and materials is expected to address these sites and the architectural form should be distinctive from traditional suburban house design. The onus is on creative architectural expression and quality of design and finishes as opposed to the provision of unnecessarily tall buildings. It is envisaged that building height in this area would not exceed 4 storeys.

Development on the residential zoned land should provide a strong urban edge with uniform building lines (subject to occasional punctuation), fronting onto the orbital road and R148 Maynooth Road/Rye Water River. Buildings and their curtilages shall not be permitted to turn their back onto the orbital road and large expanses of screen boundary walls and other inactive street level treatments shall be avoided. Landscaping and surface treatments along the edges of the Boulevard type road shall be finished with durable materials and consist of high quality materials. Street lighting along the orbital route shall be uniform throughout its length and shall be of an interesting design, while meeting relevant standards for public lighting. The existing power supply lines in this area should be relocated underground. Views along the southern part of these lands in a western direction should be retained and enhanced.

Where new development abuts established ribbon type residential buildings (predominantly located within the lands identified with an A1 “Existing Residential” land use zoning objective) fronting onto the county class road network, suitable separation distances shall be retained. The building heights of existing properties shall be respected and where new development is taller than these existing houses, a sensitive transition in building scale will be required. New development shall be designed in such a manner to mitigate and avoid overlooking of existing dwellings. High levels of screening, by way of natural boundaries of indigenous trees and hedgerows shall be provided where appropriate. Where existing natural screening occurs there shall be a preference to retain and reinforce planting in such instances. Existing site topography and finished floor levels shall be considered with regard to proposed building heights abutting existing dwellings fronting onto the county road network within the Development Framework area.

08 Heritage

The place name Kilcock is derived from the Irish ‘Cill Coca’ the Church or Cell of Coca. St. Coca was an early Christian missionary and she founded the first Church in Kilcock circa 550 A.D. From about the 6th century the Rye Water River marked the boundary of the Kingdoms of Leinster and Meath. By 1299 the Normans had established a manor and settlement at Kilcock and the medieval town extended to the limits of the outer enclosure of the early Christian centre. This enclosure extended to circa 14 acres and the outer boundary survives in the present curved street system surrounding the town square.

The town’s street pattern reflects its historical development. The earliest settlement is to be found around the burial ground at Church Lane. The narrow, twisting streets are typical of medieval towns and now form an attractive feature. The Market Square and Harbour Street, dating from the 18th century, contain some fine terraces and individual buildings reflecting the relative prosperity the town enjoyed at the time. Kilcock town centre has suffered a slow stagnation during the 20th century. Much of the recent development that has taken place in
the town has been to the south of the canal and railway, leaving the historic core somewhat isolated and experiencing dereliction and decline.

The Kilcock Environs are located in the ‘Royal Canal’ landscape character area, as defined in Appendix 7 of Volume 2. This area has a high landscape value, with medium sensitivity and regional importance. The landscape adjacent to the Royal Canal is rolling lowlands, which is more open due to larger arable field patterns and in general this area is less densely vegetated. Views along the Royal Canal are available at the various stone bridges crossing the canal into Kildare and these provide good vantage points and views across the lowland. The land use in the area is predominantly arable farmland with areas of scrubby pasture.

While there are no recorded monuments within the development area, there are two Protected Structures:

- The first Protected Structure is denoted as the Little Chapel of the Assumption (ref no. MH049-103), which is described as a detached single cell church, built in c.1820,
- The second Protected Structure is a two storey 4 bay farmhouse with three stacks (ref no. MH049-102), adjacent to the Little Chapel of the Assumption.

A section of the Royal Canal, which runs adjacent to part of the southern boundary of the environs and is located in County Kildare, is designated as a proposed Natural Heritage Area. The Rye Water River which passes to the south of the Environs area connects to the Rye Water Valley/Carton Special Area of Conservation outside Maynooth. The main importance of the site lies in the presence of several rare and threatened plant and animal species, and of a rare habitat; thermal mineral petrifying spring. The woods found on Carton Estate and their birdlife are of additional interest. It is critical that development within the Environs area takes cognisance of this site of international importance and that development will not result in any negative impact on this site.

The Environs area comprises 14 agricultural fields separated primarily by mature hedgerows. A number of small watercourses and drainage ditches traverse the lands, draining to the Rye Water River. Mature trees and hedgerow belts consist of a mix of mature native species and form natural visual and landscape features in the area.

Meath County Council will seek to protect the natural and built environment and natural assets of the Environs and will resist proposals which would be likely to have an adverse impact upon the environment.

09 Movement & Access

Kilcock is well connected at a regional and national level in terms of transport, with the M4 Motorway located to the south of the town and access available to a number of strategic regional routes linking the environs area to Maynooth, Dunshaughlin and Trim. The transport principles for this area include:

- To provide a northern orbital road corridor within the Development Framework area and suitable linkages with the existing road network; and
- To provide robust linkages between the Development Framework lands and Kilcock Town and existing and future strategic transport corridors.

It is intended that the northern orbital road serving the Northern environs of Kilcock will eventually connect the Maynooth Road (R148) from the east to the existing roundabout junction along the Summerhill Road (R158) to the west. It may be possible to then extend this roadway through the employment generating lands and beyond within the Development Framework area to the county boundary with Kildare. However, it is accepted that it will take a considerable period to realise this objective as it will be delivered by developers in tandem with development and well beyond the life of the current County Development Plan period. It
is expected that the section of this roadway linking the R125 (Dunshaughlin Road) to the
Maynooth Road (R148) will be delivered during the life of this Plan in conjunction with
primarily residential development.

In the longer term, it is intended that this route will connect to the interchange at the M4
within the County Kildare administrative area. This would essentially create a relief road
around the northern environs of Kilcock town and has potential to relieve congestion in the
town centre. Recent upgrade works to the Summerhill Road, with the provision of
roundabout, have been designed to cater for future lead in roads.

The development of new roads through these lands should be based on the creation of a
series of interlinked streets, with high levels of connectivity and permeability. A hierarchy of
roads should be evident with design tailored to meet the specific functions of each road, e.g.
distribution, local and residential. Traffic and speed control measures should be integrated
into the design and layout of new roads rather than through add on measures such as speed
ramps. It is also important that transport linkages including vehicular, pedestrian and cycle
linkages are created and/or improved between the town and the environs at appropriate
locations. No access provision to serve individual buildings shall be permitted from the new
orbital street, except in exceptional cases and where such provision would not affect the
capacity and movement of vehicles along the orbital road. In addition to traffic carrying
functions, streets and roadways have a major role to play in place making and urban design.
This latter role is to be emphasised in new development in the Kilcock environs.

At present, there are limited pedestrian routes within the development envelop and no
cycleways. As a result, pedestrians and cyclists generally share road space with vehicles.
While some shared usage of roadway may be acceptable on low traffic, low speed, residential
streets, separate footpaths and cycleways are necessary on busier streets and roads and
should be provided in development proposals.

Kilcock rail station and bus service are accessible from the Development Framework lands.
The layout of development lands in close proximity to these services should particularly
facilitate walking and cycling to the station and bus stops in order to encourage the use of
public transport by residents of the environs area.

**Strategic Policies**

| SP 1 | To encourage the sustainable development of the Kilcock Environs in a
comprehensive manner which will integrate with the existing built up area of
Kilcock town. |
| SP 2 | To seek the development of the Kilcock environs on a balanced and sustainable basis
whereby residential development is matched by the delivery of key physical and
social infrastructure and a strong economic base in the town. |
| 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:
   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 “Residential Phase II (Post 2019)” are not available for
      residential development within the life of this Development Plan. |
Policies

Water and Wastewater Services

**WWS POL** To endeavour to maintain and provide adequate potable water and wastewater treatment infrastructure that is sufficient to meet the development needs of Kilcock Environs within this Plan period.

Flood Risk

**FR POL 1** To manage flood risk and development in Kilcock in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

**FR POL 2** 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 Kilcock. 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.

**FR POL 3** Any planning application which seeks planning permission to undertake development within areas identified with A2 "New Residential", E2 "General Enterprise & Employment" and G1 "Community Infrastructure" land use zoning objectives 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 "The Planning System and Flood Risk Management Guidelines for Planning Authorities" (November 2009). In particular, 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.

**FR POL 4** A Flood Risk Assessment and Management Study (FRAMS) has been carried out for this area. All development with an extant planning permission within the Kilcock Environs development boundary area shall be required to comply with the guidance and recommendations of the FRAMS which pre dated the preparation of the Strategic Flood Risk Assessment & Management Study for Kilcock.

Residential Development

**RD POL** To ensure that residential development within Kilcock Environs is carried out in tandem with the development of robust and permeable connections between the Environs, Kilcock Town and public transport routes and future strategic transport corridors.

Commercial, Economic and Retail Uses

**CER POL 1** To recognise the status of the northern environs of Kilcock within the Metropolitan Area of the Greater Dublin Area and as a supporting centre to the Maynooth/Leixlip Core Economic Area, in proximity to the M4 Corridor, by encouraging employment generating development at an appropriate scale and nature, subject to normal planning considerations and the proper planning and sustainable development of the area.
To encourage and facilitate the development of a new neighbourhood centre to meet the needs of new and growing centres of population in Kilcock Environs at a location which enables convenience needs to be met locally and thus reduce the need to travel to the town centre. The neighbourhood centre shall be developed in proximity to compatible community/educational facilities.

### Community Facilities and Open Spaces

| CF POL 1 | To ensure the provision of adequate recreational and amenity facilities in the Kilcock Environs. |
| CF POL 2 | To provide open space on a hierarchical basis throughout the Kilcock Environs in order to enhance the choice and accessibility of open space facilities. |
| CF POL 3 | To facilitate the Department of Education and Skills in the necessary provision of educational facilities within the Kilcock Environs by reserving lands for such uses in the Local Area Plan. |

### Urban Design

| UD POL 1 | To ensure that all development proposals adhere to the design guidance provided in this Development Framework and in Volume I of the County Development Plan 2013-2019. |
| UD POL 2 | 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. |

### Heritage

| HER POL 1 | To ensure that the provision of water services and surface water management proposals in the Environs area of Kilcock will not result in any undue impact on the Rye Water Valley/Carton SAC site. |
| HER POL 2 | To have regard to the bio-diversity value of existing trees and hedgerows in areas that are liable to be developed and to seek their retention as part of development proposals. |
| HER POL 3 | To seek to provide public access to lands which has been identified with an F1 “Open Space” land use zoning objective. |

### Movement and Access

| MA POL 1 | To establish a clear road hierarchy in the Kilcock Environs, in which each of the road links has a function and where the mixing of national, regional and local traffic is reduced to the minimum possible. |
**MA POL 2** To promote and facilitate the development of cycling and walking facilities in the Kilcock Environs by securing the development of a network of safe cycle routes and footpaths on new and existing roads and on routes reserved exclusively for pedestrians and cyclists.

**MA POL 3** To provide clear delineation between road hierarchy and their functions through the design process.

**MA POL 4** To ensure that traffic safety measures are incorporated into the design of all new roads.

**MA POL 5** To require the provision of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.

**MA POL 6** To provide for an integrated network of cycle ways throughout the Environs in order to promote more sustainable modes of transportation.

**MA POL 7** To ensure that cycleways and footpaths are overlooked by adjoining development and are provided with an adequate level of public lighting.

## Objectives

### Water and Wastewater Services

**WWS OBJ** To require that a Water Services Provision Strategic Framework Plan (Water / Wastewater / Surface Water Management) is provided, with details to service the entire County Meath lands in the Kilcock Environs and submitted for approval to Meath County Council Infrastructure Water Services at pre-application stage. The Plan shall include, inter alia:

- That the optimum solutions are provided for water supply, wastewater conveyance and surface water management for the entire lands.
- The locations, sizes and design capacities of strategic mains serving the entire lands with spurs off for serving individual landholdings.
- Identify how water supply will be brought from this scheme to serve the development lands and the actual installation of the infrastructure necessary to provide water supply to serve the development lands.
- How the waste water will be conveyed from the development lands to discharge into the Lower Liffey Valley Sewerage Scheme and the actual installation of the infrastructure necessary to provide waste water provisions to serve the development lands.
- How the surface water from the entire County Meath lands in the Kilcock Environs will be managed.
- Demonstrate that the water services and surface water management proposals will not lead to undue impact on relevant European sites.

### Flood Risk

**FR OBJ** A Flood Risk Assessment and Management Study (FRAMS) has been carried out for this area. All development with an extant planning permission within the Kilcock Environs development boundary area shall be required to comply with the guidance and recommendations of the FRAMS which pre dated the preparation of the Strategic Flood Risk Assessment & Management Study for Kilcock.
Residential Development

**RD OBJ 1** To accommodate, on the lands identified on the land use zoning objectives map to the east of the R125 (Dunshaughlin road), a maximum of 250 residential units and a neighbourhood centre and to reserve a site of 1.6 hectares for a primary school within these lands. The primary school site and neighbourhood centre shall be located adjacent to each other. Any application for development on these lands shall be accompanied by a Master Plan illustrating the layout for the site in its entirety as illustrated on the land use zoning objectives map. The layout shall make provision for connections, particularly pedestrian and cyclist, between Character Area 1 and Character Area 2.

**RD OBJ 2** To accommodate, on the lands identified on the land use zoning objectives map to the north of the Rye Water River, a maximum of 150 residential units. Any planning application for development on these lands should include a Master Plan showing the proposed layout for the entire site as illustrated on the land use zoning objectives map. This should make provision for connectivity between Character Area 1 and Character Area 2.

Commercial, Economic and Retail Uses

**CER OBJ** To develop lands identified with an E2 “General Enterprise and Employment” land use zoning objective generally in accordance with the guidance provided in Volume I of the County Development Plan. The development of these subject lands shall provide for the extension of the orbital road corridor reference in MA OBJ 1. The detailed alignment and design of the road way, cycle paths and landscaping associated with this route (located within the administrative area of Meath County Council) shall be agreed with the Planning Authority in consultation with Kildare County Council and where necessary other relevant bodies e.g. OPW & Waterways Ireland. The design of this roadway shall allow for its extension beyond the employment generating lands within the Development Framework area to the county boundary with Kildare.

Community Facilities and Open Spaces

**CF OBJ 1** To provide a site of 1.6 hectares in extent for primary education facilities, catering for up to 24 classrooms on the lands identified for A2 “New Residential” land use zoning objective (RD OBJ 1 refers).

**CF OBJ 2** To develop a riverside walk and linear amenity area adjacent to the Rye Water River in accordance with a landscaping and amenity development programme that maintains a facility for vehicular access to the river for periodic cleaning purposes and provides connections for walking routes.

**CF OBJ 3** To require the delivery of the lands identified with an F1 “Open Space” land use zoning objective shown on the Kilcock Environ land use zoning objectives map in tandem with residential development. The Planning Authority will make an allowance for the inclusion of such areas as part of the public open space requirements for residential development proposals on the adjoining lands subject to no vulnerable land uses being proposed therein.
Heritage

**HER OBJ 1**
To facilitate the development of amenity walkways along streams and hedgerows. All proposals are likely to require a full Appropriate Assessment which must be informed by ecological surveys of the relevant area.

**HER OBJ 2**
To require the submission of an ecological impact assessment with the Water Services Provision Strategic Framework Plan and for any proposals for development of the amenity walkway along the Rye Water. The ecological impact assessment shall demonstrate that there will be no negative impact on the Rye Water Valley/Carton SAC. Proposals for the amenity walkway and other works along the Rye Water shall also be subject to Appropriate Assessment screening and a Stage 2 Appropriate Assessment if necessary. The Ecological Impact Assessments and Appropriate Assessment screening will be forwarded to the National Parks and Wildlife Section of the Department of the Arts, Heritage & the Gaeltacht for their comments and the Planning Authority shall have regard to their comments in the making of a decision.

Movement and Access

**MA OBJ 1**
To reserve free from development the permitted Local Distributor Road within the Kilcock Environs area extending from the R148 (Maynooth Road) to the southeast, to the roundabout along the R158 (Summerhill Road) with provisions for suitable links and tie in provisions to the adjoining road network in County Kildare. The permitted alignment of this road is shown on the land use zoning objectives map.

**MA OBJ 2**
To facilitate the provision, in tandem with development, of the section of the Local Distributor Road extending from the R148 (Maynooth Road) to the existing R125 (Dunshaughlin Road) with provisions for suitable links and tie in provisions to the adjoining road network in County Kildare. Any planning application seeking consent to construct this section of roadway shall be accompanied by an appropriately detailed Flood Risk Assessment considering the existing un-defended flood extents. Furthermore, any development within the subject lands shall be subject to Appropriate Assessment pursuant to the Habitats Directive to ensure that the proposed development will not adversely impact upon the qualifying interests of any Natura 2000 sites.

**MA OBJ 3**
To carry out general road improvements in the Kilcock Environs, including junction tie in works and upgrades to facilitate the provision of a new spinal road.

**MA OBJ 4**
To investigate the provision of a one way traffic management system at Meath Bridge and traffic management plans for the Kilcock area in conjunction with Kildare County Council. All traffic management proposals in this area shall include suitable provisions for pedestrians and cyclists.

**MA OBJ 5**
To implement appropriate traffic management and environmental improvement measures throughout the Environs following the completion of the traffic management plan required pursuant to MA OBJ 4 above.
## Kildalkey Written Statement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Kildalkey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
<td>Village - Local centre for services and local enterprise development</td>
</tr>
<tr>
<td>Position in Retail Strategy</td>
<td>Fourth tier retail centre</td>
</tr>
<tr>
<td>Population (2011) Census</td>
<td>663</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>6 No. committed units</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>20 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>National School</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Church, Parochial Hall and St. Dympna’s G.A.A grounds.</td>
</tr>
<tr>
<td>Natura 2000 sites/Natural Heritage Areas (NHA)</td>
<td>No Natura 2000 sites within the village. A tributary of the Tremblestone River flows through the village and drains to the River Boyne which is designated a Special Area of Conservation (SAC) and Special Protection Area (SPA).</td>
</tr>
<tr>
<td>SFRA</td>
<td>No detailed SFRA required. Flood Zones identified on CDP maps.</td>
</tr>
</tbody>
</table>

### Goal

To make a positive contribution to the development of Kildalkey 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

Kildalkey is approximately 7km west of Trim, 5km south of Athboy and 7 km north east of Ballivor. The village is located at the confluence of three county roads leading to the above named settlements and a minor county road known locally as the “Boreen”. The village has a distinctive rural character with some important heritage buildings, including the former convent and the present parish church. Kildalkey essentially provides local services for a generally rural hinterland.

The statutory land use framework for Kildalkey 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. This land use framework 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.

In order to facilitate the delivery of this vision for Kildalkey, land use, movement and access and natural and built heritage strategies have been identified in this Written Statement. The land use strategy for Kildalkey seeks to accommodate modest levels of population growth in accordance with the levels of growth provided for in Table 2.4 Core strategy of the County Development Plan. The household allocation of 20 no. additional units provides for an extension befitting the village’s position in the county settlement hierarchy. The provision of a compact, vibrant and effective Village Centre is essential if Kildalkey is to cater for its current and future population needs in a sustainable manner. This land use framework provides that new land-usezonings should be closely linked to, and integrated with, the existing Village, thereby encouraging more sustainable modes of transportation such as walking and cycling.
02 Water and Wastewater Services
The Village is currently served by Kildalkey waste water treatment plant to the north of the Village located outside of the development boundary. It is designed to cater for a design capacity of 900 population equivalent (PE). There remains 290 PE available in the waste water treatment plant, noting the extant permission for a residential development of 6 no. additional units and a 72 bedroom nursing home.

Water supply for the village is obtained from the Athboy water treatment plant which also services the town of Athboy and Rathcairn. The remaining PE for the entire catchment is 1,500. Future development proposals will be considered in this context.

03 Land Use
The land use pattern evident in Kildalkey 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 (lands identified for B1 "Village Centre" land use zoning objective) should be conserved. On the Athboy road, there is an existing row of two storey dwellings, some of which have converted ground floors to commercial use. However, in contrast on the Trim road, the village core area consists of individual detached dwellings on relatively large plots. These have been retained primarily in residential use, with the exception of one site which comprises a village store and petrol station. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a main street, a level of commercial activity is also required to make villages viable. In order to ensure that such possibilities can be realised, the level of residential versus commercial use should be monitored where “living over the shop” schemes should be promoted to ensure a non-residential ground floor use. Relaxation of development standards may be considered where appropriate backland development can provide alternative residential accommodation to secure on-street commercial activity.

04 Residential Development
Kildalkey has been the subject of substantial residential development in recent years having regard to its former scale and form, specifically the construction of medium scale residential development projects. This is evidenced by the population increase of the village between 1996 and 2011 from 149 to 663 persons. The Core Strategy of the County Development Plan seeks to limit the further expansion of the village at a more moderate rate than experienced over the past decade. Further development and growth will 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 Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 20 no. units to Kildalkey over the 2013-2019 period. There are 6 no. committed units that relate to one planning application. A parcel of land off the Athboy Road north of the village centre is identified as Phase 1 in the Order of Priority. Its location 260 metres from the village centre and proximity to existing services make it a suitable location for residential development. Furthermore, the development of this land would open up an opportunity to develop the amenity lands to the rear. 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 20 units. All other lands are identified as Residential Phase II (Post 2019) and are not intended for release within the life of this County Development Plan.

The evaluation of residential lands has had regard to the recommendations of the Strategic Flood Risk Assessment undertaken for the County Development Plan and to the identification of Flood Zones A and B respectively. It is noted that there is a permitted nursing home on lands identified for A2 “New Residential” land use zoning objectives. It is uncertain whether or not this permission will be realised. In any event, this land has been identified as Phase II
in order to ensure the household allocation for the village is not exceeded. Should an application be submitted seeking to extend the appropriate period of the planning permission, it shall be considered on its merits and shall not be refused on the basis of being included in Phase II Residential (Post 2019).

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
Kildalkey is identified as a fourth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a local convenience shop, a public house and a hairdressing shop. The Village would benefit from having a greater range and variety of such facilities.

The 2011 Census recorded 58% of the population aged 15 years and over as being at work. There is land zoned for village centre uses which also provides opportunities for small to medium sized enterprises to develop. To date, the retail core area has been retained primarily in residential use. No land was identified for employment generating uses in the 2009 Local Area Plan. The Planning Authority has not considered it necessary to identify specific lands for employment generating uses in this Development Framework. It is considered that the development of industrial or manufacturing uses in Kildalkey would be inappropriate having regard to its rural character and current population. Furthermore, it would militate against the orderly development of such uses in Trim which is approximately 7km from the village and is designated as a District Employment Centre in the County Development Plan. This Development Framework has ensured that sufficient and appropriately located land for village centre uses has been identified for the life of the County Development Plan and beyond.

06 Community Facilities and Open Spaces
St. Dymna’s National School is located centrally in the village. However, it is noted that a recent planning application was submitted to the Planning Authority seeks the relocation of the existing National School to a site on the Athboy road. It is proposed to construct a new 12 classroom National School. Pending the outcome of the application, there may be an opportunity to redevelop the existing school site for other community uses. The Roman Catholic Church is located adjacent to the existing National School. St. Dymna’s cemetery is located on the Athboy road outside the development boundary. There is also a Parochial Hall on the Athboy road. St. Dymna’s G.A.A ground is located adjacent to the village centre to the rear of Coneylogan and immediately adjoining Bellview Court residential development from which it shares its access.

Planning permission was also granted in 2010 on land to the east of the G.A.A grounds for a nursing home, medical centre, recreational hall and retirement homes however development has not commenced to date. The existing level of civic and community facilities should continue to be monitored to cater for the Village’s needs having regard to the population now resident. It is essential that sufficient community facilities are established, catering for all age groups. Sufficient lands have been reserved for such infrastructure to accommodate both existing and proposed future populations.

The main provision of open space in Kildalkey is the G.A.A hurling field and the amenity area behind the school and Parochial House. Residential land to the front of the amenity land has been identified as Phase 1 in the Order of Priority. There may be an opportunity to open up the amenity land as part of a residential scheme on the said lands. This should be pursued through the development management process. A number of open spaces within existing
housing estates are also visible. Trees associated with the Church and Parochial House on the approach roads contribute greatly to the attractiveness of Kildalkey. The Village is lacking in safe walking and cycling networks to maximise upon and appropriately utilise existing natural and man-made environmental assets, their settings and views. Any new development should be provided in conjunction with pedestrian and cyclist linkages with the village core area.

07 Urban Design Guidance
The focal point of the village is the R.C. Church and St. Dympna’s National School. It is noted that previously these two focal buildings were reversed with the original national school being located where the church is and vice versa. Individual dwellings developed in a linear fashion from this focal point on the Trim, Ballivor and Athboy roads with Trim road in particular is dominated by ribbon development. In more recent years, housing developments were constructed to the rear of the various rows of linear dwellings. The village core area consists primarily of existing two storey residences along the Athboy road and detached dwellings on large plots along the Trim road. It would be desirable to prepare an urban design framework for the village. It is important that any new development respects the rural character of the village. Section 11.1.7 and the Meath Rural Design Guide set down in the County Development Plan deal with Urban Design and Architectural Features. High quality architecture and urban design should be demonstrated in any future redevelopment of the town centre and new residential schemes.

08 Heritage
The built and natural heritage of the Kildalkey area are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to residents and visitors. There are a number of buildings and structures of historical significance within Kildalkey. The Village has five structures included in the Record of Protected Structures (RPS). These include St Dymphna’s Church and the Parochial House (Alms House).

Kildalkey does not have any items on the Record of Monuments and Places (RMP) within the development boundary. However a Church, reference ME029-020, is recorded at the cemetery off the Athboy road just north of the development boundary. The continued protection of the built heritage of Kildalkey is intrinsic to the sustained success and viability of the Village itself.

Although the Village and the surrounding environs hold environmental assets, none are designated at international level; the Village does not contain nor is it adjacent to any Natura 2000 sites. However a tributary of the Tremblestone River flows through the village and drains to the River Boyne which is designated a Special Area of Conservation (SAC) and Special Protection Area (SPA).

The village also contains a number of trees of amenity value which are associated with a number of protected structures, namely Kildalkey Parochial House and the Roman Catholic Church. These contribute greatly to the attractiveness of Kildalkey.

The protection of the natural environment of Kildalkey 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 strategy 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.
- 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.

All vehicular roads are designed in a manner that incorporates passive calming of traffic.

Kildalkey is served by a poor level of public transport. The roads leading to Trim, Ballivor and Athboy are circuitous. 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. Presently, the village is served by the No. 111 service which connects Dublin to Cavan via Trim, Kildalkey, Athboy and Granard. This connects the village to Athboy & Trim albeit once a day in each direction. In particular, it is essential to develop a more regular shuttle bus service to Trim and Athboy which would improve the range of services available to the resident population.

The 2011 Census of Population recorded that 64% of the population aged 5 years and over travel by car (passenger and driver) to work, school or college. In contrast, 19% travel by foot and 0.7% travel by bicycle. It is critical to improve the movement of both pedestrians and cyclists through the area. Furthermore, it is important to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists.

**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 village 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:

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 "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan.

**Policies**

**Flood Risk**

**FR POL 1**
To manage flood risk and development in Kildalkey in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

**FR POL 2**
Where existing development in the village envelop is at potential risk of flooding (A1 "Existing Residential", B1 "Village Centre" G1 "Community Infrastructure" 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.

**FR POL 3**
Any future planning application lodged with respect to the site identified on the land use zoning objectives map as having the benefit of an extent
planning permission to the east of Bellview Court 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 “The Planning System and Flood Risk Management Guidelines for Planning Authorities” (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.

Land Use

LU POL 1 To reserve access to backlands at appropriate locations as identified on the land use zoning objectives map.

LU POL 2 To reserve capacity in water services infrastructure to facilitate employment creation and community development in Kildalkey.

Commercial Uses

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

Community Facilities

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

Urban Design

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

UD POL 2 To protect the established building line within the Village, particularly along the Main Street.

UD POL 3 To promote the comprehensive mixed-use development of backland areas in favour of piecemeal non-comprehensive development.

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 of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.
## Objectives

### Community Facilities and Open Spaces

<table>
<thead>
<tr>
<th>CF OBJ 1</th>
<th>To require the provision of short-term on-street vehicle parking where appropriate.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CF OBJ 2</td>
<td>To reserve sites for Community Use as shown in the zoning objective map.</td>
</tr>
</tbody>
</table>

### Heritage

<table>
<thead>
<tr>
<th>HER OBJ 1</th>
<th>To protect the attractive quality of the built heritage of Kildalkey.</th>
</tr>
</thead>
<tbody>
<tr>
<td>HER OBJ 2</td>
<td>To promote the conservation or reuse of old stone walling within the development envelop.</td>
</tr>
</tbody>
</table>

### Movement and Access

<table>
<thead>
<tr>
<th>MA OBJ 1</th>
<th>To install a pedestrian crossing within the Village Centre area.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA OBJ 2</td>
<td>To seek, over the life of the County Development Plan, to identify additional car parking spaces in the centre of the village.</td>
</tr>
<tr>
<td>MA OBJ 3</td>
<td>To provide a link road from Woodlane to the Ballivor Road in tandem with the development of the lands identified for A2 “New Residential” land use zoning objective inclusive of new bridge across the tributary of the Tremblestown River. The bridge should be designed so as to demonstrate that it will not have any impact on the cSAC/SPA downstream.</td>
</tr>
<tr>
<td>MA OBJ 4</td>
<td>To co-operate with relevant transport bodies and authorities to develop a more regular shuttle bus service to Trim and Athboy which would improve the range of public transport services available to the resident population.</td>
</tr>
</tbody>
</table>

### Map Based Objective

<table>
<thead>
<tr>
<th>HER OBJ 3</th>
<th>To protect the following tree stands within the Village as identified because of their amenity value:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. Trees within the grounds of the Parochial House.</td>
</tr>
<tr>
<td></td>
<td>2. Trees within the grounds of St. Dymphna’s Church.</td>
</tr>
</tbody>
</table>
Kilmainhamwood Written Statement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Kilmainhamwood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
<td>Village - Local centre for services and local enterprise development</td>
</tr>
<tr>
<td>Position in Retail Strategy</td>
<td>Fifth tier retail centre</td>
</tr>
<tr>
<td>Population (2011) Census</td>
<td>312</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>No committed units</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>20 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>National School</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Pre-school, crèche, retirement village, church, cemetery and GAA club and grounds.</td>
</tr>
<tr>
<td>Natura 2000 sites</td>
<td>None.</td>
</tr>
<tr>
<td>Strategic Flood Risk Assessment</td>
<td>No SFRA required. Lands identified within flood zone A&amp;B rezoned to F1.</td>
</tr>
</tbody>
</table>

**Goal**

To make a positive contribution to the development of Kilmainhamwood 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

The village of Kilmainhamwood is located in the northern part of County Meath, 16 kilometres northeast of Kells, 7 kilometres south of Kingscourt and 6 kilometres northwest of Nobber. The character of the village is rural in form although there are a number of housing developments including a retirement village and convalescent home. The village is located at the junction of county roads. The centre point of the village includes a fair green planted with mature deciduous trees and containing a water pump. The Kilmainham River runs along the northern and eastern edge of the village which has developed primarily to the south and west of the river. The statutory land use framework for Kilmainhamwood 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.

Particular regard is afforded to the protection and enhancement of natural features such as the Kilmainham River, historical features of interest, open space needs and the existing topographical character within and surrounding the village. This land use framework 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 in, as well as those who visit, the village. The provision of a compact, vibrant and effective village centre is essential if Kilmainhamwood is to cater for its current and future population needs in a sustainable manner. The new land-use zoning objectives are closely linked to, and integrated with, the existing village, thereby encouraging more sustainable modes of transportation such as walking and cycling.

02 Water and Wastewater Services

The village is currently served by Kilmainhamwood waste water treatment plant located adjacent to the development boundary to the southeast of the village, which is designed to cater for a design capacity of 1,000 population equivalent (PE) with provision made in
design/construction for upgrade to 1,500 PE if required in the future. There remains 520 PE available in the waste water treatment plant.

Water supply for the village is obtained from an existing water treatment plant which has a design capacity of 1,500 population equivalent. The remaining PE for the settlement is 200. Future development proposals will be considered in this context although the availability of water services capacity is not considered to represent a deterrent to achieving the development strategy presented in this framework.

03 Land Use

The village core is located at the junction of the Kingscourt and Moynalty roads to the north of the village near the Kilmainham River. The Development Framework seeks to protect and enhance the retail and commercial core of the village, facilitating the reuse and adaptation of existing buildings and encouraging the redevelopment of derelict, vacant or backland opportunity sites. The village centre should seek to meet the social and community needs of the village and lands adjoining the crossroads have been identified for the development of small scale retail and commercial uses. These lands primarily consist of a number of residential units fronting onto the Main Street which have been predominantly retained in residential use. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a main street, a level of commercial activity is also required to make villages viable.

Residential uses centre around three existing housing developments and a retirement village. Kilmainhamwood offers a mix of retail, educational and social services which provide for the day to day needs of the local and surrounding area. It is important that this role is protected, encouraged and enhanced both to maintain this tradition and to provide for a sustainable and self sufficient village and hinterland.

04 Residential Development

Kilmainhamwood is a small, relatively compact village. There are a number of small housing developments and a retirement village in the settlement. Kilmainhamwood retirement village is located to the south of the village. Edenwood housing development which comprises 40 semi-detached single storey dwellings is located adjacent to the retirement village. There are 25 houses located on Farrelly Avenue just south of the village centre and a further 11 houses opposite the church in the village core area. The Core Strategy of this County Development Plan seeks to ensure that future development and growth takes account of the village's ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development 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 Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 20 units to Kilmainhamwood over the 2013 – 2019 period. The land use zoning objectives map has identified the lands required to accommodate the allocation of 20 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 Kilmainhamwood 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 village centre. A site with an area of 1.35 hectares has been identified opposite Senator Farrelly Avenue. The Planning Authority is satisfied that sufficient lands have been identified to accommodate the household allocation of 20 no. units. All other lands are identified as a Phase II and are not intended for release within the life of this County Development Plan.

All designers of multiple residential developments within the Development Framework 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
Kilmainhamwood is identified as a fifth tier retail centre in the County Retail Hierarchy. It has a grocery store and two public houses in the village core area. The village would benefit from having a greater range and variety of such facilities. However, the close proximity of the village to Kingscourt will continue to be a deterrent to attracting facilities other than to serve the immediate needs of the village and rural catchment. This Development Framework has ensured that sufficient and appropriately located land for commercial development has been identified for the life of the County Development Plan and beyond. A parcel of land fronting onto both county roads in the village core area has been identified to provide for mixed residential and local enterprise/commercial use. Particular care would need to be taken to ensure an appropriate balance between commercial and residential development at this location to ensure adequate business opportunities. It is considered that the best prospect of employment creation locally lies with developing small to medium sized enterprises. Kilmainhamwood is well located with respect to Baileborough, Kingscourt, Nobber and Ardee which have established employment opportunities. Kilmainhamwood does not in itself contain any major industrial or commercial employers. It is not envisaged that the village would fulfil such a role in the future. The key role for Kilmainhamwood has been to provide for the everyday needs of the local community and hinterland. The extent of services is governed by local demand and proximity to other population centres offering similar or alternative services.

Kilmainhamwood is a picturesque location that has potential to attract tourists. The built and natural heritage is an asset to Kilmainhamwood and should be exploited to a greater degree to encourage visitors. Provision of tourist facilities at appropriately located sites will be encouraged. In addition, the Council will support the creation of a Tourist trail that could link Kilmainhamwood to other towns and villages in the area.

06 Community Facilities and Open Spaces
Kilmainhamwood contains a National School, pre-school, crèche, retirement village, church, cemetery and GAA club and grounds. The village also benefits from an amenity path which follows the line of the river through the village and provides a valuable recreational walking route. The Council will continue to work in partnership with the local community to maintain and enhance these existing amenities. In addition, they will seek to identify new opportunities to improve facilities and provide new amenities in the village, such as a playground. The land use zoning objectives map identifies land for community use in the village, which could be developed for community, amenity and recreational development.

The village benefits from an amenity path which follows the line of the river through the village and provides a valuable recreational walking route. This could be upgraded and extended. Kilmainhamwood G.F.C is located opposite Edenwood housing development within easy walking distance of the village centre. Kilmainham R.C. Church is located adjacent to the village centre with a stone wall defining the roadside boundary. It is surrounded by open space and mature trees. There are a number of groups of trees in the village which add to its beauty. There would be merit in carrying out a tree survey in the village. The land use zoning objectives map identifies amenity areas in the village which could be further developed and improved upon for community, amenity and recreational purposes.
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. The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans and development objectives contained in the County Development Plan.

Policy ED POL 41 seeks to facilitate and support the implementation of Village Design Plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres and town/village development objectives contained in the County Development Plan.

A Community Plan for Kilmainhamwood has been prepared by Meath Partnership in January 2013. The Development Framework for Kilmainhamwood 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 put forward in this Development Framework.

07 Urban Design

Future development in Kilmainhamwood must have particular regard to the existing architectural heritage in the village. Kilmainhamwood has a number of under utilised sites in the village centre. The restoration, reuse or redevelopment of under utilised buildings should be a priority to assist in enhancing the character of the streetscape. Their redevelopment would improve the amenity of the village by reversal of the dereliction and provision of new facilities. Re-development of backland areas must be cognisant of the close proximity of the river and the character of the village. A co-ordinated approach should be employed to maximise the benefit of a single access. There are a number of protected structures concentrated in the village core area which add to the architectural form of the village. It would be desirable to prepare an urban design framework for Kilmainhamwood.

08 Heritage

Kilmainhamwood sits within a picturesque landscape setting and the Council will seek to protect the character of the village and the open countryside. The village derives its characteristics and beauty from a location along the banks of the Kilmainham River. To the north, northeast and southwest and west of the village, the land rises steeply. To the south stretching to Whitewood Lake, the terrain is flat. The built and natural heritage of the Kilmainhamwood area are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to residents and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework.

Kilmainhamwood has a strong archaeological and built heritage which forms an intrinsic part of the village’s character. Kilmainhamwood contains three sites on the Record of Monuments and Places, which are illustrated on the land use zoning objectives map. The village has eight structures included in the Record of Protected Structures. Future development in Kilmainhamwood must have particular regard to the existing architectural heritage in the village. It is widely accepted that the context and setting are equally as important as the buildings themselves and their details.

Although the village and the surrounding environs hold environmental assets, none are designated at international or national level; the village does not contain nor is it adjacent to any Natura 2000 sites. However, the Kilmainham River which flows along the north and east of the village drains to Whitewood Lough and onto the River Dee which is in the Neagh Bann
International River Basin District. The diversity of natural and semi-natural habitats in the Kilmainhamwood environs area including hedgerow, grassland, river and woodland habitats is notable. A sustainable approach to future development is needed to protect and conserve it. The protection of the natural environment of Kilmainhamwood 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

Kilmainhamwood has a simple road layout, comprising a single primary street, with junctions at either end. There is no car parking provision other than along the street, nor is there a dedicated bus stop. The pedestrian pathways follow the streets with the exception of the amenity pathway along the river. It is important that access and car parking are managed in a way that protects the amenity of the village whilst ensuring that it is an attractive place to live, shop and visit. Possible realignment of the junction as illustrated in figure 1 below would enhance parking and safety in the village centre.

Bus Éireann has a scheduled service twice daily which passes through Kilmainhamwood and provides an important infrastructural link to Dublin, Navan, Nobber and Kingscourt. A dedicated bus stop would improve safety, traffic flow and enhance the service for the public. A shelter would encourage more people to avail of the public transport. The present footpaths are well established and need only minor upgrading and maintenance. Public lighting and good surfaces are essential to ensure their safe use. The Council will seek to provide for the extension of footpaths and provision of public lighting to the development boundaries on all public roads. This should occur concurrently with any new development.

Figure 1: Possible re-alignment of junction to enhance parking and safety also provide on street car parking
Strategic Policies

SP 1
To encourage the sustainable growth and improvement of Kilmainhamwood on an appropriate scale relative to its attractive form and its classification in the County Settlement Hierarchy.

SP 2
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 3
To protect the unique character of the village through the provision of appropriate infill and new development which has regard to the scale, character, topography and amenities of the village.

SP 4
To develop the heritage aspect of the village to encourage recreation, leisure and tourism by:
   a) Improving the village through strengthening the commercial core.
   b) Improving accessibility in the village.
   c) Protecting the established amenity areas and the built and natural heritage.
   d) Identifying opportunities to develop tourism in the village such as a heritage route.

SP 5
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:
   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 “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan.

Policies

Flood Risk

FR POL 1
To manage flood risk and development in Kilmainhamwood in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

FR POL 2
Where existing development in the village envelop is at potential risk of flooding (B1 “Village Centre” G1 “Community Infrastructure” 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.

Commercial, Economic and Retail Uses

CER POL 1
To preserve and enhance the existing retail and service function of the village.

CER POL 2
To encourage and facilitate the development of new services and facilities in the village.

CER POL 3
To encourage the appropriate development of vacant, underused and derelict sites in the village core.
Community Facilities and Open Spaces

| CF POL 1 | To promote the provision of a playground to serve the needs of the village. |
| CF POL 2 | To encourage the development of amenity walkways along the streams and hedgerows. |
| CF POL 3 | To provide for the sustainable expansion of the Kilmainhamwood Day Care Centre and Nursing Home. |

Renaissance Community Plan

| REN POL | To facilitate and support the implementation of Kilmainhamwood 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. |

Heritage

| HER POL 1 | To seek to conserve and enhance the built and natural heritage of the village by ensuring that the height, scale, and design of any proposed development in the village complements the character of the village and streetscape. |
| HER POL 2 | To protect and conserve the architectural features in the village. |
| HER POL 3 | To require the preservation and re-instatement of traditional details and materials on existing buildings and where improvements or maintenance works are being carried out. |
| HER POL 4 | To protect the rivers and watercourses in the village and to have regard to the bio-diversity value of existing trees and hedgerows. |
| HER POL 5 | To preserve the items identified on the Record of Monuments and Places as indicated on the land use zoning map. |

Movement and Access

| MA POL 1 | To seek to improve the road configuration to enhance the village centre. |
| MA POL 2 | To seek to manage the existing car parking areas and to provide additional car parking in order to improve public safety and to enhance retailing and tourism in the village. |

Objectives

Commercial, Economic and Retail Uses

| CER OBJ | To encourage the development of a tourist trail utilising the villages of North Meath. |
**Heritage**

**HER OBJ 1**
To preserve trees at the following locations because of their amenity value and to make tree preservation orders where it is considered appropriate:
- The church Grounds.
- To the rear of the parochial Hall.
- Opposite the school.
- Directly north of Boynagh Cross.
- On the banks of the River.

