

## ***Baile Ghib (Gibbstown) Written Statement***

<b>Settlement</b>	<b>Baile Ghib (Gibbstown)</b>
<b>Position in Settlement Hierarchy</b>	<b>Village - Local centre for services and local enterprise development</b>
<b>Position in Retail Strategy</b>	<b>Level 5 retail centre</b>
<b>Population – based on Geodirectory (No census data available)</b>	<b>93 persons<sup>1</sup></b>
<b>Committed Housing Units (Not built)</b>	<b>No committed units</b>
<b>Household Allocation (Core Strategy)</b>	<b>20 No. Units</b>
<b>Education</b>	<b>National School</b>
<b>Community Facilities</b>	<b>Wolfe Tones GAA pitch, community hall</b>
<b>Natura 2000 sites</b>	<b>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.</b>
<b>Strategic Flood Risk Assessment</b>	<b>No SFRA required. Implement Flood Risk Management policies from the CDP.</b>

### **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

<sup>1</sup> 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 contained in the Development Framework.

## **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.

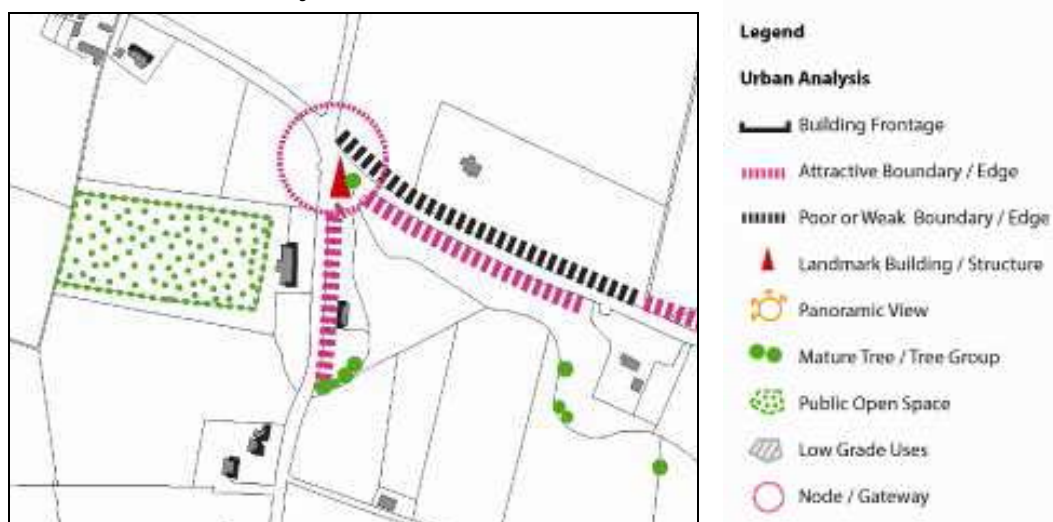
Baile Ghib (Gibbstown) comprises of three distinct areas as follows:

### 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.

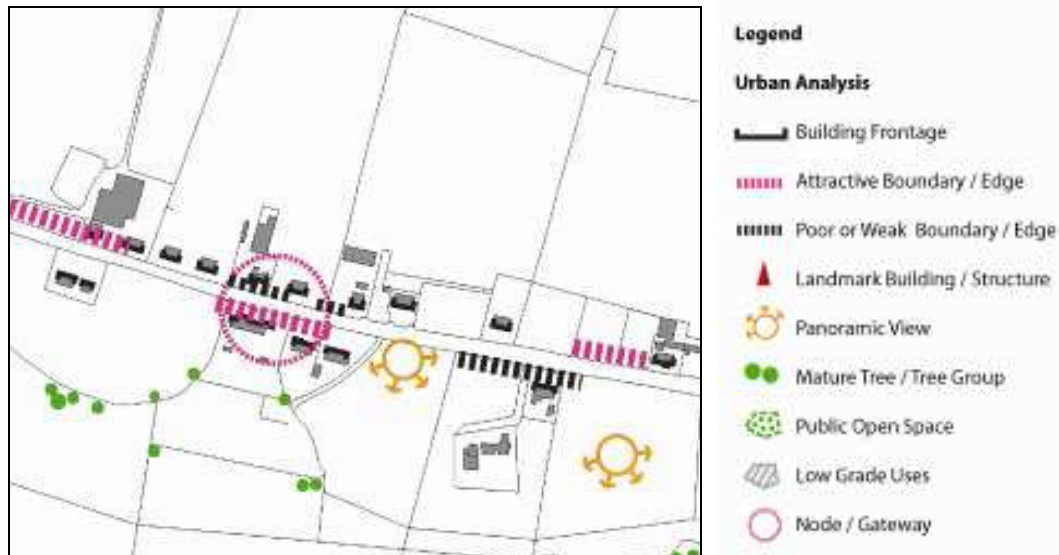


### Character Area 2: School and Residential Cluster

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.

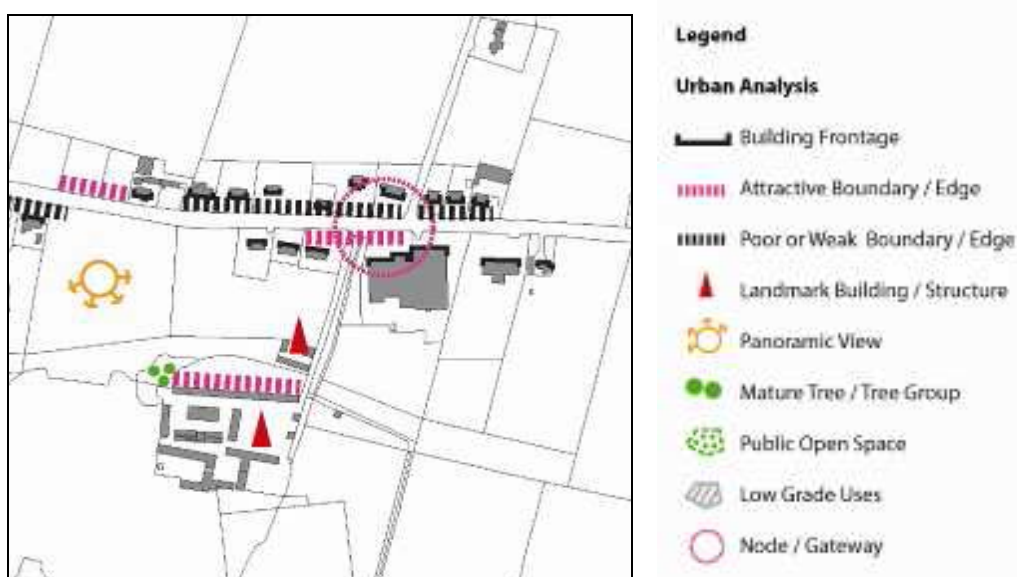


**Character Area 3: Gibbstown Demesne Farm Buildings/Industrial Area**

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.

