

Donore Written Statement

Settlement	Donore
Position in Settlement Hierarchy	Village - Local centre for services and local enterprise development
Position in Retail Strategy	Level 5 Retail Centre
Population (2011) Census	692
Committed Housing Units (Not built)	4 No. Units
Household Allocation (Core Strategy)	20 No. Units
Education	Donore National School
Community Facilities	Donore Parish Hall St. Mary's Roman Catholic Church
Natura 2000 sites	Donore is located less than a kilometre from the River Boyne which forms part of the River Boyne and River Blackwater Natura 2000 network and is both a SAC and SPA.
Strategic Flood Risk Assessment (Meath County Development Plan 2013 – 2019)	No SFRA Required. Implement Flood Risk Management policies from CDP.

Goal

To consolidate and strengthen the village, through the provision of a well-defined village centre area, as well as a range of land-uses to support the residential population, its role as a convenience 'Service Centre' to the surrounding local area and an important node along the "Tourism Route" connecting the 'Battle of the Boyne' Visitors' Centre located at Oldbridge to the Brú na Bóinne Visitors' Centre.

01 Village Context

Donore is located towards the northeast of the county in close proximity to the border with County Louth. The village is located approximately 4km from Drogheda. An interchange with the M1 motorway is also located within close distance of the village (2km to the east) which is the main Dublin-Belfast road corridor. The village centre is focussed on St. Mary's Church and Parochial House dating from the mid 19th Century.

Donore is located within the buffer zone of the Brú na Bóinne UNESCO World Heritage Site which is one of only two current world heritage sites within the State. The village therefore is positioned within a highly sensitive landscape setting within the Boyne Valley. Whilst noting this, the village has also experienced significant pressure for new housing in recent years with the population growing from 334 persons in 2002 to 692 persons in 2011 (107% increase). The function, role and overall size of the village has largely been determined by its proximity to surrounding urban areas, specifically that of Drogheda.

The future development of Donore will seek to consolidate those lands within the Village Centre, specifically those backlands to the north and south of Slane/Stalleen Road and to the east of Duleek Road in a sensitive manner that will not negatively impact upon the setting of the Brú na Bóinne UNESCO World Heritage Site or indeed the character of the village. The location of the village within the buffer zone of the UNESCO World Heritage Site of Brú na Bóinne which is ranked among the most visited tourist sites in the country does present commercial opportunities which should be harnessed in the village. This will also be complemented through the enhancement of the Village's street finishes, footpaths, green spaces and public domain generally, and the redevelopment of key greenfield or neglected

sites, as well as the re-use of any derelict buildings. This Development Framework provides a land use strategy supported by a village-scape plan to realise the stated vision for the village.

02 Water and Wastewater Services

Water: Donore is supplied with water from the East Meath Water Supply Scheme and the principal source of water is the Staleen Water Treatment Plant near Donore. This water supply scheme also serves Drogheda Environs, Mornington, Donacorney, Bettystown, Laytown, Julianstown, Stamullen, Duleek, Curragha, Ashbourne and Ratoath. This plant is in Meath but is owned and operated by Louth County Council. Meath County Council has an entitlement of up to 47% of the capacity from these works which equates to approximately 15,000 m³/day and the current average demand is approximately 11,000 m³/day. Therefore, there is presently up to 4,000 m³/day spare capacity. The supply is augmented by Meath County Councils boreholes at Kiltrough which produce almost 3,000 m³/day. These boreholes were developed in 2010 and these together with recent new sources developed by the Council in Ashbourne and Dunshaughlin as well as substantial gains made through water conservation have significantly improved the available water supply in this area and have also reduced the strain and reliance on the Staleen works. However, this spare capacity must also take cognisance of the significant extant planning permissions for multiple residential units in Drogheda Environs, Ashbourne, Ratoath, Laytown / Bettystown and Stamullen in particular.

Wastewater: Donore is currently served by an existing Waste Water Treatment Plant located to the northwest of the village, along the Slane Road, adjacent to the southern banks of the River Boyne. The plant has recently been upgraded as part of the Towns and Village Design Build & Operate Scheme which has doubled the capacity from 600 Population Equivalent (P.E.) to 1,200 P.E. It is estimated that the current loading to the plant is approximately 810 P.E. Provision was also made in the design and construction of the plant to allow a further upgrade to 2,400 P.E. if required.

All development proposals shall be considered in the context of the available waste water and water supply capacity. It is accepted that the future development of Donore and the realisation of the household allocation from the Core Strategy may not occur until the water supply services constraints have been remedied although the additional household allocation is considered quite modest.

03 Land Use

Donore is typical of the commuter villages which have emerged in Co. Meath over the past 15 years. Donore is close to the Dublin border and to the town of Drogheda, and offers an attractive rural setting within the Greater Dublin Area. The nature of development in Donore reflects this status and the village has experienced the pressures of sudden growth. The County Development Plan seeks to ensure that the future growth of Donore is curtailed so that it does not act as a catalyst to facilitate continuing expansion of unsustainable growth patterns. The modest household allocation for Donore reflects this policy direction.