**HER OBJ 2**
To seek the development of a linear park along the Kilmainham River to Whitewood Lake subject to the undertaking of an appropriately detailed Flood Risk Assessment which will inform the necessary planning consent and which should not generally increase existing ground levels within these flood risk zones.

**Movement and Access**

**MA OBJ 1**
To maintain and enhance the established pedestrian paths in the village.

**MA OBJ 2**
To support the development of an identifiable bus stop with at least one shelter in the village centre. The shelter design shall be such that it enhances the character and setting of Kilmainhamwood.
### Kilmessan Written Statement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Kilmessan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
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<tr>
<td>Position in Retail Strategy</td>
<td>Fourth tier retail centre</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>39 No. committed units</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>159 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>National School</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Two churches, Parish Hall, Credit Union and Garda Station.</td>
</tr>
<tr>
<td>Natura 2000 sites/Natural Heritage Areas (NHA)</td>
<td>No Natura 2000 sites within the village. However, the River Skane is a tributary of the River Boyne which is both a Special Area of Conservation (SAC) and Special Protection Area (SPA).</td>
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</table>

### Goal

**To make a positive contribution to the development of Kilmessan 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

Kilmessan is located in the south of County Meath, some 13km from Navan and 10km from both Trim and Dunshaughlin. Kilmessan lies at the junction of five third class roads which meet in the centre of the village. It is one of a small number of development centres in the county which is not served by either a national or regional road. It is considered that this is a causal factor in the village not having experienced a comparable level of population growth as other centres in the south and east of the County. Kilmessan, designated as a Village in the County Settlement Hierarchy, essentially provides local services for a generally rural hinterland. It has developed in a linear fashion along a county road primarily between the former Navan-Dublin railway line to the west and the River Skane to the east. The southern part of Kilmessan has been designated as an Architectural Conservation Area (ACA). Large mature trees play a very significant role in defining space and views within the ACA. Furthermore, the attractive stone walls and mature trees within the ACA form a pleasant backdrop to the village. The village contains a number of buildings which add significantly to its character.

The statutory land use framework for Kilmessan 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 appropriate infill development and the conservation of important or key buildings. The provision of a compact and vibrant village centre is essential if Kilmessan 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 redevelopment of key neglected infill sites.

The household allocation contained in the Core Strategy of this Plan provides for a more significant extension than normally befitting a village in the county settlement hierarchy. This reflects the positioning of the village along the proposed Phase II extension of the Navan – Clonsilla rail line whilst noting that this project is not expected to be advanced within the life of the Development Plan. This land use framework provides that lands identified for development are closely linked to, and integrated with, the existing village fabric, 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 the Dunshaughlin Sewerage Scheme which was subject to an extensive upgrade between 2003 and 2006. The scheme serves the town of Dunshaughlin and a number of villages including Kilmessan, Dunsany and Kiltale. The new wastewater treatment plant has a current capacity of 12,000 population equivalent (PE). There remains 2,500 PE available in the waste water treatment plant which must be allocated between all of the settlements served by same. Water supply for the village is obtained from the Kilmessan water treatment plant which has a capacity of 1,500 PE. The remaining PE for the village is 200. Future development proposals will be considered in this context. There is presently limited remaining capacity available in the piped water supply to serve Kilmessan 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 Kilmessan and the realisation of the household allocation from the Core Strategy may not occur until the water services constraints outlined above have been remedied.

03 Land Use

The land use pattern evident in Kilmessan 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. The village centre area has been largely retained in residential use. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a main street, a level of commercial activity is also required to make villages viable. In order to ensure that such possibilities can be realised, the level of residential versus commercial use should be monitored where “living over the shop” schemes should be promoted to ensure a non-residential ground floor use. Relaxation of development standards may be considered where appropriate backland development can provide alternative residential accommodation to secure on-street commercial activity.

The land use strategy is informed by the reservation of the detailed design of the Navan Rail Line Phase II to the west and the River Skane and associated flood plains to the east. Whilst adequate lands have been identified to allow the village to expand upon its residential and commercial function, it is considered that the lands located between the rear of properties on the Main Street and the rail line shall be preserved from development during the life of this plan. This area has been zoned as White Lands with an objective, ‘To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre’. Should a decision be taken to seek planning consent for the
development of the rail line and a commitment is given to construct same, the master planning of this strategic area could be considered.

04 Residential Development

Kilmessan has been the subject of a moderate increase in the extent of residential development in recent years, specifically the construction of one medium scale residential development project to the east of the Main Street. This growth is evidenced by the population increase between 1996 and 2011 from 230 to 586 persons, an increase of some 65% over this 15 year period. The Core Strategy of the County Development Plan seeks to limit the further expansion of villages at a rate reflective of their position in the County Settlement Hierarchy. However, as outlined previously, it is recognised that the detailed design of Phase II of the Navan rail line includes a station to serve Kilmessan. Although a timeframe has yet to be confirmed for the delivery of this project, the household allocation is cognisant that the Regional Planning Guidelines emphasise that growth should be focused on areas served and to be served in the future by public transport. Volume I of the County Development Plan indicates that the household allocation to Kilmessan endeavours to support the potential investment in public transport. It will be important to monitor Government policy in the area of capital infrastructure together with the timeframe for the delivery of the rail line. The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 159 no. units to Kilmessan over the 2013-2019 period. There are 39 no. committed units that relate to six extant planning applications in the village which are identified on the accompanying land use zoning objectives map.

The average density set down for Kilmessan in the County Development Plan is 35 units per hectare. It is clear that this is predicated on the delivery of Phase II of the Navan Rail Line as the average density for all other villages in the County Settlement Hierarchy (Table 2.4 refers) is a more modest 20 no. units per hectare. In this context, there is a requirement for 4.5 hectares of residential land to satisfy this allocation. The areas identified to accommodate the 159 no. residential units provided for under Table 2.4 of the Core Strategy comprise of 3.94 hectares to the north of the village, 0.6 hectares adjacent to Kilmessan Green residential development (both identified with an A2 “New Residential” land use zoning objective) and 0.85 hectares zoned for B1 “Village Centre” land use to the north of Evergreen Court and Kilmessan Village residential schemes. The 3.94 hectare site to the north of the village would need to be accessed from an existing residential development to the south, Bective Lodge. It is noted that planning permission has been granted for a new access off the Main Street and through Bective Lodge to access this land. The development of the 0.6 hectares of residentially zoned land would be a natural extension of Kilmessan Green residential development. The 0.85 hectares site identified for village centre uses has the ability to accommodate residential development in conjunction with commercial uses. Meath County Council is satisfied that sufficient lands have been identified for Phase 1 of the Order of Priority to accommodate the household allocation of 159 units. It was considered that the other sites which were previously identified for residential development in the 2009 Local Area Plan were considered less favourable taking into account the strategic flood risk assessment and these lands are not being retained for residential land use as a result. There was no requirement to identify any lands as Residential Phase II (Post 2019) in the village.

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

Kilmessan is identified as a fourth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a local convenience shop, a pharmacy, hair dresser,
The village would benefit from having a greater range and variety of such facilities. Kilmessan featured in the top ten electoral divisions in Meath to record highest rates of growth, with a population increase of 23.6% between 2006 and 2011. The 2011 Census of Population recorded that 61% of the population aged 15 years and over resident in Kilmessan are at work. There are a number of vacant retail units available within the village at present. Kilmessan is located 13km from Navan which is designated a Large Growth Town I and 10km from Dunshaughlin, a Moderate Sustainable Growth Town. Having regard to Kilmessan’s designation as a village under the settlement hierarchy, its proximity to settlements such as Navan and Dunshaughlin and owing to its road network comprising entirely of county roads, it would not be appropriate to zone land for industrial uses within the village.

The existing land identified for B1 “Village Centre” land use zoning objective within the village centre will also provide opportunities for small to medium sized enterprises to develop. There are a number of commercial units available in a mixed use development located adjacent to Bective Avenue. Furthermore, there is potential within the village to redevelop existing sites. A site of 0.85 hectares to the north of Evergreen Court to the rear of a dwelling fronting onto the Main Street represents a redevelopment opportunity within the village centre. This Development Framework has ensured that sufficient and appropriately located land for village centre uses and employment generating uses has been identified for the life of the County Development Plan and beyond.

06 Community Facilities and Open Spaces

Saint Joseph’s National School is located centrally within the village. Immediately adjacent to the school is the Roman Catholic Church, the Church of the Nativity of Mary. The R.C Church which was first erected c. 1820 but more recently modernised as a Protected Structure. The former national school which is a detached five-bay two storey building built c. 1927 stands to the south of the R.C Church. Kilmessan Parish Church (C of I) is located further to the south of the village and was first built in 1731. The Credit Union and Garda station are located to the north of the Church of Ireland.

Whilst Kilmessan has a strong sporting ethos, there is a lack of sporting facilities within the village itself. The well known hurling and camogie club is located 1km from the village on the Ringlestown Road while Kilmessan Parish joins with Dunsany for Gaelic football utilising the pitch in Dunsany. The badminton club uses the GAA pavilion on the Ringlestown road. Kilmessan ladies and men’s soccer teams currently train at the astroturf pitch at the GAA grounds and are seeking a suitable location for a pitch. There is a considerable amount of land zoned F1 “Open Space” within the development envelop which could be utilised for active and passive recreational amenities. Furthermore, the 2009 Kilmessan Local Area Plan indicated a shortage in burial space in Kilmessan. However it is noted that a recent planning application for an extension to the existing cemetery to the rear of the R.C Church has been submitted to the Planning Authority. It is considered that the extension to the existing cemetery will ensure that adequate lands have been identified for this purpose for the life of the County Development Plan and beyond. The existing level of civic and community facilities should continue to be monitored to cater for the village’s needs having regard to the population now resident.

In the 2009 Kilmessan Local Area Plan, land to the west of the village had been identified for transport and related uses along with an area that was subject to the preparation of a Framework Plan (LUP 2 refers which sought the creation of employment purposes in the context of the opening of the railway line and station in Kilmessan). However, the land take for the provision of the railway line and associated infrastructure has now been identified on the land use zoning objectives map which differs considerably from that shown on the Local Area Plan previously, particularly with regard to considerable alterations to the roads infrastructure to the north and south of the town associated with the existing railway bridges, both protected Structures. This now allows the removal of the Framework Plan designation which overlaps with the land take associated with the detailed design of the
railway line. The remaining zoned land to the south of the village has been amended to a G1 “Community Infrastructure” land use zoning objective which is being reserved for appropriate uses. The land use zoning objective which applies to the lands to the north has been replaced as they are effectively landlocked following the detailed design of the rail line. It is essential that sufficient community facilities are established, catering for all age groups. Sufficient lands have been reserved for such infrastructure to accommodate both existing and proposed future populations.

On approaching the village from the east, one crosses Kilmessan Bridge, this lies west of a T-junction with an open triangular grassed area. The road is well defined by stone boundary walls at the bridge and by a stone wall that runs the whole way from the T-junction to Church View and further and around the glebe grounds on the western side. The line of trees south of the wall reinforces the boundary character of the wall and together they give good definition to the approach to Kilmessan. St. Mary’s Church sits in a picturesque setting with a backdrop of large mature trees with mature Irish yews and other smaller specimens to the foreground. A landscaped open space green area is visible in the front of Bridge View residential development which is to the west of the Glebe house grounds. A large open space area associated with Bective Avenue residential development is visible to the north of the village. It is the policy of the Council to facilitate the improvement and maintenance of open spaces to a very high standard. There is a significant amount of open space associated with the proposed River Skane Linear Park. This area acts as a flood plain to the river but could be developed as an attractive amenity walk. An indicative route for this walkway has been illustrated on the land use zoning objectives map.

07 Urban Design

The village of Kilmessan developed in a linear format along the former Navan-Dublin railway line. The river Skane flows to the east of the village. There are a number of two storey residences along the Main Street some of which have been converted to commercial use. A two storey mixed use development was constructed at the northern end of the village centre. Part of the village is designated an Architectural Conservation Area (ACA). The ACA encompasses St. Mary’s Church of Ireland and graveyard, the former glebe house and grounds and the police station. The northern end of the ACA includes some houses north of the Navan road from the east and stops at Kilmessan Bridge over the river Skane. The meandering roads in and on the perimeter of the ACA are a distinctive part of its character. The roads change level with the topography and encompass Kilmessan bridge crossing over the river Skane. The railway bridge with embankments over the former railway line to the west of the ACA is a significant feature on approach from Curtistown direction. Most of the buildings within the village core have painted render facades with slate roofs. However, St. Mary’s Church has a stone west gable. Stone is also used for boundary walls and retaining walls around the church grounds and glebe house.

Infill and new proposals must offer high quality designs. The rooflines and elevations of new buildings should be sympathetic to traditional proportions and established patterns of roof pitch within the streetscape. Materials should also be traditional to the local area where appropriate and high quality finishes shall be insisted upon. The reversal of previous inappropriate alterations will also be encouraged. Contemporary design will be considered on a case by case basis and shall be analysed in the context of a particular site. Re-development of backland areas must be appropriate in character and scale with the village. Plot widths should respect established properties and a co-ordinated approach, should be employed to maximise the benefit of a single access. Section 11.1.7 and the Meath Rural Design Guide set down in this County Development Plan deal with Urban Design and Architectural Features. It would be desirable to prepare an urban design framework for the village.

The southern part of the village is located within an Architectural Conservation Area (ACA) and this recognises the special significance of the built heritage which characterises Kilmessan. Care must be taken with regard to any future proposals within the ACA. Information on ACAs is set down in section 9.6.12 of this County Development Plan. Further
information on Kilmessan ACA is detailed in the Character Statement which is available on the Council’s website (www.meathcoco.ie). A summary of significant views and vistas is also detailed within this document. 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.

08 Heritage

Kilmessan is located on the River Skane, a tributary of the Boyne and in a landscape of high visual quality between the Boyne and Tara Hill. Although its buildings are relatively modest, it is the topography and setting which make the most contribution to its special character. The focal point of the Architectural Conservation Area (ACA) is at the junction of roads at the southern end of the village and is characterised by the Market House, which forms an important visual feature. Other buildings, which add significantly to the character of the village, include the two churches and their grounds. The attractive stone walls and backdrop of mature trees within the ACA are a pleasant visual amenity to the village while the area is enlivened by traditional water pumps, wrought iron gates to the Church of Ireland and Glebe and railings within the grounds.

There are a number of other buildings and structures of historical significance within Kilmessan. The village has eleven structures included in the Record of Protected Structures (RPS). The continued protection of the built heritage of Kilmessan is intrinsic to the sustained success and viability of the village itself. Kilmessan has two items on the Record of Monuments and Places (RMP) which are identified on the land use zoning objectives map as ‘sites and monuments’. The Recorded Monuments are a Church, reference ME037-029 and Earthwork, reference ME037-004.

Although the village and the surrounding environs hold environmental assets, none are designated at international level; the village does not contain nor is it adjacent to any Natura 2000 sites. However, the River Skane is a tributary of the River Boyne which is designated a Special Area of Conservation (SAC) and Special Protection Area (SPA). Large mature trees play a very significant role in defining space and views within the ACA setting. Furthermore, there are a number of trees and hedgerows around the village which contribute to its rural character. The protection of the natural environment of Kilmessan 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;
- 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.

In addition, the Development Framework is also cognisant of the medium to longer term potential of the delivery of Phase II of the Navan Railway line from Dunboyne (M3) to Navan including a station at Kilmessan. The movement strategy seeks to maximise the potential use of public transport with the Development Framework envelop as a result.

The 2011 Census recorded that 65% of persons normally resident in Kilmessan aged 5 years and over travel by car to work, school or college. The development of public transport links is
critical to ensure a better modal split in favour of public transport away from the private motor vehicle. Kilmessan is strategically placed along the Navan-Dublin railway line. Phase II of the Navan Railway line would involve the re-opening of the railway line from Dunboyne (M3) to Navan. This includes a station to serve Kilmessan. A timeframe has yet to be confirmed for the delivery of this project. However, it is the intention of this Development Framework to protect the designed route of the rail line extension from development which would compromise its future delivery.

Bus Éireann Route 134, Dorey's Forge-Dunsany-Navan, provides one pick up in Kilmessan once a week on a Thursday and one drop off on the same day. It would be beneficial to provide a more regular service as it is important that a village the size of Kilmessan maintains good transportation links to surrounding urban areas, such as Navan, Trim and Dunshaughlin, in order to attract future population and potential business opportunities. Further, it is important to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists.

### Strategic Policies

<table>
<thead>
<tr>
<th>SP 1</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SP 2</td>
<td>To protect the unique character of the village through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the village.</td>
</tr>
</tbody>
</table>

### 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. |

#### Flood Risk

<table>
<thead>
<tr>
<th>FR POL 1</th>
<th>To manage flood risk and development in Kilmessan in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>FR POL 2</td>
<td>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 Kilmessan. 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.</td>
</tr>
</tbody>
</table>

#### Commercial, Economic and Retail Uses

| CER POL 1  | To maintain and improve the vitality and viability of Kilmessan 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. |
**Volume 5  Kilmessan Written Statement**

| **CER POL 2** | To consolidate the central area of the village for commercial uses. |
| **CER POL 3** | To reserve access to backlands at appropriate locations as indicated on the accompanying land use zoning objectives map. |

**Community Facilities and Open Spaces**

| **CF POL 1** | To reserve the area to the rear of the National School identified with a G1 “Community Infrastructure” land use zoning objective for the future development of the school. |
| **CF POL 2** | To support the provision of all-weather playing facilities and hard courts within the village. |
| **CF POL 3** | To protect the sites of existing facilities and support their further development and expansion. |

**Urban Design**

| **UD POL 1** | To preserve the character of the village 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 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 3** | To enhance landmark/focal points in Kilmessan by redeveloping neglected/infill sites and obsolete areas. |
| **UD POL 4** | To secure high quality developments which utilise a design approach with a strong village character. |

**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. |
| **HER POL 3** | To protect trees identified on the land use zoning objectives map to the front of St. Josephs Church and generally within the Architectural Conservation Area. |
| **HER POL 4** | To protect the natural landscape setting which is identified as being of high value in the Landscape Character Assessment in the County Development Plan. |
### Movement and Access

<table>
<thead>
<tr>
<th><strong>MAPOL 1</strong></th>
<th>To require the provision of short-term on-street vehicle parking where appropriate.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MAPOL 2</strong></td>
<td>To require screened parking in the village centre.</td>
</tr>
<tr>
<td><strong>MAPOL 3</strong></td>
<td>To require the provision of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.</td>
</tr>
<tr>
<td><strong>MAPOL 4</strong></td>
<td>To require the extension of footpaths, cycleways and public lighting to the development boundaries on public roads in association with further development.</td>
</tr>
</tbody>
</table>

### Objectives

#### Flood Risk

| **FR OBJ** | To undertake regular maintenance of the Kilmessan Bridge to reduce probability of structure blockage. |

#### Land Use/Transportation

| **LU OBJ 1** | To protect the detailed design route for the railway line and associated infrastructure, as identified as R1 “Rail Corridor” land use zoning objective on the land use zoning objectives map, and ensure it is kept free from development. |
| **LU OBJ 2** | To reserve an area for Park and Ride facilities adjacent to the R1 “Rail Corridor” reservation identified with a G1 “Community Infrastructure” land use zoning objective to ensure that an area is protected for such uses adjacent to the railway line. |

#### Community Facilities and Open Spaces

| **CF OBJ** | To seek to identify a suitable site for a playground. |

#### Movement and Access

| **MA OBJ 1** | To facilitate the development of a railway station, park and ride facility and associated infrastructure as part of the delivery of Phase II of the Navan Rail Line. |
| **MA OBJ 2** | To implement appropriate traffic management and environmental improvement measures throughout the village. |
**Longwood Written Statement**

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<td>Position in Retail Strategy</td>
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<tr>
<td>Household Allocation (Core Strategy)</td>
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<td>Education</td>
<td>National School and Secondary School</td>
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<td>Community Facilities</td>
<td>Parish hall, Garda station, Credit Union, Health Centre, Crèche, Playschool, R.C. Church, Community Centre and GAA grounds.</td>
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<td>Natura 2000 sites/Natural Heritage Areas (NHA)</td>
<td>No Natura 2000 sites within the village.</td>
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**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 (identifed 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%.

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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.
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:

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 "Residential Phase II (Post 2019)" 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.

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.

**FR POL 2**
Any future planning application lodged with respect to the lands identified with a G1 "Community Infrastructure" 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 "The Planning System and Flood Risk Management Guidelines for Planning Authorities" (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.

**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.
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

**HER OBJ 1** To protect the following trees within the village as identified because of their ecological, conservation or amenity value:

1. Beech (*Fagus sylvatica*) tree.
2. Two beech (*Fagus sylvatica*) trees.
3. Ash (*Fraxinus excelsior*) and Monterey cypress (*Cupressus macrocarpa*) trees.
4. Row of Common lime (*Tilia europaea*) trees.

**HER OBJ 2** To seek to implement the actions recommended in the Tree Survey prepared for Longwood.

### Transportation

**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.
**Maynooth Environs Written Statement**

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<thead>
<tr>
<th>Settlement</th>
<th>Maynooth Environs</th>
</tr>
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<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
<td>Large Growth Town II – strong, active, economically vibrant growth towns, with high quality transport links to larger towns/city.</td>
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<tr>
<td>Position in Retail Strategy</td>
<td>Level 3 Sub County Centre</td>
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<td>Population (2011) Census</td>
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<tr>
<td>Committed Housing Units (Not built)</td>
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<td>Household Allocation (Core Strategy)</td>
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<td>Education</td>
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<tr>
<td>Community Facilities</td>
<td>None</td>
</tr>
<tr>
<td>Natura 2000 sites</td>
<td>Rye Water Valley/Carton Special Area of Conservation</td>
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<tr>
<td>Strategic Flood Risk Assessment</td>
<td>Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 – 2019 states that the Flood Zones will not hinder future development and zoning for new development in areas of high flood risk can be avoided. Flood risk can be managed by adopting the policies set out in the County Development Plan and the recommendations of the Planning Guidelines.</td>
</tr>
</tbody>
</table>

**Goal**

To facilitate the development of Maynooth Environs as an integral component of Maynooth town, providing employment opportunities, residential and supporting community facilities in a design led, quality environment.

**01 Town Context**

This Development Framework relates to lands on the northern environs of Maynooth town, within the administrative area of Meath County Council. The area comprises some 139 hectares of land located approximately 1.5km to the north east of the town centre. It is bisected by the R157 road which links Maynooth to Dunboyne. The area is bounded generally by agricultural lands and a small number of residences to the north, agricultural land within the Maynooth Local Area Plan 2013 to the south, Carton House Demesne (a Protected Structure) to the east and Pound Hill and agricultural land to the west.

The Development Framework area is composed of two distinct elements; Moygaddy stud, on lands to the west of the R157, and the Carton Demesne lands located to the east of the R157. The lands to the west of the R157, of some 98 hectares, are currently in use as a stud farm. The existing buildings on these lands reflect this use and consist of a purpose built stud dating from the 1830's. The lands to the east of the R157 amount to approximately 41 hectares and consist of a mixture of pasture, scrub, and woodland associated with Carton Demesne.

The topography of the Development Framework lands to the west of the R157 is undulating, with lands sloping towards the River Rye Water, which forms the southern boundary of the Development Framework area. A tributary (Glashroneen stream) of the River Rye Water flows...
through the centre of this portion of the framework area in a north-east/south-west direction adjacent to Moygaddy house and Moygaddy castle.

Maynooth is a designated growth centre in the Regional Planning Guidelines. It is a major University Town with a growing student and residential population with established rail and motorway links to Dublin and the West. The area is well placed to take advantage of its proximity to the national roads network and Dublin Airport as well as national rail network. The development of the Maynooth Environs is envisaged by Meath County Council as a natural extension to the town of Maynooth and as a location for employment generation in the context of its location within the Metropolitan area of the Greater Dublin Area.

The aim of this Development Framework is to support the sustainable development of the Northern Environs of Maynooth through the creation of a new dynamic area, which will integrate with the town’s existing urban area. It is envisaged that the Environs will be a focal point for science and technology employment, with high quality knowledge based jobs utilising the synergy with NUI Maynooth as a centre of excellence for research and innovation. The intention is to create a unique employment hub centred on a high tech/bio tech campus within the Carton Demesne and Moygaddy lands.

In order to facilitate the delivery of the vision for the Maynooth Environs, land use, movement and access and natural and built heritage strategies have been identified in this Written Statement. The land use strategy seeks to accommodate population growth in accordance with the levels of growth provided for in Table 2.4 (Core Strategy) of the County Development Plan and to provide for distinctive quality driven residential development and essential local commercial and community facilities. In addition, the land use strategy seeks to provide opportunities for expanding the existing employment base of the town and to ensure that adequate provision is made for appropriate commercial and community development to serve future residents. Meath County Council has also had regard to the statutory Local Area Plan for Maynooth (2013) adopted by Kildare County Council to ensure that an integrated approach to planning is established for the combined development envelop of Maynooth.

02 Water and Wastewater Services

It is essential that there is a high quality service provision of public utilities in the interests of the proper planning and sustainable development of the area. A foul sewage network and surface water drainage system is required to be provided in order to facilitate development within the Development Framework area. The objective to provide for the construction of the Maynooth Outer Relief Road provides an opportunity to construct a sewer and ring main linking the sewer and trunk main in the Dublin Road to the residential development in the Mariavilla area. It is envisaged that lands will be utilised for the purposes of surface water attenuation, drainage, and forming attractive water features within a natural parkland setting.

2.1 Water Supply

Water to Maynooth is fed from two reservoirs, Kilcock and Ballygoran, which supply approximately one third and two thirds of the town’s requirements respectively. There are currently no public water mains located within the Development Framework lands.

A 450mm trunk water main is located in the Dublin Road (R148) which provides the feed from Ballygoran reservoir to Leixlip. A 200mm connection off this main provides water supply to Carton Demesne via the Blakestown entrance. There is a 100mm main on the Dunboyne Road which serves the Carton Avenue area of Maynooth. The existing Carton supply main can cater for the proposed development there. Within the administrative area of Kildare County Council, in Carton Demesne, there is a 200mm diameter water-main (in private ownership) which connects to a 450mm diameter water-main on the R148 to the south of the study area. There is no water supply infrastructure in the Moygaddy lands within the Development Framework area which would be suitable for the supply of water for the quantum of development which is envisaged. Houses and the farm in the area are currently served by
wells. However pumping tests have demonstrated that the level of abstraction would not be capable of serving the Moygaddy lands, but may have grey water potential.

### 2.2 Waste Water

Currently there is no available foul wastewater sewer network or treatment capacity locally to serve the Development Framework lands. There is no gravity main either on the R157 or the other two local roads which traverse the lands. The nearest public sewers to the Development Framework lands is a 225mm gravity sewer in the Dunboyne Road which discharges to the Kildare County Council pumping station located between the Dunboyne Road and the Lyreen River. This is pumped via a 450mm rising main along the Dublin Road to the gravity sewerage system in Leixlip. The foul effluent from the existing hotel and residences in Carton Demesne drain to this sewer via a mixed gravity and pumped system. There is no foul sewerage network available within the Moygaddy lands. Existing dwellings are served by individual wastewater treatment systems, typically septic tanks and percolation areas.

The disposal of wastewater from the northern environs will require the agreement of Kildare County Council for connection to the network and treatment at Leixlip Wastewater Treatment Plant. Development on Carton Estate can be serviced by utilising the scheme currently in use there, with connection to the 450mm public sewer. In order to facilitate the supply of serviced land, in respect of foul drainage, a new network will be required for the Moygaddy lands.

### 2.3 Future Water Services Capacity

Meath County Council has secured agreement with Kildare County Council to provide up to 10,000 Population Equivalent capacity (both water and wastewater) to be assigned between both Maynooth and Kilcock, as decided by Meath County Council. However, Kildare County Council will not be in a position to provide this capacity (particularly water) until such time as they can realise required planned capital expansion works. This is expected to be during 2015. The pipelines required to avail of this capacity are to be developer delivered as demand arises. The Council has no plans to provide these pipelines. Development proposals will be considered in this context.

### 2.4 Surface Water Services

Currently there is very limited surface water capacity locally to service the Development Framework lands. There is no surface water infrastructure either on the R157 or the other two local roads which traverse the lands.

Several river catchments serve to drain the subject lands. These include:

- Lyreen River
- Rye River
- Glashroneen River

The Rye River and its tributaries are considered both a regionally important salmonid system and an important spawning tributary of the River Liffey main channel. Development has potential to impact on both the quality and quantity of the surface water runoff in these catchments.
03 Land Use

The principal land uses envisaged in the Maynooth Environs are high end employment, residential tourism and supporting commercial uses which are discussed further in sections 4 and 5. The land use zoning objectives map has identified the lands required to accommodate the allocation of 199 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 Maynooth Environs Local Area Plan and still available for development. The lands which have been identified for residential land use arising from this evaluation largely arise from the desire to consolidate development around the proposed neighbourhood centre / community / tourism zoned lands as a focal point in the Environs. The residential, tourism and employment lands are located close to the proposed Maynooth Outer Relief Road (MOOR) which will facilitate connections to the town centre from the area and also to the proposed educational campus to the south of same. The lands identified for G1 “Community Infrastructure” land use zoning are available should the Department and Education and Skills determine that there is a requirement to provide a school in this area during the period of this County Development Plan or to advance the provision of a school during this time.

The Planning Authority has also identified circa 7 hectares of lands at Moygaddy House and stable complex for D1 “Tourism” use which seeks to provide for appropriate and sustainable visitor and tourist facilities and associated uses. No vulnerable land uses are proposed on lands which have been identified in the Flood Risk Assessment as being liable to flood. All development save that which is already planning permitted is subject to the phased delivery of the Maynooth Outer Orbital Route (MOOR) which shall be developer driven as set out in CER OBJ 1.

04 Residential Development

The Council will ensure that proposed developments will deliver high quality living environments. New schemes will be required to ensure the adequate provision of open space and services commensurate with the needs of the existing and proposed communities. The proposed layouts shall retain a good level of pedestrian and cycle permeability and support the provision of strategic linkages/connections within the lands of this Development Framework.

Section 2.3.1 of Volume 1 of the County Development Plan outlines the Settlement Hierarchy for the county. 199 no. units have been allocated to the Maynooth Environs in the Core Strategy of the County Development Plan as indicated in Table 2.4 therein. There are no extant permissions for multiple residential unit developments in place in the Maynooth Environs.

The average density set down for Maynooth Environs in the County Development Plan (Table 2.4 refers) is 35 units per hectare. In this context, there is a requirement for approximately 5.7 hectares of residential land to be identified to satisfy this allocation. There remain 10.4 hectares of lands identified within the existing Maynooth Local Area Plan 2009 for residential use or for mixed / commercial uses which could accommodate residential use. Residential lands will be delivered on a phased basis as illustrated on the land use zoning objective map. This followed the carrying out of an examination of the lands previously identified for residential land use noting that all previously identified lands are still available for development. The lands which have been identified for residential land use arising from this evaluation largely arise from the desire to consolidate development around the proposed neighbourhood centre / community zoned lands as a focal point in the Environs. The other sites which were previously identified for residential development in the Maynooth Local Area Plan (2009) were considered less favourable on the basis of the evaluation undertaken. 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.
The previous local objective for Carton Demesne contained in the Maynooth Local Area Plan (2009) which provided for 100 no. residential units as part of an integrated SMART Park in the form of collegiate style housing and woodland units has not been included in this Development Framework. Housing shall only be considered on appropriately zoned lands.

All designers of multiple residential developments within the Development Framework 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.

The Settlement Strategy of this Development Plan emphasises that Large Growth Towns are to accommodate significant new investment in transport, economic and commercial activity and housing. They should act as important regional economic drivers for the Greater Dublin Area in addition to being important centres for delivery of public and local services. The introduction of this quantity of housing set out in the Core Strategy to the Environs will radically alter the character of this area. It is important that development occurs in a manner that recognises and responds to the heritage in the vicinity and that supporting services are provided for the new residents of the area.

05 Commercial, Economic and Retail Uses

Commercial uses for the Maynooth Environs are based on the Economic Strategy objectives which focus on the development of Life Sciences, High Tech, Bio Tech, ICT, Research & Development and seeks to benefit from synergies with third level institutions which may include Maynooth University (MU) and major employers already established in the sub region (Intel, Hewlett Packard). The Economic Strategy contained within Volume I of the County Development Plan seeks to brand this area as a centre of excellence in the knowledge based economy, particularly having regard to its location vis a viz the M4 Knowledge corridor. The objective is to foster a ‘dynamic partnership’ between multi-national companies, indigenous Small and Medium-sized Enterprises (SME’s), and third level institutions which may include NUI Maynooth University (MU), in a campus style environment of exceptional high quality design.

The intention is to create a unique employment hub within a legible framework consisting of a series of signature and innovative architectural designs which will respect and complement the historical and ecological qualities of Carton Demesne and Moygaddy Castle and House. This employment hub is likely to have strong linkages to third level institutions which may include Maynooth University (MU) and to the town of Maynooth leading to the creation of an area of excellence with a high degree of synergy as a premier location for high tech / bio tech industries. The proximity of Carton House which consists of a high quality integrated tourist complex where conferencing, banqueting and recreational activities are available, offers the potential for further synergies to be developed and harnessed. This Development Framework gives effect to the strategic direction for Maynooth Environs as contained in the Economic Development Strategy of this Development Plan.

This development framework has identified 63.04 hectares of E1 (Strategic Employment Zoned – High Technology Uses) in the Maynooth Environs area. The development of the lands within the Moygaddy Stud and Carton Demesne shall be subject to the preparation of Master Plans.

This Development Framework promotes a mix of uses that encourage sustainable development and lifestyle and service, daily requirements of the business and residential community. Protecting and preserving the area’s intrinsic character, heritage, and amenity is essential to achieving a quality environment and place in which to live and work. These lands will provide for a variety of building typologies, from large sites to accommodate significant
facilities, to more mixed use areas which will support smaller units, and collaborative work environments.

5.1 Carton Demesne
Carton House (a Protected Structure) and its demesne landscape constitute one of the most important elements of Ireland’s architectural, cultural and historic heritage and are of international significance. The Architectural Heritage Protection Guidelines, published by the Minister for Arts, Heritage and the Gaeltacht emphasise the importance of the designed landscape demesne in relation to certain protected structures, including country houses, where the landscape was an intrinsic part of the original design. The siting of appropriately scaled and designed development within the area of Carton Demesne in County Meath shall ensure that the character and integrity of this sensitive designed landscape and setting of Carton House within this landscape is respected and not adversely impacted upon. The nature, scale and location of new development shall be such that it is intertwined and integrated with its existing woodland setting. It is not considered that a standardised business park design with buildings forming a tight urban grain onto spine roads is considered appropriate. No part of the proposed development should be visible from the entrance of Carton House which addresses the subject lands such that it dominates the view shed. The previous 2008 SMART Park Framework Plan is no longer considered to present a robust planning framework upon which to frame individual development proposals in Carton Demesne. Accordingly, development criteria are set out in this Development Framework. A specific objective has been included in this regard.

5.2 Retail
Other than possible facilitation of the enhanced tourism product by niche type commercial supports (see section 05 above), it is considered appropriate that retail facilities of a local scale are provided for the anticipated working population and emerging residential communities, which would result from the future development of the lands. These facilities should be local in scale and quantum. In assessing applications for retail developments, the Council will comply with the Meath County Retail Strategy and the Retail Planning Guidelines 2012. Some 1.2 hectares are subject to a specific objective for a local neighbourhood centre, which allows for local scale retailing use, as well the potential for other commercial units to serve some of the day to day needs of the significant quantum of employees and local residential population envisaged in the area. This site has an A2 "New Residential” land use zoning objective which seeks to “provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy”. Consequently residential development on these lands shall not exceed 30% of the gross floor area of the scheme. It is envisaged the overall quantum of solely retail floorspace shall not exceed 1,500 m² (gross floor area) within the neighbourhood centre. In light of this specific designation and taking into account the moderate household allocation, the quantum of lands identified with an E1 “Strategic Employment Zones (High Technology Uses)” land use zoning objectiveand the need to preserve the role of Maynooth town centre as the primary retail centre, neighbourhood retail or commercial facilities are not considered appropriate in the remaining lands identified with land use zoning objectives.

06 Community Facilities & Open Spaces
The town of Maynooth already provides significant levels of social and community infrastructure. It is envisaged that the future residents and employees would use the existing facilities in the town. It is anticipated that demand for new facilities will gradually rise over a longer period of time. In the mid to long-term, there may be a demand for a primary school facility on the subject lands, and it is therefore logical to indicate a suitable site for this purpose in the Development Framework at this point in time for clarity. Meath County Council is also aware of the proposals by Kildare VEC to develop a new national and secondary school campus on lands adjoining Mariavilla which would be in close proximity to the lands identified
for residential land use. Nonetheless, it is proposed to locate the education/community lands
adjacent to the area designated as the neighbourhood centre. It is considered appropriate
that the proposed school site should also accommodate playing pitches, which could also
serve the wider community. The development objectives map provides for a site of 1.21
hectares identified with a G1 “Community Infrastructure” land use zoning objective for a
primary school.

The Development Framework identifies that the existing river valleys have the potential to
become important open spaces for the environs of Maynooth due to their high amenity value.
It is important to provide a robust land use zoning objective to protect the amenity of these
lands, which will also act as a buffer to the Carton candidate Special Area of Conservation.
Active open space is considered to be open space that it safely accessible and available to the
general public, and of a suitable size and nature for sport, active recreation or children’s play.
The area surrounding Moygaddy Castle also affords the opportunity to provide a high quality
high amenity open space. This has been given an H1 “High Amenity” land use zoning
objective taking cognisance of the status of Moygaddy Castle as a recorded monument.

Buffer zones between the Rye Water, Glashroneen and Lyreen river valleys and any proposed
development along these water bodies, shall be designed into all development schemes. This
buffer zone shall form an integral part of the overall development scheme and shall include
the following features:

i. ‘hard’ landscaping to include a footpath and a bicycle path;
ii. ‘soft’ landscaping to include planting areas together with a planting scheme for
   same. Such a planting scheme shall include the precise location, number and
types of plants/native trees, together with a clear and concise planting
programme. Existing trees/planting on site shall be incorporated into any
development scheme unless the poor condition of such trees/planting would
merit the removal of same. In such instances a case shall be made in writing,
together with the planning application, for their removal; and

iii. Seating arrangements both formal and informal.

The proposed provision of a substantial area of open space around Moygaddy Castle and
Stud will allow for the accommodation of the required amenities that will cater for a larger
population. Given the anticipated future population, a children's playground using safe and
secure play equipment may be considered within this area although the protection of the
setting of Moygaddy Castle, a Recorded National Monument will have to be ensured. The
playground should be secured by means of unobtrusive fencing and provide for supervision
by parents. In terms of its appearance, it is anticipated that the main open space will be
largely green and sylvan in nature with elements of hard landscaping to enable it to function
throughout the year. Footpaths must follow desire lines and be hard surfaced to a standard
which will permit use in wet weather conditions. It is intended that this main public open
space will link into the linear open space of the Lyreen and Rye Water river valleys.

07 Urban Design

It is a requirement that the architectural and urban design of the employment buildings,
residential area, and the neighbourhood centre should be of the highest quality. Commercial
buildings represent an opportunity for innovative design in a campus setting. In Moygaddy,
within the Science and Technology zone, there should be a coherent landscaping edge to the
proposed local distributor road and to the R157 Regional Road. Commercial buildings must
ensure that facades facing the road represent the public face of the development. Any
storage/warehouse elements of structures should be located to the rear of the respective
plots. Standalone warehouse or distribution operations will not be permitted within the
Development Framework area, as such architecture would detract from the concept for the
lands, and can be facilitated more readily in other less sensitive locations.
The layout of new development should encourage and facilitate multi-modal trips, and soft transport networks. Development proposals should aim to improve interconnectivity and links between different areas. Therefore, layouts shall retain a good level of permeability and create safe, attractive and overlooked pedestrian linkages.

Layouts will be required to facilitate the retention of the maximum number of significant trees, which must be adequately protected before and during development works. Where it is necessary to remove trees to facilitate development, the Council may require the planting of semi-mature trees, saplings or tree seedlings or other plants as a condition of the permission.

The land use zoning objectives map accompanying this Development Framework has been designed to achieve the objectives for the Maynooth Environs by providing for the distribution of uses and layout through the following measures:

- Locating appropriate uses at the existing Moygaddy House and stable complex to utilise the existing built heritage, and create a pedestrian friendly village centre type environment;
- Identify a mixed use area to the south-east of the Moygaddy House and stable complex as a transitional area between the large commercial buildings which may be associated with Science and Technology enterprises and the softer uses in and around the neighbourhood centre / community lands;
- Moygaddy Castle is considered a heritage asset and focal point for the area, and should form a high quality amenity space in the environs area. It is considered there should be a strong built edge to this space, to overlook it, and engage with the space;
- The Development Framework facilitates a site for a primary school adjoining the proposed neighbourhood centre should such a need arise in the future;
- The Maynooth Outer Relief Road should read as an attractive tree-lined venue creating an entrance as visitors move through the science and technology district. Large units are to be located on the outside of the link road;
- The link from Moygaddy House down the L-22143 across the junction (R157) to Carton Demesne should read as a singular avenue that links the two main character areas;
- Residential development to be located south of the neighbourhood centre within walking distance of facilities;
- Provide integration through to Carton Demesne lands through road link and a pedestrian linkage to Victoria Gate.

**08 Heritage**

8.1 Natural Heritage

The topography of the Development Framework lands to the west of the R157 is undulating with lands sloping towards the River Rye Water, which forms the southern boundary of the development envelop. A tributary of the River Rye Water flows through the centre of this portion of the lands in a north-east/south-west direction adjacent to Moygaddy house and Moygaddy castle.

The Rye Water Valley/Carton Special Area of Conservation (SAC site code 001398) is located between Leixlip and Maynooth extending along the River Rye Water, a tributary of the River Liffey. A portion of this SAC site is located in the south eastern portion of the Development Framework lands in Carton Demesne situated to the east of the R157 at Kildare Bridge extending approximately 600m to the eastern side of Carton Bridge. This area is also a proposed Natural Heritage Area (pNHA).