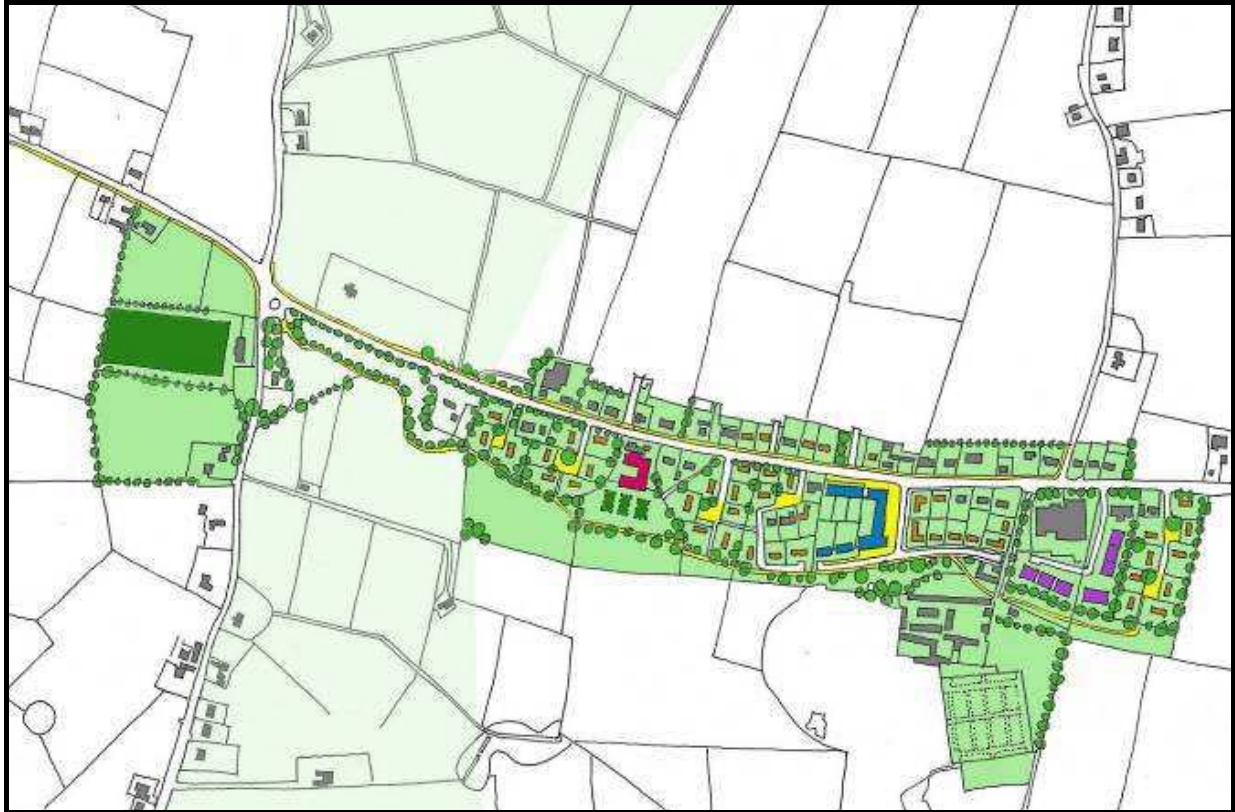
Pedestrian facilities are poor within the village. There are no footpaths to connect the various land uses. The dispersed nature of uses and lack of footpaths create a poor pedestrian environment.

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.



Indicative Master Plan

## Strategic Policies

<b>SP 1</b>	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.
<b>SP 2</b>	<p>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:</p> <p>i) The lands identified with an A2 "<i>New Residential</i>" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation &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.</p> <p>ii) The lands identified with an A2 "<i>New Residential</i>" land use zoning objective but qualified as "<i>Phase II (Post 2019)</i>" are not available for residential development within the life of this Development Plan</p>
<b>SP 3</b>	<p>To operate an Order of Priority for release of lands identified for E2 "<i>General Enterprise &amp; Employment</i>" in compliance with the requirements of ED OBJ 2 as follows:</p> <p>i) The lands identified with an E2 "<i>General Enterprise &amp; Employment</i>" land use zoning objective are available for development within the life of this Development Plan.</p> <p>ii) The lands identified with an E2 "<i>General Enterprise &amp; Employment</i>" land use zoning objective but qualified as "<i>Phase I</i>" 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.</p> <p>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.</p>

## 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 18<sup>th</sup> 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.

**MA POL 5** Car parking for existing and proposed community uses including the community hall, GAA grounds and cemetery are to use shared parking areas.

### 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.

**RD OBJ 2** 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.

**RD OBJ 3** 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

**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 within 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 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

