

## Stamullen Written Statement

<b>Settlement</b>	<b>Stamullen</b>
<b>Position in Settlement Hierarchy</b>	<b>Small Town – local commuter town situated close to larger centres.</b>
<b>Position in Retail Strategy</b>	<b>Level 4 retail centre</b>
<b>Population (2011) Census</b>	<b>3,130</b>
<b>Committed Housing Units (Not built)</b>	<b>267</b>
<b>Household Allocation (Core Strategy)</b>	<b>80 No. Units</b>
<b>Education</b>	<b>National School</b>
<b>Community Facilities</b>	<b>1 no. Church, Sports Ground, 1 no. Community Hall.</b>
<b>Natura 2000 sites</b>	<b>None within the development boundary</b>
<b>SFRA</b>	<b>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.</b>

### 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<sup>3</sup> per day whilst the stated capacity of the potable water supply is 154 m<sup>3</sup> 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. Claire's 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 situated 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

<b>SP 1</b>	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.
<b>SP 2</b>	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.
<b>SP 3</b>	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.
<b>SP 4</b>	To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows: <ul style="list-style-type: none"> <li>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.</li> <li>ii) The lands identified with an A2 "New Residential" land use zoning objective but qualified as "<i>Residential Phase II (Post 2019)</i>" are not available for residential development within the life of this Development Plan.</li> </ul>
<b>SP 5</b>	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: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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</li> </ul>



on said lands.

## 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

<b>SO OBJ</b>	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.
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### Flood Risk

<b>FR OBJ</b>	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.
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## Objectives

### Land Use

<b>LU OBJ 1</b>	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.
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**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

**HER OBJ 3** 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).

**HER OBJ 4** To preserve trees in the grounds of church ruins.

**HER OBJ 5** To have regard to the bio-diversity value of existing trees and hedgerows in areas that are liable to be developed.

**HER OBJ 6** 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 OBJ 1** To improve the junction layout at the southern end of the Silverstream Road with the Stadalt Road.

**MA OBJ 2** To setback and realign the road frontage along the Main Street as part of any redevelopment proposals.

**MA OBJ 3** To facilitate the provision of pedestrian linkages from Silverstream Road to Cockhill Road through established residential areas.

**MA OBJ 4** To facilitate the provision of a riverside walk adjacent to the River Delvin.

**MA OBJ 5** To facilitate vehicular access to/from the village to commercial and employment uses on lands identified with an E2 "General Enterprise & Employment" and E3 "Warehousing & Distribution" land use zoning objective which would serve, inter alia, Stamullen village and access to the M1 Motorway interchange.

**MA OBJ 6** To implement appropriate traffic management and environmental improvement measures throughout the town.