The Rye Water Valley/Carton SAC is of importance due to the presence of several rare and threatened plant and animal species and due to the occurrence of a mineral petrifying spring considered to be rare in Europe and which is a habitat listed on Annex I of the Habitats
Directive. This rare spring is located at Louisa Bridge approximately 4.5km to the south east of the framework boundary near Leixlip. The River Rye Water is a spawning ground for Trout and Salmon, and the rare White-Clawed Crayfish, which is listed in Annex II of the EU Habitats Directive.

A buffer zone in the form of the H1 "High Amenity" land use zoning objective is in place around the Carton SAC and also the watercourses which form tributaries in this area, namely the Glashroneen and Lyreen rivers. The Rye, Glashroneen, and Lyreen rivers are major assets for the area and this Development Framework seeks their protection and enhancement with an appropriate land use zoning along these water corridors. The Moygaddy woodland and rivers comprising River Rye Water, River Glashroneen, and the Lyreen river adjacent to Moygaddy House provide habitat for a relatively rich fauna including red deer (introduced), badger, otter, bats, raven, and long-eared owl.

Mature trees are located in a number of locations throughout the subject area, primarily within Carton Demesne (Moygaddy Wood) and also along the field boundaries of the agricultural lands, along river valleys as well as road boundaries, within Moygaddy stud. Occasional, free standing trees can be also found within fields.

8.2 Built Heritage
The eastern portion of the Development Framework area is located within the curtilage of Carton Demesne. Carton Demesne is recognised as one of the great enclosed estates in Ireland and was the seat of the Earls of Kildare (later Dukes of Leinster) until the early 20th Century. The portion of Carton Demesne located within the framework boundary consists of woodland associated with Carton Demesne, known as Moygaddy Woods, within the walled estate, which encloses an 18th Century landscaped parkland. Historical OS mapping shows the evolution of this woodland area as a planned extension of the Demesne to the west to include a network of radial walkways, the most notable being the ‘Queen Victoria Walk’, which traverses the woodland to Victoria Gate, located on the Carton Demesne Wall to the north west. A portion of the Carton Demesne wall is located within the development envelop (along the R157 Dunboyne to Maynooth road) which is included in Meath County Council’s Record of Protected Structures (Ref. No. MH053-100).

Moygaddy Castle (RMP No. ME053-1756) is the only known archaeological monument within the overall Development Framework lands. The remains comprise a small castle or keep. Moygaddy House located opposite is a two storey over basement Georgian house. The complex appears to have been purpose built for breeding racehorses in the mid to late 19th Century, where the extensive stables and paddock formed part of the original development. Moygaddy House is included in the Record of Protected Structures (Ref. No MH053-102). Together with the bridge, which was built at the same time as Moygaddy House, and which traverses the Lyreen stream, these structures form a locally important element of the historical built heritage fabric of the area.

Although there are no protected views relating to this area identified within the Meath Development Plan, the Kildare Development Plan 2011-2017 identifies protected views to and from Carton House, the lake and woodland areas.

09 Movement & Access

9.1 Existing Bus Services
Maynooth town is served by bus transport with a range of services to centres including Dublin City Centre, Lucan, Leixlip and Dunboyne. Bus Éireann and Dublin Bus currently operate both local and expressway services through Maynooth. Maynooth is served by four commuter services and a 'nite link' service.
9.2 Existing Rail
The rail service at Maynooth railway station is located approximately 2km from the Development Framework lands which also includes the mainline intercity service on the Sligo - Connolly line. The capacity on the line is undergoing substantial improvements.

9.3 Existing Road Network
The Development Framework area is bisected by the R157 road in north east - south west direction, which links Maynooth to Dunboyne, located approximately 8 km to the north east. The R157 acts as an important regional distributor road in the Mid East Region, connecting the M7, M4 and N3 national corridors. There are two further third class roads which traverse the Development Framework area comprising the L-22413 which follows a north-south direction adjoining Moygaddy stud (also known as the Kilcloon Road) before travelling eastwards to the R157. The county road L-6219-25 follows a westerly route from the junction with the L-22413 west of Moygaddy Castle.

The road infrastructure in the vicinity of the Development Framework area requires to be upgraded given the quantum of development which is envisaged. There is an objective (TRAN OBJ 19) in this Development Plan ‘to liaise with Kildare County Council in the identification, design, reservation and delivery of the section of the Maynooth Outer Relief Road located within the administrative area of Meath County Council’. Meath County Council is keen to ensure the delivery of this important piece of infrastructure for the town of Maynooth, which will be facilitated by the development of the lands within the Development Framework boundary. There are also other road/junction improvements necessary to realise fully these strategically located lands. In this regard the realignment of the R157/CR571 junction (inclusive of a new 4 arm roundabout) is considered necessary as it would deliver a safer roads layout for the area, while also facilitating, in the longer term, the lands within Carton Demesne. An approved Part VIII consent is in place for these works. The upgrading/re-alignment of the R157 between the county boundary with Kildare and Offaly Bridge is also an important objective of the movement strategy for the area.

The delivery of the realignment of the R157 and the reconfiguration of the junction of the R157/L-22413 should occur in conjunction with development of lands within the framework area. The completion of the Maynooth Outer Relief Road (including link with Maria Villa) is critical to the development of the lands within the framework boundary. It will enable the closure of through traffic from the county road L-6219-25 along the L-22413 and the creation of cul de sacs within the framework area along the existing L-6219-25 and L22413. Therefore vehicular access to the lands within the Moygaddy area will be via the Maynooth Outer Relief Road. These measures will encourage pedestrian and cyclist usage within the Development Framework area.

9.4 Existing Pedestrian and Cycling Facilities
There are no separate pedestrian routes or cycle-ways serving the Development Framework area. Pedestrians and cyclists currently share road space with motor vehicles.

9.5 Movement Strategy
The form and nature of future links to the town of Maynooth is an important consideration. It is preferable that the new roads contribute positively to the area, not only in terms of their movement function, but also in terms of providing links that stitch the environs fully into the town of Maynooth.

The Movement Strategy aims to ensure that:

- Public transport accessibility is maximised;
- Pedestrian and cycle movement is encouraged to reduce vehicular movement;
- Streets are designed to encourage pedestrian activity;
All roads are designed so as to incorporate passive calming of traffic.

The main aim of the movement framework is to create strong linkages between the town of Maynooth and the environs as well as internal permeability. Two strategic connections are envisaged:

- The R157 linking Maynooth town centre across Rye River;
- The west-east connection linking the R157 and Mariavilla.

The development of public transport bus links is critical in ensuring a modal split in favour of public transport. The potential to provide shuttle bus links to Maynooth railway station from the designated employment land shall be considered in the development of Mobility Management Plans for the lands in Carton Demesne and Moygaddy. The provision of bus stops and cycleways will be required to encourage the use of public transport. The main pedestrian and cycle connections are illustrated on the land use zoning objectives map.

**Strategic Policies**

<table>
<thead>
<tr>
<th>SP 1</th>
<th>To ensure that the development of the Maynooth Environs is accommodated in an environmentally sensitive manner that will:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Create a centre of excellence for innovation and employment;</td>
</tr>
<tr>
<td>2.</td>
<td>Protect the existing natural environment and built heritage and utilise it to frame new development, and;</td>
</tr>
<tr>
<td>3.</td>
<td>Build a distinctive and attractive mixed-use place to work and live.</td>
</tr>
</tbody>
</table>

| SP 2 | To ensure that development of the Maynooth Environs contributes to the sustainable development of the town, in a manner that is balanced, self sufficient and supports a compact urban form and the integration of land use and transport. |

<table>
<thead>
<tr>
<th>SP 3</th>
<th>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:</th>
</tr>
</thead>
<tbody>
<tr>
<td>i)</td>
<td>The lands identified with an A2 “New Residential” land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation &amp; Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</td>
</tr>
<tr>
<td>ii)</td>
<td>The lands identified with an A2 “New Residential” land use zoning objective but qualified as “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan.</td>
</tr>
</tbody>
</table>

| SP 4 | To provide for high technology / bio technology industries inclusive of associated advanced manufacturing, office, research and development uses in a high quality campus style environment within the Maynooth Environs area. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity. Mobility Management of future employees shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint. The suitability of these subject lands to accommodate intensive office based development will have to be assessed in a Development Management context. |
Policies

Water and Wastewater Services

**WWS POL 1** To provide adequate wastewater service provision to serve all lands zoned for development in this Development Framework and where this is not yet possible, to permit only as much development as can be provided for, based on available wastewater service provision.

**WWS POL 2** To reserve available wastewater capacity in the first instance for Science and Technology/Employment uses.

**WWS POL 3** To provide a comprehensive drainage network to cater for development of the Development Framework lands, and upgrade where necessary the existing Carton Estate wastewater sewerage system to cater for future development within the Estate.

**WWS POL 4** To co-operate with Kildare County Council in the coordination of waste water treatment and water supply in the Environs area.

**WWS POL 5** To ensure that trunk drainage pipelines situated in distributor road alignments are accessible to lands within the Development Framework area.

**WWS POL 6** To provide a comprehensive water supply network to cater for development of the Development Framework lands, and upgrade where necessary the existing Carton Estate mains to cater for development within the Estate.

**WWS POL 7** To provide water, sufficient in quantity and quality to serve all lands zoned for development in this Development Framework and where this is not yet possible, to permit only as much development as can be provided for, based on available water supply.

Flood Risk

**FR POL 1** To manage flood risk and development in Maynooth Environs in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

**FR POL 2** 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 Maynooth Environs. 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.

Land Use

**LU POL 1** To promote a mix of uses across the Development Framework area.

**LU POL 2** To encourage the conversion and adaptation of Moygaddy House and outbuildings to tourism or hospitality use inclusive of appropriately scaled and sensitively designed extensions to same.

**LU POL 3** To encourage the sympathetic re-use or rehabilitation of the attractive buildings associated with Moygaddy House and Stud and encourage their sensitive conversion to residential or tourist accommodation or other
appropriate use in accordance with the land use objective applicable to said lands.

### Residential Development

| RD POL 1 | To ensure that residential developments within the subject lands will contribute to the development of connections which facilitate sustainable modes of travel between the Development Framework lands and Maynooth town centre. |
| RD POL 2 | Development proposals on lands identified with an A2 “New Residential” land use zoning objective will be considered premature pending the development of the primary road network for the area provided under the movement framework, in particular residential development shall be contingent on the delivery of the Maynooth Outer Relief Road. |
| RD POL 3 | To ensure that new residential development is sensitive to its receiving environment, with particular regard given to topography, existing mature trees and hedgerows and important views and vistas of natural and man made features. |
| RD POL 4 | To ensure that all new development proposals will be required to provide for high quality materials and design. |
| RD POL 5 | To ensure that possible future residential development should provide for a strong built edge facing toward the linear amenity area. |

### Commercial, Economic and Retail Uses

| CER POL 1 | To establish a robust framework for the development of high quality technology based employment generating uses within the Development Framework lands. |
| CER POL 2 | To promote a high quality environment within a campus style environment for commercial users. |
| CER POL 3 | To require the provision of buffer zones in the case of the development of industrial sites adjacent to residential areas and community facilities, as well as adequate screening in the form of planting, landscaping and mounding as appropriate. |
| CER POL 4 | To support the location of a science and technology campus style development within the Moygaddy stud lands. |
| CER POL 5 | To support the location of a high technology / bio-technology campus linked to third level institutions within the Carton Demesne lands. |
| CER POL 6 | To support the location of an appropriately scaled neighbourhood centre in tandem with development on the lands identified for this purpose. No more than 30% gross floor area of development in the neighbourhood centre shall be proposed for residential development. |

### Community Facilities and Open Spaces

| CF POL 1 | To provide clear and legible connections to the Rye Water river amenity area from the Lyreen river amenity area and Moygaddy castle. |
To require a coherent design for the development of the Moygaddy Castle open space area in conjunction with development in Moygaddy.

Urban Design

To promote a high standard of architectural design, and quality of materials utilised throughout the Development Framework area, that is appropriate in scale, and form to its location.

To ensure that new development is designed so as to provide an attractive environment sympathetic to the existing natural and built heritage.

Heritage

To integrate the natural and built environments in future proposals, to the benefit of future residents and workers.

To protect the existing built heritage of Carton Demesne and its curtilage.

To ensure all development in the area has no negative impact on the Rye Water Valley/Carton SAC site or on the environmental characteristics of the area including woodland, rivers and tributaries.

Movement and Access

To promote and facilitate the use of cycling and walking and reduce reliance on private car usage.

To consider the potential for direct vehicular and pedestrian linkage and interconnections within the Development Framework area into the town centre of Maynooth.

To provide for a legible and permeable road network for the area, that will encourage pedestrian/cycle use and make connections possible across the Development Framework area and to Maynooth town centre.

To promote a pedestrian/cycle link from Moygaddy Gate through Carton Demesne to Maynooth Gate, to link with Lime walk.

To promote a pedestrian/cycle link along Victoria walk and lands within Moygaddy stud.

To ensure that all development proposals provide for a permeable network that promotes direct linkage and encourages the use of alternative modes of transport.

To provide clear, legible, attractive and safe pedestrian linkages throughout the Development Framework area.

Objectives

Commercial, Economic and Retail Uses

It is an objective of the Planning Authority to require the submission with any application for development of lands at Moygaddy a Master Plan for the
written agreement of the Executive of the Planning Authority which shall address the following:

- An assessment prepared by a suitably qualified conservation architect which concludes that the proposed development is sited and scaled such that it ensures that the character and integrity of this sensitive designed landscape is respected and not adversely impacted upon.
- Proposals for the accessing of lands which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road;
- Proposals providing for the delivery of the Maynooth Outer Relief Road in tandem with development;
- Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place;
- A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.
- Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.

Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive and shall be phased with the delivery of the MOOR in Phase 1 for the majority of the plan area with the exception of already planning permitted development.

CER OBJ 2

It is an objective of the Planning Authority to require the submission of a Master Plan for the written agreement of the Executive of the Planning Authority with any application for development within Carton Demesne which shall address the following:

- An assessment prepared by a suitably qualified conservation architect which demonstrates and concludes that the proposed development is sited and scaled such that it ensures that the character and integrity of this sensitive designed landscape and setting of Carton House within this landscape is respected and not adversely impacted upon. The assessment shall include reference to the significance of the designed landscape within the Development Framework lands to the overall evolution of the demesne.
- Proposals for piped water services to be agreed with Irish Water and compliant with any existing consents in place;
- Proposals for the accessing of lands identified which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road; inclusive of works to the Moygaddy Gate entrance to the demesne.
- A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.
- Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.
Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive.

Community Facilities and Open Spaces

**CF OBJ 1** To develop the Rye Water, Glasshorneen, and Lyreen river valleys as linear parks in conjunction with all relevant statutory and non-statutory bodies to include Waterways Ireland and Kildare County Council. This shall include high quality formal and informal seating arrangements and cyclist and pedestrian route. Any development within the subject lands shall be subject to Appropriate Assessment pursuant to the Habitats Directive to ensure that the proposed development will not adversely impact upon the qualifying interests of any Natura 2000 sites.

**CF OBJ 2** To explore the potential for pedestrian/crossings routes to the area designated under the Carton Avenue Action Area Plan 2006 prepared by Kildare County Council.

**CF OBJ 3** To identify a suitable site for the development of a children’s playground in tandem with the development of residential development.

Heritage

**HER OBJ 1** To ensure that further development along either of the water systems does not affect the quality of either the scenic viewpoint or the waterways amenity.

**HER OBJ 2** To require that any development in the Maynooth Environs respects the built and natural heritage of the area, its landscape quality, protected structures, historic demesne, archaeological heritage, natural heritage and general landscape character. Any development within the area shall comply with the policies and objectives of 'Architectural Heritage Protection, Guidelines for Planning Authorities' (2011), where appropriate. Any development within the area shall not adversely impact on the qualifying interests of any Natura 2000 sites.

Movement and Access

**MA OBJ 1** To develop a new road linking the R157 (Maynooth – Dunboyne Regional Road) and Mariavilla to form part of the Maynooth Outer Relief Road. The detailed design of the new Local Distributor road shall be subject to an appropriately scaled site specific Flood Risk Assessment and Appropriate Assessment pursuant to the Habitats Directive.

**MA OBJ 2** To require the upgrading of the existing R157 (Maynooth – Dunboyne Regional Road) and the reconfiguration of the R157/L-22143 (Moygaddy Road) junction prior to the commencement of development on lands identified for E1 "Strategic Employment Zones (High Technology Uses)" use west of the R157 and north of the indicative line of the Maynooth Outer Relief Road in accordance with the approved Part VIII consent.

**MA OBJ 3** To upgrade, improve, strengthen and re-align the R157 between Kildare Bridge and Offaly Bridge.
| MA OBJ 4 | To support the delivery of strategic road linkages across the area by extending and upgrading existing and potential routes. Such potential routes are to include a link between the lands identified for E1 “Strategic Employment Zones (High Technology Uses)” use and A2 “New Residential” use to the south of the L-22143 and L6219-25. |
| MA OBJ 5 | To ensure that a permeable network of secondary roads will be developed within the Development Framework lands connected to the primary road network for the area. |
| MA OBJ 6 | To provide for junctions at the eastern and western ends of the Maynooth Outer Relief Road where it meets the L-22143 and L6219-25 respectively. |
| MA OBJ 7 | To support the construction and financing of the Maynooth Outer Relief Road by payment of special contributions under section 48(2)(c) of the Planning and Development Acts 2000-2014 for the Development Framework lands, in lieu of a suitable agreement or proposal. |
| MA OBJ 8 | To incorporate bus priority measures in the design of new roads and improvements to existing roads as appropriate in the Development Framework area. |
| MA OBJ 9 | To liaise with Kildare County Council in the identification, design, reservation and delivery of the section of the Maynooth Outer Relief Road located within the administrative area of Meath County Council. |
**Moynalty Written Statement**

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Moynalty</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Position in Settlement Hierarchy</strong></td>
<td>Village - Local centre for services and local enterprise development</td>
</tr>
<tr>
<td><strong>Position in Retail Strategy</strong></td>
<td>Fifth tier retail centre</td>
</tr>
<tr>
<td><strong>Population (Geodirectory)</strong></td>
<td>116 (40 units x 2.9 persons)</td>
</tr>
<tr>
<td><strong>Committed Housing Units (Not built)</strong></td>
<td>No committed units</td>
</tr>
<tr>
<td><strong>Household Allocation (Core Strategy)</strong></td>
<td>20 No. Units</td>
</tr>
<tr>
<td><strong>Education</strong></td>
<td>2 National Schools (one outside the village boundary)</td>
</tr>
<tr>
<td><strong>Community Facilities</strong></td>
<td>Health centre, church, cemetery, Post Office, Credit Union, Garda Station, Muintir na Tire Hall, showground hall/museum and tennis courts.</td>
</tr>
<tr>
<td><strong>Natura 2000 sites</strong></td>
<td>None. The Moynalty River which traverses the village drains to the River Blackwater SAC/SPA.</td>
</tr>
<tr>
<td><strong>Strategic Flood Risk Assessment</strong></td>
<td>No SFRA required. Lands identified within flood zone A&amp;B omitted where required.</td>
</tr>
</tbody>
</table>

**Goal**

To make a positive contribution to the development of Moynalty 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**

The village of Moynalty is located along the regional road R164 7km north of Kells, 16km south of both Kingscourt and Bailieborough and 5km from both Mullagh (to the west) and Carlanstown (to the east). The village has developed along the banks of the Moynalty River and has strong heritage and visual qualities. The statutory land use framework for Moynalty 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. Particular regard is afforded to the protection and enhancement of natural features such as the Moynalty River, historical features of interest, open space needs and the existing topography character within and surrounding the village. This land use framework 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 in, as well as those who visit, the village. The provision of a compact, vibrant and effective village centre is essential if Moynalty is to cater for its current and future population needs in a sustainable manner. This land use framework provides that new land-use zonings should be closely linked to, and integrated with, the existing village, thereby encouraging more sustainable modes of transportation such as walking and cycling.

**02 Water and Wastewater Services**

The village is currently served by Moynalty waste water treatment plant located adjacent to the development boundary south of the village, which is designed to cater for a design capacity of 800 population equivalent (PE). There remains 440 PE available in the waste water treatment plant.
Water supply for the village is obtained from an existing water treatment plant which has a design capacity of 750 population equivalent. The remaining PE for the settlement is 150. Future development proposals will be considered in this context.

**03 Land Use**

A land use survey identified a number of residential units fronting onto the Main Street. The village offers a mix of retail, educational and social services which provide for the day to day needs of the local and surrounding area. It is important that this role is protected, encouraged and enhanced both to maintain this tradition and to provide for a sustainable and self sufficient village and hinterland. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a main street, a level of commercial activity is also required to make villages viable. In order to ensure that such possibilities can be realised, the level of residential versus commercial use should be monitored where “living over the shop” schemes should be promoted to ensure a non-residential ground floor use. Relaxation on development standards may be considered where appropriate backland development can provide alternative residential accommodation to secure on-street commercial activity.

**04 Residential Development**

Moynalty is a small, relatively compact village. There are a number of residences which front onto Main Street and a small cluster of housing to the east of the village at St. Marys Villas. However apart from the foregoing the area is characterised by individual dwellings on large plots. Due to the deficiency in waste water treatment facilities during the Celtic Tiger years which have since been remedied, Moynalty did not experience significant increases in residential development over the past decade and is almost unique from a Meath perspective in this regard. The Core Strategy of this County Development Plan seeks to ensure that future development and growth takes account of the village’s ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development Framework endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing village’s built environment. Moynalty, by virtue of the quality of the existing built and natural environment, requires a high standard of intervention to successfully weave any new residential proposals into the existing fabric of the village. Each intervention will need to be site specific and tailored to respect the established context into which it is being inserted. In addition, proposals will need to contribute to a co-ordinated strategy that makes best use of the available opportunities to enhance the village.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 20 units to Carlanstown over the 2013 – 2019 period. There are no extant planning permissions committed to in the village.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 20 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 Moynalty Local Area Plan and still available for development. The Planning Authority evaluated sites on the basis of the identified flood risk, the relative remove of lands from the village, the absence of footpaths / street lighting and the difficulties associated with providing same along a narrow county road and the design sensitivities of the village and its setting. There remains a site (0.64 hectares) immediately west of and adjoining St. Mary’s Villas which is suitable for development. The preferred means of accessing this site has been identified on the land use zoning objectives map off the Carlanstown Road through the car park of the health centre or through the side garden of the adjoining dwelling. In addition, 2 other “Opportunity Sites” are identified which could assimilate carefully designed residential developments into the village setting in favour of greenfield development. These sites have a combined area of 0.75 hectares and are both located in the Architectural Conservation Area. It is accepted that the existing attractive stone wall along the roadside boundary of both sites
would have to be remodelled / set back to facilitate the provision of the requisite sight distances. The Planning Authority is satisfied that sufficient lands have been identified to accommodate the household allocation of 20 no. units. All other lands are identified as a Phase II and are not intended for release within the life of this County Development Plan.

All designers of multiple residential developments within the Development Framework 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
Moynalty is identified as a fifth tier retail centre in the County Retail Hierarchy. It has a small range of retail services including a grocery store, post office, health centre, credit union, butchers, hairdressers, coffee shop, two public houses and an electrical store. The village would benefit from having a greater range and variety of such facilities. However, the close proximity of the village to Kells will continue to be a deterrent to attracting facilities other than to serve the immediate needs of the village and rural catchment. This Development Framework has ensured that sufficient and appropriately located land for commercial development has been identified for the life of the County Development Plan and beyond.

There is a vacant shop unit and petrol station in the centre of the village. A number of parcels of land along Main Street have been identified to provide for mixed residential and local enterprise/commercial use. Moynalty is located close to settlements such as Kells, Bailieborough, Mullagh and Kingscourt which have established employment opportunities. Moynalty does not in itself contain any major industrial or commercial employers and it is not envisaged that the village would fulfil such a role in the future. The key role of Moynalty is to provide for the everyday life of the local community and rural hinterland. It is considered that the best prospect of employment creation locally lies with developing small to medium sized enterprises. The level of residential versus commercial use should be monitored in the village core area and a mixture of uses encouraged as detailed in section 3.0.

Moynalty is a picturesque location that has potential to attract tourists. While the annual steam threshing festival is a successful, well established event, it does not attract the year round or seasonal tourism that might sustain a greater level of business in the village. The built and natural heritage is an asset to Moynalty and should be exploited to a greater degree to encourage visitors. The provision of tourist facilities at appropriately located sites will be encouraged. In addition, the Council will support the creation of a Tourist Trail that could link Moynalty to other towns and villages in the north Meath area.

06 Community Facilities and Open Spaces
Moynalty contains two national schools, a health centre, church, cemetery, Post Office, Credit Union, Garda Station, Muintir na Tire Hall, showground hall and museum and tennis courts. The village benefits from the natural park and river amenity, which provide for recreational walking, close to the village centre. The Council will continue to work in partnership with the local community to maintain and enhance these existing amenities. In addition, they will seek to identify new opportunities to improve facilities and provide new amenities in the village, such as a playground. The land use zoning objectives map sets out proposed amenity areas in the village, which could be developed for community amenity and recreational development. The Moynalty Steam threshing festival is a significant feature in the village life of Moynalty and it is a policy of the Council to continue to support and encourage this festival which has significant potential to attract visitors to the area.

Moynalty enjoys some notable environmental qualities, particularly the Moynalty River, complemented by the village’s collection of several noteworthy structures. The open space on the Main Street is defined by the buildings and boundary treatment of the properties. The
west end of the street leading up to the church is defined by a high old stone wall on the north side to Moynalty Lodge and to the south side by a low stone wall that allows views to the river and countryside beyond.

An open park space area lies to the southwest of the ACA which allows good access and views to the river and from the higher ground there one can see the high quality landscape setting of the village and individual buildings among the trees. A walkway exists on the south side of the river and runs parallel to the river bank. The graveyard east of the bridge has a high stone embankment wall along the river. Significant trees stand in the graveyard including a number of yew trees. There would be merit in carrying out a tree survey in the village.

07 Urban Design

Moynalty lies on a slope north of the Moynalty River. The village essentially comprises of one street, the Main Street, which runs north-west to south-east. This street follows the contour of the ground and is roughly parallel to the path of the river. The north side of the Main Street exhibits a completeness of the typical village architecture of Moynalty with similar and recognisable architectural detailing and execution of the buildings. The south side of the Main Street is less homogeneous with differing building lines and building types.

Moynalty is a picturesque estate village laid out and built during the 1820’s by an improving landlord, John Farrell. Work on rebuilding the village began in 1826 and was largely completed by 1847. The village derives its characteristics and beauty from a location along the banks of the Moynalty River. The layout and plan form of the village is an integral part of its character.

The architectural form in the village consists of two-storey estate houses with dormer windows, and gables, while the design of certain properties on the northern side of the Main Street is based on Swiss Architectural Styles which were built there in order to maintain the views of the Moynalty River and its associated valley. The attractive stone walls and backdrop of mature trees add to the pleasantness of the scene while the streetscape is enlivened by traditional water pumps, gates and milestones. A six arch stone bridge crosses the Borora River and makes a distinctive entrance to the village from Kells. The survival of the stone weir complete with its sluice gates, mill race and machinery make it an interesting contributor to the architectural and industrial history of Moynalty.

Future development in Moynalty must have particular regard to the existing architectural heritage in the village. The village is designated an Architectural Conservation Area (ACA) and this recognises the special significance of the built heritage which characterises Moynalty and that care must be taken with regard to any future proposals in this area. Information on ACAs is set down in section 9.6.12 of this County Development Plan. Further information on Moynalty ACA is detailed in the Character Statement which is available on the Council’s website (www.meath.ie). 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.

Infill and new proposals must offer high quality designs. The rooflines and elevations of new buildings should be sympathetic to traditional proportions and established patterns of roof pitch in the streetscape. Materials should also be traditional to the local area where appropriate and high quality finishes shall be insisted upon. The reversal of previous inappropriate alterations will also be encouraged. Contemporary design will be considered on a case by case basis and shall be analysed in the context of a particular site. Re-development of backland areas must be appropriate in character and scale with the village. Plot widths should respect established properties and a co-ordinated approach should be employed to maximise the benefit of a single access. Section 11.1.7 and the Meath Rural Design Guide set down in this County Development Plan deal with urban design and architectural features.
08 Heritage
Moynalty sits in a most picturesque landscape setting and the Council will seek to protect the character of the village and the open countryside. The village derives its characteristics and beauty from a location along the banks of the Moynalty River. The built and natural heritage of the Moynalty area are important resources that must be protected and enhanced to add to the local sense of place and belonging and also to increase the attractiveness of the area to residents and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework.

Moynalty contains five items listed on the Record of Monuments and Places, three of which are within the development boundary of the village. These are illustrated on the land use zoning objectives map. The village is designated an Architectural Conservation Area and there are a number of buildings and structures of historical significance in Moynalty. The continued protection of the built heritage of Moynalty is intrinsic to the sustained success and viability of the village itself.

Although the village and the surrounding environs hold environmental assets, none are designated at international, national or local level; the village does not contain nor is it adjacent to any Natura 2000 sites. However, the Moynalty River which flows through the village drains to the River Boyne and Blackwater SAC/SPA creating a natural pathway between the village and Natura 2000 sites. The diversity of natural and semi-natural habitats in the Moynalty environs area including hedgerow, grassland, river and woodland habitats is notable. A sustainable approach to future development is needed to protect and conserve it. The protection of the natural environment of Moynalty 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.

8.1 Views and Prospects
One of the greatest assets of Moynalty is its setting and the views into the open countryside. The Council will seek to protect the natural and built environment of the village and will resist proposals which would be likely to have an adverse impact upon the villages’ environment. Moynalty has a strong archaeological heritage and it is important that it is protected as part of the character of the village. It is not sufficient to protect the particular structures and features but the setting and views should also be protected. There are seven protected views in Moynalty which are illustrated on the land use zoning map.

09 Movement & Access
Moynalty has a simple road layout, comprising a single primary street, with junctions at either end. There is no car parking provision other than along the street, nor is there a dedicated bus stop. The pedestrian pathways follow the streets with the exception of the amenity pathway through the show grounds. The main road through the village takes a large sweep which provides no passive traffic calming and discourages pedestrian movement thereby bisecting the village.

Moynalty provides many services for residents, passers-by and tourists. It is vital that access and car parking are managed in a way that protects the amenity of the village while ensuring that it is an attractive place to live, shop and visit. Bus Éireann has a scheduled service which passes through Moynalty and provides an important infrastructural link to Dublin, Navan and Kells and onto Baileborough. A dedicated bus stop would improve safety, traffic flow and enhance the service for the public. A shelter would encourage more people to avail of the public transport service.

The present paths are well established and need only minor upgrading and maintenance. Public lighting and good surfaces are essential to ensure their safe use. The Council will also seek to provide for the extension of footpaths and public lighting to the development
boundaries on all public roads. This should occur concurrently with new development. Consideration will be given to the creation of cycle lanes which provide a further alternative to cars.

**Strategic Policies**

| SP 1 | To encourage the sustainable growth and improvement of Moynalty on an appropriate scale relative to its attractive form and its classification in the County Settlement Hierarchy. |
| SP 2 | 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 3 | To protect the unique character of the village through the provision of appropriate infill and new development which has (a) regard to the scale, character, topography and amenities of the village, and; (b) seeks to protect the setting and character of the streetscape, as appropriate. |
| SP 4 | To develop the heritage aspect of the village to encourage recreation, leisure and tourism by:  
   a) Improving the village through strengthening and enhancement of the commercial core.  
   b) Improving accessibility in the village.  
   c) Protecting the established amenity areas and the built and natural heritage.  
   d) Identifying opportunities to develop tourism in the village such as a heritage route. |
| SP 5 | 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:  
   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 "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan. |

**Policies**

**Flood Risk**

| FR POL 1 | To manage flood risk and development in Moynalty in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan. |
| FR POL 2 | Where existing development in the village envelop is at potential risk of flooding (B1 "Village Centre" G1 "Community Infrastructure" 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. |
Commercial, Economic and Retail Uses

CER POL 1 To preserve and enhance the existing retail and service function of the village.

CER POL 2 To encourage and facilitate the development of new services and facilities in the village.

Community Facilities and Open Spaces

CF POL 1 To promote the provision of a playground to serve the needs of the village.

CF POL 2 To facilitate the development of amenity walkways along streams and hedgerows subject to the undertaking of an appropriately detailed Flood Risk Assessment which will inform the necessary planning consent and which should not generally increase existing ground levels within these flood risk zones.

Heritage

HER POL 1 To seek to conserve and enhance the built and natural heritage of the village by ensuring that the height, scale, and design of any proposed development in the village complements the character and streetscape of the village.

HER POL 2 To protect the character and appearance of the Architectural Conservation Area and existing architectural features.

HER POL 3 To require the preservation and re-instatement of traditional details and materials on existing buildings and where improvements or maintenance works are being carried out.

HER POL 4 To protect the rivers and watercourses in the village and to have regard to the bio-diversity value of existing trees and hedgerows.

HER POL 5 To preserve the items identified on the Record of Monuments and Places as indicated on the land use zoning map.

Movement and Access

MA POL To seek to manage existing car parking areas and to provide additional car parking in order to improve public safety and to enhance retailing and tourism in the village.

Objectives

Commercial, Economic and Retail Uses

CER OBJ 1 To encourage the development of a tourist trail utilising the villages of North Meath.

CER OBJ 2 To support and encourage the development of the Moynalty Steam Threshing festival.

CER OBJ 3 To encourage and facilitate the provision of tourist facilities in the village.
Heritage

**HER OBJ** To protect the following views:

1. View of Moynalty Bridge and St. Mary’s church and their settings, seen from the south as you enter the village from Kells.
2. View from the elevated height of the threshing field of the River and Main Street beyond.
4. View along the Kells Road of stone wall and trees as you enter the village.
5. View looking northwest along the Mullagh Road of stone wall and trees as you exit the village.
6. View of St. Mary’s Church and its setting.
7. View looking northwest of stone wall and entrance to village from Carlanstown.

Movement and Access

**MA OBJ 1** To maintain and enhance the established pedestrian paths in the village.

**MA OBJ 2** To support the development of an identifiable bus stop with at least one shelter in the village centre. The shelter design shall be such that it enhances the character and setting of Moynalty.

**MA OBJ 3** To seek to improve the road configuration to enhance the village centre and encourage local development, while protecting the historic character and setting of the village.
01 Village Context

The village of Nobber is located in the north of County Meath along the R162 regional route from Navan (18km) to Kingscourt (9.5km). It is also located at the convergence of a number of county roads, specifically from Carlanstown, Drumconrath and Kells (13km). The amenity, character and heritage qualities of Nobber are largely derived from the readily legible rectangular central area of the village, located north of the Garda Station to the terrace of residential dwellings just north of the Parochial House. The Main Street, which traverses this central area, is wide and framed by the frontages of mainly two-storey buildings with diverse building styles along its eastern and western sides, some dating from the 18th century. This creates an attractive built environment.

The overall focus and vision for Nobber is to consolidate and strengthen the village, through the provision of a compact, vibrant and well defined village centre, as well as a range of land-uses to support the residential element in line with the Core Strategy of the County Development Plan and the village’s role as a local service centre to the surrounding local area. Particular regard is afforded to the protection and enhancement of natural features such as the River Dee, historical features of interest, open space needs and the existing topography character within and surrounding the village. There are existing environmental constraints in the village which have been taken into account in considering appropriate lands for development. These constraints are due to the drumlin topography of the area which contains elevated sites, open views of the countryside views and significant flood areas associated with the River Dee. The resultant land use framework 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 in, as well as those who visit, the village.
This land use framework provides that new land-use zonings should be closely linked to, and integrated with, the existing village, thereby encouraging more sustainable modes of transportation such as walking and cycling.

**02 Water and Wastewater Services**
The village is currently served by Nobber waste water treatment plant located to the southwest of Nobber, which is designed to cater for a design capacity of 600 population equivalent. There is limited wastewater capacity currently available in the waste water treatment plant.

Water supply for the village is obtained from the Nobber water treatment plant which has a design capacity of 550 population equivalent. The remaining PE is 30.

Future development proposals will be considered in the context of the existing deficiency with regard to the provision of water services.

**03 Land Use**
Nobber provides a limited amount of employment opportunities compared to its relative population base. The relative proximity of the surrounding towns to Nobber both within and outside of the County has allowed for a commuting pattern to emerge with an obvious leakage of associated expenditure to areas outside of the village. Nobber is located in a substantial agricultural hinterland catering mainly for the daily needs of this surrounding rural area and the residents of the village itself. The principal function of the village could therefore be described as that of a small local urban centre for the surrounding hinterland.

A land use survey identified a number of residential units on either side of the Main Street in the core area with some having converted ground floors for commercial use. Backland development has taken place particularly behind the residences fronting onto the Main Street to the west. There are two churches and a school located centrally in the village which represent community uses. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a main street, a level of commercial activity is also required to make villages viable. In order to ensure that such possibilities can be realised, the level of residential versus commercial use should be monitored where “living over the shop” schemes should be promoted to ensure a non-residential ground floor use. Relaxation on development standards may be considered where appropriate backland development can provide alternative residential accommodation to secure on-street commercial activity.

Nobber has many environmental assets which could be built upon to attract tourists to the village. The River Dee is a significant asset to the village and supports a diverse range of flora and fauna. The Navan to Kingscourt rail line is being considered for redevelopment as a greenway as provided for in Volume I of the County Development Plan and would represent a significant opportunity to attract visitors to the village which would support the local economy. Further to the west of the rail line, there are impressive views into Brittas Demesne and the historical significance of the settlement is evident from the presence of the Anglo-Normans Motte and Bailey and the St. John's Church of Ireland ecclesiastical complex. This land use strategy supports and facilitates the development of tourist related facilities.

**04 Residential Development**
Residential development is evident throughout the village with older terraced and semi-detached houses having been integrated somewhat with the village centre. There are two housing developments accessed off the Main Street, Bridge Park (22 no. dwellings) which is on the western side and O’ Carolan Park (14 no. dwellings) which is on the eastern side adjacent to the R.C. Church. Two more housing developments were constructed in the village, Cluain Beag (36 no. dwellings) which is accessed off the Creggs Road and Muff Crescent (16 no. dwellings) off the Kingscourt Road which is furthest from the village centre but is connected by footpath. Aside from the more recent development of Bridge Park and
Cluain Beag developments, there has not been a substantial level of residential development aside from single dwellings in the village’s existing development boundary in the past decade.

The Core Strategy of this County Development Plan seeks to limit the further expansion of the village at a more moderate rate than experienced over the past decade. Further development and growth will need to take account of the village’s ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development 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 areas identified to accommodate the 60 no. residential units provided under Table 2.4 of the Core Strategy are located north of and contiguous to Nobber Motors (1.1 hectare site) and off the Cregg Road (2.56 hectare site). The former site will be prioritised for development having regard to the stated constraints with regard to water services. It was considered that the other sites which were previously identified for residential development in the 2009 Local Area Plan were considered less favourable on the basis of flood risk, elevated nature of land allied to accessing difficulties or lands being land locked. All other lands are identified as a Phase II and are not intended for release within the life of this County Development Plan.

All designers of multiple residential developments within the Development Framework 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**

Nobber is identified as a fourth tier retail centre in the County Retail Hierarchy. It has a range of retail services, including but not limited to a convenience store, butchers, pharmacy, hairdresser, bookmakers, restaurant, café, car dealership, beauty salon, auction house, veterinary surgery, agricultural supply depot and two public houses.

There have been additional commercial and retail developments in the past decade along the Main Street along with a number of refurbishments of existing premises in the village’s centre. There are currently a number of vacant properties and opportunities for change of use of existing residences in the village centre. To fulfil the role of the village as a service provider for the surrounding rural area, the village may need to expand upon its commercial and retail functions in the future. Lands have been identified in the village centre which can cater for small to medium size businesses. Any future retail and commercial needs should be directed to the Main Street in the village.

There has not been any uptake on the former Enterprise and Employment zoned lands located along the Cregg Road which has been zoned for over a decade, probably owing to their waterlogged nature, being within the River Dee’s floodplain, for much of the year. It is not proposed to identify these lands with a land use zoning objective as a result of the recommendations of the Strategic Flood Risk Assessment. A second site, extending to 6.27 hectares, identified in the 2009 Nobber LAP for industrial or manufacturing use on the Navan Road opposite O’Carolan College is being retained. This site is being identified with an E2 “General Enterprise & Employment” land use zoning objective. This site has an elevated and undulating character on a key approach to the village from the south. It is considered that any application for development on the subject lands shall be accompanied by a Framework Plan which will demonstrate the manner in which buildings can be successfully integrated into the landscape so that they do not dominate this entrance to the historic village and demonstrate the provision of a safe access to the subject lands.
To date, there has been no stated demand for enterprise development in Nobber and it is considered that the provisions of Policy ED POL 19 would be applicable on the approach roads into the village should such a need arise and in the event of the identified lands for enterprise and employment not being released for development. ED POL 19 seeks to support rural entrepreneurship and the development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic.

06 Community Facilities and Open Spaces

Nobber contains a range of educational, childcare, health and community facilities which are considered representative of its role in the County Settlement Hierarchy. It contains a national and secondary school, the latter representative of the wide rural catchment served by the village. The old national school which is a Protected Structure sits in front of the current national school. The secondary school, O'Carolan College, is located just south of Nobber G.F.C. To the north of the G.F.C on approach into the village centre, there is a fire station and Garda Station. To the northwest of the village centre, there is a library and Health centre both off the Kingscourt road. The village also offers a Montessori school, a parochial Hall and Post Office.

A significant number of community groups are active in Nobber providing a strong public voice to the proper planning and sustainable development of the village. It is essential that sufficient community facilities are established, catering for all age groups in the village. Youth facilities and useable public open space are lacking in the village and as such, it may be considered appropriate to provide a community centre or gym for the residents of the village and wider rural catchment area. The former secondary school site is promoted for this use. Sufficient lands have been reserved for such facilities to accommodate both existing and proposed future populations.

Nobber enjoys some notable environmental qualities, specifically the undulating drumlin landscape, the enveloping nature of the River Dee, views into Brittas Demesne to the west of the village and the village's unique built heritage, characterised by features such as the former St. John’s Church of Ireland ecclesiastical complex and the Motte and Bailey. Furthermore, Nobber GAA pitch is easily accessible in the village adjacent to the secondary school. There is a small open space area located to the south of the fire station in memory of the Irish Harpist Turlough O'Carolan.

