

Ballivor Written Statement

Settlement	Ballivor
Position in Settlement Hierarchy	Village - Local centre for services and local enterprise development
Position in Retail Strategy	Fourth tier retail centre
Population (2011) Census	1,727
Committed Housing Units (Not built)	2 No. committed units
Household Allocation (Core Strategy)	60 No. Units
Education	National School
Community Facilities	Church, National School, Credit Union, Community hall and Creche.
Natura 2000 sites/Natural Heritage Areas (NHA)	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).
SFRA	SFRA carried out in accordance with recommendations of the Strategic Flood Risk Assessment of the Meath County Development Plan 2013 - 2019. Flood Zones A & B identified.

Goal

To make a positive contribution to the development of 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. A further 2.77 hectares of employment land has been identified as being available for development within the life of this Development Plan. The remaining 3.84 hectares identified under the 2009 Local Area Plan remains zoned for E2 "General Enterprise & Employment" (Category 3) however is identified as Phase II and thus will only be available for development when all of the Phase I lands have been developed. 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	<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 & 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>Residential Phase II (Post 2019)</i>" are not available for residential development within the life of this Development Plan</p>
SP 4	<p>To operate an Order of Priority for release of lands identified for E2 "<i>General Enterprise & 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 & 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 & 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 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*" (Category 3) 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.
-----------------	---

CF OBJ 5 To investigate the possibility of extending the cemetery into lands to the north of same.

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.

HER OBJ 3 To protect the following tree stands within the Village as identified because of their ecological/conservation/amenity value:

1. Beech and oak trees to the front of the national school.
2. Beech, oak and ash trees to the east of the junction into Woodgrove residential development off the Killucan road.
3. One Beech tree to the front of Glebe House off the Trim road.
4. One Sycamore and three Ash trees on the Kinnegad road to the front of individual residences.

Movement and Access

MA OBJ 1: To prepare a traffic management plan for the R156 Mullingar – Clonee Regional Road through the village.

MA OBJ 2: To determine the alignment of a new Distributor Road which shall provide access to the land identified for E2 “General Enterprise & Employment” and A2 “New Residential” off the R156 Regional Road (Kinnegad Road) and adjoining the former NEC site. 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 which shall include an assessment of potential impacts on the cSAC/SPA downstream.

MA OBJ 3: To seek to identify additional car parking spaces in the centre of the village.

MA OBJ 4: To implement appropriate traffic management and environmental improvement measures throughout the village.

County Development Plan
2013-2019
Variation No. 2

BALLIVOR
Land Use Zoning Objectives Map

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.
- 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
-  Development Area Boundary
-  Commercial/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.
© Ordnance Survey Ireland & Government of Ireland, Meath 2013/31/CCMA
NOTE - UNAUTHORISED REPRODUCTION OF THIS MAP INFRINGES STATE COPYRIGHT.

Contact:
Planning Department
Meath County Council
Abbey Mall
Abbey Road
Navan, Co. Meath
Tel: (046) 9097000
Fax: (046) 9097001
e-mail: planning@meathcoco.ie
web: <http://countydevelopmentplan.meath.ie>

Scale -
Not to scale



Mapinfo File:
O:\Mapdata\Planning\Forward_Planning\Development_Plans\Adopted County Development Plan 2013\Variation number 2
Produced By: S.K [05/14]