**CF OBJ 1** 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.

**CF OBJ 2** 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.

**CF OBJ 3** 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

**HER OBJ 1** 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.



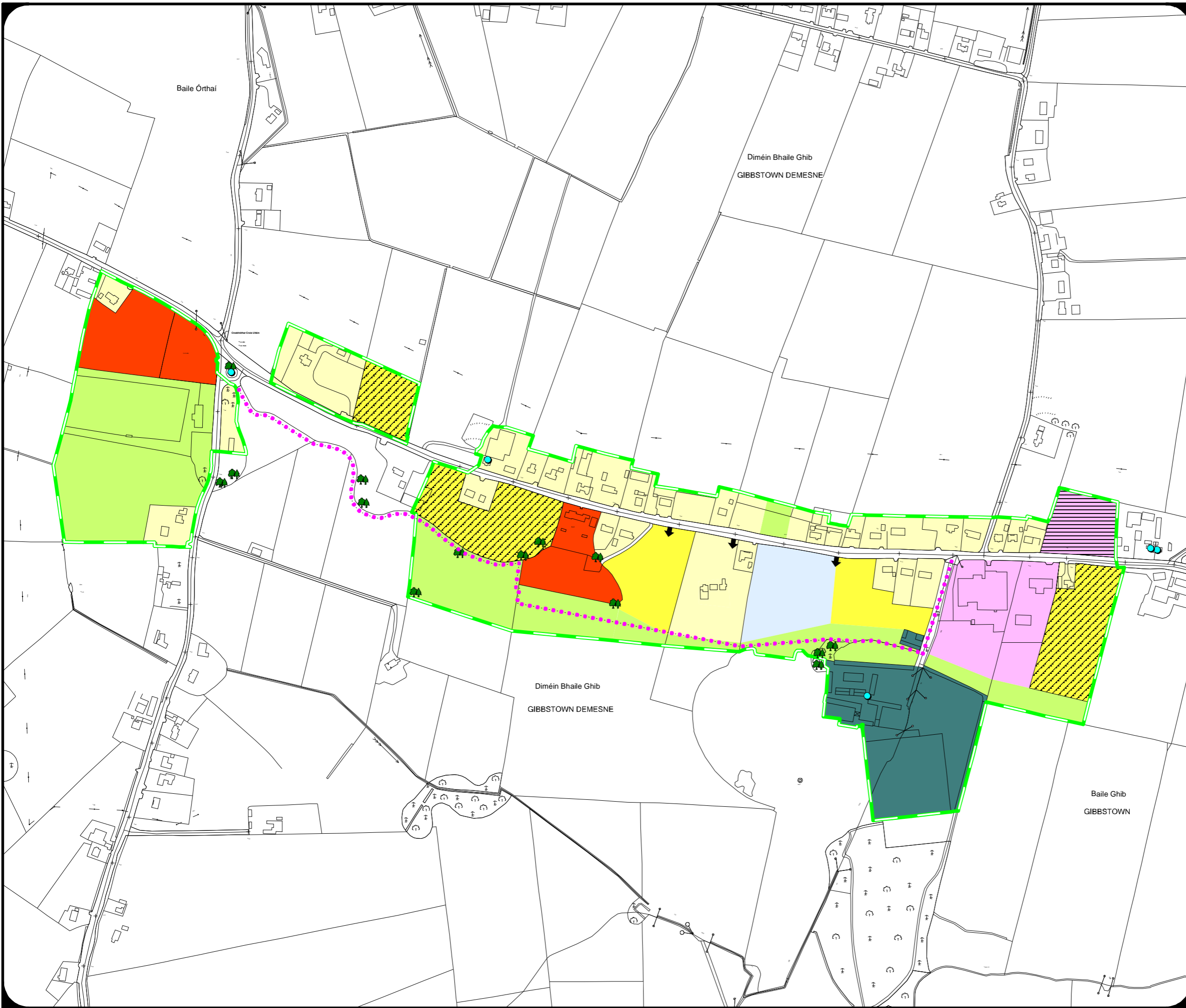
**VARIATION MADE on the 19th May 2014**

**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, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.
- B1** To protect, provide for and / or improve town and village centre facilities and uses.
- D1** To provide for visitor and tourist facilities and associated uses.
- E2** 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.
- F1** To provide for and improve open spaces for active and passive recreational amenities.
- G1** To provide for necessary community, social and educational facilities.

**SPECIFIC OBJECTIVES**

- Access Points
- Trees to be preserved
- Protected Structures
- Pedestrian Walk/Cycle way (Proposed Linear Walk)
- Development Area Boundary
- Residential Phase II (Post 2019)
- Phase II Enterprise Lands



Note: Details shown on this map is for information purposes only. Further details on any item should be clarified with Meath County Council. This map has been produced by Meath County Council with available Local Authority and Ordnance Survey base data.  
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Scale -  
Not to scale  
Mapinfo File:  
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Adopted County Development Plan 2013\Variation number 2  
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