However the village is lacking in active recreational and community amenities; there are presently no riverside activities, significant open spaces or safe walking and cycling networks to maximise and appropriately utilise such natural and man-made environmental assets, their settings and views. There is an opportunity to create a circuitous amenity walkway along the disused railway line in conjunction with the creation and improvement of footpaths along the R162 from Nobber Cemetery through the village’s Main Street to the health centre and creating a relationship between the village and the River Dee. This is an objective of this Development Framework and is illustrated on the land use zoning objectives map. The River Dee provides the opportunity for many river based and riverside amenities being developed. The River has good stocks of salmon, brown trout and sea trout. Angling and coarse fishing should be promoted. The village would also benefit from a children’s play area or recreational amenity grounds.

07 Urban Design

Nobber historically developed in a linear fashion along the village’s Main Street and later running parallel to the now disused rail line. It was during the Anglo Norman period that the village began to take on its current form being characterised by an elongated Main Street. This period also gave the village its current name; Nobber or ‘An Obair’ in Irish (meaning "the work") and refers to the village’s Motte and Bailey. The "wedge-shaped" Anglo-Norman layout was subsequently filled-in with a range of Georgian buildings, including a number of
well executed townhouses, a Coach Inn, a Schoolhouse, a Police Station, a Post Office and a Church of Ireland Chapel. During the Victorian Period, these buildings were later complemented by a Roman Catholic Church, a village hall, and a railway platform, station and warehouse. The disused railway line runs to the west of the village and connects Kingscourt, Co. Cavan to Navan.

Nobber has been classified broadly into three character areas: Nobber North, the village Centre and Nobber South.

7.1 Nobber North
The nature of development along this route is primarily residential with some non-residential development. The eastern side of the road has been developed however the western side has remained undeveloped. Further development at this location is limited by virtue of the elevated nature of the topography to the west, the location adjacent to the River Dee and its floodplains, the railway line and the winding nature of the road. The town centre has been linked with the housing development of Muff Crescent and the health centre beyond.

7.1.1 Opportunity Sites
The Nobber Motor car sales garage and adjoining sheds and existing disused residences on the opposite side of the road impact upon the quality of the streetscape and these sites would benefit from a more consolidated and purpose-built urban form. Cars are being parked in a disorganised fashion on both sides of the road in front of the motor sales garage and disused residences. These brownfield lands represent a significant opportunity to provide a consolidated and managed approach to redevelopment of both sides of the road.

7.2 Village Centre
This area comprises the lands north and south of the Main Street. The ground configuration of Main Street is formed by a long mall type ‘linear square’ where the Garda station at the southern side and a similarly configured house at the northern end provide the outer extents to this central space. There is a distinct building line associated with the Main Street, broken only by the Parochial House, Catholic Church and educational buildings (including the former national school) to the eastern side of the road at the northern side of the Main Street. There are two church buildings in the confines of the village centre on opposite sides of the Main Street. The Roman Catholic Church is openly visible whereas the former Church of Ireland is discreetly hidden behind the Main Street with glimpses of its profile visible on approach to the village. Backland development has taken place primarily on the western side of the Main Street.

The buildings located on the Main Street generally follow a vernacular-style and are one or two storeys in height, contain a pitched roof with noticeable chimney design and a simplified façade with a strong ‘solid to void’ ratio. Owing to the topography, there is variation in the relative height of building ridgelines with individual building terraces tending to step-up given the increase in the topography of the village centre from south to north.

7.2.1 Urban Design Vision for the Village Centre
The overall urban design vision for the village centre of Nobber can be summarised as follows:

- To upgrade the existing environment at street level and create a legible public realm on the Main Street that will generate a lively, vibrant village centre. This will necessitate the transformation of the Main Street into an easily negotiated pedestrian friendly route linking north and south.
- To build on Nobber’s inherent physical potential to improve connections between existing communities and amenities, create new connections as part of consolidating existing successful backland development and propose new backland sites that can provide similar successful linkages.
7.3 Nobber South

On approaching from the south along the Navan Road, there is a prevalence of mono-uses that includes largely community led development fronting along the Navan Road extending to the village centre. Development has been concentrated on the western side of the road. This is likely to be down to the topographical constraints evident on the eastern side of the road with the significant elevation due to the Drumlins. Further to the northeast off the Navan Road, there is a drop off in contours revealing open views of the wider countryside. Owning to the undulating nature of the landscape, it is not considered feasible to develop lands on the eastern side of the Navan road. There is a continuous footpath linking the village centre to O’Carolan College secondary school located south west of the village. The cemetery, secondary school and GAA playing pitches dominate this area of Nobber, although residential ribbon development is also evident.

7.3.1 Opportunity Site

Given the significant level of development along the western side of the Navan road in this character area, particularly of community facilities, an opportunity exists to link these areas with one another and with the village centre area. The presence of the Kingscourt to Navan rail line, a natural desire line forming the western boundary of the development boundary of Nobber, presents an opportunity to link these various facilities with one another and the village centre. Where future development of sites along the rail line occurs, a coordinated approach between key stakeholders should be encouraged to incorporate a passively supervised pedestrian linkage between the north and south of the village.

7.3.2 Opportunity Site

A substantial Protected Structure, that is currently vacant, exists along the western side of the Navan road in this character area. This is the Ceard Scoll which is located north of O’Carolan College. An opportunity exists to return this building to an active use such as residential, community or cultural uses. Its physical location at what is effectively a T-junction gives the building an added advantage signalling an entrance or arrival point into the village.

08 Heritage

The rich archaeological, built and natural heritage of the Nobber area are important resources that must be protected and enhanced to add to the local sense of place and belonging and to increase the attractiveness of the area to tourists and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework.

Nobber contains two sites of archaeological interest. The first area is the ecclesiastical site, surrounding the former Church of Ireland of St. John the Baptist, including that area potentially outlining the initial early development of the village to the west of the current village centre. The second zone of archaeological interest surrounds Nobber Motte and Bailey to the north of the village. The village also contains 8 items identified on the Record of Monuments and Places which are arranged around the 2 historical sites of Nobber Motte and the ecclesiastical settlement and early village centre. These items highlight the extensive length of human occupation in the village.

There are a number of buildings and structures of historical significance in Nobber. The village has 20 structures included in the Record of Protected Structures. Volume I shall be consulted in relation to the policy framework for assessing development proposals relating to such structures. The continued protection of the built heritage of Nobber is intrinsic to the sustained success and viability of the village itself.

Although the village and the surrounding environs hold environmental assets, none are designated at international or national level; the village does not contain nor is it adjacent to any Natura 2000 sites. However, the River Dee which is in the International Neagh Bann River Basin District and drains to Dundalk Bay flows through the village. The River Dee is the
most significant natural environmental feature in the village. Furthermore, there is a diversity of natural and semi-natural habitats in the Nobber environs area including hedgerow, grassland, river and woodland habitats. A sustainable approach to future development is needed to protect and conserve the village’s natural assets. The protection of the natural environment of Nobber 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. The policy framework provided which supplements that contained in Volume I will ensure that the natural heritage of the village is protected for the enjoyment of future generations.

There are also significant trees, stands of trees and hedgerows / stone walls which should be retained and incorporated, where possible, into any development proposals. These features are identified on the land use zoning objectives map.

8.1 Views and Prospects
The topography of the drumlin-landscape surrounding Nobber, as well as the existence of the landscaped parkland of Brittas Demesne to the west of the village has endowed the village with a number of notable views and prospects. These views and prospects of special amenity value and/or special interest are illustrated on the land use zoning objectives map.

09 Movement & Access
Nobber is within easy reach of Kingscourt, Navan, Kells and Ardee. A village the size of Nobber needs to maintain good transportation links to these surrounding urban areas in order to attract future population and potential business opportunities. There are three main approach roads into the village. The principal approach road is from Navan (R162). This route also interlinks with the main access routes from Carlanstown and Drumconrath (N52) to the south-west and southeast of the village respectively. The other routes are from Kingscourt (R162) and the Cregg Road, which enters the village from the northeast.

The R162 regional road is in physically good condition upon approach to the village centre from both the north and the south. However due to its excessive width to the south of the village, poor pavement quality in the village centre area and the nature of the traffic utilising this route, specifically heavy goods vehicles, environmental improvements and traffic calming measures are required. In this regard, the village centre would benefit from environmental improvements such as construction of pedestrian crossings, upgraded footpaths, cycleways, textured surfacing, tactile paving and improved road markings for cyclist, pedestrian and motorised traffic. These should be carried out in tandem with the appropriate demarcation of areas for car parking and public bus stop shelters located along both sides of the village centre.

Pedestrian paths are provided mainly in the central area but are evident throughout the village in a piecemeal fashion. They also vary in surface quality and do not all link in one cohesive network.

Relatively new footpath surfaces are apparent along Main Street. However, in a substantial amount of areas surfaces tend to be uneven and difficult to traverse. Footpaths on both sides of the approach roads are also lacking through-out the village. Streets where these issues are apparent have been identified for improvement works. There are no dedicated pedestrian crossings in the village.

To the north, of the village, public lighting from the village centre ends at the junction of the Cregg and Kingscourt Roads, yet re-appears in the residential developments of Muff Crescent and Cluain Beag. A continual link of public lighting is required from the village centre to the HSE Health Centre. Public lighting should also be fully extended to the cemetery to the south of the village.
There does not appear to be an issue with regard to the availability of car parking facilities in the village, however there is space for improvement. Parking takes place in a haphazard manner as the car parking bays are not delineated. This practice extends from the Garda Station to just north of the Parochial House.

Although there are no designated ‘bus stops’ in the village, Bus Éireann provides Nobber with a limited bus service serving Dublin – Navan - Kingscourt (Route 107).

**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 village through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the village. |
| SP 3 | To develop a strong local economy by continuing to encourage the role of Nobber as a local service centre for the surrounding rural hinterland. |
| SP 4 | 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: |

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 “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan.

**Policies**

**Flood Risk**

| FR POL 1 | To manage flood risk and development in Nobber in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan. |
| FR POL 2 | Where existing development in the village envelop is at potential risk of flooding (A1 “Existing Residential” & B1 “Village Centre” 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. |

**Land Use**

| LU POL 1 | To promote the intensification of the village centre area through the development of various infill backland sites. |
| LU POL 2 | To encourage new developments along Main Street to contain ground floor retail/commercial uses. |
LU POL 3  To provide for the development of small scale businesses and the creation of employment opportunities in Nobber village subject to the provision of necessary infrastructure.

**Commercial, Economic and Retail Uses**

CER POL 1  To maintain and improve the vitality and viability of Nobber village centre as the centre of commercial and retail activity in Nobber, in order to ensure both a mixture and variety of local shopping, to serve the day to day needs of the local community.

CER POL 2  To cater for and allow the village to expand on its current employment base.

CER POL 3  To encourage and facilitate the provision of tourist facilities in the village.

CER POL 4  To promote the development of walking routes through-out the village. These walks include:

a) In conjunction with TRAN Obj 8 (ii) of Volume 1 which seeks to promote the development of a cycle/greenway on the disused Navan-Kingscourt rail line and which will form the spine of walking routes through the village, to seek to create a network of new or improved footpaths along the R162 from Nobber Cemetery through the village’s Main Street to the HSE Health Centre.

**Community Facilities and Open Spaces**

CF POL 1  To facilitate any necessary future expansion of Nobber library, Nobber National School and O’Carolan College to accommodate their future needs.

CF POL 2  To accommodate the provision of a community centre or gym for the residents of the village and surrounding areas. The reuse and adaptation of the former school buildings represents an opportunity for such uses.

CF POL 3  To undertake an overview of the level of signage in the village, and if deemed to be deficient regarding the sign-posting of community facilities, to complement the current signage provision in the village. Suitable signage should be maintained at the village’s approach roads.

CF POL 4  To examine the possibility of a riverside walk and aim to extend it where the opportunity arises in partnership with the community and private developers subject to the undertaking of an appropriately detailed Flood Risk Assessment which will inform the necessary planning consent and which should not generally increase existing ground levels within these flood risk zones.

CF POL 5  To encourage and promote the development of publicly accessible river based amenities along the River Dee, such as bird watching and walking, to include the provision of benches along the river way, and fishing, through the provision of designated fishing beats.

CF POL 6  To provide Nobber with a bottle-bank/recycling facility, as the need arises, in consultation with the Council’s Environmental Awareness Officer.
Urban Design

**UD POL 1** To require all new developments to consider and reflect the physical, social and environmental context of the village. Proposed uses shall be compatible with the surrounding areas and the established character of the village.

**UD POL 2** To protect the established building line in the village, particularly along Main Street.

Heritage

**HER POL 1**

a) To protect the water quality of the stretch of the River Dee which passes through the village and ensure it is not compromised by any existing or proposed developments within Nobber.

b) To require future development proposals on lands adjoining the River Dee and its main tributaries in Nobber to include the identification of the River’s associated riparian zone and to maintain these areas free from development intrusion (including night lighting) as a natural environmental feature and amenity resource.

**HER POL 2** To protect the significant tree stands in the village indentified and to retain significant hedgerows and stone walls where possible by incorporating them into future development layouts in the village.

**HER POL 3** To protect and retain those areas of land surrounding Nobber Bridge, Nobber Motte, and the ecclesiastical complex of the former St John’s Church of Ireland site, free from inappropriate development, by reason of their sensitive locations, protected views and important associations with Protected Structures and National Monuments.

**HER POL 4** To facilitate and encourage the preparation of a Conservation Plan for St John’s Church of Ireland site and adjoining lands.

**HER POL 5** To support access, if appropriate, to the various sites of archaeological importance in Nobber, with the prior co-operation of the individual landowners and to integrate, where possible and if appropriate, sites of archaeological interest into walking trails in Nobber.

**HER POL 6** To protect the burial grounds in Nobber Village identified in the Record of Monuments and Places, in co-operation with the National Monuments Section of the Department of the Arts, Heritage & the Gaeltacht, specifically the churchyard and accompanying burial ground surrounding the former Church of Ireland Chapel of St John the Baptist.

**HER POL 7** To ensure continued protection for the following natural heritage features and allow for these features to be integrated in the overall goal for the village:

- The River Dee,
- Mature tree stands,
- Significant hedgerows,
- Significant views, particularly of Brittas Demesne and the undulating surrounding drumlin landscape,
- Open space networks, and
- Walking routes.
**HER POL 8**

To retain, where possible, the following hedgerows and incorporate them into future development layouts in the village:

a) Those hedgerows along the approach roads into the village, specifically to the east of the R162 southern approach to the village and those hedgerows fronting on to the R162 northern approach route.

b) The hedgerow and stone walls surrounding Nobber Motte.

c) The individual trees, shrubbery and hedgerow species lining both the rail line to the west of the village and the River Dee.

**Movement and Access**

**MA POL 1**

To implement appropriate traffic management measures throughout Main Street.

**MA POL 2**

To reserve access points throughout Nobber to allow development of vehicular routes in facilitating the sustainable development of backland areas and thereby allowing for appropriate circulation levels. Access roads should be overlooked and appropriately landscaped.

**MA POL 3**

To consider the promotion of controlled or directional measures such as traffic lights, pedestrian prioritised paving, road islands, pavement widening or other traffic calming measures on Main Street, where particular attention is given to the detail of road surfaces, finishes and materials that allow for a distinction between car and pedestrian activities.

**MA POL 4**

To work in conjunction with National Transport Authority to provide bus stops and accompanying shelters in the village centre on each side of Main Street.

**Objectives**

**Commercial, Economic and Retail Uses**

**CER OBJ**

To require the preparation of a Framework Plan for the site identified with an E2 “General Enterprise & Employment” land use zoning objective on the Navan Road opposite O’Carolan College. The Framework Plan shall demonstrate, inter alia, the manner in which buildings can be successfully integrated into the landscape so that they do not dominate this entrance to the historic village and demonstrate the provision of a safe access to the subject lands. It shall also demonstrate how the development will be connected to the village centre by way of footpath with public lighting and be accompanied by a phasing programme. The visual impact of any development of this site will be determined through the submission of a Visual Impact Assessment with any future planning application(s). No application for development on the subject lands will be considered in the absence of the required Framework Plan having first being agreed in writing with the Planning Authority. When prepared, all subsequent applications for development shall be accompanied with a design statement demonstrating compliance with the Framework Plan.
Heritage

HER OBJ 1
To protect the following views as illustrated on the land use zoning objective map:

1. Views of the undulating drumlin landscape to the east of the Kingscourt Road to the north of the village.
2. Views into Brittas Demesne, the River Dee floodplain area and the undulating drumlin landscape to the west of the Kingscourt road to the north of the village.
3. A view into Brittas Demesne, the River Dee floodplain area and the undulating drumlin landscape to the west of Nobber Motte and Bailey to the north of the village.
4. Two separate views north and south of the Bridge to the west of the village over the Kingscourt to Navan Rail Line, which is a Protected Structure.

HER OBJ 2
To preserve trees at the following locations because of their amenity value and to make tree preservation orders where it is considered appropriate:

1. Two mature ‘Irish Yew’ trees (Taxus baccata ‘Fastigiata’) to the front of the Parochial House.
2. A stand of Sycamore to the east of the current primary school with an additional sycamore located in the site to the west of the Fire Station.
3. Trees contained in the former Church of Ireland site.
4. A European Beech specimen located in a dwelling’s front garden along the south of the Cregg Road.
5. A monkey-puzzle at the rear of Turlough’s Restaurant.
6. A stand of trees to the east of Nobber Bridge along the River Dee’s channel, extending to those trees surrounding and associated with Bridge Farm comprising both coniferous and deciduous trees, excluding the mature Leyland Cypress (X Cupressocyparis leylandii).
7. Stand of trees surrounding a residential dwelling to the north-west of ‘Muff Crescent’ housing development.
8. A stand of coniferous trees to the south of the route linking ‘Casey’s Forge’ with the rail line to the north of the village.
9. A stand of coniferous and European Ash (Fraxinus excelsior) trees to the south of Nobber Cemetery.
10. An extensive stand of Poplars to the rear of the current secondary school.

Movement and Access

MA OBJ 1
To delineate the existing car parking bays in the village centre. This will involve the upgrading of the quality of the road surfacing in the village centre, amongst other things.

MA OBJ 2
To investigate the provision of additional off-street public car parking in the village centre and encourage the development of adequate parking to serve the village centre and community facilities, as the need arises.

MA OBJ 3
To provide adequately demarcated car parking bays adjacent to Nobber Cemetery.

MA OBJ 4
To provide disabled car parking spaces at appropriate locations throughout the village.
<table>
<thead>
<tr>
<th>MA OBJ 5</th>
<th>To provide loading bays to serve the commercial and retail areas of the village at appropriate locations.</th>
</tr>
</thead>
</table>

**Footpath and Public Lighting Provisions**

<table>
<thead>
<tr>
<th>FPL OBJ</th>
<th>To facilitate the provision of footpaths and public lighting in the following areas:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>To initiate public footpath upgrades in the village centre area involving the use of textured surfacing and tactile paving in order to fully separate pedestrian and motorised traffic. This should involve the widening of the footpaths with a corresponding demarcation of the R162’ route through the village centre in order to make the village centre safer for pedestrian traffic.</td>
</tr>
<tr>
<td>b)</td>
<td>To install a pedestrian crossing in the village core area, preferably to the front of the primary school, where extended pieces of pedestrian paving are already in place.</td>
</tr>
<tr>
<td>c)</td>
<td>A continuous length of public lighting should be extended from the junction of the Cregg and Kingscourt Roads to the HSE Health Centre.</td>
</tr>
<tr>
<td>d)</td>
<td>Public lighting and footpaths should be extended to serve Nobber Cemetery to the south of the village. All developments along this route will be contingent upon the delivery of this objective in conjunction with the Council.</td>
</tr>
<tr>
<td>e)</td>
<td>Public lighting should be extended from the junction of the Cregg and Kingscourt Roads as far as the housing development of Cluain Beag.</td>
</tr>
<tr>
<td>f)</td>
<td>A footpath should be constructed on the western side of the Kingscourt Road into the village centre linking with the footpath already evident to the front of ‘Keoghan’s Public House’.</td>
</tr>
</tbody>
</table>
Oldcastle Written Statement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Oldcastle</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Position in Settlement Hierarchy</strong></td>
<td>Small Town - developed on a local, independent and economically active basis under the influence of large towns in Meath and has a strong tradition serving a large rural hinterland. The broad approach of the Development Plan for Small Towns is to manage growth in line with the ability of local services to cater for growth and respond to local demand.</td>
</tr>
<tr>
<td><strong>Position in Retail Strategy</strong></td>
<td>Level 4 Retail Centre</td>
</tr>
<tr>
<td><strong>Population (2011) Census</strong></td>
<td>1,384</td>
</tr>
<tr>
<td><strong>Committed Housing Units (Not built)</strong></td>
<td>9 No. Units</td>
</tr>
<tr>
<td><strong>Household Allocation (Core Strategy)</strong></td>
<td>319 No. Units</td>
</tr>
<tr>
<td><strong>Education</strong></td>
<td>National School, Secondary School</td>
</tr>
<tr>
<td><strong>Community Facilities</strong></td>
<td>2 no. churches, community centre, 2 community halls, health centre, library &amp; fire station.</td>
</tr>
<tr>
<td><strong>Natura 2000 sites</strong></td>
<td>None within the development boundary</td>
</tr>
<tr>
<td><strong>Strategic Flood Risk Assessment (Meath County Development Plan 2013 – 2019)</strong></td>
<td>No SFRA Required Implement Flood Risk Management policies from CDP</td>
</tr>
</tbody>
</table>

**Goal**

To capitalise on Oldcastle’s position as a employment and service centre for North Meath by providing a positive policy framework for continued economic growth and community development whilst preserving the built and natural environment and ensuring that development is both sustainable and of a high quality.

**01 Town Context**

Oldcastle is located to the north west of County Meath approximately 21 km from Kells, 11 km from Virginia and 11 km from Ballyjamesduff. The town developed as a Georgian market town centred on a crossroads which forms the current Town Square. Development has radiated from the Square along the two regional roads, R154 (Athboy to Mountnugent) and R195 (Castlepollard to Virginia) which transverse the town in east to west and north to south directions respectively.

Oldcastle has developed on a more sustainable basis than most other towns and villages in the County, predicated on a robust traditional manufacturing basis (furniture and engineering) but also with a strong service sector employment. Oldcastle acts as a services centre for those residing in the town and its extensive rural hinterland which extends across the county boundary into both counties Cavan and Westmeath. Commercial activity in the town has developed around, and remains focused on, the Square and the entrance roads approaching same.

By virtue of its location removed from the Dublin Metropolitan Area and the water services infrastructural constraints which prevailed during the Celtic Tiger years, the town has not expanded its residential base by comparison to the towns of the east and south east of the
County. The potential of the considerable backlands areas of the town to accommodate mixed use developments should be afforded a priority over green field sites removed from the town centre and the main educational and recreational facilities of the town. The resolution of the water and waste water infrastructure deficiencies will continue to act as a constraint on development in the immediate short term.

The traditional town centre must be maintained in conjunction with Oldcastle’s strategic role as a location for businesses, shopping, services, culture, leisure, community and civic facilities. It is important that this range of services and facilities is provided in the town to reinforce its designation as a Small Town in the county settlement hierarchy (Table 2.1 of Core Strategy, Volume I). In order to fulfil this role, a vibrant mix of uses must be promoted in the town centre which endorses the objectives of sustainable development as outlined by government policy, promotes vitality and diversity and reduces the need to travel significant distances by private motor car.

In order to facilitate the delivery of the vision for Oldcastle, land use, movement and access and natural and built heritage strategies have been identified. The land use strategy for Oldcastle seeks to provide for a compact town centre which supports the existing economic base whilst seeking to diversify and encourage inward investment and employment growth. Moderate population growth relative to the size of the town will be provided for in accordance with Table 2.4 (Core Strategy) of the County Development Plan and the provision of essential local commercial and community facilities to serve existing and future residents will also be a priority of the overall strategy.

02 Water and Wastewater Services

The public water supply currently serving Oldcastle is sourced primarily from Lough Bane and is augmented by extraction at Clavin's Bridge, Kells off the River Blackwater. It is operating as a joint Kells/Oldcastle water supply and serves an extensive geographical area. The total combined capacity is 27,000 Population Equivalent (PE), of which 2,500 PE remains available. Currently, however, there are limitations to the levels of water supply to Oldcastle. A new joint scheme is currently being proposed that will serve Kells and reduce demand from Lough Bane.

Wastewater is currently collected and directed towards the existing treatment plant, situated to the south west of the town, before discharging to the Inny River. Operational works have been implemented as an interim measure in order to ensure an adequate level of service for the existing population. These include optimisation works for the day-to-day operation of the existing treatment plant and the construction of a storm water holding tank. Due to insufficient capacity (1,500 PE) the existing treatment plant is incapable of effectively treating any significant additional waste water. A new wastewater treatment plant is currently under construction with an expected opening date in 2014. The new wastewater treatment plant will initially have a capacity for a PE of 3,500 with a possible stage 2 development to increase future capacity to 5,250 PE.

As part of this upgrade, new sewerage infrastructure will be laid throughout the town to serve the new treatment plant and development lands. These improvements will be sufficient to cater for any future growth in residential and commercial activities within the Development Plan period.

All development proposals shall be considered in the context of the available waste water and water supply capacity.

03 Land Use

The principal land uses in Oldcastle comprise of local services, retail, manufacturing and employment uses, educational and residential development. Distinct uses organised on a geographical basis have developed in Oldcastle including an industry cluster to the north and
primarily residential areas to the south. The Town Square and streets which radiate from same define the commercial core of the town with the primary educational, health care and ecclesiastical uses located to the east with other civic uses (library, Credit Union and fire station located to the south on the Millbrook approach to the Square. The town has accommodated a range of new uses while also retaining many of its original land uses and has maintained its compact form.

The core aims of the land use strategy will be:

1. To continue to provide for a compact town centre and encouraging the clustering of uses will be encouraged as part of this Development Framework. The redevelopment of derelict or underutilised properties and identified Opportunity Sites will be promoted in this regard;
2. To provide for the release of residentially zoned lands in accordance with Table 2.4 of the Core Strategy of this Development Plan. The land use zoning objectives map has identified the locations which are being promoted for future residential development on the basis of the sequential approach from the Town Square and proximity to key community facilities on the Kells Road and Virginia Road;
3. To support and protect the existing economic base whilst seeking to diversify and encourage inward investment. The continued promotion and protection of the existing cluster of economic development and employment opportunities to the north of the town is a central aim of this Development Framework, and;
4. To make appropriate provision for community and recreational development and encourage linkages between existing and new facilities.

04 Residential Development

Oldcastle has experienced a moderate level of development in recent years and whilst it has maintained its historic building lines, the core has experienced some deterioration which is evident at various locations throughout the town. As experienced in most Meath urban centres, more recent residential development has taken the form of suburban type detached and semi-detached dwellings. With the expectation of the Loughcrew Hills development, pedestrian connectivity with the town centre is relatively well provided for. However, permeability in the backland areas of the town is poor and is in need of improvement as outlined in Section 9.0. This Development Framework will endeavour to improve accessibility to these developments and any future development in the village in terms of pedestrian / cycle linkages.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 319 units to Oldcastle over the 2013 – 2019 period. In addition, Table 2.5 indicates that there are a further 9 units committed to in the form of extant planning permissions. The site with the benefit of extant planning permission (Loughcrew Hills) is identified on the accompanying land use zoning objectives map.

The land use zoning objectives map has identified the lands required to accommodate the allocation of 319 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 Oldcastle 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 Square outwards. Priority was afforded to the completion of the Loughcrew Hills development on the Mount Nugent Road (25 no. units) and Loughcrew View development on the Kells Road (13 no. units). A total of 8.95 hectares of lands have been identified for A2 residential land use which have the capacity to provide 225 no. units at an assumed density of 25 units per hectare. In addition, a large site (1.5 hectares) has been identified for town centre facilities and uses to the rear of Cogan Street and Cavan Street which will include a residential component (assumed 50 no. units). There are other pockets of lands identified which have an A1 residential land use zoning objective which also have the potential to provide housing units over the life of the County
Development Plan. The Planning Authority is satisfied that sufficient lands have been identified to accommodate the household allocation of 319 no. units. All other lands are identified as a Phase II and are not intended for release within the life of this County Development Plan.

The other sites which were previously identified for residential development in the 2009 Local Area Plan (now identified as Phase II) were considered less favourable on the basis of their peripheral location relative to the town centre or lands being land locked with no obvious or deliverable access available in the short term. In particular, the lands previously identified off the “Harvest Mile” were discounted on the basis of their relative remove from the town centre and the substandard nature of the existing road infrastructure to accommodate residential development. The large site off Stoney Road was considered in preference to the large site off the Millbrook Road on the basis of unrestricted access and proximity to secondary school and sporting facilities. The Development Framework seeks to ensure that in any redevelopment proposal of the lands adjoining the former cinema at Oliver Plunkett Street, that the identified access to the lands to the rear of Millbrook Road are protected.

The Core Strategy of this County Development Plan seeks to permit a moderate rate of residential expansion in the town over the Plan period. Future development and growth will need to take account of the town’s ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development Framework endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing town’s built environment in order to promote the efficient use of land and of energy, to reduce pressure for one-off housing on rural lands, to minimise unnecessary transport demand, encourage walking and cycling and to enhance the existing built environment; and to enhance the character of Oldcastle and make provision for future community infrastructure for the town.

05 Commercial, Economic and Retail Uses

Oldcastle is identified as a Level 4 retail centre in the County Retail Hierarchy. Oldcastle acts as a service centre for those residing in the town and its extensive rural hinterland. The Square continues to form the commercial core of the town supporting a wide range of retail, commercial and professional services, catering for the resident population, surrounding hinterland and passing trade. The town is also uniquely vibrant in the County from a commercial perspective due to a robust traditional manufacturing base (furniture and engineering) and strong service sector employment.

There has been relatively little modern retail development in Oldcastle, when compared to other towns in Meath, reflecting its relatively small size. The Retail Analysis undertaken to inform the 2009 Oldcastle Local Area Plan indicated that Oldcastle primarily caters for top-up shopping with main food shopping carried out in larger centres. Oldcastle is predominantly a comparison centre (c. 66% of trading floorspace), comprising mainly independents, and would benefit from an additional range of retail services and some modern retail formats.

In order to reinforce the role of the town centre, retail led regeneration will be encouraged, particularly where it also provides for the promotion of tourism. In order to achieve this, the ‘convenience’ element and attractiveness of shopping will need to be enhanced, including improvements to parking and traffic calming measures. This will be necessary to ensure that expenditure leakage from Oldcastle does not increase, particularly for top-up shopping and lower/middle order comparison goods. The Planning Authority has identified a large site (1.5 hectares) for town centre facilities and uses to the rear of Cogan Street and Cavan Street. The Planning Authority has indicated their intended access points off both roads and it would be the intention that a link road would develop between both sites. It is considered that this land bank is sufficient to cater for the modern requirements of convenience retailers. A Framework Plan is required to be prepared and agreed with the Planning Authority as part of the development of this backland site.
Oldcastle has a proud history of employment focused on the manufacturing industry as evident from the quantum of land developed for industrial or related uses. The majority of these lands are located north of the town (Virginia Road) in close proximity to the existing industrial cluster. A business park has also been developed in this area although the interest shown to date has been disappointing. This shall be the focus for employment creation over the life of this Development Plan in addition to finding new uses for the vacant or redundant premises in the town. Having regard to the nature of the main manufacturing industries in Oldcastle, the current economic climate and the modest rate of growth experienced since 2006, the quantity of industrially zoned land identified for the town is deemed sufficient to meet the anticipated needs of Oldcastle over the life of this Development Framework.

06 Community Facilities and Open Spaces

Oldcastle provides a range of educational facilities from crèche level to post primary schooling. The town is catered for in terms of educational facilities by Gilson National School and St. Oliver’s Post Primary School. The post primary school is a relatively new and modern school having been rebuilt in 2000 and has since been extended in the form of 4 additional classrooms. St. Oliver’s Post Primary School also offers a range of adult education courses outside of school hours. The provision of educational facilities plays a central role in supporting sustainable communities, the protection and creation of which is an integral part of this Development Framework.

To accommodate the projected increase in population over the life of this Development Plan, there is the potential requirement for a new single stream national school. Having regard to the location of the existing national school within the curtilage of a Protected Structure, the additional land required to accommodate a new school is not available at this location. Lands have thus been zoned to the north east of the existing school which can accommodate a new school of the required size and which also allows for future expansion. This land is adjacent to community and recreational facilities thus encouraging multi-campus use. Access to this site is difficult and will require some site assembly off the Kells Road to facilitate same. The proposed means of access is identified on the land use zoning objectives map.

The town is also served by a health care centre located on Church St, two community halls: the Show Hall and the Masonic Hall, a modern library, a Credit Union inclusive of gym for members, a fire station, churches and a number of clubs which include:

- Oldcastle GAA Clubs including ladies and juvenile clubs;
- St Brigid's Athletic Club;
- Oldcastle United Football Club;
- Oldcastle Basketball Club;
- Oldcastle Community Games, and;
- Oldcastle Tidy Towns Committee.

In addition to these venues and clubs, amenity areas such as the Fairgreen Playground and the Oldcastle Pitch and Putt Course are also important resources and contribute to the overall community infrastructure of Oldcastle.

There are two bring banks in Oldcastle one located at Curran’s Filling Station on the Dublin Road and the other at the Fire Station on the Millbrook Road.

Oldcastle town centre is currently deficient in passive recreational public open space. The Square represents a key open space area in the town centre which is under utilised and currently used for parking. The parking provision reduces permeability through this open space, thereby inhibiting the movement of pedestrians in the area and detracting from the visual prominence of the Square itself. Gilson Park to the east of the town centre represents the largest area of open space in the Development Framework area. The park forms part of a group of amenities at this location including a pitch and putt course and children’s play area. These local amenities are well sign-posted from the Square; they are, however, somewhat
removed from the town centre and not well served by pedestrian links. The architectural heritage of Oldcastle in conjunction with its archaeological potential and existing vistas contributes to the town’s special interest and enhances its tourist function.

A core aim of this Development Framework is to identify and make provision for high quality community facilities at appropriate locations and to encourage linkages between these new facilities and existing facilities. It is considered that the improvement of the existing connectivity between Gilson Park and adjoining pitch and putt course will be facilitated by the redevelopment of Opportunity Site No. 4 (see Urban Design Section). This proposal would result in the formation of a new street and provide a linkage between the existing educational area to the west through to Gilson Park and to the community, recreational and open space zoned lands to the east. This will not only allow for multi-campus use but will also aid in the regeneration of the Cloughan Street area.

It will be an objective of this Development Framework to identify and facilitate the provision of open spaces in Oldcastle as part of any new development as well as improve connectivity to the existing amenities from the town centre and surrounding residential areas.

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. The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans and development objectives contained in the County Development Plan.

Policy ED POL 41 seeks to facilitate and support the implementation of Village Design Plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres and town/village development objectives contained in the County Development Plan.

A Community Plan for Oldcastle has been prepared by Meath Partnership in January 2013. The Development Framework for Oldcastle 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 put forward in this Development Framework.

07 Urban Design

Oldcastle developed as a market town at the intersection of key transport routes. The central Square forms the focus of the urban fabric and although there has been a proliferation of modern development in the fringe areas over the past two decades, much of the original fabric of the town remains.

The town evolved organically over time resulting in a disordered street layout and a proliferation of laneways. Notwithstanding this, the urban framework of Oldcastle is orientated around the Square, which is located on an elevated position and is visually prominent and offers views over the town. Although the Square acts as junction for numerous vehicular routes, a sense of enclosure is created by the buildings that surround it, which define the area as a key functional space in the town.

The urban form of the town, which focuses on the central Square and the convergence of regional road arteries, has resulted in vacant backland sites in close proximity to the town centre. These backland sites and the concentration of commercial uses in the town centre have lead to a fragmentation of the urban form of the town towards the fringes, resulting in a
noticeable transition between urban and rural at the town boundary. The landownership pattern in Oldcastle may make it difficult to consolidate backland sites, the development of which is a key aim of this Development Framework. In order to address this issue, 5 no. Opportunity Sites in the town centre have been identified. Detailed development briefs have been prepared for each site which outlines the type of development permissible on each site. These development briefs which are contained in Appendix 1 have regard to the existing land ownership patterns and encourage the consolidation or cooperation of land owners to develop these sites.

This Development Framework 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 design of new development should be responsive to its contextual surroundings and interact appropriately between settlement and landscape always aiming to enrich the existing qualities of the town. High quality design, appropriate use of materials and quality layout will be essential in order to ensure that new development contributes positively to Oldcastle and helps to create an attractive and sustainable settlement.

All designers of multiple residential developments within the Development Framework 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.

08 Heritage

The rich archaeological, built and natural heritage of the area both comprising of and surrounding Oldcastle are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to tourists and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework. All development objectives and planning policies have been formulated with a view to improving the overall quality of their context and setting.

This Development Framework seeks to protect and enhance the existing built and natural heritage of the town and will seek to ensure that all Government Guidelines are adhered to when considering new forms of development.

8.1 Built Heritage

Oldcastle is of historical, architectural and cultural importance. This is evidenced by its distinct character and inherent qualities arising principally from the built heritage of the settlement and remaining archaeological features. The importance of this Built Heritage is reflected in the designation of the town centre as an Architectural Conservation Area. The built environment of Oldcastle demonstrates the evolution of its residential, commercial and social development over time and shows the different building techniques and materials employed and the designs and styles of previous generations. A number of examples of traditional building forms remain including Gibney’s shop and the Naper Arms hotel in addition to several traditional shop fronts e.g. McQuaids Pharmacy and Mullens Auction Room.

Development has influenced the current form of the town and the relationship of buildings to the street edge illustrating how the town has developed physically and economically. While there are a number of examples of modern interventions limited opportunity remains for further infill development along the principal streets due to the narrow plot widths and the requirement to retain a cohesive character. Development can have a positive impact and can conserve, enhance and provide a new use for older structures; however, unsuitable uses or
developments which detract from the traditional streetscape may threaten the character of Oldcastle, particularly inappropriate alterations or demolition of existing structures. The cumulative impact of such proposals would have a negative impact on the character of the streetscape and undermine the role of Oldcastle as a historic service centre.

This Development Framework seeks to achieve a balance between facilitating further sustainable growth and development in Oldcastle while ensuring that the existing heritage and tourist value of the town is both maintained and enhanced.

Oldcastle contains several natural and built features worthy of protection. These features include those contained on the Record of Protected Structures and the Record of Monuments and Places and those identified in the Meath County Landscape Character Assessment.

Two sites of archaeological potential that are also listed on the Record of Protected Monuments include St. Brides Church of Ireland (ME00376) and the Motte & Bailey to the south of the town (ME00376). Particular care is required in the assessment of development proposals in the vicinity of these Recorded Monuments.

8.1 Architectural Conservation Areas

Oldcastle contains an Architectural Conservation Area (ACA) encompassing the majority of the centre of the town (See Map 9.2.12 of the Meath County Development Plan 2013-19). The ACA extends from the Square to Oliver Plunket Street, Cogan Street, Cavan Street, Barrack Street & Church Street. This designation recognises the special significance of the built heritage which characterises Oldcastle and that care must be taken with regard to any future proposals in this area. The Planning Authority will continue to ensure that all future changes will enhance, rather than detract from, the character of this area and its setting.

Information on ACAs is set down in Section 9.6.12 of this County Development Plan. Further information on Oldcastle ACA is detailed in the Character Statement which is available on the Council’s website (www.meath.ie)

8.3 Natural Heritage

There are no Candidate Special Conservation Areas (c.SAC), Special Protection Areas (SPA) or proposed Natural Heritage Areas within the development boundary of Oldcastle. However Lough Sheelin SPA is located circa 9km to the north west of Oldcastle and Lough Bane c.SAC is located circa 10km south of Oldcastle. Oldcastle derives its water supply primarily from Lough Bane.

Oldcastle also possesses other unprotected natural heritage features which include the public park, trees, hedgerows and uncultivated grassland. Of particular note are the groupings of trees that mark the southern, western and eastern approaches to the town. These tree groups create ‘green gateways’ to the town that contribute positively to the ambience of the town.

There are also significant groupings of trees around the Gilson National School and St. Bride’s Church adjacent to the Square. These trees function as a wildlife habitat, provide visual relief and are an important visual amenity for the town.

The public park, located in the east of the town, is an important local amenity that adds significantly to the quality of life of Oldcastle.
09 Movement & Access

Oldcastle is served solely by regional roads, the R154 and R195, with the N3 / M3 directly accessible via Virginia to the north east and Drumbaragh to the south east. The road network in the town is dominated by the regional routes R195 and R154 that meet at the cross roads in the town centre. The R195, running north to south through the town, is the busier of the two roads. The flow of traffic moving along these roads is often hampered by cars making parking manoeuvres in the town centre. It is important to find a compromise between the free flow of traffic along these regional roads and the safety and convenience of town centre users. This can be best achieved through the control of the speed of traffic through the town, the provision of convenient pedestrian crossings and the proper management of parking in the town centre.

Due to the historic layout of Oldcastle, the town is not particularly pedestrian or cycle friendly. In the most part the streets of Oldcastle are sufficiently lit to provide for safe pedestrian and cycle movement. The exception to this is Cobbler’s Road where there is no street lighting. The improvement of the pedestrian and cycle network in the town, making it attractive, convenient and safe to use, will encourage a shift from car journeys to pedestrian or cycle journeys. Improvements would include the provision of a well laid out and comprehensive footpath network, convenient pedestrian crossings, improved street lighting, cycle lanes and bicycle racks. The objectives included in this Development Framework have identified the locations where improvements are required.

There are currently no pedestrian crossings or cycle lanes in the town.

Oldcastle is currently served by a public transport service to Kells via Virginia (no. 188 service). This includes a once daily onward service to and from Navan. A large number of onward services can also be availed of in Kells including services to and from Dublin. Improvement in this service could have the effect of encouraging the use of public transport for some journeys.

Car parking remains an ongoing problem in Oldcastle. Excessive on-street parking is disrupting the flow of traffic through the town and is inhibiting access to the town centre whilst existing car parks remain underutilised. Improving the pedestrian links between the Town Square and the car parks, particularly the Fair Green car park, would help to encourage usage of this car park and alleviate pressure for parking from the town centre. In conjunction with better organised on street parking, this would ensure that traffic can pass easily through Oldcastle, whilst shoppers can easily access the town centre.

The transport vision for Oldcastle is to ensure that, where necessary, the use of private vehicles is facilitated in an efficient and equitable manner whilst encouraging the use of more sustainable modes of transport including pedestrian and cycle movement and enhancement of pedestrian permeability. In order to achieve this vision, it will be necessary to provide for the improvement in parking and traffic movement in Oldcastle town centre. On-street parking, particularly long-stay parking, should be restricted where appropriate and directed toward existing car parks near the town centre.

Strategic Policies

| SP 1 | To encourage the establishment of a high quality urban grain throughout the Development Framework area and the seamless integration of existing development into a unified urban form that supports sustainable communities. |
|      | This will be achieved through seeking: |
|      | a) Intensification of development at appropriate locations. |
b) An emphasis on mixed land uses that are complementary and offer a greater diversity of land uses.
c) Increased accessibility to community, economic and recreational facilities.
d) Prioritising infrastructure provision before considering additional development.
e) High quality design that is innovative rather than repetitive.
f) The protection of amenity levels of adjoining development and the integration of new development with existing development by maximising permeability and connectivity.
g) The orientation of proposed buildings towards the street and areas of open space.

**SP 2**

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:

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 “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan.

**SP 3**

To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:

i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.

ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.

iii) The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase I lands, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.

**Policies**

**Flood Risk**

**FR POL**

To manage flood risk and development in Oldcastle in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

**Land Use**

**LU POL 1**

To encourage the maintenance of a compact mixed-use town centre in Oldcastle, with a balance of uses that promotes movement and activity throughout the day and evening.
<table>
<thead>
<tr>
<th>LU POL 2</th>
<th>To maintain existing commercial and retail development in the town centre and encourage the upgrading and expansion of such facilities to meet local need.</th>
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<tbody>
<tr>
<td>LU POL 3</td>
<td>To encourage the active use of first floors in the town centre for commercial and retail uses in addition to residential uses.</td>
</tr>
<tr>
<td>LU POL 4</td>
<td>To discourage non-commercial uses at ground floor level in the town centre and uses which detract from the historical character of the town centre (except where otherwise specified).</td>
</tr>
<tr>
<td>LU POL 5</td>
<td>To encourage environmental improvements to the public realm of the town centre in the form of convenient and safe pedestrian crossings and route ways, landscaping developments and high standards of design and finish in commercial developments.</td>
</tr>
<tr>
<td>LU POL 6</td>
<td>To protect existing industries while seeking to diversify the range of employment offer in Oldcastle.</td>
</tr>
<tr>
<td>LU POL 7</td>
<td>To ensure that industrial and manufacturing development is undertaken in line with the provision of infrastructure.</td>
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**Residential Development**

<table>
<thead>
<tr>
<th>RD POL 1</th>
<th>To provide for the expansion of Oldcastle on lands close to the town centre, which may be developed with the least infrastructural expenditure and which provide good access to the range of social, educational and economic facilities available in the town.</th>
</tr>
</thead>
<tbody>
<tr>
<td>RD POL 2</td>
<td>To encourage in-fill housing developments where appropriate, the use of underutilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish.</td>
</tr>
<tr>
<td>RD POL 3</td>
<td>Overall, residential densities should reflect individual site characteristics, conform to the surrounding character of Oldcastle and protect the amenity of adjoining residential development. Residential densities of up to 35 no. units per hectare can be achieved in Oldcastle town centre and 25 no. residential units per hectare in the rest of the Development Framework area, subject to good design and site constraints. With regard to housing proposals comprising 15 or more units, a mix of house types and sizes should be provided with variety in design within a unified concept.</td>
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**Community Facilities and Open Spaces**

| CF POL | To ensure that community and recreational facilities, including the Upper River Inny to the south of the town, are linked into the surrounding environment through the provision of safe and high quality pedestrian and cycle links. |

**Renaissance Community Plan**

| REN POL | To facilitate and support the implementation of Oldcastle 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. |
Urban Design

**UD POL** Innovative development proposals seeking to consolidate the town centre and create distinct character areas, in particular through the use of backland areas in Oldcastle, will actively be encouraged by the Council.

Heritage

**HER POL 1** Where replacement buildings are deemed acceptable to the Planning Authority, new buildings should take into account existing plots, where possible, in order to retain the existing grain, character and vibrancy of the town centre.

**HER POL 2** While not generally encouraged, where breaking through internally between adjacent buildings is required in the ACA, both fronts are to maintain an active function. Clear vertical distinction is required between distinct buildings.

**HER POL 3** Alteration to the existing opening sizes and proportions or for additional openings in traditional buildings in ACAs will only be considered in exceptional circumstances and where they do not detract from the character of the area.

**HER POL 4** To protect historical burial grounds in Oldcastle and encourage their maintenance in accordance with conservation principles.

Movement and Access

**MA POL 1** To promote pedestrian movement in Oldcastle through the improvement of the footpath network and the provision of pedestrian crossings at convenient locations.

**MA POL 2** To ensure that traffic is reduced to a safe speed before entering Oldcastle.

**MA POL 3** To adopt and implement a parking plan for Oldcastle that would promote use of the existing car parks and ordered on-street parking where appropriate.

**MA POL 4** To provide for the upgrading of regional roads in the Development Framework area.

**MA POL 5** To ensure that a suitable road network is provided to allow for ease of movement of traffic in Oldcastle both now and in the future.

Objectives

Land Use

**LU OBJ 1** To protect, while also offering opportunities to expand, the existing employment base of Oldcastle through the zoning of an adequate quantity and range of land and the provision of necessary infrastructure.

**LU OBJ 2** To maintain the successful mixed-use town centre of Oldcastle through a balance of retailing, commercial uses, housing, education and community facilities to serve existing and future residents.

**LU OBJ 3** To resolve the infrastructural issues in the town and to give priority to employment generating uses as services become available.
### LU OBJ 4
To maintain and encourage independent access to the upper floors of buildings in the town centre.

### LU OBJ 5
To encourage retail and commercial uses at ground floor level in premises fronting the Square.

### LU OBJ 6
To encourage a wide range of employment uses on lands zoned E2 north of the town.

### LU OBJ 7
To discourage the locating of any further employment uses to the south of the town immediately adjacent to established residential areas.

### LU OBJ 8
To require the preparation of a Framework Plan for the backlands to the north of Cogan Street and west of Cavan Street identified for ‘B1’ land use zoning objective. Any redevelopment of these lands must include for shared car parking, a significant residential component and provide an access road linking the 2 streets. The Planning Authority shall specify the requirements of this Framework Plan through the development management process.

### Community Facilities and Open Spaces

#### CF OBJ 1
To co-operate with the Department of Education and Science in relation to matters relating to the future expansion of St Oliver’s Post Primary School and the siting and development of a new National School. An access road to serve the proposed new national school site from Church Street shall be provided as part of the residential development proposals on the adjoining lands or by the Department of Education and Science should they proceed with site development works first.

#### CF OBJ 2
To support the provision of a playing pitch on lands zoned for educational purposes adjacent to St. Oliver’s Post Primary School.

#### CF OBJ 3
To ensure the preservation and protection of Gilson Park and to integrate Gilson Park and other open spaces in Oldcastle through an emphasis on pedestrian links.

#### CF OBJ 4
To ensure the safety and security of the Fair Green Playground.

#### CF OBJ 5
To improve links between the town centre and surrounding public open space areas.

#### CF OBJ 6
To protect and encourage more intensive use of Gilson Park and other open spaces.

#### CF OBJ 7
To maintain and protect existing trees and hedgerows where possible and facilitate a fourth “green gateway” to the north of the town.

#### CF OBJ 8
To co-operate with the relevant statutory, voluntary and community groups in the provision of a multi-purpose community centre and an active recreational space at an appropriate location in the town.
Heritage

**HER OBJ 1**  It is a specific objective of the Council to maintain the identified views and vistas in Oldcastle whilst also allowing for proper planning and orderly development.

**HER OBJ 2**  To maintain important views and landmarks in Oldcastle.

Movement and Access

**MA OBJ 1**  To provide for footpaths and street lighting on Cobblers Road.

**MA OBJ 2**  To provide for footpaths leading from Cloughan Street to Gilson Park, via the entrance to Fair Green Car Park.

**MA OBJ 3**  To provide for additional street lighting at the Southern end of Cloughan Street.

**MA OBJ 4**  To facilitate a new street linking Cavan Street, Cloughan Street and the Fair Green.

**MA OBJ 5**  To provide for footpath improvement and additional street lighting at the Northern end of Cloughan Street.

**MA OBJ 6**  To provide for a footpath and additional street lighting to connect Mount Dutton Close to Cavan Street.

**MA OBJ 7**  To facilitate a new street linking Cavan Street and Cogan Street to the west of the town centre to provide appropriate access to development lands.

**MA OBJ 8**  To extend the footpath on the southern side of Cogan Street to connect Loughcrew residential estate to the footpath network.

**MA OBJ 9**  To provide pedestrian crossings points in the town centre.

**MA OBJ 10**  To provide a walking route to the north-east of Oldcastle as specified on the land use zoning objectives map.

**MA OBJ 11**  To facilitate additional footpath and public lighting provision on the Kells Road over the life of the Development Plan.

**MA OBJ 12**  To provide cycle routes where possible.

**MA OBJ 13**  To provide cycle stands at appropriate locations in the town.
Appendix to Oldcastle Written Statement: Urban Design Framework for Opportunity Sites

Opportunity Sites in Oldcastle
This Development Framework recognises the need to capitalise on the physical assets of the town centre, including its historic environment and to encourage the high quality redevelopment of underutilised opportunity sites. The development of opportunity sites will enhance neighbouring premises and provide a new commercial impetus for the town, whilst expanding on the range of attractions that the town centre has to offer. In addition, the redevelopment of the identified opportunity sites would allow for the enhancement and improvement on the existing urban grain of the town, clustered around the central Square. It will be essential that “best practice” urban design and sustainable development principles are incorporated into the proposed redevelopment of the identified opportunity sites.

The 5 no. opportunity sites are illustrated on Figure 1 below and were identified owing to their location within the town centre and their potential for redevelopment to cater for additional town centre uses. The 5 no. opportunity sites, should they be developed, will contribute to maintaining a compact town centre whilst also enhancing the economic vitality and viability of Oldcastle. The redevelopment of these sites is, however, key to the realisation of the strategy set out in this Written Statement. Individual design briefs have been formulated for each site with a view to providing guidance for proposed development. Overall, these opportunity sites possess potential for major new shopping and mixed-use developments that connect seamlessly with the existing streets and town centre while also increasing permeability within the town.

Figure 1: Opportunity Sites in Oldcastle
**Design Brief Site No. 1**

Site No.1 fronts onto Cloughan Street and is located immediately to the north of the public car park at Fair Green. The site is currently vacant but has the potential to be developed for leisure and retail uses with residential units on the upper floors.

**Site Development Objectives**

- A built environment that provides edge definition will be considered where it contributes to and enhances the existing open space provision;
- The redevelopment of this site necessitates the provision of high quality pedestrian linkages to the town centre;
- Any redevelopment of this site must embrace the amenity of Gilson Park while also creating an active street frontage.

**Land Uses**

Retail/leisure/residential uses are the primary uses that have been identified for the subject site. The commercial element should be concentrated along the street frontage adjoining the southern and western boundaries of the site, with an active frontage adjoining Gilson Park. It is envisaged that dual-aspect residential units will be accommodated in the upper floors providing passive surveillance into Gilson Park.

**Height**

Building heights on the subject site should not exceed 3 no. storeys in height in line with County Development Plan standards.

**Urban Design**

It is essential that any development proposed on this site appropriately addresses the street and creates an active frontage which will enhance the area and strengthen links to the town centre. Development on the site must also address Gilson Park while respecting its amenity.
**Design Brief Site No. 2**

This site is located to the rear of the HSE Health Centre, adjoins Gilson National School and fronts onto the Fair Green and Gilson Park. This is a corner site and therefore any redevelopment proposals will be required to address Gilson Park and Cobbler’s Road. It is proposed to redevelop this site for residential uses such as townhouses or similar that will overlook the Fair Green (including the designated children’s play area) and Gilson Park, thereby increasing passive surveillance of these public open spaces.

**Site Development Objectives**

- It is essential that any building successfully addresses the Fair Green and Gilson Park by comprising an active frontage onto these areas of open space;
- Residential dwellings, such as townhouses or similar, on this site should be designed to overlook Gilson Park with own door access;
- Residential dwellings on this site should respect the residential amenity of adjoining properties.

**Land Uses**

Residential use is the principal use that has been identified for the subject site. Other land uses may be considered where they respect the scale and grain of the design brief.

**Density**

The site is strategically located within the town centre and is therefore suitable for higher density development such as townhouses or similar. All development proposals on this site will be subject to design considerations.

**Height**

The site’s proximity to the Town Centre facilitates the provision of 2-3 storey own door access dwellings on this site or similar.

**Urban Design**

Any proposed redevelopment of the subject site must ensure that an adequate design response to the site’s location opposite Oldcastle’s principal areas of public open space is adopted.
Design Brief Site No. 3
This corner site which fronts onto Cloughan Street and Cobblers Road is located adjacent to
the existing town centre and opposite the Fair Green. The redevelopment of this site is
pivotal to the overall regeneration of this area. The design of any proposed development
must thus acknowledge the corner status of the site and seek to address the street frontage
in an appropriate manner that will result in the enlivening of this area of the town centre.

Site Development Objectives
- Any proposed development will be expected to embrace the site’s
  frontage onto the Fair Green and therefore active frontage shall be
  provided fronting this key area of open space in order to achieve
  passive surveillance of the children’s
  playground and the public car park.
- Retail uses at ground floor level will create an active frontage that will
  encourage activity and subsequent passive surveillance of the community
  infrastructure.

Land Uses
Commercial and residential uses are
identified for the subject site.

Density
The site is strategically located within
the town centre and is therefore
suitable for higher density development subject to design considerations.

Height
The site’s proximity to the town centre facilitates the provision of 2-3 storey structures on the
site.

Urban Design
A fine urban grain comprising retail/commercial units will be encouraged on the site owing to
its location within the town centre and in order to correspond with the prevailing urban fabric
surrounding the site.
**Design Brief Site No. 4**

This site currently comprises dual frontage onto Cavan Street and Cloughan Street. At present vacant retail units front onto Cavan Street with undeveloped backlands located adjoining Cloughan Street. Meath County Council will work with the land and property owners and developers to secure the comprehensive redevelopment of this site to provide a mixed-use development that will form an extension of the town centre uses. The development of this site is central to expanding Oldcastle’s town centre to create a more attractive, vibrant town that meets the needs of residents, commercial interests and visitors. Furthermore, the planned redevelopment of the site, in particular the provision of a new street, is key to the success of both the regeneration of this area and to the community and recreation strategy as it will link the town centre to the existing community infrastructure.

**Site Development Objectives**

- The provision of greater levels of permeability that facilitate improved access to the Fair Green and Gilson Park from the town centre;
- Any proposed development must seek to provide for a new internal street through the site with commercial and office ground floor units fronting onto this new internal route. The provision of a new street will create an integral linkage between Cavan Street and the range of community facilities at the Fair Green and Gilson Park, thereby enhancing permeability within the town centre and increasing the quality of life for inhabitants;
- Active frontages onto both Cavan Street and Cloughan Street;
- A predominance of retail related uses and office development on the ground floors of any development proposal;
- The provision of residential units in the upper floors of the proposed development;
- Measures will be required to protect existing residential amenity;

**Land Uses**

Retail, commercial and residential uses are the primary uses that have been identified for the subject site. The commercial development should be concentrated along the proposed internal street frontage between Cavan Street and Cloughan Street. The predominant use will be retail with own door office units encouraged to a lesser extent.

**Density**

The site is strategically located within the town centre and is therefore suitable for higher density development subject to design considerations and the protection of the existing residential amenity of residential properties located on Cloughan Street.

**Height**

The site’s proximity to the town centre facilitates the provision of 2-3 storey buildings on the site with taller buildings close to the centre of the site subject to design and visual impacts.

**Urban Design**

It is essential that an internal pedestrian street is provided through the site as part of any development proposal. In addition, the utilisation of varying building heights will ensure that the development integrates with existing residential units on Cloughan Street and creates a

![Figure 5: Opportunity Site No. 4](image)
coherent streetscape. A fine urban grain will integrate the new street into the existing townscape.

**Design Brief Site No. 5**

This site is distinct as it comprises of the Oldcastle Creamery which it is recognised is still operational. However, in order to protect the future development of this key area of Oldcastle, it is necessary to provide a brief for its comprehensive redevelopment should the opportunity arise within the life-time of this County Development Plan. The brief will ensure that this strategic site is developed in a planned and appropriate manner.

The site has the potential to accommodate an extension of town centre uses, including large floorplate retailing, thereby not only maintaining the compact form of the town centre but also providing for future growth proximate to it.

**Site Development Objectives**

- The redevelopment of the site should act as a high quality expansion of the town centre facilitating the maintenance of a compact centre;
- The site has the potential to provide a mix of retail and residential uses or large floorplate retailing that would accord with the sequential test;
- Any development on the subject site must be primarily orientated towards Cloughan Street whilst also acknowledging the dual nature of this corner site. Parking must be located behind the building line and any redevelopment proposed should demonstrate how it addresses and contributes to the street and represents the optimal upgrading of the area.

**Land Uses**

Retail and commercial uses are the primary uses that have been identified for the subject site. The commercial development should be concentrated along the street frontage adjoining the northern boundary of the site and at the Cloughan Street frontage.

**Height**

The site’s proximity to the town centre facilitates the provision of 2-3 storey buildings on the site with taller buildings close to the centre of the site subject to design and visual impacts.

**Urban Design**

It is envisaged that this site could accommodate a large floorplate retail unit given its existing use and layout. It is integral, however, that any development proposal addresses both Cloughan Street and the street forming its northern boundary while integrating with surrounding developments.
Rathcairn Written Statement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Rathcairn</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Position in Settlement Hierarchy</strong></td>
<td>Village – Serve a smaller rural catchment; provide local services with some smaller scale rural enterprises in a number of such villages.</td>
</tr>
<tr>
<td><strong>Position in Retail Strategy</strong></td>
<td>Level 5 retail centre</td>
</tr>
<tr>
<td><strong>Population (based on Geodirectory statistics)</strong></td>
<td>133 persons¹</td>
</tr>
<tr>
<td><strong>Committed Housing Units (Not built)</strong></td>
<td>No committed units</td>
</tr>
<tr>
<td><strong>Household Allocation (Core Strategy)</strong></td>
<td>40 No. Units</td>
</tr>
<tr>
<td><strong>Education</strong></td>
<td>There is both a national school and secondary school in the village.</td>
</tr>
<tr>
<td><strong>Community Facilities</strong></td>
<td>Community centre and clubhouse (An Bradán Feasa), library, church and football field.</td>
</tr>
<tr>
<td><strong>Natura 2000 sites</strong></td>
<td>There are no Natura 2000 in close proximity of the village. The River Boyne &amp; River Blackwater SAC &amp; SPA is positioned approx 2km to the southwest of the village.</td>
</tr>
<tr>
<td><strong>Strategic Flood Risk Assessment</strong></td>
<td>No SFRA required. Implement Flood Risk Management policies from the CDP.</td>
</tr>
</tbody>
</table>

**Goal**

To promote the development of the village in a manner that protects and enhances its linguistic and cultural distinctiveness, while also providing for development which will allow Rathcairn to develop in a sustainable manner, as an attractive place to live, work, recreate and visit, reflecting its Gaeltacht distinctiveness.

**01 Village Context**

Rathcairn is located in the centre of County Meath in the Kells Electoral Area. It is one of the two Gaeltacht areas in the county, with the other being Gibbstown. Rathcairn is located along a narrow local road network (L-40022) between the R154 (Athboy/Trim Regional Road) and the N51 (Athboy/Navan Road) and is approximately 3½km east of Athboy.

The statutory land use framework for Rathcairn promotes the future development of the village in a co-ordinated, planned and sustainable manner in order to protect and enhance its linguistic and cultural distinctiveness whilst also providing for development which is physically, economically and socially sustainable. It is an objective to create a built environment that is attractive and physically distinctive as a Gaeltacht village for those who live and work in Rathcairn in addition to being attractive to visitors.

Rathcairn is identified in the grouping of ‘Key Villages’ in the settlement hierarchy of the County Development Plan. Such villages tend to be located more remotely from major towns or centres and play a key local role for services for the local rural and adjoining village populations. In effect, they operate as rural service centres; a vital role to sustain rural communities.

¹ 46 dwelling units multiplied by average household size of 2.9 for Co. Meath in Census 2011.
The future development of such villages as a key local centre for services and local enterprise development will be supported and growth beyond that which caters for local need or which would create unsustainable commuting patterns will not be considered appropriate.

In order to facilitate the delivery of the vision for Rathcairn, linguistic and cultural heritage, land-use, movement and access and natural and built heritage strategies have been identified. These strategies are augmented by policies & objectives and are described in the following sections.

**Broad Objectives**

- To ensure the continued survival and promotion of the Irish Language as the spoken language of the Gaeltacht community.
- To facilitate the protection and promotion of all aspects of the Gaeltacht cultural identity.
- To promote development that protects and enhances the linguistic and cultural heritage of Rathcairn.
- To provide amenity and open spaces at appropriate strategic locations which would be of a high design quality and that promotes community participation.
- To ensure adequate provision of appropriate housing, commercial, community and educational facilities to serve existing and future residents and in a way that are both language and culture friendly.
- To provide a robust urban design framework that reflects the village’s Gaeltacht distinctiveness.

**02 Water and Wastewater Services**

Water supply is from the Athboy Water Supply Scheme which currently has limited capacity available. There are no immediate plans to upgrade/augment this supply. Water savings brought about through water conservation measures should provide a limited amount of additional water supply.

Rathcairn is serviced from the Athboy Wastewater Treatment System which had recent upgrade works carried out in 2010. The upgrade works included the construction of four new foul pumping stations in Rathcairn to serve the village and connect to the Athboy sewerage network. The new capacity of the Athboy WWTP is 5,800 P.E. The scheme has reserved 600 P.E for Rathcairn.

**03 Land Use**

The principal land uses in Rathcairn comprise of local service and employment uses, educational and residential uses. These have already been outlined in Section 2.0, 3.0 and 4.0 respectively. The principal land uses surrounding and adjoining the village comprise of land used for agricultural purposes.

The village centre should continue to meet the social and community needs of the existing and future population while creating an identifiable and legible centre for the village.

The lands identified for community use to the south of the secondary school will facilitate potential associated educational uses, and to the south of the primary school will facilitate potential additional community use expansion.
The F1 land use zoning objective for recreational amenity is proposed adjoining the church to reflect existing land uses and to protect the amenity of this area. A new F1 Land Use Zoning Objective is proposed to the north of the village to improve village recreational amenity. It is noted that planning permission has been granted to facilitate this intended use.

The land use strategy for Ráth Cairn seeks to provide a ‘distinctive quality driven residential development and essential local commercial and community facilities’. The land use zoning map for the village includes three distinct zones which include;

1) The village centre and community uses,
2) The primary school and residential cluster and,
3) The industrial lands to the north of the village which are at a remove from the centre.

It is intended that future residential development in Ráth Cairn will be low density to provide a sustainable alternative to one-off housing and to retain the overall rural character of the area. It is proposed that these areas can intensify in the future to ensure the sustainable use of serviced land.

04 Residential Development

The principal population policies seek to ensure that the existing population can continue to exist and thrive as a distinctive cultural community. New residents should predominantly be prepared to integrate with the Irish speaking culture to ensure the protection of the language and culture in the area.

Residential uses are located within and adjoining the village development boundary. These mainly comprise the historic Land Commission dwellings and more recent one-off houses in the form of ribbon development and small cul de sac clusters. There has been no significant residential development in the village during recent times other than individual dwellings on sites controlled by Comharcumann Rathcairn.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 40 units to Rathcairn over the 2013 – 2019 period. The land use zoning objectives map has identified the lands required to accommodate the allocation of 40 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 Rathcairn 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 village centre with regard to the Rathcairn Master Plan which was prepared as part of the 2009 Local Area Plan. This has sought to concentrate development between the 2 schools with additional commercial development promoted at the junction opposite Áras Pobal Ráth Cairn / Áras Uí Ghramhnaigh.

The Ráth Cairn Master Plan is presented in Section 10.0. The Master Plan, which was developed as part of the Ráth Cairn Local Area Plan (2009), is indicative only and is intended to provide design guidance with respect to the built form and layout of the village. Whilst the extent and nature of the land use zoning objectives are no longer consistent with those contained in the 2009 Local Area Plan for Ráth Cairn for which the Master Plan was developed, there is considerable merit in retaining the urban design framework for the village. The indicative Master Plan will continue to provide guidance for development management proposals in the village for the life of the County Development Plan. It should be considered in conjunction with the land use zoning objectives map which is the statutory land use framework for the village.

The Planning Authority has identified 6.7 hectares of land for residential purposes which includes an area (1.54 hectares) adjoining the residential development by Comharcumann Rathcairn. The application of a standardised 20 units per hectare would fail to respect the vernacular design evident within the Gaeltacht Area. Future residential development should
be low density and be cognisant of the traditional building form and styles in the area. Low density residential development is proposed to provide a sustainable alternative to one-off housing and to retain the overall rural character of the area. The proposed Master Plan for the village assisted in the selection of areas for residential development in the land use zoning objectives map noting that the proposed sites identified for village centre facilities and uses would also contain residential development. It shall be a requirement of any application for residential development on the subject lands to demonstrate consistency with the Master Plan for the village as it applies to such sites. All other lands are identified as Phase II and are not intended for release within the life of this County Development Plan.

New residential areas adjoining the village core will be subject to detailed design statements. These dwellings should be designed in the form of clusters, with varied building alignments, comprising gable and parallel configurations of simple building form. It is proposed in this Written Statement that these areas would develop initially to a low residential density. If demand requires and infrastructure becomes available the intensification of these sites is promoted. This is to promote the sustainable use of serviced sites and the creation of a vibrant and sustainable community.

**05 Commercial, Economic and Retail Uses**

Rathcairn is identified as a Level 5 retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a local convenience shop and the village would benefit from having a greater range and variety of such facilities. However, the close proximity of the village to Navan & Athboy will continue to be a deterrent to attracting facilities other than to serve the immediate needs of the village and rural catchment.

The main commercial and industrial activities in the village include Údarás na Gaeltachta industrial estate to the north of the village. This development provides valuable employment in the village and contributes to the local economy. This Development Framework seeks to provide for the intensification of the industrial area for small scale business which complements the existing industrial uses. Employment is generated through work associated with the Irish Language and cultural initiatives, including Irish language learning/summer schools and associated tourism activities such as Irish music, dancing, walks, festivals, etc.

**06 Community Facilities and Open Spaces**

Community uses in Rathcairn are centrally located and include the community centre and clubhouse (An Bradán Feasa), the library, church and GAA football field. The primary school (Scoil Uí Ghramhnaigh) is located at the entrance to the village from the south / Trim Road, and the secondary school (Coláiste Pobail Rath Cairn) is located between the village centre and the industrial area. At present, there is one public amenity area in the village centre adjoining the church.

As Rathcairn develops, existing community and recreational facilities should be enhanced to meet the needs of the existing and future population. Educational facilities and associated and complementary community uses also have the potential to stimulate local employment.

**07 Urban Design**

Rathcairn has evolved as a medium sized settlement. The village developed in the 1930’s and comprised one-off dispersed Land Commission dwellings. These dwellings are distinctive and characteristic of the Gaeltacht Area.

Rathcairn village has a dispersed built fabric and retains a rural character, with nodes of development at the existing industrial area to the north, the village core and primary school.

Rathcairn comprises three distinct areas as follows:
7.1 Character Area 1 Village Centre
This character area comprises the community uses and the village centre.

Urban Analysis
- Positive building line, formed by community hall creating a sense of place.
- Dangerous junction / road alignment at the community hall.
- Attractive stone boundary treatment to Church and open space.
- Uncoordinated boundary treatment to cul de sac estate to west.
- Varied and attractive boundary treatment to cul de sac to south.
- Distinctive cross road structure.
- Extensive parking area surfaces.
- Poor pedestrian environment in residential area adjacent and providing access to GAA football field.
- Overall poor pedestrian infrastructure.
- Positive sense of place associated with community uses.

7.2 Character Area 2 Primary School and Residential Cluster
This character area is located at the entrance to the village from the south at the junction with the Trim Road. It is characterised by the primary school and a residential cluster and distant views to the village centre to the west and the industrial area to the north.

Urban Analysis
- Positive boundary treatment at school and adjoining residential development, including wall and hedges.
- Good pedestrian connections to village centre on north and south of local road.
- Poor boundary treatments to south of local road connecting to the village centre.
- Attractive views westwards to residential clusters adjoining village centre.
- Poor landscape quality / integration of urban to rural development northwards towards industrial area.
7.3 Character Area 3 Industrial Area

This character area is located to the north of the village. This area marks the entrance to the village from the north, along the Dunderry / Athboy Road.

This area presents a poor image of the village.

- Industrial development dominates visual amenity and presents a negative visual appearance.
- Poor / deteriorating boundary treatments to north and south of local road. Poorly defined boundary to industrial area.
- Poor pedestrian amenity.

7.4 Building Typologies

New buildings in the village centre and the proposed residential areas should be of a form and scale that reflects the vernacular of Rathcairn.
Residential development should comprise detached dwellings in principal. Infill sites should comprise detached dwellings, retaining access and views through to protect visual connections to the rural hinterland.

08 Heritage

8.1 Cultural Heritage
Rathcairn was designated a Gaeltacht in the 1930s when migrants from Galway settled in the area. The migration to the Rathcairn Gaeltacht took place as a result of the Irish Land Commission’s work in relieving congestion along the Atlantic Coast. Sufficient land was not available & convenient to these congested areas and suitable estates were more readily available in the east of Ireland. In 1935, forty families from Galway were relocated to what is now Rathcairn village. The identity of the Gaeltacht has largely been preserved, benefiting from its rural location, the size of the community and the development of employment and community initiatives that protect and enhance the Irish language and culture of the area.

8.2 Natural Heritage
The Athboy River is located approximately 2km to the southwest of the village. This river forms part of the River Boyne & River Blackwater SAC and SPA Natura 2000 network which spans the county.

Rathcairn is located in the West Navan Lowlands as identified in the Landscape Character Assessment of the Meath County Development Plan 2013-2019. This landscape is flat surrounding the village, and rises to the south. There are generally poorly defined approaches to the village, and poorly defined building lines and hedgerows in the village. The landscape surrounding Rathcairn comprises mixed woodland and coniferous plantations and rougher mixed pasture and areas of scrappy woodland.

Key recommendations identified in the Landscape Character Assessment and applicable to Rathcairn include the promotion of the Gaeltacht around Rathcairn as a cultural resource and to promote links with other Gaeltacht areas including Gibbstown.

The strategy seeks to ensure that a green edge is established surrounding the built up areas of Rathcairn and that the visual impact of new development is overlooked by landscaping proposals.

8.3 Built Heritage
The County Development Plan 2013-2019 does not identify any protected structures in Rathcairn village. The village has developed in three distinct areas. These include an industrial area to the north of the village, the village centre and associated cul de sac developments and the primary school and residential cluster at the Trim Road junction.

The village centre is compact in form, giving a sense of place. The remainder of the village is dispersed and lacks overall coherence and structure, but retains an overall rural character.

A contemporary interpretation of the local building style using modern material and technology is encouraged. This will assist in creating a particular identity for Rathcairn that is derived from local traditions.

09 Movement & Access
The village of Rathcairn is located close to the national and regional road systems (N51 and R154). The village is however defined by the local road network and cul-de-sacs.

The built up area of Rathcairn is largely contained within a 400 metre walkband from the village centre and includes community, educational and residential uses. The industrial estate
is within an 800m walkband radius. However, permeability between the industrial area and the village centre is poor, thereby increasing the walking distance between the village centre and the industrial areas. Pedestrian facilities are poor in the village. Car parking generally occurs in a haphazard manner along the principal routes, which obstructs vehicular and pedestrian movement in the area.

Rathcairn is poorly served by public transport at present. The nearest public transport connections to the village are located at Athboy and Navan, which are served by public bus services. However there may be potential for the development of private shuttle bus services to Athboy or Navan where access to public transport services is greater.

10 Masterplan

The Ráth Cairn Master Plan is illustrated on the previous page. The Master Plan shows new streets and spaces, appropriate building forms and landscape proposals. The Master Plan is indicative only and is intended to provide design guidance with respect to the built form and layout of the village. It should be considered in conjunction with the land use zoning objectives map which is the statutory land use framework for the village.
Strategic Policies

**SP 1** To ensure that the growth and development of Rathcairn shall be directed to meet the needs of the local community and be in keeping with the existing character, amenity, heritage and landscape of the village.

**SP 2** 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:

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 “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan.

Policies

**Gaeltacht Identity**

**GAEL POL 1** To plan an efficient system whereby the aspects of the Gaeltacht environment can be assessed and protected as part of the planning process including the use of language conditions.

**GAEL POL 2** To encourage architectural styles that complement local tradition such as the ‘Land Commission house’ and the Clachan Dwelling cluster. A contemporary interpretation of indigenous traditions is encouraged.

**GAEL POL 3** To promote the provision of signage in Irish in the Gaeltacht with respect to the following:

- Entry and exit points to the village with explanatory details of the cultural significance of the areas to visitors
- The provision of all commercial signage in Irish
- In association with the relevant professional and vocational groups, that auctioneers and other temporary signs are in Irish.

**Water and Wastewater Services**

**WWS POL 1** To facilitate the connection of dwellings currently operating on septic tank systems to any existing or new public sewerage system.

**WWS POL 2** To facilitate the provision of an adequate water supply to Rathcairn.
Flood Risk

**FR POL** To manage flood risk and development in Rathcairn in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

Residential Development

**RD POL 1** To ensure that the resident population is of a sustainable number to protect and promote the linguistic and cultural distinction of the area.

**RD POL 2** To recognise that new residential developments could damage the use, visibility and status of the Irish language and to reduce / prevent their impact.

Commercial, Economic and Retail Uses

**CER POL 1** To encourage employment and enterprise development in the village that is language and culture friendly.

**CER POL 2** To recognise that new commercial developments could damage the use, visibility and status of the Irish language and to reduce / prevent their impact.

**CER POL 3** The Planning Authority will in general, and subject to the provisions of the Development Plan, be favourably disposed to applications for economic developments of the following type:

- a) Language teaching resources.
- b) Recreational facilities through Irish.
- c) Community centres that support the use of the Irish language.
- d) Educational facilities e.g. third level etc.
- e) Tourism which is language and culturally centred.
- f) Offices for providing services through Irish for the Gaeltacht community.
- g) Business which is language centred e.g. translation /communication services.

**CER POL 4** To co-operate with Údarás na Gaeltachta and other relevant bodies and agencies in developing sustainable and Irish language based economic uses in the Gaeltacht area.

**CER POL 5** To provide for the sustainable consolidation of the existing industrial area.

**CER POL 6** To provide for the sustainable development of industrial and related uses and the creation of employment opportunities in Rathcairn village.

**CER POL 7** To provide for the development of new services and facilities in the village centre including small scale retail, commercial and office uses creating an identifiable village centre / focus.

Community Facilities and Open Spaces

**CF POL 1** To support community organisations in delivering services which promote and protect the distinctive language and cultural traditions of the area.
To promote the enhancement of the existing community building in the village core.

To provide for the expansion of Rathcairn primary school and associated play areas and complimentary community uses.

To provide for additional educational uses including potential third level uses associated with and adjoining the secondary school and complementary community uses.

To promote the development of a village space at the village core to include environmental improvements.

To promote the development of an attractive, overlooked and accessible public park for the purposes of visual and recreational amenity, to the north of the village.

To identify appropriate sites in Rathcairn village for the provision of a bring bank recycling facility.

To have regard to the Master Plan for Rath Cairn contained in Section 10 of this Written Statement in the design and assessment of development management proposals brought forward during the life of the County Development Plan on lands identified for land use zoning objectives only.

To promote the development of detached family homes which reflect the traditional building form of the Land Commission dwelling comprising one storey and a half on A2 zoned lands.

To comply with the Design Standards provided below in the assessment of all planning applications for planning permission within the development envelop of Rath Cairn:

- To promote infill residential development adjoining existing residential developed areas that respect the scale and massing of adjoining dwellings.

- To provide for the development of detached family homes of 6 units / ha (2.5 units / acre) or as appropriate on infill sites (A2 zoned lands).

- To provide for the future intensification of residential sites in residential cluster areas when infrastructure becomes available.

- Design Statements for residential cluster lands should illustrate long term intensification potential.

- To allow for increased building height, where appropriate, as demonstrated through an urban design statement.

- To encourage dwellings of a scale that reflects the vernacular of traditional 20th century houses of the Land Commission tradition.

- To promote the development of two storey buildings at the village centre to create a sense of enclosure and identity.
• To promote the development of low rise dwellings ranging between one and one and a half storeys on remaining residential zoned lands.

• To encourage village centre development which provides for a continuous building line and active street frontage in the village core on lands zoned for village centre use.

• To encourage the development of a continuous front boundary line of indigenous hedge planting / masonry wall / stone walls in infill and clustered housing areas.

Heritage

HER POL
To promote the enhancement of boundaries where new developments have occurred and boundaries are eroded and discontinuous.

Movement and Access

MA POL 1
To facilitate the development of public / private bus connections to nearby towns. And to develop pick up and drop off points for buses in the village core.

MA POL 2
Car parking in the industrial area should be provided off street and absorbed in the industrial development site as part of any future development proposals.

MA POL 3
Car parking on new village centre zoned lands should be provided in structured parallel car parking spaces along the main road and in the site to the rear of proposed buildings.

Telecommunications

TEL POL
To actively promote e-inclusion in Rathcairn through the planning process and by supporting strategies to encourage and enable lower income households to avail of modern broadband infrastructure.

Objectives

Gaeltacht Identity

GAEL OBJ 1
To require that a ‘Language Impact Study’ be carried out before any application for housing (for single and multiple housing developments) is considered in the area. Such a study, by reference to the linguistic background of intended users or occupants, or identification of the relationship with linguistic or cultural development objectives of groups associated or charged with the development of Gaeltacht areas will need to provide that a given proposal will have a positive impact upon the promotion and use of Irish as the language of the community.

GAEL OBJ 2
New developments will be required to set out a design statement to accompany planning applications outlining how the development contributes to the creation of a particular Gaeltacht identity.
### Land Use

**LU OBJ 1**  
To provide for detached family homes on residential zoned lands to the south of the village and to the south east of the village.

**LU OBJ 2**  
To develop new streets / access lanes in new development areas to the north east, south east, and south west quadrants of the village core, with connections to existing local roads, and connections to adjoining land uses.

**LU OBJ 3**  
To provide vehicular access to lands to the west of the north / south local road connecting the village core to the north of the village and to the east of the cul de sac to the south, to allow for potential future development.

### Residential Development

**RD OBJ**  
To assist in assessing the impact of new residential development upon the use of Irish in the Gaeltacht all planning applications for residential development, both single and multiple house developments, will be referred to the Department of Community, Rural and Gaeltacht Affairs and Údarás na Gaeltachta management for comment and these comments shall be taken into account and such account shall be demonstrated in the making of decisions in all such planning applications.

### Commercial, Economic and Retail Uses

**CER OBJ 1**  
To require that a ‘Language Impact Study’ be carried out before any application for commercial development is considered in the area. Such a study, by reference to the linguistic background of intended users or occupants, or identification of its relationship with linguistic or cultural development objectives of groups associated or charged with the development of Gaeltacht areas will need to provide that a given proposal will have a positive impact upon the promotion and use of Irish as the language of the community.

**CER OBJ 2**  
To provide for appropriate language and culturally centred development within the appropriate land use zones in the village.

**CER OBJ 3**  
To assist in assessing the impact of new commercial uses / developments upon the use of Irish in the Gaeltacht, all planning applications for commercial developments, will be referred to the Department of Community, Rural and Gaeltacht Affairs and Údarás na Gaeltachta management for comment and these comments shall be taken into account and such account shall be demonstrated in the making of decisions in all such planning applications.

### Community Facilities and Open Spaces

**CF OBJ 1**  
To provide for the development of community and recreational facilities on lands in the village core and adjoining the primary and secondary schools that are language and culturally centred.

**CF OBJ 2**  
To promote the development of a village space at the village core to include environmental improvements.
CF OBJ 3 To develop a continuous footpath from the village centre to the industrial estate to the north, the secondary school, and the residential areas to the south.

Heritage

HER OBJ 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.
Rathmolyon Written Statement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Rathmolyon</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
<td>Village - Local centre for services and local enterprise development</td>
</tr>
<tr>
<td>Position in Retail Strategy</td>
<td>Fourth tier retail centre</td>
</tr>
<tr>
<td>Population (2011) Census</td>
<td>298</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>82 No. committed units</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>20 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>National School (located outside village)</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Two churches, Community hall (old National school) and Rathmolyon GAA grounds.</td>
</tr>
<tr>
<td>Natura 2000 sites/Natural Heritage Areas (NHA)</td>
<td>No Natura 2000 sites within the village. A number of streams flow near Rathmolyon which are tributaries of the Boyne Special Area of Conservation (SAC). Rathmolyon Esker NHA is located immediately adjacent to the GAA grounds just east of the development boundary for the village.</td>
</tr>
<tr>
<td>SFRA</td>
<td>No SFRA required. No lands within Flood zone A or B.</td>
</tr>
</tbody>
</table>

Goal

To make a positive contribution to the development of Rathmolyon 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

Rathmolyon is located in the south of the County approximately 8 km south of Trim. The village developed at the at the junction of the R156 Dunboyne to Mullingar regional road and the R159 Trim to Enfield regional road.

The statutory land use framework for Rathmolyon 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. Rathmolyon essentially provides local services for a generally rural hinterland. The village is characterized by some impressive buildings, one of which closes the street at its eastern end, and some impressive open spaces with stone walls and trees. This land use framework 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.

The Planning Authority notes the extant planning permission for 82 no. units1 which if constructed would double the existing population of the village. In contrast, the household

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1 It is noted that the corresponding figure in Table 2.4 of Volume I of the County Development Plan is 120. However in the intervening period, two separate planning permissions for 18 no. and 33 no. of these units have since expired (TA800321 & TA802382 respectively) whilst planning permission for 13
allocation contained in the Core Strategy of this Plan provides for a more modest extension befitting the village’s position in the county settlement hierarchy. The provision of a compact, vibrant and effective Village Centre is essential if Rathmolyon is to cater for its current and future population needs in a sustainable manner. This land use framework provides that new land-use zonings should be closely linked to, and integrated with, the existing Village, thereby encouraging more sustainable modes of transportation such as walking and cycling.

02 Water and Wastewater Services
The Village is currently served by the Rathmolyon waste water treatment plant to the south of the Village located outside of the development boundary, which is designed to cater for a design capacity of 800 population equivalent (PE). There remains 300 PE available in the waste water treatment plant, noting the significant extant permissions.

Water supply for the village is obtained from the Trim water treatment plant which also services the town of Trim and Summerhill village as well as a significant rural catchment area. The remaining PE for the entire catchment is 8,000. Future development proposals will be considered in this context.

03 Land Use
The village was centred on the crossroads with the Church of Ireland and Rathmolyon House dominant with smaller buildings evident on either side of the Ballivor Road. The Roman Catholic Church was added in 1967. This remained the form of the village until the development of Church View housing development by the Local Authority on the Enfield Road. There has only been one significant recent residential development in the village namely, Cherry Valley on the southern side of the Ballivor Road.

The proposed land use strategy seeks to consolidate the compact nature of the village and strengthen the commercial core of the settlement. This is reflected in the order of Property contained in the land use zoning objectives map. Access to backlands within the village core (lands identified with B1 “Village Centre” land use zoning objective) should be conserved. There are a number of residential units fronting onto the Main Street. These have been predominantly retained in residential use. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a Main Street, a level of commercial activity is also required to make villages viable. In order to ensure that such possibilities can be realised, the level of residential versus commercial use should be monitored where “living over the shop” schemes should be promoted to ensure a non-residential ground floor use. Relaxation of development standards may be considered where appropriate backland development can provide alternative residential accommodation to secure on-street commercial activity.

04 Residential Development
Rathmolyon has been the subject of relatively substantial residential development in recent years, specifically the construction of medium scale residential development projects. This is evidenced by the population increase between 1996 and 2011 from 168 to 298 persons. The Core Strategy of the County Development Plan seeks to limit the further expansion of the village at a more moderate rate than experienced over the past decade reflective of the position of the village in the County Settlement Hierarchy. Further development and growth will 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.

no. committed units (planning register ref. no. TA101408) would not appear to have been included in the calculations upon which Table 2.4 was based.
The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 20 no. units to Rathmolyon over the 2013-2019 period. There are 82 no. committed units that relate to three separate development proposals, all of which have been granted an extension of duration of the period of their 5 year permission to date. All of these permitted developments are to the south of the Main Street and will assist in the further consolidation of the village core. Having examined all of the land with the benefit of a residential land use zoning objective in the 2009 Local Area Plan, it is considered that there are centrally located lands, both to the north and south of the Main Street, that are being retained for village centre uses and which can also accommodate residential development. Further, planning permission expired in October 2013 on a site located centrally in the village which is zoned for both residential (0.51ha) and village centre uses (0.59ha). Given its central location, this site is identified within Phase 1 of the Order of Priority. The Planning Authority is satisfied that sufficient lands have been identified within Phase 1 of the Order of Priority to accommodate the modest household allocation of 20 units. All other 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
Rathmolyon is identified as a fourth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a local convenience shop, two public houses, a childcare facility and a hairdressing shop. The Village would benefit from having a greater range and variety of such facilities. The Planning Authority granted permission for a mixed use development in the centre of the village which included the provision of 3 shop units however this permission has not been enacted upon and has since expired. The site has been retained as Phase 1 in the Order of Priority.

No land has been identified for employment generating uses in this Development Framework. It is considered that the development of industrial or manufacturing uses in Rathmolyon would be inappropriate having regard to its rural character and current population. Furthermore, it would militate against the orderly development of such uses in Trim which is approximately 8km from the village and is designated as a District Employment Centre in the County Development Plan. The improvement of the local bus services to adjoining larger employment centres is also being pursued in this development strategy to encourage sustainable travel modes by local residents to access employment opportunities.

Significant areas of land adjacent to the crossroads have been identified to provide for village centre uses, both to the north and south of the Main Street. It is considered that the best prospect of employment creation locally lies with developing small to medium sized enterprises. Furthermore, there is provision in the County Development Plan under ED POL 19 to support rural entrepreneurship and the development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This Development Framework has ensured that sufficient and appropriately located land for village centre uses has been identified for the life of the County Development Plan and beyond.
06 Community Facilities and Open Spaces
There are no schools within the development boundary of the village of Rathmolyon. St. Michael’s National School is located approximately 1km southwest of the village. The nearest secondary schools are in Longwood and Trim. Rathmolyon GAA ground is located within the development boundary to the east of the village and is accessed off a narrow cul de sac. The old National School appears to be in use as a community hall. The existing level of civic and community facilities should continue to be monitored to cater for the Village’s needs having regard to the population now resident. It is essential that sufficient community facilities are established, catering for all age groups. Sufficient lands have been reserved for such infrastructure to accommodate both existing and proposed future populations.

Rathmolyon enjoys some notable environmental qualities, particularly open spaces associated with the character and setting of Cherry Valley House, Rathmolyon Villa and Rathmolyon House. These open spaces afford vistas of these houses from adjoining public roads. There is a small area of open space on the corner of the junction between the Trim (R159) and Ballivor roads (R156) and there are open spaces provided within existing housing developments. However, the village is distinctly lacking in active recreational and community amenities; there are presently no significant or distinctive open spaces, safe walking and cycling networks or active areas of open space to maximise upon and appropriately utilise existing natural and man-made environmental assets, their settings and views.

07 Urban Design
The village has developed in a linear pattern along the R156 Dunboyne to Mullingar road, which intersects the R159 leading north to Trim and south to Enfield. Most of the significant older buildings in the village date from the Georgian and Victorian periods. Rathmolyon includes some impressive buildings, which include a Catholic church, a Protestant church, two public houses, Cherryvalley House, Rathmolyon Villa and Rathmolyon House.

The approaches to the settlement from both east and west are quite attractive and relatively free of ribbon development. There is a row of two storey houses with an established building line facing south onto the Main Street in the centre of the village. On the opposite side of the Main Street there is a mixture of two storey and single storey dwellings including a thatched building which is a Protected Structure operating as a public house. The site at the junction between the Enfield Road and Ballivor Road represents a central Opportunity Site where planning permission has been granted for a mixed use scheme. Section 11.1.7 and the Meath Rural Design Guide set down in the County Development Plan deal with Urban Design and Architectural Features.

08 Heritage
The built and natural heritage of the Rathmolyon area are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to residents and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework.

There are a number of buildings and structures of historical significance within Rathmolyon. The Village has seven structures included in the Record of Protected Structures (RPS) which is significant having regard to its relative small footprint. Rathmolyon has one item on the Record of Monuments and Places (RMP) which is identified on the land use zoning objectives map as an ‘Area of Archaeological Interest’. The Recorded Monument is a nineteenth-century Church, reference ME042-020. The continued protection of the built heritage of Rathmolyon is intrinsic to the sustained success and viability of the Village itself.

Although the Village and the surrounding environs hold environmental assets, none are designated at international level; the Village does not contain nor is it adjacent to any Natura 2000 sites. However there are a number of streams which flow near Rathmolyon which are tributaries of the River Boyne & River Blackwater Special Area of Conservation and Special
Protection Area sites. In addition, there is a Natural Heritage Area (NHA), Rathmolyon Esker, located immediately adjacent to the eastern boundary of the village. The village also contains a number of trees of amenity value which are associated with a number of Protected Structures, namely Rathmolyon House, Rathmolyon Villa and Cherry Valley House. These contribute greatly to the attractiveness of Rathmolyon. The protection of the natural environment of Rathmolyon 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
Rathmolyon developed at the intersection of two regional roads, the R156 and R159. There are four main approach roads into the Village. The principal approach roads are from Summerhill and Ballivor, which enter the village from the east and west along the R156. This is the main traffic desire line from east to west, Dublin to Mullingar. The other main approach routes are from Trim and Enfield along the R159 to the north and south of the Village respectively. It is important to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists. Virtually all the central functions in Rathmolyon are located on the R156. Movement by pedestrians and cyclists should be as easy, direct, attractive and as safe as possible.

Rathmolyon is within easy reach of Trim and Summerhill in particular. A village the size of Rathmolyon needs to maintain good transportation links to these surrounding urban areas in order to attract future population and potential business opportunities. 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. Bus Éireann route 115A provides a commuter link from Rathmolyon to Dublin via Summerhill and Maynooth with one journey in the morning and an evening journey back every day except Sunday. Bus Éireann route 118 provides a daily commuter service from to/from Dublin via Dunboyne and a daily service to/from Mullingar.

Strategic Policies

<table>
<thead>
<tr>
<th>SP 1</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SP 2</td>
<td>To protect the unique character of the village through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the Village.</td>
</tr>
<tr>
<td>SP 3</td>
<td>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:</td>
</tr>
</tbody>
</table>

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 ”Residential Phase II (Post 2019)” 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 village within this Plan period.

WWS POL 2  To expedite the provision of an adequate water supply to allow development to proceed.

Flood Risk

FR POL  To manage flood risk and development in Rathmolyon in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

Land Use

LU POL 1  To reserve access to backlands at appropriate locations as indicated on the land use zoning objectives map.

LU POL 2  To consolidate the central area of the village for commercial uses.

LU POL 3  To provide opportunities for expansion of the employment base of Rathmolyon and provide additional employment opportunities for the resident population base.

LU POL 4  To promote the comprehensive mixed-use development of backland areas in favour of piecemeal non-comprehensive development.

Commercial, Economic and Retail Uses

CER POL 1  To promote a high quality mixed residential use and commercial development providing for continuation of the established building line on the main street and an extension of the footpath to the west side of the Enfield road.

CER POL 2  To seek the early development of lands zoned B1 adjoining the main street for employment purposes and consolidate the central area of the village for commercial uses.

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 Rathmolyon 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 provide amenity and open spaces at appropriate strategic locations which would be of a high design quality.
Urban Design

**UD POL 1**
To require all new developments to consider and reflect the physical, social and environmental context of the Village. Proposed uses shall be compatible with the surrounding areas and the established character of the Village.

**UD POL 2**
To protect the established building line within the Village, particularly along the Main Street.

Movement and Access

**MA POL 1**
To require screened parking in the village centre.

**MA POL 2**
To require the provision of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.

Objectives

**Community Facilities and Open Spaces**

**CF OBJ 1**
To seek to identify a suitable site for a playground.

**CF OBJ 2**
To reserve sites for Community Use as shown in the land use zoning objective map.

**Heritage**

**HER OBJ 1**
To protect the attractive quality of the Built Heritage of Rathmolyon.

**HER OBJ 2**
To promote the conservation or reuse of old stone walling within the development envelop.

**HER OBJ 3**
To protect the following tree stands within the Village as identified because of their amenity value:

1. Trees on the Trim Road within the grounds of Rathmolyon Villa.
2. Trees to the front of Rathmolyon House.
3. Trees within the grounds of the ‘Church of Ireland’.

**Movement and Access**

**MA OBJ 1**
To install a pedestrian crossing within the Village Centre area.

**MA OBJ 2**
To seek to identify, over the life of the County Development Plan, additional car parking spaces in the centre of the village.
Slane Written Statement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Slane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
<td>Village - Local centre for services and local enterprise development</td>
</tr>
<tr>
<td>Position in Retail Strategy</td>
<td>Level 4 Retail Centre</td>
</tr>
<tr>
<td>Population (2011) Census</td>
<td>1,349</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>17</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>120 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>St. Patrick’s National School</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Primary School, Health Centre, Garda Station, two churches, two parish halls, a small cemetery, day care centre &amp; playing pitches.</td>
</tr>
<tr>
<td>Natura 2000 sites</td>
<td>The River Boyne flows through Slane Village which forms part of the River Boyne &amp; River Blackwater SAC &amp; SPA Natura 2000 sites.</td>
</tr>
<tr>
<td>Strategic Flood Risk Assessment (Meath County Development Plan 2013 – 2019)</td>
<td>No SFRA Required Implement Flood Risk Management policies from CDP.</td>
</tr>
</tbody>
</table>

Goal

To encourage a sustainable level of development that is appropriate to the character, heritage, amenity and strategic role of Slane and that allows for the enhancement of the village character, services, facilities and amenities. The village should grow in a sustainable manner and new development should contribute towards the consolidation of the village, in order to promote efficient use of land and energy, to reduce pressure for greenfield development, to minimize unnecessary transport demand, encourage walking and cycling and to enhance the existing built heritage and historic village centre.

01 Village Context

Slane 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, Slane is situated approximately 11km from Navan and 12km from Drogheda being positioned midway between both towns. The village is famous for Slane Castle, its Boyne side location and its proximity to the Hill of Slane. The village centre of Slane acts as crossroads between the N2 and N51 national routes. The heart of the village extends along four roads radiating from the square at the centre of the crossroads.

Slane is located in the heart of the Boyne Valley and is designated as a County Heritage Village given its particular wealth of archaeological, architectural and cultural heritage. This is largely attributable to the village’s historical development around Slane Castle Demesne which extends deep into the village, making it visually picturesque and unique.

The challenge for Slane is to capitalise on the village’s rich historic past and planned urban form while protecting the unique and attractive features of the village. Development needs to be consolidated and growth directed to appropriate locations within the village envelope, allowing Protected Structures, sensitive areas and landscape features to be protected from undesirable development. The village should grow in a sustainable and considerate manner in partnership with the local community to improve the physical, economic and social amenity value of the area.
Slane’s location and setting has seen it attract significant residential development in the past decade but this has not seen a commensurate amount of development in community and social infrastructure. Furthermore this has placed increased pressure on water and drainage infrastructure which are crucial to meeting the everyday needs of local residents. Other challenges to achieving the proper planning and sustainable development of Slane which must be addressed through this Development Framework include the following:

- **Significant population growth and development has taken place** in Slane in recent years, which is transforming the historic character of the village.

- The ongoing **pressure for further development in Slane**, particularly for suburban style housing estates in the village, which design-wise can be unsympathetic to the village’s historic urban grain.

- The concerns of the local community regarding the **scale, extent, nature and design of recent development** in Slane and its relationship with existing residential development.

- A key challenge for Slane is ensuring that the settlement is sufficiently **serviced in terms of sewerage facilities, water supply and other key infrastructure** to be able to accommodate local development needs in an orderly and sustainable manner.

- The road network in Slane and the local environment is suffering from **traffic congestion** as a result of the meeting of two busy regional roads (N2 & N51) and the single lane layout at Slane Bridge. There remains uncertainty regarding the proposed bypassing of the village which is necessary to alleviate this unnecessary through traffic whilst seeking to significantly improve the environment of one of Ireland’s most historic villages.

- **The River Boyne is an undervalued natural resource** in Slane that has the potential to attract visitors and tourists to the village in particular those visitors already in the area visiting the nearby Brú na Bóinne Interpretative Centre and Battle of the Boyne tourist attractions.

- **Slane has a rich heritage and unique character** that should be maintained and enhanced. The village itself is a planned demesne village from the 18th Century and the Hill of Slane has close links to early Christian times in Ireland.

- The **village currently functions as a local service centre** catering for the village’s residents and those from the surrounding hinterland. While the village’s historical attractions bring tourists and visitors to the area, there are strong opportunities to increase this through the orderly, planned and sustainable development of the village core and by appropriately locating tourist focused development.

This Development Framework seeks to respond to the challenges and development pressures facing Slane and the need to provide a positive template for the future growth, sustainable development and improvement of the village that is consistent with the policies and objectives contained in Volume I of the Meath County Development Plan 2013 – 2019.

The objectives of the Development Framework seek to create a sustainable settlement strategy that will:

- accommodate local development needs without having adverse impacts on the environment or the existing local community;
• strengthen Slane as a local service centre whilst respecting its existing and important historical character;
• protect and enhance the cultural and natural assets and heritage of the village, and;
• ensure that a full understanding of this cultural and natural heritage informs the location and design approach of new development.

02 Water and Wastewater Services

Water: Slane is supplied with water from the Slane Water Supply Scheme which also serves an extensive rural area including Beauparc. There are no planned upgrades to the scheme. The Slane Water Supply Scheme is adequately supplying the existing population in Slane and the Scheme has the capacity to supply the Phase I residential zoned lands, identified in this Development Framework. Meath County Council are concentrating on providing spare capacity through water conservation techniques and improving current weaknesses in the scheme.

Wastewater: There are currently two waste water treatment plants in Slane, the Council’s own treatment plant and a privately owned treatment plant. There is limited spare capacity available in Slane to service new development. For all new developments, Meath County Council are requesting developers/applicants to try and free up capacity in this waste water treatment plant to cater for their requirements. There are no planned upgrades to the public waste water treatment plant in Slane at present.

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

03 Land Use

Slane is identified as a village in the settlement hierarchy of the Meath County Development Plan 2013 – 2019. Recent development in the village has tended to be in the form of new residential development north of the main road through Slane (the N51) on elevated sites within the village (i.e. Ledwidge Hall, Churchlands and Castle Hill). The topographical nature of Slane being a Heritage village tucked into the valley landscape of the River Boyne has made certain elevated lands north of the N51 being sensitive to development. The Phase 1 Residential Order of Priority Lands identified for Slane have been selected primarily on the basis of applying a sequential approach from the main village crossroads in addition to topographical considerations. Slane has a limited employment base with the main areas of industrial employment being split between the Slane Industrial Estate to the southeast of the village, and the Grasslands Fertiliser site to the northeast of the village. Meath County Council considers the location of the existing Slane Industrial Estate to be inappropriate in the long term at its current location with particular regard to its visual impact on the Boyne Valley setting and its position relative to the Moorfield residential development to its immediate west. It is a long term objective of this Development Framework to facilitate the relocation of the industrial uses to more appropriate employment zoned lands within the village. All new development within Slane should be cognisant and respect the natural and built heritage of the village with high quality designs being insisted upon.

04 Residential Development

Slane has experienced steady population growth over the past decade rising from 823 persons in 2002 to 1,349 persons in 2011. The population has risen by 64% between 2002 and 2011, which included a 23% growth experienced between the last inter census period of 2006 - 2011. Continued growth at these levels would be unsustainable and inappropriate to the status of Slane as a ‘Village’ 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 Slane to accommodate further growth. Particular care and attention is also required with regard to the design, form and scale of new residential development in the village reflecting on the manner in which the village has been extended in the recent past and the manner in which this integrates with the model village laid out by the Conyngham family during the 18th century.

The aim of this Development Framework is to ensure that there is adequate land available in 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 Slane and enhances the quality of life for their occupants. Residential development will be accommodated within the areas zoned for residential use and also within the village centre area preferably as part of mixed use schemes.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 120 units for Slane over the 2013 – 2019 period. In addition, there are a further 17 units committed to in the form of extant planning permissions. The site with the benefit of an extant planning permission for 12 no. residential units is identified on the land use zoning objectives map. The site in question consists of the renovations of the parochial house & small mixed use commercial development adjacent to the village square.

The average density set down for Slane in the County Development Plan is 20 units per hectare. In this context, there is a requirement for approximately 6.0 hectares of residential land to be identified to satisfy this allocation. Residential lands will be delivered on a phased basis as illustrated on the land use zoning objective map. The land use zoning objectives map has identified the lands required to accommodate the allocation of 120 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 Slane 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 village centre outwards (taken at the village square crossroads) in addition to topographical constraints and infill opportunities. The visual prominence of Site D and F were also a significant consideration in this evaluation. The sites that were evaluated for inclusion within Phase I of the Order of Priority phasing are presented in Appendix A.

It was considered that the other sites which were previously identified for residential development in the 2009 Local Area Plan (Sites D, E (Partial) and F) were discounted from being developed in Phase I. These lands are not intended to be released during the period of the current County Development Plan and are identified as Phase II lands.

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.

It is noted that a site (labelled A on evaluation map) on the Drogheda Road is identified for A1 land use zoning objective and extends to 0.66 hectares in area. This site was identified previously in the 2009 Slane Local Area Plan as being subject to the preparation of a Framework Plan in conjunction with lands zoned for F1 “Open Space” to the rear of same. In this Development Framework a specific objective will require the preparation of a Design Statement to be submitted with any residential development for the said lands but to restrict

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1 It is noted that the corresponding figure in Table 2.4 of Volume I of the County Development Plan is 44. However in the intervening period, planning permission for 27 of these units has since expired (SA/50493 & SA/70692 refer)
the number of residential units to 3 no. maximum to ensure that the form of development remains appropriate to this visually sensitive site. Redevelopment proposals on the site will be linked to the opening of a publically accessible open space/amenity area identified with the adjacent F1 “Open Space” land use zoning objective positioned immediately south of same.

**05 Commercial, Economic and Retail Uses**

Slane is identified as a Level 4 retail centre in the County Retail Hierarchy. Commercial and retail units line the roads intersecting at the village centre. The retail core includes businesses such as small convenience shops, veterinary surgery, credit union, restaurants, a launderette & dry cleaners, butchers, bookmakers, pharmacists, hairdressers and a hotel and public bars. There is also an arts studio, an art & crafts shop and delicatessen within the village. There remains a high occupancy rate among the retail and commercial units in the village.

Any future commercial and retail development should be directed into the village centre thereby facilitating multi-purpose trips. This could include the change of use of some existing residential properties within the village centre in order to retain the centre as the core retailing area of the village. This would aid in the consolidation and strengthening of the existing retailing base of Slane.

Aside from small scale retailing and typical of a village of this size there are few significant employers within Slane and its immediate hinterland, with the village primarily operating as a dormitory settlement for the Greater Dublin Area.

The limited local industrial development in Slane is located at the northern edge of the village in the form of a large fertiliser plant (Grassland Fertilizers Ltd.) and at a site to the north of Slane Mill (Slane Industrial Estate). Slane Industrial Estate or Newmill Industrial Estate contains a number of industrial units and are currently occupied by fireplace (Slane Fireplaces) and piping manufacturers (Phoenix Industrial Pipeline Equipment Ltd.). Both industrial sites are visually intrusive and have a significant detrimental impact on the surrounding natural and built environment. It would be a long term objective to relocate the current industrial operations from the Slane Industrial Estate site having regard to the more recent development of Moorfield residential development between the site and the N2 National Primary Road. It is less than ideal to have traffic associated with the industrial nature of operations brought through a residential development notwithstanding the order in which they were developed. This would facilitate the site’s redevelopment for uses more compatible with the adjacent Slane Mill and Village ACAs. It is noted that this was the stated intention of Meath County Council in the Slane Local Area Plan which committed to re-examining the land use zoning objectives of the Slane Industrial Estate and the consideration of the potential of uses such as tourism related commercial development, community recreational facilities and low density residential development of high architectural quality. However, having regard to the over supply of lands which have a residential land use zoning objective and the need to introduce an Order of Priority to manage the release of same allied to the need to retain employment generating uses in Slane village, it is not considered appropriate to propose a change to the land use zoning objective at this time. Furthermore, it is considered that such a decision would have to follow the outcome of traffic management options being considered for the village. Meath County Council will assist the existing industrial operations to relocate to appropriately zoned lands in Slane or elsewhere in the County to facilitate the redevelopment of the visually sensitive site within the heritage village of Slane.

It should be noted that Grasslands Fertilisers Limited is located on the Pound Road (N2 National Primary Road) and is a notified lower-tier Seveso site. The Grasslands Fertilisers Limited site is located just outside the northern development boundary of the village albeit within the transitional speed limit zone.
5.1 Tourism

Slane is a village of rich heritage and its location at a pivotal point on the Boyne River Valley creates strong opportunities for tourism related development. Slane is an ideal base for accessing the many historical, architectural and archaeological interests in the surrounding area. The village is located proximate to the Brú Na Bóinne World Heritage Site and to the Battle of the Boyne Heritage Centre. Despite these advantages the provision of tourism facilities within the village is relatively poor. Meath County Council previously had a tourist information centre within Slane but this has subsequently closed.

Slane is explicitly referred to in the Meath County Tourism Strategy, “Ireland’s Heritage & Capital – Marketing Tourism in Meath, 2005-2010”, and on the “Tourism Route Interpretation Plan for the Boyne Valley Drive” (2013) and is therefore seen as playing a critical role in the development and implementation of a sustainable tourism policy that enhances the image of Meath as Ireland’s Heritage Capital. The Tourism Strategy contains a matrix of tourist product provision by key location. Slane’s provision is relatively strong but given its historic character and interest to a number of potential markets has considerable gaps. Among the gaps identified by the Strategy are water based activities and angling despite the village’s location straddling the River Boyne. The lack of affordable golf and bike hire facilities was also identified by the Strategy. The Strategy also identified a gap in the market for family night time entertainment and arts/cultural activities.

Slane’s intricate links with the past afford the village key historical infrastructure which has the potential to strengthen the tourism base in the village area. Meath Tourism identifies the following attractions in Slane:

- The Hill of Slane
- Slane Castle & Fenor castle
- Slane Square
- The Twelve Apostles
- The Gate-Lodge
- The Gothic Gate (Main Entrance to Slane Castle)
- John Boyle O’Reilly Memorial
- The Ledwidge Plaque and Museum
- 1798 Memorial
- St. Patricks Church of Ireland
- St. Patricks Catholic Church
- The Mill
- Proximity to Battle of the Boyne Site
- Proximity to Brú Na Bóinne – Newgrange

There are a number of cafes, public bars and restaurants in the village centre. The Conyngham Arms Hotel is located in a prominent location within the village and is the only such facility in the village centre. The former Mill house within the Slane Mill complex has been converted into an upmarket 11 bedroom boutique hotel. Development objectives for Slane in the preceding County Development Plan promoted the sensitive reuse of the mill complex for visitor, tourist accommodation and leisure facilities. Currently the mill is an attractive, historic and underused resource.

A craft whiskey distillery and visitor centre at Slane Castle has been recently granted planning permission. The distillery will produce Slane Castle Whiskey, which until last year was distilled on behalf of the Mount Charles family by Cooley Distillery. It is anticipated that the new distillery will attract up to 50,000 visitors annually, with almost half of the overall investment to be spent on redeveloping 18th-century stable yards for the facility and visitor centre. The project, which recently received planning permission, will employ 25 people when it is fully open in 2015. This would be a welcome visitor attraction to the village.
5.2 Economic Development & Tourism Strategy

The economic development and tourism strategy for Slane is as follows:

- To promote enterprise creation opportunities and encourage job/employment creation initiatives in line with the growth of Slane and on appropriately zoned and serviced lands;

- To support Slane’s position as a Level 4 Centre in the County Retail Strategy and to encourage the upgrading and expansion of the existing local shops and services and the development of new local shops and services in the village centre area to serve local need and promote tourism;

- To support and facilitate private and community initiatives for enterprise, tourism and employment where such proposals are compliant with the policies of this Development Framework;

- To promote, encourage and facilitate the development of sustainable tourism in Slane 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; and

- To co-operate with the appropriate agencies and local community groups in promoting tourism and securing the development of tourism based enterprises and facilities in Slane.

06 Community Facilities & Open Spaces

There are a number of existing community groups & facilities present. Within Slane village centre are two churches / chapel and ancillary buildings, a health centre, and an attractive public square. To the north of the village is St Patrick’s National School and to the west of the village are a day care centre, Garda station, library and Wheatfield Park which is home to Slane Wanderers Football Club. Slane Wanderer’s Football Club play at Wheatfield Park which is accessed through St Patrick’s Terrace on the Navan Road and offers 2 playing pitches. The village’s Gaelic football club grounds (Toddy Harding Park) are located 5 kilometres outside the current village boundary. A children’s playground has been developed on the Collon Road. In addition there is the Slane History & Archaeology Society located within the village.

Facilities for community development allow for social interaction and engagement, and are an important part of any village. 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.

Slane contains a network of local community groups that have a deep interest in the management and future growth of the village. The Framework plan entitled ‘Slane at the Crossroads’ was carried out by Professor Phillip Geoghegan on future plans for the development of the historic village of Slane. The study was commissioned by the ‘Slane Community Forum’.

07 Urban Design

Slane is set in a unique environmental landscape, against the backdrop of the Hill of Slane, mature woodlands and the Boyne Valley. The surrounding landscape of Slane is largely unspoilt and is an integral part of the identity of the village. The environs of the village
embrace a powerful sense of place in history, whilst a short distance away (6 km) this is reaffirmed by the prehistoric remains of Newgrange which have been designated as a World Heritage Site. Slane is contained within the Boyne Valley Landscape Character Area-Landscape Character Area No.5 (High Sensitivity) in the County Development Plan 2013 – 2019. Within the context of the ‘Boyne Valley Landscape Character Area’, Slane is described as follows:

“Slane is a medium sized historic town, which was originally a demesne village. The overall historic built fabric of Slane remains intact. The town is centred on four large 3-storey detached houses facing a central crossroads. The local vernacular style dates from the 18th Century, with simple square cut stone buildings, with less brick detailing than is common elsewhere in the county. Residential development in the town centre is limited apart from some 1950’s – 70’s housing on the western approach. However there is a concentration of new development to the north of the town on higher ground. Further development of this type should be avoided due to its size, within the context of the town and its prominence in the landscape. Slane is a popular tourist attraction due to its location and heritage. Slane Castle is situated to the west of the town with Brú na Bóinne WHS to the east.”

Slane’s historic core still marks the centre of social life in the village containing a number of existing business premises and residential premises. The settlement is synonymous with its distinctive historic structure and the instantly recognisable Slane crossroads. The old village is focused around the central ‘Square’ an octagon configuration with four streets leading on to it. The most distinctive aspects of the Slane Village streetscape radiate from the main square at the crossroads along main roads (Chapel Street, Main Street, Mill Hill and Church Street).

The overall form and structure of the village retains its 18th and 19th century origins. Essentially the strong morphology of Slane village grew from the village crossroads, with later 20th century development largely forming beyond the boundaries of the traditional village area. There have been a significant number of planning applications for residential development in Slane during the past decade or so. The approved developments included schemes located to the west of the village, to the north of Slane Mill and at lands east of the village.

Design guidelines have been prepared which recognise the distinctive historic character of Slane and seek to maintain the quality of place associated with this heritage village settlement. Details of the proposed design guidelines are provided as Appendix B to the Slane Development Framework.

08 Heritage
Slane is a village rich in ancient history dating back to the time of St. Patrick who according to tradition began his conversion of Ireland by lighting a fire on the Hill of Slane in defiance of Druidic law. The character of modern day Slane reflects the fact that it was laid out as an early 18th century model village linked to Slane Castle by the Conyngham’s, who perceived the settlement as a desirable place to manage this ‘Castle Estate’ and a contribution to the aesthetic and economy of this surroundings. At the centre of the village stand four almost identical Georgian houses. The four house stand at the intersection of the two main streets in the village. The four houses and four streets form an octagon. This feature is known locally as ‘The Square’. The two main streets in the village feature 18th century gray limestone buildings with slate roofs, oriel windows and stone steps and archways.

Much of Slane’s charm derives from its geographical setting, its iconic formal set piece of the octagon, the use of stone in its architecture and its association with Slane Castle Demesne & Slane Mill to which it belongs both historically and socially.
To the north of the village rises the Hill of Slane. It contains a number of historic sites including the site of a Christian abbey. The Hill of Slane can be seen from the Hill of Tara which is approximately 16 kilometres away.

Slane is synonymous with its famous castle and the annual rock concert held there. Slane Castle stands on the river approximately 1 kilometre upstream from the centre of the village. The castle and surrounding demesne is also designated as an ACA.

To the west of Slane Castle is the Slane Mill ACA, standing on the north bank of the River Boyne beside Slane Bridge. The mill is a five storey cut stone building. On completion in 1766 it was the largest flour mill in Ireland. The mill house has been converted to a luxury boutique hotel. Beside the mill is the 14th century Slane Bridge. The bridge is single carriageway and used by numerous articulated lorries who use the route to avoid the adjacent toll road.

8.1 Architectural Conservation Areas

Slane can be described as a remarkable demesne village. It is a settlement built around a village square that is dominated by Georgian townhouses. Slane contains three Architectural Conservation Areas (ACA’s) which are detailed & mapped out in Appendix 9 (Volume 2) and Map 9.2 (Volume 3) of the Meath County Development Plan 2013 – 2019. An ACA is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. They also include areas, which contribute to the appreciation of Protected Structures. The village also contains a number of protected structures (as listed in the County Development Plan) and possesses a rich sense of history and character.

The three existing Architectural Conservation Areas in the village are:

1) Slane Castle Demesne ACA
2) Slane Mill ACA
3) Slane Village Centre ACA

Meath County Council has prepared ‘Character Appraisal’ documents for the Slane Village Centre ACA and Slane Mill ACA. These documents provide analysis and design guidance for new developments and can be found at the following website link:

http://www.meath.ie/CountyCouncil/Heritage/ArchitecturalHeritage/ArchitecturalConservationAreas/

Work has commenced on the preparation of a ‘Character Appraisal’ document for the Slane Castle Demesne which should be available during the lifetime of this Development Framework.

8.2 Built Heritage

Slane currently has a total of 88 no. protected structures reflecting the village’s rich historical character. A proportion of the protected structures are located within the three Architectural Conservation Areas (ACA’s) contained within the village. Details of the protected structures in Slane can be viewed in the Record of Protected Structures (Appendix 8) of the Meath County Development Plan 2013 – 2019.

8.3 Archaeological Heritage

There are a significant number of archaeological features recorded within Slane 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.
**8.4 Natural Heritage**

In terms of natural heritage within Slane there are a number of designated sites. These are as follows:

- The River Boyne and River Blackwater candidate Special Area of Conservation (SAC) and Special Protection Area (SPA) are positioned south of the village centre.

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. At a minimum any application for planning permission will undergo a Stage 1 screening for Appropriate Assessment.

- 3 proposed National Heritage Areas (pNHA) in and around the Slane area, which are:
  - Boyne Woods – comprising a stretch of the River Boyne and adjacent woodland 5km southwest of Slane (site code 001592);
  - Rosnaree Riverbank – small field and island home to rare rush species (site code: 001591);
  - Slane Riverbank – home to rare rush species (site code: 001591).

The Boyne Valley has a diverse range of attractive and important habitats associated with the River Boyne, including a well-wooded river corridor. In addition to this, Slane has a strong network of hedgerows and a number of trees (18 no. in total) in this Development Framework are designated for preservation under the provisions of the Meath County Development Plan.

The Boyne Valley Landscape Character Area, in which the heritage town of Slane is located, is characterised by a steep river valley with areas of rolling lowland adjacent to the River Boyne. It is potentially the most significant and highly valued landscape in the county as it contains the Brú na Bóinne World Heritage Site which is one of the largest and most important prehistoric megalithic sites in Europe. Brú na Bóinne is located outside the development boundary of Slane, 2km to the east of the village.

**8.4.1 Natural Heritage Strategy**

The Natural Heritage Strategy for Slane is to ensure the protection and enhancement of the natural heritage of the village 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, maintain, and where possible enhance, the conservation value of the River Boyne and River Blackwater candidate SAC and SPA sites where they pass through Slane. As outlined in Volume I of the County Development Plan (Section 9.7.2.1 European Sites (Natura 2000 refers), any planning application that proposes development within or adjacent to these Natura 2000 sites will be screened and is likely to require a full Appropriate Assessment.

**8.5 Significant Views & Vistas**

Due to Slane’s street pattern of four roads extending from the crossroads and its position at a considerable elevated height above the River Boyne, significant views are afforded towards the village from the valley below and from the village street outwards, forming important vistas.
The most noteworthy view towards Slane from the Boyne valley is from the southern bank of the river and the Dublin Road. This view encapsulates all the elements which form this important approach to the village. It includes Slane Bridge, the Boyne Navigation, the southern demesne entrance (Gothic Gate) designed by Francis Johnston, the ascent up Mill Hill with the stone terrace of houses built for the mill workers, the rear elevations of the houses on the Square (forming the southern entrance to the village), the plantations of Slane Castle demesne framing the ensemble to the north and the church tower to the west end of the village. The view of the rear elevation of the south-eastern house on the square is very significant as it is the first glimpse perceived of the historical fabric of the village from the southern approach. Unfortunately the traffic gantries on Mill Hill currently spoil part of the view from the valley.

**8.5.1 Views from Mill Hill**

Equally the views south from Mill Hill as it turns a corner below the Square are considerable. A dramatic vista through the avenue of high stone walls is created down the sweep of the hill towards the river, the canal and the valley, and then terminating with the natural landscape rising to the south. Again the traffic gantries mar the view southwards.

**8.5.2 The Square**

The square provides a focal point for all views through the village and as the street pattern and building lines remain more or less as they were in the nineteenth century, the current views are equivalent to those in the past. The primacy of Chapel Street affords fine views southwards, down through the set-piece of the square and its dramatic roof line, and out towards the natural landscape of the demesne and beyond, which rises to the south of the river.

The geographical location of the Square and the streets rising up from it provide ceremonial approaches from Church Street to the Square and from the Square uphill along Chapel Street. Although these approaches are not classified as views as such they provide important vistas through the village to focal points or to the distinctive entrances and exits of the village that play a vital role in enhancing its special character.

**09 Movement & Access**

**9.1 Roads**

Slane has good road accessibility with the N2 and N51 national routes intersecting at the village centre. Correspondingly with this road network Slane has suffered traffic related problems, owing to the volume of traffic using the N2 and N51 traffic routes which both intersect and pass through the village. The level and type of traffic passing through the village has impacted negatively on the current village environment. The volume of articulated trucks which pass through the village is considered as a by product of toll avoidance on the M1 and M3 Motorways.

**9.2 New Bypass**

A bypass for Slane has been a long-standing objective of Meath County Council and has the support of the majority of the local residents, who have campaigned for its construction for many years. In December 2009, Meath County Council submitted an Environmental Impact Statement and Compulsory Purchase Order for a bypass of the village to An Bord Pleanála.

The proposed bypass was routed to the east of Slane, between the village and the World Heritage Site at Brú na Bóinne. Following an Oral Hearing, held between February and April 2011, An Bord Pleanála subsequently refused permission for the construction of the bypass in March 2012.
In citing its reasons and considerations for refusal, the Board stated that having regard to the importance and sensitivity of the location, a bypass of the type proposed could only be considered where it had been demonstrated that no appropriate alternative was available. The Board indicated that it was not satisfied that alternatives to the bypass were adequately explored.

There is unanimous agreement that the potential safety risks that affect the future well-being of all road users and communities, particularly the Slane community, must be addressed. In seeking a solution, Meath County Council has always recognised that a balance must be struck between environmental, historical and archaeological considerations, and the safety and other issues caused by the present traffic through the village. The Council is committed, in conjunction with the NRA, to reviewing its proposals in light of the Board’s decision. However, it will continue to protect the corridor of the bypass as submitted to An Bord Pleanála in December 2009 pending the outcome of its investigations.

9.3 Footpaths
There are footpaths throughout Slane and they appear to be of a satisfactory standard and quality. There is a pavement on the western side of the N2 leading down to Slane Bridge. The bridge itself has no pavement but does have sufficient space for pedestrians to safely cross having regard to the existing single lane management of traffic on the bridge deck.

9.4 Car Parking
The main roads passing through the village are wide enough to facilitate on-street car parking. A small car park containing approximately 30 – 40 spaces has been provided at the western edge of the village centre.

9.5 Public Transport
The primary mode of public transport available in Slane is the regional Bus Éireann services. The number 177 and 188 buses are the main routes which have a scheduled stop in the village.

The 188 Bus Service connecting Drogheda to Trim is the most frequent public bus service in the area which also has stops in Duleek and Navan. There are 7 services each way Monday to Saturday, with 3 services each way on a Sunday.

The 177 Bus Service connecting Dublin to Monaghan (which includes a stop at Dublin Airport) has a stop also in Slane.

The most frequent direct service to Dublin is from the private bus operator ‘Collins Coaches’. During 2013 there were 9 services scheduled each way daily to Dublin City, 6 services each way on a Saturday and 4 services each way on a Sunday.
**Strategic Policies**

| SP 1 | To ensure that the growth and development of Slane 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 village. |
| SP 2 | Future residential development shall integrate visually with the existing village whilst preserving and enhancing the character of Slane and shall adhere with the design guidelines of this Development Framework. |
| SP 3 | To encourage the sequential development of the village core from the centre 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 4 | To address traffic problems on the N2 National Primary Road through Slane. |
| SP 5 | 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: |
|       | 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 “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan. |
| SP 6 | To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows: |
|       | i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan. |
|       | ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan. |
|       | iii) The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase I lands, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands. |

**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 infrastructure and may consider restricting development in circumstances where such infrastructure is inadequate. |
| **WWS POL 2** | To actively pursue the provision of a new/or upgraded Wastewater Treatment Plant to service the full development envelope of Slane Village. |
| **WWS POL 3** | To actively pursue the provision of additional water supply for Slane to serve the existing population and any increases during the lifetime of the Development Framework. |

**Flood Risk**

| **FR POL 1** | To manage flood risk and development in Slane in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan. |
| **FR POL 2** | Where existing development within the village is at potential risk of flooding (D1 “Tourism” land use zoning objective 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. |
| **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 Slane. 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. |

**Land Use**

| **LU POL** | To require that any future development at Slane Industrial Estate does not have a negative impact on the residential amenity of River View. |

**Commercial, Economic and Retail Uses**

<p>| <strong>CER POL 1</strong> | To promote enterprise creation opportunities and encourage job/employment creation initiatives in line with the sustainable growth of Slane and on appropriately zoned and serviced land. |
| <strong>CER POL 2</strong> | To consolidate the central area of the village for commercial uses. |
| <strong>CER POL 3</strong> | To maintain and improve the vitality and viability of Slane’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. |</p>
<table>
<thead>
<tr>
<th>CER POL 4</th>
<th>To promote, encourage and facilitate the development of sustainable tourism in Slane through the conservation, protection and enhancement of the built and natural heritage, in order to maximise upon the economic benefits arising from the industry.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CER POL 5</td>
<td>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 Slane.</td>
</tr>
<tr>
<td>CER POL 6</td>
<td>To encourage the reuse of Slane’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 Slane’s landscape and village centre.</td>
</tr>
<tr>
<td>CER POL 7</td>
<td>To promote the re-use and sensitive restoration and renovation of Slane Mill and its use and that of the adjoining lands within the Mill complex for the provision of visitor-related activities, tourist accommodation and leisure facilities.</td>
</tr>
<tr>
<td>CER POL 8</td>
<td>To protect the Boyne Canal and protect and maintain the existing walks along its banks and within the Development Framework boundary.</td>
</tr>
</tbody>
</table>

**Community Facilities and Open Spaces**

<table>
<thead>
<tr>
<th>CF POL 1</th>
<th>To protect the sites of existing community and sporting facilities in Slane and support their further development and expansion.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CF POL 2</td>
<td>To reserve community-zoned land to accommodate the potential expansion of Scoil Naisúnta Naomh Padraig.</td>
</tr>
<tr>
<td>CF POL 3</td>
<td>To promote the dual use of school buildings in Slane, where it does not conflict with the delivery of the education service (i.e. outside school hours and during school holidays).</td>
</tr>
<tr>
<td>CF POL 4</td>
<td>To co-operate with local community groups, interested parties such as Fáilte Ireland, An Taisce, game clubs and other appropriate organisations to protect the recreational potential of the River Boyne and lands adjoining it and to carry out appropriate developments where resources permit including the laying out of walks, bridle paths, access points, new access links and picnic sites, where no negative impact to the environment or its Natura 2000 designation arise.</td>
</tr>
<tr>
<td>CF POL 5</td>
<td>To investigate a new site on which to locate additional recycling facilities in Slane that will be accessible to more members of the local community.</td>
</tr>
<tr>
<td>CF POL 6</td>
<td>To continue to expand and improve the library service in Slane 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.</td>
</tr>
<tr>
<td>CF POL 7</td>
<td>To maintain and improve the children’s playground at Slane Hill, Collon Road.</td>
</tr>
</tbody>
</table>
### CF POL 8
To continue to explore possibilities for the development of further cultural facilities in Slane and to support local agencies and communities in exploring the development potential for facilities such as the Slane Cottages development.

### CF POL 9
To provide for the development of the Trim – Navan – Slane – Drogheda cycle / greenway along the River Boyne subject to obtaining the necessary statutory planning consent, the carrying out of Appropriate Assessment, landowner co-operation and the securing of the necessary funding.

### 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. Please refer to the Design Guidelines in this Development Framework & ACA Character Appraisals (where available) for more details on development within ACAs.

#### UD POL 2
To encourage the sympathetic re-use or rehabilitation of any attractive and historic vacant, abandoned or derelict buildings within the Framework 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 confines of the Architectural Conservation Area for Slane Village in the context of their contribution towards the protection of architectural heritage, streetscape and the visual amenities of the central part of Slane.

#### UD POL 4
Where new development adjoins the Slane Village Architectural Conservation Area and abuts the road, the development should provide a positive frontage to the road which extends and enhances the existing ACA streetscape.

#### UD POL 5
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 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.

#### UD POL 7
To strictly control all advertising signs in relation to their location, design, materials and function, particularly in Slane Village ACA.

### Heritage

#### HER POL 1
To require that any new works in the village contribute positively to the architectural and historic character of the area.
HER POL 2  To discourage development that would lead to a loss of, or cause damage to, the character, the principal components of, or the setting of the special historic interest of Slane Castle Demesne and Slane’s many other important protected structures including the four houses on Slane Square and the Architectural Conservation Areas and features contained therein.

HER POL 3  To retain historic items of street furniture where they contribute to the character of the ACA and to protect historic items of street furniture and roadside items as appropriate.

HER POL 4  To protect and enhance the banks and corridor of the River Boyne and the natural habitats contained therein and to improve and maintain the river walk along it, where possible, in conjunction with the relevant statutory bodies and voluntary groups.

HER POL 5  To permit development on the River Boyne and River Blackwater Natura 2000 network in Slane only where an assessment carried out to the satisfaction of the Planning Authority and National Parks & Wildlife Service of Department of Arts, Heritage and the Gaeltacht indicates that it will have no significant adverse effect (such as disturbance, pollution or deterioration of habitat quality) on the designated area.

HER POL 6  To maintain, and where possible enhance, the conservation value of the River Boyne and River Blackwater SAC and SPA Natura 2000 sites where they pass through Slane, as identified by the Minister for Arts, Heritage and the Gaeltacht, and any other sites in Slane that may be proposed for designation during the lifetime of this County Development Plan.

HER POL 7  To prohibit any development that would be harmful or that would result in a significant deterioration of habitats and / or disturbance of species in the River Boyne and River Blackwater Natura 2000 network.

HER POL 8  To conserve and enhance the amenity of the River Boyne including the landscape, water environment and wildlife habitats and, where consistent with this, to encourage increased public access and provision of walkways.

HER POL 9  To ensure that development, particularly in sensitive landscapes adheres to tailored design guidelines. Sensitive landscapes include the designated views and prospects in Slane, the three Slane ACA’s and close to the River Boyne & River Blackwater Natura 2000 network.

HER POL 10 To provide adequate protection of the views and vistas that contributes to the appreciation of Slane’s unique landscape character and to maintain the visual integrity of its sensitive and exceptional landscape value.

HER POL 11 To protect areas of recognised landscape importance and protected views and prospects in Slane from the construction of large scale visually intrusive energy transmission infrastructure. In such circumstances, it is an objective to seek alternative routing or transmission methods.

HER POL 12 To seek the retention of mature trees/significant planting (those in good condition) which contribute to the character of each ACA where appropriate.
### Movement and Access

**MA POL 1**
In the event that a bypass of Slane Village is approved & completed during the lifetime of the Meath County Development Plan 2013 - 2019, it will be a policy of Meath County Council to implement traffic calming measures at strategic points in the village.

**MA POL 2**
Upon such time as the Slane Bypass is completed and operational; Meath County Council will investigate the possibility of inserting cycle ways alongside or incorporated with footpaths in the village area.

**MA POL 3**
To require that cycle lanes be included in all new residential developments in Slane.

### Objectives

#### Commercial, Economic and Retail Uses

**CER OBJ 1**
To provide tourist information signage of key attractions in the Slane area including the Hill of Slane, Slane Castle, Slane Village (the Square), the Twelve Apostles (Western Red Cedars along the Old Rectory garden wall), the Mill, the 1798 Memorial, St. Patrick’s Church of Ireland, The Boyne Canal and River.

**CER OBJ 2**
To liaise with Bord Fáilte, Meath Tourism and Boyne Valley Tourism Initiative of Louth & Meath Local Authorities to investigate the potential of providing a tourist office in Slane.

### Urban Design

**UD OBJ**
To investigate the removal of redundant distribution poles, wires and services which hang across the streets of Slane and which deface commercial frontages and residential terraces, particularly in the Slane Village Architectural Conservation Area. Equally, initiatives to place overhead service underground will be supported and facilitated where possible.

### Heritage

**HER OBJ 1**
To undertake a character appraisal for Slane Castle Architectural Conservation Area.

**HER OBJ 2**
To provide a heritage information display stand providing a short history of Slane, within the village.

**HER OBJ 3**
To review the recommendations of the Tree Quality Assessment carried out for Slane in November 2008 and consider implementing tree preservation orders for the trees deemed worthy of protection.

### Movement and Access

**MA OBJ 1**
To investigate the effectiveness of, and if appropriate, progress the implementation of, traffic management options, including the removal of non-local heavy goods vehicles from the N2 through Slane village, in conjunction with the NRA and other relevant authorities with a view to providing an enhanced and safer environment for the village.
| MA OBJ 2 | To proceed with an N2 bypass for Slane should the investigations referred to in MA OBJ 1 conclude that there is no appropriate traffic management alternative. |
| MA OBJ 3 | In the event that a Slane By-pass is approved, constructed and operational, it is the intention of Meath County Council to carry out a traffic study for Slane Square to reduce the visual impact of traffic management infrastructure upon Slane Village Architectural Conservation Area. The traffic study will aim at improving the flow of traffic into and out of the Square, improving the general safety of pedestrians and of removing any unnecessary traffic related visual clutter, where possible and safe to do so. |
| MA OBJ 4 | In the event that a Slane By-pass is approved, constructed and operational, it is the intention of Meath County Council to carry out the following improvements in Slane:  
- To resurface and upgrade roads through the village and to the Hill of Slane;  
- To provide where lacking, footpath facilities along the N2 route through the village particularly on the west side of this road, and;  
- To implement traffic calming measures at strategic points in the village. |
| MA OBJ 5 | To reserve for the future provision of a new road extending from the existing road serving the Churchlands development, to the backlands area, as shown on the land use zoning objectives map for Slane. |
| MA OBJ 6 | To implement appropriate traffic management and environmental improvement measures throughout the town. |
| MA OBJ 7 | To provide a new road in tandem with development extending from the existing road serving the Churchlands development to the backland areas identified on the land use zoning objectives map noting that this site is identified as Phase II in the Order of Priority. |
| MA OBJ 8 | To designate and secure future walking routes through the village. |

**Drogheda Road – Specific Housing & Public Open Space Objective**

| DR OBJ | The development of a small residential scheme within the site labelled ‘A’ on the evaluation table along the Drogheda Road shall be linked to the opening of a publicly accessible open space/amenity area to the rear identified with the adjacent F1 “Open Space” land use zoning objective. It is imperative that linkages from the new residential area are provided to the amenity lands to the rear. A maximum of 3 no. dwellings shall be considered appropriate on this site to ensure that the form of development remains appropriate to this visually sensitive site.  
A Design Statement shall accompany any planning application made including details of the following:  
- The Design Concept of the Scheme;  
- Details of overall site design and layout of buildings;  
- A comprehensive landscaping scheme providing visual and physical linkages to amenity lands located to the rear of the site; |
• The delivery of residential development shall be linked to the upgrade of the amenity lands located to the rear of the site. Linkages (visual and physical) shall be provided from the residential lands to the amenity lands located to the rear;
• Provision of adequate public lighting and footpaths throughout the lands;
• High quality design, finish and layout, and;
• Infrastructural requirements including vehicular access, access for pedestrians, cyclists and people with disabilities, car parking and vehicle turning.
Appendix A to Slane Written Statement: Evaluation of Residential Zoned Lands

Table 1: Description of individually zoned available sites evaluated

<table>
<thead>
<tr>
<th>Site</th>
<th>Location</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>South of N51</td>
<td>0.66</td>
</tr>
<tr>
<td>B</td>
<td>Lands at Cilghrian</td>
<td>1.48</td>
</tr>
<tr>
<td>C</td>
<td>East of Castle Hill</td>
<td>1.53</td>
</tr>
<tr>
<td>D</td>
<td>East of Churchlands</td>
<td>0.65</td>
</tr>
<tr>
<td>E</td>
<td>North of Castle Hill</td>
<td>3.88</td>
</tr>
<tr>
<td>F</td>
<td>North of Churchlands</td>
<td>2.09</td>
</tr>
<tr>
<td>G</td>
<td>West of Ledwidge Hall</td>
<td>0.98</td>
</tr>
<tr>
<td>H</td>
<td>North of Ledwidge Hall</td>
<td>1.77</td>
</tr>
</tbody>
</table>

Table 2: Yield and Phasing of residential lands evaluated

<table>
<thead>
<tr>
<th>Site</th>
<th>Zoning</th>
<th>Land Area</th>
<th>Density</th>
<th>Yield</th>
<th>Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site A</td>
<td>A2</td>
<td>0.66 ha</td>
<td>5</td>
<td>3</td>
<td>I</td>
</tr>
<tr>
<td>Site B</td>
<td>A2</td>
<td>1.48 ha</td>
<td>15</td>
<td>22</td>
<td>I</td>
</tr>
<tr>
<td>Site C</td>
<td>A2</td>
<td>1.53 ha</td>
<td>20</td>
<td>31</td>
<td>I</td>
</tr>
<tr>
<td>Site E* (Lower)</td>
<td>A2</td>
<td>1.43 ha</td>
<td>20</td>
<td>29</td>
<td>I</td>
</tr>
<tr>
<td>Site G</td>
<td>A1</td>
<td>0.98 ha</td>
<td>20</td>
<td>20</td>
<td>I</td>
</tr>
<tr>
<td>Site H</td>
<td>A1</td>
<td>1.77 ha</td>
<td>20</td>
<td>35</td>
<td>I</td>
</tr>
<tr>
<td>Site E</td>
<td>A2</td>
<td>2.45 ha</td>
<td>20</td>
<td>49</td>
<td>II</td>
</tr>
<tr>
<td>Site F</td>
<td>A2</td>
<td>2.09 ha</td>
<td>20</td>
<td>42</td>
<td>II</td>
</tr>
<tr>
<td>Site D</td>
<td>A1</td>
<td>0.65 ha</td>
<td>20</td>
<td>13</td>
<td>II</td>
</tr>
</tbody>
</table>

Phase I Order of Priority Sites
Sites A, B, C, E*, G & H are included as Phase I lands.

*1.47ha of Site E lands are included in Phase I
The remainder of Site E is included in Phase II.

Phase II (post 2019) Order of Priority Sites
Sites D, E* and F (based primarily on sequential distance from the central village square in addition to unfavourable land topography associated with these sites).
Site E: Order of Priority Phasing
Appendix B to Slane Written Statement: Design Guidelines

The following design guidelines recognise the distinctive historic character of Slane and seek to maintain the quality of place associated with this heritage village settlement.

Context & Setting

Slane is set in a unique environmental landscape, against the backdrop of the Hill of Slane, mature woodlands and the Boyne Valley. The surrounding landscape of Slane is largely unspoilt and is an integral part of the identity of the village. The environs of the village embrace a powerful sense of place in history, whilst a short distance away (6 km) this is reaffirmed by the prehistoric remains of Newgrange which have been designated as a World Heritage Site. Slane is contained within the Boyne Valley Landscape Character Area—Landscape Character Area No.5 (High Sensitivity) in the County Development Plan 2013 – 2019. Within the context of the ‘Boyne Valley Landscape Character Area’, Slane is described as follows;

"Slane is a medium sized historic town, which was originally a demesne village. The overall historic built fabric of Slane remains intact. The town is centred on four large 3-storey detached houses facing a central crossroads. The local vernacular style dates from the 18th Century, with simple square cut stone buildings, with less brick detailing than is common elsewhere in the county. Residential development in the town centre is limited apart from some 1950’s – 70’s housing on the western approach. However there is a concentration of new development to the north of the town on higher ground. Further development of this type should be avoided due to its size, within the context of the town and its prominence in the landscape. Slane is a popular tourist attraction due to its location and heritage. Slane Castle is situated to the west of the town with Brú na Bóinne WHS to the east."

Slane’s historic core still marks the centre of social life in the village containing a number of existing business premises and residential premises. The settlement is synonymous with its distinctive historic structure and the instantly recognisable Slane crossroads. The old village is focused around the central ‘Square’ an octagon configuration with four streets leading on to it. The most distinctive aspects of the Slane Village streetscape radiate from the main square at the crossroads along main roads (Chapel Street, Main Street, Mill Hill and Church Street).

The overall form and structure of the village retains its 18th and 19th century origins. Essentially the strong morphology of Slane village grew from the village crossroads, with later 20th century development largely forming beyond the boundaries of the traditional village area. There have been a significant number of planning applications for residential development in Slane during the past decade or so. The approved developments included schemes located to the west of the village, to the north of Slane Mill and at lands east of the village.

Aim of Design Guidelines

These design guidelines aim to both preserve and enhance the character features identified in this Development Framework, and seek to influence and inform high quality design of new development. They endeavour to provide landowners, developers and their architects with a template for design best practice, when developing within the settlement boundary of Slane. The design guidelines place particular emphasis on residential development as this is the most predominant use of land within Slane, and is likely to remain so during the duration of this Development Framework. This section seeks to promote an understanding of the key design principles which respect Slane’s heritage and landscape attributes. There are three Architectural Conservation Areas (ACAs) in Slane. Specific design guidance for future development in the ACA’s is provided in the Meath County Development Plan 2013-2019, the character appraisals completed for Slane Village ACA and Slane Mill ACA, and best practice
design guidelines. Design guidelines for the village area excluding the Architectural Conservation Area are provided.

Architectural Conservation Areas
There are three Architectural Conservation Areas (ACA’s) in Slane that consist of:

1. Slane Castle Demesne ACA
2. Slane Village ACA
3. Slane Mill ACA

Meath County Council has carried out Character Appraisal documents for Slane Village ACA and Slane Mill ACA. The character appraisals outline details of the ACA’s identifying the key elements. A character appraisal for Slane Castle Demesne has not been completed to date but is expected to be completed during the lifetime of this Development Framework.

Meath County Council would strongly advise that developers be cognisant of the design guidance provided for in these ACA Character Appraisal documents when new development is proposed in such areas of Slane. Early consultation with Meath County Council’s Conservation Officer would also be advised.

Design Guidelines within Slane Village ACA
Designation as an ACA puts an obligation on prospective developers to produce a very high standard of design, which should contribute to the visual enhancement of the area while respecting its physical character. There are two separate Order of Priority Phase I Residential Zoned sites contained in Slane Village Architectural Conservation Area, located west of Chapel Street (0.87ha and 0.61ha). The following guidance regarding new development in Slane Village ACA should be adhered to:

New Development in Slane Village ACA

Planning Applications in Slane Village ACA
All planning applications for development within the Slane Village ACA should be accompanied by a Historical or Architectural Heritage Report, together with details of mitigation measures proposed to protect the said buildings/structures.

Imitation of Existing Styles in Slane Village ACA
The concept of the direct imitation of earlier styles is not always appropriate but if this model is to be followed then the elevational treatment of new development should be well-proportioned and built with respect to its context. Buildings should follow the eaves height, roof pitches and building lines which predominate in the respective streets and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability. Features which are not found amongst the historic buildings of the village should be avoided. These include projecting eaves, fascia and soffit boards, dormer windows and roof windows, standard issue concrete cills or copings, top-hung, top-hung casement windows, pressed aluminium gutters or UPVC features of any kind. Roofs should be covered with natural slate, terra-cotta decorative elements, lead or other roofing which enhances the character of the ACA.

Contemporary Architectural Styles in Slane Village ACA
High Quality contemporary architectural design that is complimentary to the character of the ACA is acceptable but the development of any infill sites within the ACA, particularly of part of a street terrace, will require a very sensitive design approach and should positively contribute to the character of the area. A design impact statement providing justification for the proposal in terms of design, concept, scale, materials and proportions should accompany such an application.
Plot and Building Lines
New buildings should take into account existing building lines and plots in order to retain the existing grain and character of the ACA.

Extensions in Slane Village ACA
Extensions should be kept to the rear of properties and be of an appropriate scale, built with suitable material and finishes. Due to the geographical location of Slane Village rear extensions may often be visible from higher streetscapes and their design must follow the same principles for new development as laid out above. Extensions to the side or front of street front structures within the ACA will not be encouraged by the council as these could be detrimental to the character of Slane Village.

Development within the Grounds of Larger Residences
In the case of buildings with large gardens or grounds, special consideration must be given to the impact of any new development on the buildings, and on their respective existing boundaries. Within Slane Village ACA this is most relevant in the attendant grounds of the larger residences such as the four landmark houses on the square, and Mount Charles Lodge and Cill Ghrian on Chapel Street. The gardens of the latter two properties (which are protected structures) were strategically placed to the front of the houses rather than to the rear due to their geographical location on the slope and in order to take advantage of their southern aspect. The key features in the attendant ground of the two residences are their attached outbuildings, courtyards, landscaped gardens and respective follies. Both properties have large mature trees which form part of the boundary to the village streets with limestone rubble walls, in particular on Chapel Street and Church Street. All these elements are an integral part of the streetscape and the special historical character of the village of Slane and must therefore be preserved. Appropriate extensions and restoration work to the outbuildings of these residences may be considered by the council. In the interest of protecting and conserving these key sites within the ACA and considering the impact future development would have on the ACA, it is recommended that these two protected structures remain as they were originally intended, as private residences within their own grounds.

The same principles apply to the landmark houses on the square and in particular to the north-eastern and south-eastern houses where the gardens are still intact. In the case of the south-eastern house, the rear of the site is clearly and highly visible from the public realm, namely from the ascent to the village from Mill Hill, which provides an important entrance to the village and forms part of one of the most significant views of Slane Village from the Valley below. For these reasons it is important that both houses should remain, as they were originally intended, as private residences within their own grounds.

Amalgamation of Structures, Properties and Sites within Slane Village ACA
The amalgamation of structures requires planning permission regardless of whether they are located within an ACA or not. Proposals for the amalgamation of properties within the ACA should take into consideration the impact of changing or extending the existing plot sizes on the streetscape. Original entrances should remain in use. The amalgamation of sites within the ACA, especially with an increased density should respect the scale, mass, height and design of not just the adjoining buildings but the entire streetscape. This will require sensitive planning and design treatment in order to complement the fine grain of the established streetscape. A Design Impact Statement providing justification for the proposal should accompany such applications.

Demolition Works within Slane Village ACA
Proposals to demolish structures of architectural merit within the ACA, whether a protected structure or not require planning permission. Demolition will normally only be permitted where the structure makes no material contribution to the character or appearance of the area. There will be a presumption in favour of retaining structures that make a positive contribution to the character of the area. Where permission is sought for the demolition on the grounds of structural defects or failure, a report containing annotated photographs and
drawings will be required. The report should be produced by a suitably qualified and experienced professional regarding the existing condition. As part of the justification for any demolition within an ACA on structural grounds, details will be required of repairs and remedial works usually carried out in similar circumstances and details of why they are not deemed suitable in this case.

**Boundary Treatments within Slane Village ACA**
Removal of original railings, gates, gate piers and boundary walls, whether visible from the public realm or not, requires planning permission. Most buildings within the Slane Village ACA have street frontages but landmark buildings on the square and various residential properties and ecclesiastical buildings on Chapel Street and Church Street are bounded by limestone walls or elaborate cast-iron railings, which add to the special character of the village. Where these still exist they should be retained. In the instance where a section of boundary wall has been removed in order to provide a new entrance to a property or a site, the broken edges of the original wall piece should be finished appropriately and never left in a ruinous state.

**External Lighting Slane Village ACA**
Proposals for the illumination during night-time hours of certain buildings and landmark features within Slane Village ACA must be agreed beforehand with Meath County Council. The method of lighting, i.e. type of fitting, fixed method and type of light would need to be specified by the applicant seeking permission and should be designed so that it does not result in light pollution or negatively impact on other structures in the ACA.

**Preservation of Views- Slane Village ACA**
The significant views outlined in this document are namely those looking down through the square towards the Boyne Valley to the south from Chapel Street, and down Church Street towards the Church of Ireland and the edge of the demesne from Main Street and the square. Equally important are the views towards Slane from the west end, i.e. the road from Navan along the demesne wall, and from the lower reaches of the Boyne and the Dublin Road to the south. It is vital to the special character of the village that these views are preserved and any works within the ACA should not adversely impact or block these views.

**Existing Shopfronts in Slane Village ACA**
Existing shopfronts contained in Slane Village ACA shall be adequately maintained and alterations and repairs should be in character with the existing character and materials used.

**Internal Alterations- Works not requiring Planning Permission**
The ACA designation does not prevent internal changes or re-arrangements to the structures which are not listed as 'protected structures' within the ACA, provided that these changes do not impact on the exterior of the structure. All internal changes must comply with building regulations.

**Works to the Public Realm**
Generally, works to the public realm will be carried out by Meath County Council or major utility and service providers, may be exempt from planning permission. However, prior to commencement of the works, consultation with the Conservation Officer of Meath County Council will be required, to ensure these works enhance and improve the special character of the ACA and do not negatively impact on it. The following areas will require special consideration:

**Work to public footpaths**, including the preservation of historical street surfaces such as cobbles or original kerbing. New pavements should not be of poured concrete or tarmacadam with reconstituted stone kerbing, but should reflect the natural materials of the village. When cobbled-lock style paving is used it should be of an appropriate scale, colour and detail to complement the character if the village.
Retention and preservation of all surviving items of street furniture, which contribute to the special character of the ACA, such as the original lamp standard, cast iron water pumps and post boxes. New street furniture when provided will be of high quality reflecting the character of the ACA.

The installation and location of utility boxes, such as large ESB metre boxes, should be given careful consideration with regard to their position within the ACA and the impact of colour and massing on adjoining boundary treatment and surrounding buildings. Painted finishes of muted colour rather than galvanised finish should be considered.

### General Design Guidelines for Slane Village

#### Understanding the Importance of Good Design in Slane

Quality design can significantly enhance the sense of place associated with an area. Design is not concerned exclusively with buildings, but also the wider use of spaces which provide the backdrop for people to live, work and socially interact. Quality design should seek to create a sense of civic pride and promote safe, inclusive and accessible living and working environments, which recognise the significance of the past whilst embracing the importance of the future. This is a key challenge in Slane, where the intricate connections to the past are emphasised by the designation of three Architectural Conservation Areas. It is a challenge for future development in Slane to have its own unique identity while respecting and providing linkages (both physical and visual) to Slane’s unique cultural and historical identity. A significant proportion of Slane Village is not contained within Slane Village ACA or Slane Mill ACA. However the wider village area and the wider landscape setting has an important role in safeguarding the setting of Slane Village ACA and has a role to play in maintaining the cultural heritage of Slane.

#### Making Connections – Design Guidance

In order to deem development successful within Slane, much depends on the creation of high quality access points and connections which afford permeability to the village and wider surrounding area. Within Slane key linkages should endeavour to create safe connections for pedestrians and cyclists alike. Ease of movement from residential development to and between the village centre, local schools, churches and community facilities should remain an integral principal of good design. Understanding the existing movement network is an important element in designing a successful and sustainable development. This involves considering the following:

- How routes from the new site will knit in with the existing infrastructure;
- The provision made for all forms of movement, with positive presumption in favour of walking, cycling and public transport, where this is available;
- How the new development can benefit the area as a whole, for instance by the introduction of a new footpath or the extension of an existing one to the village centre;
- How movement will be provided for at all stages in the development.

#### Shopfront Design and Advertising

All new shopfronts in the wider village area of Slane should be of a high quality and should not detract from the appearance of the Architectural Conservation Area. The following guidelines shall be applied to the assessment of any applications for new or altered shopfronts:

- The reinstatement of traditional shop fronts where poor replacements have been installed shall be encouraged.
- Design of new shopfronts should be sympathetic with the building and streetscape and in particular the character of Slane Village ACA.
- External roller shutters are not acceptable.
- The fascia panel, design and lettering of advertising should be an integral part of the shopfront design- these should be simple and legible.
The use of plastic internally illuminated box signage and excessively large projecting signage shall be discouraged.

**Improving the Streetscape**

Visual Improvement to the appearance of buildings shall be encouraged as they will illustrate a sense of civic pride within the village. The provision of seasonal flower displays and the use of appropriate external lighting can bring buildings to life and contribute to an increasingly vibrant streetscape.

**Respecting the Existing Building Heights and Massing in Slane**

The predominant building height in Slane Village is two-storey with little variation in building height. Slane’s street pattern of four roads extending from the crossroads and its position at a considerable height above the River Boyne ensures that significant views are afforded towards the village from the valley below and from the village street outwards, forming important vistas. Amendments to the established building height in Slane have the potential to impact negatively upon the significant established views/vista in the village undermining its intricate character. Any planning application for a building with a height in excess of two-stories must be accompanied by the following:

- Written Design Statement
- Visual Impact Assessment setting out the justification for the height increase outlining potential impacts on these prominent views/vistas:
  - Views south from Mill Hill
  - Views south from Chapel Street
  - Church Street Vista
  - Chapel Street Vista
  - View west from Slane Mill

- Visual 3-D material such as photomontages

**Design Guidelines for the Development of Residential Lands Located north of Church Lands Housing Estate**

Outside the Village ACA there is a Phase 2 Residential zoned site of approximately 2.09 hectares in area, located north of Church Lands Housing estate. This Development Framework anticipates that this site will not be developed for residential development during the lifetime of the County Development Plan (2013-2019). The following design guidelines are however provided for the long term development of this site.

- As part of the planning application, a character appraisal of the development site shall be prepared outlining how the natural features of the site, views into and out of site, access to site and topography of the site have influenced the final development proposal.
- The maximum residential density of development on the site is 20 units per hectare.
- Vehicular access to the site, if possible, should be via the existing vehicular access to Cran Daire Brea Estate.
- Development shall provide a minimum of 15% public open space provision.
- Developer should consider formally linking open space provision for the proposed development with the open space provision of Cran Daire Brea Estate in order to maximise open space provision in this area of Slane village.
- The proposed residential development should not impact negatively on views southwards towards the village core from the ‘Hill of Slane.’ The rooftscapes should be
consistent with the existing roofscapes of Slane. Roof materials should be consistent throughout the development and the use of traditional materials such as slate is recommended. Roof colour should be blue/black/grey, consistent with the Slane area.

- The development will provide a mix of unit types, and varying bedroom provision (one/two/three/three+). The mix of bedroom provision will be discussed and agreed with Meath County Council prior to the submission of the planning application. Apartment units are not deemed an appropriate form of development in Slane.

Residential Design Guidelines - Key Considerations
Appreciating Local Distinctiveness
Features which are synonymous with a particular locality and which encourage people to call that particular place home illustrate local distinctiveness and help to foster a sense of belonging and civic pride. Every community has a distinct and special character that makes it recognisable and unique, with Slane being no different. All new development within Slane should therefore aim to improve upon and enhance the distinctiveness of the settlement. However, while developments should respond to local character and identity, they should not intentionally replicate surrounding development forms and detail. New development should have a distinct identity in itself and make a positive contribution to the wider identity of the local area.

New developments which create or enhance a strong sense of place tend to evolve through a rigorous design process which includes learning from and incorporating local knowledge, experience and culture. However, while the design of new development should draw inspiration from Slane’s indigenous character, the objective should be to move forward and not to mimic, but rather reflect and complement, the design of the past.

Residential Design Guidelines
The Department of Environment, Heritage and Local Government adopted ‘Sustainable Residential Development in Urban Areas’ in May 2009. This document sets out guidelines for residential developments in small towns and villages. The Guidelines are accompanied by the ‘Urban Design Manual - A Best Practice Guide’ which illustrates how the guidelines can be implemented effectively and consistently across the different scales or urban development around the country. The Manual and its contents inform the Residential Design Guidelines presented in the following table. While strategic considerations such as location, connections and sustainability will determine much of the success of a new dwelling or residential scheme, the finished quality of the built form can have a significant effect on a development’s character, sense of place and legibility. Quality in the detail of the architecture and landscape design will help a new development to make a positive contribution to its surroundings and Slane’s local identity.

All new residential developments in the Slane area are required to create high quality, legible, functional and well designed residential environments. New residential development is required to address the issues raised in Table 1 overleaf - Residential Design Guidelines.
Table 1: Residential Design Guidelines

**Residential dwellings** should present a high-quality living environment for their future occupants, in terms of the standard of individual dwelling units, and the overall layout and appearance of the development.

**Roads**: New roads in residential areas should design in safety and play for children by incorporating traffic calming measures into the design and layout. Long straight stretches of road should be avoided at all times as this encourages speeding. Adequate road drainage must be considered as part of any residential development.

**Public Open Space**: This should be integrated into the overall layout of residential development and should take advantage of the existing landscape and allow for more passive use of open spaces. The recreational needs of new residents should also be taken into consideration and playgrounds for children and sheltered and landscaped areas for more relaxed recreational pursuits, incorporated into the layout wherever possible.

Open spaces in new development should be suitably proportioned. Narrow tracts, will not be acceptable. Smaller areas of usable open space and play grounds should be carefully sited within residential areas to be accessible and overlooked by dwellings so that the amenity is owned by the residents and is safe to use. Natural surveillance might be from windows of nearby houses or from people using the space or even drivers of passing vehicles. The feeling of safety generated by high levels of natural surveillance in public areas will encourage further use and participation in public life – which will itself reinforce high levels of surveillance. Public open space provision shall accord with the County Development Plan standards.

**Dual Aspect**: Dwellings should be pre-dominantly dual-aspect (with windows/openings on two or more elevations). Where single aspect dwellings are unavoidable, single aspect units should have a predominantly south facing aspect and north-facing elevations will not be permitted. Dual aspect homes provide residents with a greater level of amenity within their home. By ensuring that at least part of the unit receives direct sunshine for part of the day, this format reduces the need to make use of artificial illumination improving the standard of living inside the dwelling and uses less energy.

**Roof Profiles**: Over complicated or large roofscapes should be avoided. Simple roof forms perform better and are more aesthetically pleasing. Traditional local styles of roof profiles should be considered with pitched roofs between 35 and 45 degrees.

**Roof Finishes**: Roof materials should be consistent throughout a single scheme. The use of traditional materials such as slate is recommended. Roof colour should be blue/black/grey, consistent with the Slane area.

**Height**: All dwellings in close proximity to one-another or within the same scheme should be of similar height and no one dwelling should tower above the other.

**Sunlight**: Development should be designed to allow the living or working space full exposure to sunlight, avoiding overshadowing.

**Shelter**: Dwellings should be located in the landscape to exploit the natural shelter of hills, ridges, topography and vegetation.

**Boundaries**: Local types of stone and/or hedgerows and tree stands in boundaries should be incorporated into the layout of the development. Existing trees and hedges should be used to ‘fit’ a house next to another. Local plant varieties should be used to provide appropriate shelterbeds to help:
• shelter buildings from cold winds and driving rain,
• improve and soften the appearance of an area,
• encourage wildlife,
• add variety and interest to a development.

**Contours / Topography**: In order to ensure a layout that is sympathetic to landform, buildings should be parallel with the contours so that houses fit into the landform naturally. Excessive building up or digging into the landscape is not acceptable.

**Privacy & Amenity**: Good space standards, sound insulation and access to private open space are all important aspects that need to be provided in new dwellings in order to ensure adequate privacy and amenity standards. The existing landscape should be used to secure privacy. Additional planting may be necessary to create private space where natural features do not exist. Rather than establish a minimum window-to-window standard, the DoEHLG Urban Design Manual recommends that the aim should be to assess the impact on the privacy of the layout and home design based on:

- The sites location and residents expected levels of privacy;
- The size of the windows – both those overlooking and overlooked;
- Changes in level between overlooking windows, and;
- Ability to screen/partially obscure views through design or judicious use of planting.

**Proportion**: A balance of proportion between the windows and doors throughout and between dwellings should be maintained.

**Entrances**: Entrances should promote safety by being obvious and should be designed in a manner that utilises the assets of the area, such as natural planting and any indigenous stone. Traditional features are favoured rather than more modern high iron gates. Where there is an existing boundary feature, every effort should be made to retain it.

**Bin Storage**: Each residential unit must have adequate storage for three wheeled bins. Residential units with no rear access should provide adequate storage for the bins to the front of the development, in contained units.

**Recycling**: Recycling is important and a central facility should be located on site along with refuse bins. Space for composters should also be provided in the case of new residential development.

**Public Lighting**: Careful consideration to the location of the public and private lighting within a new residential development should be considered. Public lighting should provide a sense of security and increase safety for pedestrians, cyclists and car users.

**Car Parking**: Car parking should be planned in the layout of any development with facilities for both residents and visitors. Where car parking for dwellings is provided in on street form as opposed to being provided in front gardens; a landscaped strip of private garden space with a minimum depth of 1.5metres should be provided to the front of each house.

**Gardens**: Large areas of lawn should be avoided and tree and shrub planting considered instead. The garden should be considered as a productive element of rural living e.g. for growing vegetables. Linking a dwelling with its surrounding landscape is an important aspect in the layout of a new development in Slane. An effective rural garden layout and design will ensure that the dwellings and natural features compliment each other. Suburban layouts should be avoided e.g. hard kerbing.

**Outbuildings & Garages**: Outbuildings such as garages, gas and oil tanks and storage sheds should be designed to compliment houses and should be part of an overall scheme rather than an afterthought. They should be used to create a sense of enclosure and to help
define spaces. The position of these structures should be considered at the outset of the design process.

**Porches:** Porches should be kept simple with fussy and over ornamental pseudo classical porches avoided. Porch design should be consistent with the design of the house. Porches should project from the building by at least as much as they span. Open porches are preferable to enclosed ones.

**Extensions:** Proposed extensions to buildings and boundary features such as front, rear and sidewalls, should use matching materials in a style to complement the original building and adjacent boundaries. The total energy used in development should be minimised as far as possible to encourage sustainable development practices in line with government initiatives and current legislation. This should encourage the use of locally sourced, ‘environmentally friendly’ and energy efficient materials for construction as well as minimise running costs.
**Stamullen Written Statement**

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Stamullen</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Position in Settlement Hierarchy</strong></td>
<td>Small Town – local commuter town situated close to larger centres.</td>
</tr>
<tr>
<td><strong>Position in Retail Strategy</strong></td>
<td>Level 4 retail centre</td>
</tr>
<tr>
<td><strong>Population (2011) Census</strong></td>
<td>3,130</td>
</tr>
<tr>
<td><strong>Committed Housing Units (Not built)</strong></td>
<td>267</td>
</tr>
<tr>
<td><strong>Household Allocation (Core Strategy)</strong></td>
<td>80 No. Units</td>
</tr>
<tr>
<td><strong>Education</strong></td>
<td>National School</td>
</tr>
<tr>
<td><strong>Community Facilities</strong></td>
<td>1 no. Church, Sports Ground, 1 no. Community Hall.</td>
</tr>
<tr>
<td><strong>Natura 2000 sites</strong></td>
<td>None within the development boundary</td>
</tr>
<tr>
<td><strong>SFRA</strong></td>
<td>SFRA carried out in accordance with recommendations of Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 - 2019. Flood Zones A &amp; B identified.</td>
</tr>
</tbody>
</table>

**Goal**

To create a place where people want to live and work, now and in the future; a village designed and planned to meet the diverse needs of existing and future residents, which is sensitive to and responds to its environment, contributes to a high quality of life, is safe and inclusive and offers access to good services for all.

**01 Village Context**

Stamullen is designated as a Small Town within the County Development Plan 2013-2019 and is situated within the Slane Electoral Area, to the north east of County Meath. The settlement is located approximately 13 kilometres to the south of Drogheda and is situated close to the M1 Dublin Belfast motorway and the R132 (former N1) regional route. Stamullen is located directly adjacent to the county boundary of Fingal with the River Delvin forming the boundary.

The population of Stamullen has grown from a population of 779 in 2002 to 3,130 in 2011, a population increase of 302%. The village developed largely as a commuter/ dormitory centre due to its strategic location adjacent to the Dublin Metropolitan Area with good road and rail access present. Whilst Small Town locations are not the focus for significant levels of new housing in the Core Strategy of Volume I of this County Development Plan, it is considered that Stamullen could play a more important economic role in the future.

Having regard to the foregoing future development needs to be consolidated and growth directed to appropriate locations within the village envelope. The village should grow in a more sustainable manner than that experienced over the last decade. The statutory land use framework for Stamullen 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.

In order to facilitate the delivery of the vision for Stamullen, land use, movement and access and natural and built heritage strategies have been identified. The land use strategy for Stamullen seeks to accommodate more modest levels of population growth in accordance with the levels of growth provided for in Table 2.4 (Core Strategy) of the County Development Plan and to provide for "distinctive quality driven residential development and
essential local commercial and community facilities’. In addition, the land use strategy seeks to provide employment opportunities for expanding the employment base of the village and to ensure that adequate provision is made for appropriate commercial, community and educational facilities to serve existing and future residents.

02 Water and Wastewater Services
Stamullen is currently served by the East Meath Regional Water Supply Scheme (RWSS). The River Boyne at Roughgrange is the main source for the East Meath RWSS. The water is then treated at Staleen waterworks and is distributed to the Stamullen area via Kiltrough Tower reservoir. The commissioning of the Dunshaughlin water treatment plant in April 2012 has reduced the demand on the East Meath Regional Water Supply by c. 500cu.m/day hence freeing up capacity to help supply this area. Notwithstanding the foregoing and progress made in relation to water conservation measures, there is limited available capacity in the scheme and ensuring security of supply to Stamullen is an ongoing challenge. Furthermore, as centres such as Gormanston, Stamullen and Kentstown are peripheral to the East Meath WSS, it will require subsequent phases of the scheme before there will be any significant capacity available. At present, there is no timeframe for such an upgrade.

The Village is currently served by Stamullen waste water treatment plant. This plant has been designed to cater for a design capacity of 2,300 population equivalent (PE) and there is currently limited capacity available. Permission was been granted to upgrade the current capacity to 5,000 PE as part of a residential development. This upgrade would be desirable in order to facilitate future development in the area.

Whilst the City North Business Campus is connected to the Stamullen Wastewater Treatment Works, it has its own borehole water supply. This water supply is a private regulated supply and is included in the Local Authorities database of Private Regulated Water Supplies. The average daily water consumption within the City North Business Campus is approximately 62.3 m$^3$ per day whilst the stated capacity of the potable water supply is 154 m$^3$ per day.

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

03 Land Use
The principal land uses in Stamullen comprise of residential development with limited local service and employment uses to service the significant local resident population. Residential development has been outlined in considerable detail in Section 4 whilst commercial and employment uses have been outlined in Section 5. The form of residential development has largely taken the form of low density residential estates primarily of conventional detached and semi detached housing although there are instances of townhouses present. This has caused the village to sprawl northwards from its traditional core with limited permeability through these developments which would link the Silverstream and Cockhill Roads.

New residential development has not been accompanied by the provision of the necessary employment and community facilities required to serve this growing community and while a relatively large number of commercial units have been built, some remain vacant within the newer commercial development on the site of the former Tayto factory. The village currently supports a limited range of retail and commercial uses such as a convenience store, a hairdressers, barbers, veterinary surgery, pharmacy, video store and restaurant. It is unlikely that the larger convenience multiples will develop a presence in Stamullen due to its proximity to Balbriggan. The existing mixed residential and business use zoning at the village centre will provide additional street frontage at this location improving upon the current public realm within the village core. The expansion of the St. Patrick’s National School and
the relocation of the St. Patrick’s GAA club and community centre to the Cockhill Road provide a community focus in Stamullen.

There is a need to create additional employment within Stamullen in order to reduce the level of commuting from the village and provide for a more sustainable community. The land use zoning objective for the lands to the north east of the village adjacent to the M1 Motorway seeks to provide for industrial and employment related uses and are sufficient to cater for the projected population levels over the life of the County Development Plan. It is essential that connectivity from City North Business Park to Stamullen is improved over the course of this Development Plan. The expansion of the range of services at St. Claires is also welcomed and provides employment opportunities locally.

04 Residential Development
Stamullen has experienced significant residential growth in recent years as a result of its location within close proximity to the Greater Dublin Area. Residential development consists mainly in the form of suburban semi detached and detached dwellings within large housing estates. Development has occurred largely to the north of the Village centre off the Silverstream road (Glasheen & Kilbreck housing developments) and Cockhill road (The Orchard, Gracemeadow and Forgehill housing developments), although a medium sized housing estate has also been developed at the eastern edge of the development boundary on the Gormanston road (The Grange).

Initially, development within the village occurred within the core around the church extending in a linear form along the approach roads to the village. However significant development pressure has resulted in development extending to the north of the former core. Pedestrian connectivity from these newer developments to the village core, sporting facilities and local school is poor and has resulted in a greater dependence on the private car for access to essential services that are desirable. This Development Framework will endeavour to improve accessibility to these developments and any future development within the village in terms of pedestrian / cycle linkages.

The Core Strategy of this County Plan seeks to permit a more moderate rate of residential expansion within the village over the Plan period than has been experienced in the recent past. Future development and growth will need to take account of the village’s ability to grow in a more sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development Framework endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing village’s built environment in order to promote the efficient use of land and of energy, to reduce pressure for one-off housing on rural lands, to minimise unnecessary transport demand, encourage walking and cycling and to enhance the existing built environment; and to enhance the character of Stamullen and make provision for future community infrastructure for the village.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 80 no. units to Stamullen over the 2013-2019 period. There are 267 no. committed units that relate to a major residential development which was permitted in 2011 for a 10 year duration. This relates to the redevelopment of the former St. Patrick’s GFC lands adjoining The Grange housing development on the Gormanston Road.

The average density set down for Stamullen in the County Development Plan is 25 units per hectare. In this context, there is a requirement for approximately 3.2 hectares of residential land to be identified to satisfy this allocation. Residential lands will be delivered on a phased basis as illustrated on the land use zoning objective map. The lands directly adjacent to the Grange housing development on the Gormanston Road have been identified as Phase 1 (3.0 hectares). It is considered that the release of these lands will assist in delivering the essential road connection from Stamullen through City North Business Park and connect to the M1 via Junction 7. This has been identified as the primary objective of this Development Framework.
It is also considered that lands identified for B1 “Village centre” land use zoning objective located to the north east of the village may also deliver a small number of residential units in order to provide a mix of housing types for future residents. 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 80 units. It is noted that there are also large areas of land which are zoned for A1 “Existing Residential” land use zoning objective to the rear of existing properties onto the Stadalt Road. These sites are effectively landlocked with limited opportunities available to access same or access through existing established residential development which is likely to create significant levels of opposition. These parcels of land have remained undeveloped despite lands all around the sites being developed. These sites are both central to the village core and their development would be supported by the Planning Authority. The Planning Authority shall continue to monitor same.

It was considered that the other sites which were previously identified for residential development in the 2005 East Meath 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
As stated in Volume I of the County Development Plan, the Regional Planning Guidelines for the Greater Dublin Area recognise the Dublin-Belfast Economic Corridor as it passes through the region, in addition to the identified Primary and Secondary Economic Growth Towns. The “Mid East Regional Authority Economic Development Strategy” (December 2009) which is appended to the Regional Planning Guidelines for the Greater Dublin Area recognises the imbalance in the Mid-East Region between existing residential development and the limited level of economic development being provided. The Strategy advocates the designation of Stamullen as a Secondary Economic Hub, predicated upon the development of the deepwater port and would further support the clustering of a wide range of economic activities leveraging on the existing economic base. This in turn supports the conclusions drawn by Indecon International Economic Consultants who prepared an “Economic Development Strategy for the M1 Economic Corridor” for the period 2010 – 2022 on behalf of Meath, Fingal & Louth Local Authorities. The resultant strategy also identified the Stamullen / Gormanston area as being suitable for creating an employment hub serving the wider East Meath area. Any change in the status of Stamullen to accommodate an expanded economic role in the regional hierarchy will be advanced through future reviews of the Regional Planning Guidelines.

Volume I of the County Development Plan also details the proposal to develop a world class deepwater port, logistics centre and business park at Gormanston, County Meath. Meath County Council is committed to the development of a deep water port and associated landside activities in East Meath. In the event that the deep water port proceeds at a location close to Stamullen, the scale of lands identified for employment generating uses in Stamullen may need to be reconsidered during the life of this Development Plan.

Stamullen is identified as a Local Employment Centre serving the wider East Meath area in Table 4.2: Hierarchy of Economic Centres and Targeted Sectors (County Development Plan 2013 – 2019 Volume I refer). 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. Logistics, distribution & supply chain management,
manufacturing and potential port related activities are the specific sectors to be targeted in Stamullen.

The Planning Authority has previously identified a large parcel of land adjacent to the City North Hotel to the north east of the village for employment and industrial uses. A Framework Plan was prepared and agreed with the Planning Authority in June 2007. Planning permission has been granted for a total of 12 industrial units within this area since 2007 although not all of the units have been completed and there are notable vacancy rates within the completed units. The Planning Authority estimates that excluding the developed roads infrastructure, the extent of lands which have been developed to date are 5.3 hectares with a further 5.1 hectares having the benefit of planning permission. The remaining lands within this area which had the benefit of an employment generating land use zoning objective in the East Meath Local Area Plan extended to 33 hectares.

The evolution of the economic role in Stamullen in future iterations of the RPG’s is supported in this variation, see Section 3.4.3 of Volume 1. In this regard a critical assessment of the quantum, nature and location of employment lands is appropriate as is the need for an assessment of critical roads infrastructure. In this regard there are 32.9 ha of E2/E3 employment zoned land in Stamullen forming part of the City North Business Campus. These lands will be developed in accordance with an approved Master Plan as per LU OBJ 2 which shall adhere to the land use zoning objective for the subject lands. It shall also be an objective to include the lands between the M1 Motorway and the proposed Local Distributor Road to the Gormanston road (L-1617-8) having regard to the permitted development for a petrol station and the objective to deliver this roadway. There is no extant permission on the lands accessed via the Cockhill Road. The Cockhill road is currently quite rural in nature and narrow at this point thus requiring a significant level of widening and junction improvements to realise this objective.

Stamullen is identified as a Level 4 Retail Centre in the County Retail Hierarchy. Commercial facilities in the village are varied and include but are not limited to a Centra convenience shop, a public house, hairdressers’ salon, restaurant, butchers, estate agents and a pharmacy. Recent commercial development within this village has occurred in a consolidated manner within the village core in the form of two and three storey buildings. It is noted that a number of the units in these new buildings are vacant at present and there are a number of infill sites to both the east and west of the village core also identified for B1 “Village centre” land use zoning objective. Having regard to the quantum of commercially zoned land presently undeveloped within and directly adjacent to the village centre, it is considered that there is sufficient land for these purposes identified for the life of the County Development Plan and beyond.

06 Community Facilities & Open Spaces

Current community facilities in Stamullen consist of the church, community hall, GAA grounds, pharmacy and national school. St. Patrick’s National School is located on the Cockhill Road. It comprises of the original school (Scoil Bán) which was built in 1954 and subsequently extended and the new Rainbow school which was opened in 2008. The National school provides 19 classrooms on a full school campus, split between the old and new school buildings. St. Patricks GAA club have relocated from their original location (Whyte Park) off the Gormanston Road to their new expanded facility on the Cockhill Road immediately adjoining the National School. The new facility boasts 3 no. playing pitches and an all weather pitch, community sports complex with attached covered grandstand consisting of community sports hall and changing facilities, community activity and meeting rooms.

Meath County Council will support the expansion of these facilities as necessary to serve the existing and additional population in the area. Additional land has been zoned around the national school to allow for the extension of the school in the future.
Stadalt House is a Protected Structure located to the south west of Stamullen on the Stadalt Road. Stadalt House is situate as part of a 23 hectare site which has mature gardens and extends from the Stadalt Road to the Delvin River to the rear (south) of the site. The property was most recently used as a nursing home (St. Claire’s Nursing Home). St. Claire’s has now been developed into a contemporary Physical Sensory and Intellectual Disability facility offering a residential service for adults with a primary intellectual (mild/moderate/severe) or cognitive disability. The service has a Multi-Disciplinary Team and therefore can accommodate the needs of people with additional conditions such as Autism, Epilepsy, Dementia and/or mental health difficulties. A new single storey 32 bed residential care unit was constructed in 2006. The evolution of use of this property and grounds continues with a more recent grant of planning permission permitting an acquired brain injury residential care unit, 4 no. additional residential care units, a resource centre, training complex and auditorium with shop and café. A specific objective which seeks to facilitate the continued operation and expansion of this facility is provided as part of this Development Framework.

The Delvin River passes through Stamullen. This feature has the potential to act as an amenity space for the village and there is a specific objective to develop a walkway as part of this Development Framework. A further parcel of land has been identified for the provision of open space and / or a recreational facility to the east of the development boundary adjacent to the M1 corridor in accordance with objective LU OBJ 1.

It will be an objective of this Development Framework to identify and facilitate the provision of open spaces within Stamullen as part of any new development.

**07 Urban Design**

Stamullen has experienced a rapid expansion over the past decade growing from 779 persons in 2002 to 3,130 in 2011. This population has been accommodated in large residential developments located essentially between the Silverstream Road to the west and the Cockhill Road to the east, north of the traditional village core centred on the existing and former churches. While this new housing stock in Stamullen may be considered to be generally of a good quality, the suburban layouts form poor linkages and lack permeability, and consequently the resultant urban structure is weak. This approach to residential development creates segregation between the housing estates, community facilities, schools and commercial developments. In addition the new developments, in many instances, fail to provide a sense of place and identity.

Under this Development Framework it is proposed to utilise a framework plan approach in seeking to achieve quality developments in terms of, inter alia, architectural intent, urban design, structure and permeability. The development of the site identified for Phase I residential will require the preparation of approved framework plans and subsequent planning applications in this area will be required to adhere to the approved plan. It is considered that the preparation of a framework plan will lead to a more integrated approach to urban planning in Stamullen and should provide newer developments with a sense of place and identity.

The use of framework plans will not be confined to residentially zoned lands; framework plans will also be sought for lands intended for other land uses such as the industrial lands to the north east of the development boundary.

This Development Framework 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 village. The design of new development should be responsive to its contextual surroundings and interact appropriately between settlement and landscape always aiming to enrich the existing qualities of the village. High quality design, appropriate use of materials and quality layout
will be essential in order to ensure that new development contributes positively to Stamullen and helps to create an attractive and sustainable settlement.

**08 Heritage**

There are 5 structures in Stamullen included on the Record of Protected Structures attached to the County Development Plan which include Stadalt House (reference MH034 102) and the Catholic Church (reference MH034 104).

There are also a number of archaeological monuments in the village environs which include an Ecclesiastical Enclosure (SMRS Ref: ME02305), Hut Site (SMRS Ref: ME02304) and a church in the centre of the village (SMRS Ref: ME01584). It is an objective to preserve and protect these features.

There are no Candidate Special Conservation Areas (c.SAC), Special Protection Areas (SPA) or proposed Natural Heritage Areas (pNHA) within the development boundary of Stamullen.

Stamullen contains several mature and attractive trees which define the landscape setting of the village and are identified to be protected within the land use zoning objectives map of this Development Framework. The natural and built heritage strategy seeks to ensure that a green edge is established surrounding the built up area of Stamullen and that the visual impact of new development is ameliorated by landscaping proposals to repair and enhance the landscape structure of the village. These proposals shall include objectives for existing and new boundary treatments.

This Development Framework seeks to protect and enhance the existing built and natural heritage of the village and will seek to ensure that all Government Guidelines are adhered to when considering new forms of development.

**09 Movement & Access**

Stamullen is situated immediately west of the M1 Motorway approximately 40 Kilometres north of Dublin. Although the village is served by Junction 7 of the M1 Motorway, it is quite a circuitous route to the village via the former N1 (R132) and is approximately 5.5 km in distance. The levels of local employment opportunities are quite limited notwithstanding the adjoining City North Business Campus and as a result, there are a large number of commuters residing in Stamullen who work elsewhere. City North Business Campus and City North Hotel are not presently connected to the village of Stamullen other than via a heritage walkway which has been developed by the owners of the hotel. It is presently an unbound and unlit walkway.

It is an objective of the County Development Plan Volume I to advance the possible upgrading of M1 Junction 7 to improve its capacity inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange. The Development Framework demonstrates an indicative alignment which would provide for such a connection from Junction 7 to Stamullen. It will be the primary objective of this Development Framework to advance the realisation of this objective in co-operation with the National Roads Authority and with any upgrade of the capacity of the junction to facilitate the development of the adjoining employment lands to be provided for by the developers of said lands.

Stamullen is currently served by the train station at Gormanston some 4.5 km distant and is not served by a local bus service. Indeed, it has been documented that Stamullen is the largest town in Ireland without a public bus service. A private bus operator does serve the City North Business Park with a route connecting Drogheda to Dublin city. The Planning Authority will continue to work with Bus Éireann and private operators to provide daily services to Stamullen and improve the cycling environment linking Stamullen to the train station at Gormanston or to the 100 and 101 bus service by Bus Éireann at Gormanston. It is
noted that the Planning Authority have provided a footpath and cycle way between Stamullen and Gormanston in the recent past.

The transport vision for Stamullen is to ensure that, where necessary, the use of private vehicles is facilitated in an efficient and equitable manner whilst encouraging the use of more sustainable modes of transport including pedestrian and cycle movement. In order to achieve this vision it will be necessary to provide for the improvement in pedestrian and cycle facilities and traffic movement within the village. The provision of pedestrian and cycle links from existing residential developments to the village core will be a priority of this Development Framework.

**Strategic Policies**

<table>
<thead>
<tr>
<th>SP 1</th>
<th>To promote the development of Stamullen as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form, and a variety of land uses and amenities necessary to sustain the local community.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SP 2</td>
<td>To protect the character of the village through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the village.</td>
</tr>
<tr>
<td>SP 3</td>
<td>To advance the possible upgrading of M1 Junction 7 to improve its capacity inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange in co-operation with the National Roads Authority. Any upgrade of the capacity of the junction to facilitate the development of the adjoining employment lands shall be provided for by the developers of said lands at the developer's expense or as may otherwise be agreed with the Council and/or NRA.</td>
</tr>
<tr>
<td>SP 4</td>
<td>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:</td>
</tr>
<tr>
<td></td>
<td>i) The lands identified with an A2 “New Residential” land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation &amp; Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</td>
</tr>
<tr>
<td></td>
<td>ii) The lands identified with an A2 “New Residential” land use zoning objective but qualified as “Residential Phase II (Post 2019)” are not available for residential development within the life of this Development Plan.</td>
</tr>
<tr>
<td>SP 5</td>
<td>To operate an Order of Priority for release of lands identified for E2 “General Enterprise &amp; Employment” in compliance with the requirements of ED OBJ 2 as follows:</td>
</tr>
<tr>
<td></td>
<td>i) The lands identified with an E2 “General Enterprise &amp; Employment” land use zoning objective are available for development within the life of this Development Plan.</td>
</tr>
<tr>
<td></td>
<td>ii) The lands identified with an E2 “General Enterprise &amp; Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.</td>
</tr>
<tr>
<td></td>
<td>iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application for development.</td>
</tr>
</tbody>
</table>
Policies

Water and Wastewater Services

WWS POL 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 infrastructure and may consider restricting development in circumstances where such infrastructure is inadequate.

Flood Risk

FR POL 1 To manage flood risk and development in Stamullen in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

FR POL 2 Where existing development in the village envelop is at potential risk of flooding (A1 “Existing Residential”, B1 “Village Centre” & G1 “Community Infrastructure” 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.

FR POL 3 Any Flood Risk Assessment carried out to accompany a planning application within the village envelop shall include consideration of culvert blockage when assessing the site specific risk and recommendation for design details. The recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEM FRAMS) shall be considered in this regard.

Commercial, Economic and Retail Uses

CER POL 1 To consolidate the central area of the village for commercial uses.

CER POL 2 To maintain and improve the vitality and viability of Stamullen’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 protect the sites of existing facilities and support their further development and expansion. |
| CF POL 2 | To facilitate the provision of a new Health Centre on appropriately zoned lands. |
| CF POL 3 | To provide playground facilities in Stamullen on appropriately zoned lands. |

### Urban Design

| UD POL 1 | To preserve the character of the Main Street by requiring that the height, scale, and design of any proposed development on the street frontage complements the character of the village and does not diminish its distinctiveness of place. |
| UD POL 2 | 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 3 | To enhance landmark/focal points in Stamullen by redeveloping neglected sites and obsolete areas. |
| UD POL 4 | To improve street finishes, footpaths and the public domain. |

### Movement and Access

| MA POL 1 | To continue to improve linkages between Stamullen and Gormanston. |
| MA POL 2 | To require the provision of short-term on-street vehicle parking where appropriate. |
| MA POL 3 | To require screened parking in the village centre. |
| MA POL 4 | To require the provision of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development. |
| MA POL 5 | To provide for an integrated network of cycle ways throughout the village where considered appropriate in order to promote more sustainable modes of transportation. |
| MA POL 6 | To require noise mitigation measures to be implemented in any future planning applications within zones of influence of national roads or planned new national roads. |
| MA POL 7 | To co-operate with relevant transport bodies and authorities to develop a regular bus service to Stamullen which would improve the range of public transport services available to the significant resident population. |
Strategic Development Objective

SO OBJ  To develop a strong local economy by continuing to encourage the role of Stamullen as a ‘Service Centre’ for the surrounding rural hinterland and encourage small businesses to set-up within the town by facilitating the expansion of existing employment uses.

Flood Risk

FR OBJ  To seek to implement the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) as applicable to the River Delvin with particular regard to ensuring that the existing 3 no. culverts of the river in Stamullen are maintained and kept clear of obstructions at all times.

Objectives

Land Use

LU OBJ 1  To develop lands identified as Phase I “New Residential” in accordance with the adopted Framework Plan (October 2007). The areas to which the Framework Plan applies to this Development Framework have been identified on the land use zoning objectives maps. The development of residential land in Phase I shall ensure the delivery of (a) the provision of safe pedestrian and cyclist access linking the newly developed sports lands with the village and residential core of Stamullen, (b) the delivery of vehicular access from the Gormanston Road to the City North Business Campus to the north through the 3.02 Ha tract of residentially zoned land to the east of Stamullen village or as otherwise may become available and deliverable through other lands, (c) the provision of landscaped open space incorporating a 1 acre community facility on lands identified as F1 “Open Space” adjoining the M1 Motorway ensuring that the wayleave for the gas transmission line is protected (d) the delivery of a useable riverside walk along the River Delvin. The development of the residential lands in Phase I will require the resolution of the sanitary services constraints in the area, in particular wastewater constraints. Residential development shall only be permitted subject to the delivery of the necessary social and physical infrastructure. Any revision to the existing adopted Framework Plan for these lands shall be agreed with the Planning Authority in writing and in advance of lodging any planning application pertaining to these lands.
LU OBJ 2  To require the preparation of a Master Plan for the lands identified as a combination of E2 “General Industry & Employment” and E3 “Warehousing & Distribution” Phase I and Phase II on the accompanying land use zoning objectives map. The Master Plan shall be agreed with the Planning Authority in writing prior to the submission of any new planning application which seeks to develop lands for development which have not been the subject of a previous grant of planning permission. Applications for extension of duration or revisions to previously approved developments shall be considered on their merits and shall not require the agreement of a Master Plan in advance. The Master Plan shall have regard to and be consistent with the range of uses indicated in the County Development Plan as being appropriate to E2 “General Industry & Employment” Category 3 (Small Towns and Villages) and E3 “Warehousing & Distribution” as provided for in Volume I of the County Development Plan. The Master Plan shall realise MA OBJ 5 which seeks to facilitate vehicular access to/from the village via City North Business Campus to the M1 Motorway Interchange. The Master Plan shall be informed by a revised Traffic Impact Assessment which shall assess the capacity of the existing configuration of Junction 7 to cater for the projected traffic volumes with any upgrade of the capacity of the junction to facilitate the development of the adjoining employment lands to be provided for by the developers of said lands, or as may otherwise be agreed with the Council and/or Transportation Infrastructure Ireland (TII) Transport Infrastructure Ireland shall be consulted as a stakeholder in the formulation of this agreed Master Plan.

LU OBJ 3  To facilitate the operation and expansion of the residential care facility / acquired brain injury facility at St. Claire’s inclusive of rehabilitation units, respite units and sheltered housing. The scale of any such further development within this health care campus shall be determined on the basis of considerations pertaining to traffic impact, the provision of necessary water services infrastructure, and the conservation and protection of the special character and setting of Stadalt House, its associated buildings and impressive attendant grounds.

All future planning applications lodged with respect to the area of this overall site which borders the River Delvin identified on the land use zoning objectives map 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 “The Planning System and Flood Risk Management Guidelines for Planning Authorities” (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.

Heritage

HER OBJ 1  To preserve trees along the northern bank of the Delvin River.

HER OBJ 2  To preserve trees/hedgerow on the northern side of the Main Street opposite Delvin Court mixed use development
<table>
<thead>
<tr>
<th>HER OBJ 3</th>
<th>To preserve trees and woodlands within the lands identified with a G1 “Community Infrastructure” land use zoning objective around Stadalt House (St. Clare’s Nursing Home).</th>
</tr>
</thead>
<tbody>
<tr>
<td>HER OBJ 4</td>
<td>To preserve trees in the grounds of church ruins.</td>
</tr>
<tr>
<td>HER OBJ 5</td>
<td>To have regard to the bio-diversity value of existing trees and hedgerows in areas that are liable to be developed.</td>
</tr>
<tr>
<td>HER OBJ 6</td>
<td>To seek to provide public access to lands which has been identified with an F1 “Open Space” land use zoning objective.</td>
</tr>
</tbody>
</table>

**Movement and Access**

<table>
<thead>
<tr>
<th>MA OBJ 1</th>
<th>To improve the junction layout at the southern end of the Silverstream Road with the Stadalt Road.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA OBJ 2</td>
<td>To setback and realign the road frontage along the Main Street as part of any redevelopment proposals.</td>
</tr>
<tr>
<td>MA OBJ 3</td>
<td>To facilitate the provision of pedestrian linkages from Silverstream Road to Cockhill Road through established residential areas.</td>
</tr>
<tr>
<td>MA OBJ 4</td>
<td>To facilitate the provision of a riverside walk adjacent to the River Delvin.</td>
</tr>
<tr>
<td>MA OBJ 5</td>
<td>To facilitate vehicular access to/from the village to commercial and employment uses on lands identified with an E2 “General Enterprise &amp; Employment” and E3 “Warehousing &amp; Distribution” land use zoning objective which would serve, inter alia, Stamullen village and access to the M1 Motorway interchange.</td>
</tr>
<tr>
<td>MA OBJ 6</td>
<td>To implement appropriate traffic management and environmental improvement measures throughout the town.</td>
</tr>
</tbody>
</table>
### Summerhill Written Statement

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Summerhill</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position in Settlement Hierarchy</td>
<td>Village - Local centre for services and local enterprise development</td>
</tr>
<tr>
<td>Position in Retail Strategy</td>
<td>Fourth tier retail centre</td>
</tr>
<tr>
<td>Population (2011) Census</td>
<td>832</td>
</tr>
<tr>
<td>Committed Housing Units (Not built)</td>
<td>14 No. committed units</td>
</tr>
<tr>
<td>Household Allocation (Core Strategy)</td>
<td>120 No. Units</td>
</tr>
<tr>
<td>Education</td>
<td>National School (located outside village)</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>A church, Community centre and Summerhill GAA grounds.</td>
</tr>
<tr>
<td>Natura 2000 sites/Natural Heritage Areas (NHA)</td>
<td>No Natura 2000 sites within the village.</td>
</tr>
<tr>
<td>Strategic Flood Risk Assessment (SFRA)</td>
<td>No SFRA required. No lands within Flood zone A or B.</td>
</tr>
</tbody>
</table>

### Goal
To make a positive contribution to the development of Summerhill 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
Summerhill is located near the south central part of County Meath some 38km west of Dublin city centre. It lies 10km south of Trim and 12km north of Kilcock. Summerhill, designated as a Village in the County Settlement Hierarchy, essentially provides local services for a generally rural hinterland. The considerable amenity and heritage qualities of Summerhill are largely derived from the quality of the central area of the village. The narrow central green area framed by buildings with diverse styles together with its alignment to the entrance of the former Summerhill Demesne, creates an attractive and imposing environment. The character of Summerhill is also enhanced by the presence of significant stands of deciduous trees.

The statutory land use framework for Summerhill 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 those of Georgian origin on the eastern side of the Main Street.

The provision of a compact and vibrant village centre is essential if Summerhill 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 an extension 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 Summerhill waste water treatment plant located to the northeast of the village outside the development boundary, which is designed to cater for a design capacity of 3,000 population equivalent (PE). There remains 1,500 PE available in the waste water treatment plant, noting the extant permissions.

Water supply for the village is obtained from the Trim water treatment plant which also services the town of Trim and Rathmolyon village as well as a significant rural catchment area. The remaining PE for the entire catchment is 8,000. Future development proposals will be considered in this context.

03 Land Use
The land use pattern evident in Summerhill 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. There are a number of residential units on either side of the village green which have been predominantly retained in residential use. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a main street, a level of commercial activity is also required to make villages viable. In order to ensure that such possibilities can be realised, the level of residential versus commercial use should be monitored where “living over the shop” schemes should be promoted to ensure a non-residential ground floor use. Relaxation of development standards may be considered where appropriate backland development can provide alternative residential accommodation to secure on-street commercial activity.

04 Residential Development
Summerhill has been the subject of a moderate increase in the extent of residential development in recent years, specifically the construction of medium scale residential development projects. The level of increase has been affected by the availability of water services during the Celtic Tiger years. This growth is evidenced by the population increase between 1996 and 2011 from 502 to 832, an increase of some 66% over this 15 year period.

The Core Strategy of the County Development Plan seeks to limit the further expansion of the village at a 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 Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 120 no. units to Summerhill over the 2013-2019 period. There are 14 no. committed units that relate to two planning applications which are not due to expire until 2014.\(^1\) The Planning Authority notes the extant planning permission for 14 no. units, 13 of which are located centrally within the village and this is favourable in consolidating the from of the village.

The average density set down for Summerhill in the County Development Plan is 20 units per hectare. In this context, there is a requirement for 6 hectares of residential land to satisfy this

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\(^1\) It is noted that the corresponding figure in Table 2.4 of Volume I of the County Development Plan is 82. However in the intervening period, planning permission for 68 of these units has since expired (TA50246 - 65 houses & TA70065 -3 houses refer)
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 120 units.

The areas identified to accommodate the 120 no. residential units provided under Table 2.4 of the Core Strategy comprise of 3.5 hectares along the Kilcock Road adjoining the entrance to the Industrial Estate noting that these were the sites whose planning permission has recently expired, the remainder of the Local Authority landbank within Cherry Court (0.75 hectares) and the roadside frontage of the available site off the Agher Road opposite Castlawaunns. The total amount of lands identified for residential development extend to 6.0 hectares and is adequate to accommodate the 120 no. units allocated at a density of 20 residential units per hectare. It was considered that the 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
Summerhill is identified as a fourth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a local convenience shop, a pharmacy, a petrol station, hair dresser, post office, café and two public houses. 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 within the town centre will provide opportunities for small to medium sized enterprises.

The 2011 Census of Population recorded that 53% of the population aged 15 years and over resident in Summerhill are at work. The best prospect for the creation of employment locally lies with the provision of suitably located and serviced employment lands. Summerhill Enterprise Centre is located to the east of the village. The existing Enterprise Centre comprises approximately 15 units, 4 of which appear to be currently vacant. An additional 8.19 hectares of employment land was zoned under the 2009 Summerhill Local Area Plan to the rear of the existing employment lands to accommodate an extension of the existing enterprise centre and the provision of a bypass of the village linking the Trim – Kilcock Regional Road, R156. As the continued development of the employment lands is crucial for the delivery of this by-pass and having regard to the growing population of the village and household allocation set down in the County Development Plan 2013-2019, it is considered appropriate to retain the employment lands zoning objective. There is approximately 8.2 has of employment land identified in Summerhill. This Development Framework has ensured that sufficient and appropriately located land for town centre uses and employment generating uses has been identified for the life of the County Development Plan and beyond.

06 Community Facilities and Open Spaces
There are no schools within the development boundary of the village of Summerhill. Dangan National School is located on the Trim road approximately 620 metres from the development boundary. Scoil Naisiunta Mhuire is located in Moynalvy which is approximately 3km from Summerhill. The R.C. Church and Parochial House are also located on the Trim road approximately 1.3km from the village. Summerhill Astroturf pitches are located adjacent to the R.C. Church off the Trim road. The nearest secondary schools are in Longwood and Trim.

Summerhill GAA ground is located within the development boundary to the west of the village and is accessed through a narrow entrance off the R156 Rathmolyon road. The medical
centre and Third Age centre are located off the access road into the G.A.A grounds. Third Age is a voluntary, community organisation which aims to empower local communities throughout Ireland by promoting to best effect the resource its older people represent. It is noted that a recently granted permission for a medical centre includes provision for Third Age Foundation facilities. This permission has recently commenced.

Summerhill Community Centre which was officially opened in September 1980 is located south of the village centre off the Agher road. Summerhill Community Childcare is also located to the rear of the Community Centre building and tennis courts have been constructed within the community centre grounds. A playground has been developed to the west of the Community Centre.

The existing level of civic and community facilities should continue to be monitored to cater for the village’s needs having regard to the population now resident. In this regard, it is considered that there is a need to provide additional land for community use within the village. The 2009 LAP designated a site of 0.34 hectares adjacent to the village centre for community use. Having regard to the existing population, the potential increase in population associated with the quantum of residential zoned land over the lifetime of the Plan and the need to provide community facilities in tandem with new residential development, the existing site identified for community use has been extended by 0.4 hectares in extent. It is essential that sufficient community facilities are established, catering for all age groups. Sufficient lands have been reserved for such infrastructure to accommodate both existing and proposed future populations.

The village of Summerhill is based on a ‘planned’ layout associated with the development of the former Summerhill House and Demesne. The distinctive village form comprises a long wide Main Street with a narrow tree lined green running down the centre. The village green, laid out c. 1930, is bounded by rubble limestone walls to centre and concrete bollards with iron chain to north and south ends. It includes a cast-iron water pump to north-west, Celtic Revival high cross to north end and a medieval cross. Besides the village green, a number of open spaces within existing housing developments are visible. It is the policy of the Council to facilitate the improvement and maintenance of these spaces to a very high standard. It is an objective of the Council to improve and landscape the village green.

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. The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans and development objectives contained in the County Development Plan.

ED POL 41 seeks to facilitate and support the implementation of Village Design Plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres and town/village development objectives contained in the County Development Plan.

A Community Plan for Summerhill has been prepared by Meath Partnership in January 2013. The Development Framework for Summerhill 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 put forward in this Development Framework.

07 Urban Design
The village of Summerhill is based on a classical layout associated with the development of the former Summerhill House and Demesne to the south of the village. Built in the 1730’s by Hercules Langford Rowley, the house was twice burnt in the 19th and 20th century and was finally demolished in 1970. The entrance and tree-lined avenue are reminders of the demesne and act as a focal point within the village of Summerhill. The axis of mature trees within the demesne is continued by the buildings to either side of the village green.

The green is framed by townhouses of varying architectural styles and together with the alignment of the main axis of the village to Summerhill Demesne; this has created a village character of a very high quality. The stands of deciduous trees also contribute to the special character of the village. The existing three-storey Georgian houses and single-storey estate cottages date to the late 18th and 19th century and add significantly to the character of the village. Buildings are for the most part plastered and painted, with slate roofs. Those houses on the east side are grander Georgian houses and those on the west are smaller scale Victorian or later workers houses with narrow gardens to the rear. Both terraces open directly to the footpath with no front gardens or set-backs. A housing estate, Beechcroft, is connected to the east of the village centre however is relatively isolated in its relationship to the main space of the village green and is suburban in character.

A substantial amount of the village centre is located within an Architectural Conservation Area (ACA) and this recognises the special significance of the built heritage which characterises Summerhill. The ACA includes the estate village and its central green, the entrance to Summerhill House to the south of the green and the narrowing into the Trim Road to the north of the village. Care must be taken with regard to any future proposals in this area. The prevailing building materials within the ACA are limestone, in exposed random rubble and rock-cut form and painted plaster applied to facades and chimneys. 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 their natural slate roofs which add to the visual richness of the area.

Information on ACAs is set down in section 9.6.12 of this County Development Plan. Further information on Summerhill ACA is detailed in the Character Statement which is available on the Council’s website (www.meathcoco.ie). 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.

Infill and new proposals must offer high quality designs. The rooflines and elevations of new buildings should be sympathetic to traditional proportions and established patterns of roof pitch within the streetscape. Materials should also be traditional to the local area where appropriate and high quality finishes shall be insisted upon. The reversal of previous inappropriate alterations will also be encouraged. Contemporary design will be considered on a case by case basis and shall be analysed in the context of a particular site. Re-development of backland areas must be appropriate in character and scale with the village. Plot widths should respect established properties and a co-ordinated approach, should be employed to maximise the benefit of a single access. Section 11.1.7 and the Meath Rural Design Guide set down in this County Development Plan deals with Urban Design and Architectural Features. It would be desirable to prepare an urban design framework for the village.
08 Heritage
The village green is framed by townhouses of varying architectural styles and together with
the alignment of the main axis of the village to Summerhill Demesne; this has created a
village character of a very high quality. Trees on the village green and the avenue and
environs of Summerhill Demesne contribute to this special character. The ‘Old Post Office’
building located on Elm Grove, opposite the demesne wall and close to the village green has
been unoccupied since 2008 and has fallen into disrepair however it has recently been sold
which would indicate it may be renovated in the near future. This building is a Protected
Structure. There are a number of other buildings and structures of historical significance
within Summerhill. The village has eight structures included in the Record of Protected
Structures (RPS). The continued protection of the built heritage of Summerhill is intrinsic to
the sustained success and viability of the village itself.

Summerhill has two items on the Record of Monuments and Places (RMP) which are identified
on the land use zoning objectives map as an ‘Area of Archaeological Interest’. The Recorded
Monuments are an Armorial plaque, reference ME043-02002 and a Cross, reference ME043-
020001 which are both located in the village green. Although the village and the surrounding
environs hold 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 and hedgerows, which are of biodiversity 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 and hedgerows have been identified on the land
use zoning objectives map for protection. The protection of the natural environment of
Summerhill 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.
- 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.
- All vehicular roads are designed in a manner that incorporates passive calming of traffic.

The dominance of traffic and lack of pedestrian facilities undermine the character of the
village centre. The main conflict arises at the Main Street and at the intersection of the R156
(Rathmolyon road) and the R158 (Trim road). 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. The R156 has been
improved both north and south of Summerhill. It is an objective of this plan to facilitate a by-
ypass connecting the R156 which is to be delivered in conjunction with the employment lands
and longer term the Phase 2 residential lands located north of the village.

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. A rail service is available from
Kilcock and Enfield. It would be beneficial to have a scheduled bus service to the railway
station in Kilcock which is approximately 11km from the village. Furthermore, it is essential
that a village the size of Summerhill 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 village through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the town.

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:

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 "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan.

SP 4 To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:

i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.

ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.

iii) The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase I lands, lands within Phase II may be considered in this regard.

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 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.

WWS POL 2 To reserve capacity in water services infrastructure to facilitate employment creation and community development in Summerhill.

Flood Risk

FR POL To manage flood risk and development in Summerhill in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.
Commercial, Economic and Retail Uses

CER POL 1  To support the development of the lands identified for E2 land use zoning objective for employment creation purposes.

CER POL 2  To consolidate the central area of the village for commercial uses.

CER POL 3  To maintain and improve the vitality and viability of Summerhill’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 Summerhill 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 provision of a new 3rd Age Centre.

Renaissance Community Plan

REN POL  To facilitate and support the implementation of Summerhill 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.

Urban Design

UD POL 1  To preserve the character of the village 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 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 3  To enhance landmark/focal points in Summerhill by redeveloping neglected sites and obsolete areas.

UD POL 4  To improve street finishes, footpaths and public domain.

Heritage

HER POL 1  To protect wildlife corridors including rivers, watercourses, trees and hedgerows within the development envelop.

HER POL 2  To have regard to the bio-diversity value of existing trees and hedgerows 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 of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.

Objectives

Land Use

LU OBJ  To require that the lands identified for employment generating purposes adjoining the existing Summerhill Enterprise Centre shall only be developed in tandem with the development of the Summerhill Bypass from the Kilcock road to the Trim road as identified on the land use zoning objectives map. 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 employment lands.

Heritage

HER OBJ 1  To protect the following trees and hedgerow within the village as identified because of their amenity value:

1. Ash (Fraxinus excelsior) tree.
2. Horse chestnut (Aesculus hippocastanum) tree.
3. Sycamore (Acer pseudoplatanus) and Ash (Fraxinus excelsior) trees.
4. Two Beech (Fagus sylvatica) and two Ash (Fraxinus excelsior) trees.
5. Twelve Lime (Tilia spp.) trees.
6. A mixture of Sycamore, Beech and Lime trees.
7. Sessile Oak (Quercus petraea) tree.
8. Beech (Fagus sylvatica) tree.
9. Sycamore (Acer pseudoplatanus) and Ash (Fraxinus excelsior) trees.
10. Row of lime (Tilia spp.) trees.
11. Five Ash (Fraxinus excelsior) trees.
13. Trees within the village green as follows: Birch (Betula pendula), Thorn (Crataegus spp.), Ash (Fraxinus excelsior) and Sycamore (Acer pseudoplatanus).

HER OBJ 2  To seek to implement the actions recommended in the Tree Survey prepared for Summerhill.

Transportation

MA OBJ 1  Prepare a traffic management scheme for the village.

MA OBJ 2  To reserve and protect free from development the alignment identified on the land use zoning objectives map to provide a by-pass from the Kilcock road to the Trim road and onto the Rathmolyon road.
<table>
<thead>
<tr>
<th>MA OBJ 3</th>
<th>To identify additional car parking spaces in the centre of the village.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA OBJ 4</td>
<td>To extend the footpath and cycleway from the centre of Summerhill to the primary school at Dangan.</td>
</tr>
<tr>
<td>MA OBJ 5</td>
<td>To implement appropriate traffic management and environmental improvement measures throughout the town.</td>
</tr>
</tbody>
</table>
LAND USE ZONING OBJECTIVES

A1
To protect and enhance the amenity of developed residential communities.

A2
To provide for new residential developments in accordance with existing policies for the provision of reasonable accommodation for local employment.

B1
To protect, provide for and/or improve town and village entrances and entrances to the town and villages.

B2
To provide for the protection of the character and fabric of the town and villages.

E2
To provide for the creation of enterprise and employment opportunities for employees through the development of small-scale manufacturing, distribution, warehousing and other approved factories or enterprises at or in a good quality industrial area or industrial area.

F1
To provide for and protect open spaces for active and passive recreational activities.

G1
To promote the protection of green belts.

SPECIFIC OBJECTIVES

- Views to be protected
- Protected Structures
- Footpaths & Public Lining (Proposed/Constructing)
- To provide designated cycle ways
- Development Area Boundary
- To maintain a green belt between development clusters
- Opportunity Sites (See Written Statement)
- Residential Phase 2 (Part 2013)

Note: Further information is available on the County Development Plan 2013-2019 for CARNAROSS Land Use Zoning Objectives Map.
CLONARD
Land Use Zoning Objectives Map

LAND USE ZONING OBJECTIVES

A1
To protect and enhance the amenity of developed
residential areas.

A2
To provide for new residential communities with ancillary
community facilities, neighborhood facilities and
employment opportunities within the existing
core areas of the centres in the Settlement hierarchy.

E1
To protect, provide for and/or improve small and village
center facilities and sites.

E2
To provide for the creation of enterprise and industrial
opportunities for employment through industrial
development and utilization of existing and vacant
industrial sites and sites of a good quality, physical
environment.

F1
To provide for and improve open spaces for active and
passive recreation and related amenities.

G1
To provide for the necessary community, social and
educational facilities.

P1
To protect and improve areas of high amenity.

SPECIFIC OBJECTIVES

Access Points

Protected Structures

Provision of Footpaths

Development Area boundary

Sites and Monuments

Major Infrastructure / High Voltage

Diagonal/Amendment (Red)

Mixed Residential Development (Post Planning Permission)

Residential Phase 2 (Post 2019)

Interface with Flood Risk Zones A & B

Note: Details included on this map is for information purposes only. Further
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I. LAND USE ZONING OBJECTIVES

A1: To protect and enhance the amenity of developed residential communities.

A2: To provide for new residential communities with appropriate facilities and services, and to encourage the development of facilities for social and cultural purposes within the existing residential areas.

B1: To protect, provide for and improve town and village centre facilities.

D1: To provide for appropriate and sustainable visitor and tourist facilities and associated uses.

E1: To provide for the creation of enterprise and facilitation zones in the industrial and commercial areas.

F1: To provide for and improve open spaces for active and passive recreation.

G1: To provide for necessary community, social and educational facilities.

H1: To protect and improve areas of high amenity.

II. SPECIFIC OBJECTIVES

- Principal Structures
- Open Spaces
- Development Area Boundary
- Road and Movements
- Residential Phase 2 (Post 2019)
- Residential Development and Planning Permission
- Prime Zones A & B
- Planning Boundary
- Outbuildings and Fencing (Farm)
Map based Objective:
1. View of Moynalty Bridge and St. Mary's Church and their settings, seen from the south as you enter the village from Kells.
2. View from the elevated height of the Threshing Field of the River and Main Street beyond.
3. View of the river.
4. View along the Kells Road of stone walls and trees as you enter the village.
5. View looking northwest along the Mullah Road of stone wall and trees as you exit the village.
6. View of the St. Mary's Church and it setting.
7. View of outramps for village from Cornstown.

LAND USE ZONING OBJECTIVES

A1: To protect and enhance the amenity of developed residential communities.
A2: To provide for new residential communities with ancillary community facilities, local or local services and employment units as considered appropriate for the status of the centre in the Settlement hierarchy.
B1: To improve access to and encourage mixed social housing clusters and to improve mixed social housing clusters and estates.
F1: To provide for and improve open spaces for active and passive recreation.
G1: To provide for necessary community, social and educational facilities.
H1: To protect and improve areas of high amenity.

SPECIFIC OBJECTIVES

Access Points (Indicative locations)
Protected Structures
Architectural Conservation Area (ACA)
Pavement Widths (Proposed/Existing)
Development Area Boundary
Views and Monuments
Views and Prospects
Vegetation/Tree Re-shaping/Reduction
Opportunity Sites
Residential Phase II (Post 2015)
Innovation with Flood Risk Areas A & B

Note: This map is for information purposes only. Further details or any comments should be directed to Meath District Council. This map has been produced by Meath District Council with technical assistance from Local Authorities and Ordnance Survey Ireland. © Ordnance Survey Ireland 2019 (OSI F621/08202/2019).