The land use strategy for Donore seeks to consolidate the built form of the village with the Phase 1 Order of Priority lands being selected through a sequential approach from the central crossroads of the village in addition to topographical considerations. New development should be cognisant of the village setting and be appropriate in terms of size, scale and density. Opposite the new mixed use commercial building and national school in the village centre is an area of land zoned for a B1 "Village Centre" land use zoning objective to accommodate a modest extension to the commercial uses within the town. The Planning Authority will encourage sustainable transport measures within Donore in particular walking and cycling from new and established residential areas to the commercial and educational sites within the village.

04 Residential Development

The last decade has seen a significant transformation in the nature and scale of residential development in the village with the development of significant residential developments. 'The Grange' is located to the south and east of the Drogheda/Mullaghacrone Road comprising 99 no. dwellings and St. Mary's Heights (39 no. dwellings) which adjoin the older and more established developments of St. Mary's Villas and St. Mary's Cottages off the Duleek / Red Mountain roads. The other more recent interventions comprise of 'Murray's View', a residential development of approximately ten land plots to the west of the Drogheda/Mullaghacrone Road, nine of which have been developed upon, and the development of a series of Serviced Land Initiative sites by Meath County Council, known locally as 'Stalleen', comprising of fifteen individual residential sites as well as the further infilling of the Slane/Stalleen Road with individual housing developments. The dwellings in these latter two residential developments are also individually designed. However they do not possess any purpose-built and designed open space areas.

The site layouts of some of the older residential development referred to are not conducive to passive surveillance of internal pedestrian, cyclist, backyard or the internal open space movements or networks. However, these residential developments have effective paved pedestrian routes linked to the Village Centre, some of which are segregated from the road space from motorised vehicles.

Donore has had a significant level of Local Authority social housing, specifically the residential developments of 'St Mary's Cottages', 'St Mary's Villas' and the recent Council development of St. Mary's Heights. This is considered to be a comparatively high level of provision in relation to the overall number of households in the village. Ultimately, future private residential developments should be encouraged to provide for a broad mixture of household types.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 20 units for Donore over the 2013 – 2019 period. In addition, Table 2.5 indicates that there are a further 4 units committed to in the form of extant planning permissions. These sites with the benefit of extant planning permission are identified on the land use zoning objectives map.

The average density set down for Donore in the County Development Plan is 20 units per hectare. In this context, there is a requirement for 1.0 hectare of residential land to be identified to satisfy this allocation. Residential lands will be delivered on a phased basis as illustrated on the land use zoning objectives map. The land use zoning objectives map has identified the lands required to accommodate the allocation of 20 no. units provided for under the Core Strategy. This decision followed the carrying out of an examination of the lands previously identified for residential land use in the 2009 Donore Local Area Plan and still available for development. The lands which have been identified for residential land use arising from this evaluation largely arise following the application of the sequential approach from the village centre crossroads junction outwards with land topography also taken into account. The site included as Phase I in the Order of Priority is on the Duleek Road opposite St. Mary's Villas. It is also proposed to identify lands immediately north of same for B1 "Village Centre" land use zoning objective further strengthening the village core and the proximity of the subject lands to commercial uses. The remaining lands identified with an A2 "New Residential" land use zoning objective are identified as Phase II lands on the land use zoning objectives map and are not intended to be released during the period of the current County Development Plan.

All designers of multiple residential developments within the Plan boundary are requested to submit a Design Statement to the Planning Authority with their planning applications in accordance with the requirements of Section 11.2 Residential Development of Volume I. A Design Statement is an appraisal of the distinctive character of the area adjoining the proposed development site and must consider how the design and layout of the proposed development responds to, and preferably enriches that character.

05 Commercial, Economic and Retail Uses

Donore has a small yet developing range of retail services. Commercial development within the Village is dominated by the part-two and part-three storey retail development to the south of the Slane/Stalleen and Duleek Road junction comprising of approximately 5 no. retail units at ground floor level with offices and residential units above. At the time of the preparation of this Written Statement, two of these units remain vacant. The only other additional commercial premise in the Village is 'Daly's Inn' Public House located opposite.

Donore's retail and commercial zone is based within the village centre area. Currently, the range of services provided within the village is reasonable having regard to its position on the lowest tier of the County Retail Hierarchy. To provide for its growing population base, as well as the village's role as a service provider for the surrounding rural area and the village's location along an increasingly important "Tourism Route" between The 'Battle of the Boyne' Visitors' Centre located within Oldbridge House and Demesne, and the Brú na Bóinne Visitors' Centre, the village may need to expand upon its commercial and retailing functions in the future and may benefit from having a greater range and variety of such retail facilities.

Any future retail development within Donore should be directed to locate within the village centre thereby facilitating multi-purpose trips and reinforcing the commercial core. Any future expansion of the village centre area should be confined to the areas which benefit from the B1 "Village Centre" land use zoning objective in order to retain the village's centre as the core retailing area. This would aid in the consolidation of the village, and strengthen the existing retailing base.

Given the excellent condition and upkeep of the premises fronting onto Main Street and throughout the village generally, it is not considered that there is any need to encourage the renovation of existing premises fronting onto the village centre. It is considered sufficient that the rate of maintenance evident within the village be maintained.

5.1 Enterprise and Employment

Having regard to the nature, role, scale and location of the village, the strategy for economic development in Donore must focus on the achievable delivery of local services and the promotion of tourism related businesses whilst not impacting upon the surrounding environment or landscape quality. For this reason, it was considered that lands with an enterprise and employment land use zoning objective would not be an appropriate land use within the village. New build office units are available within the village centre for start-up businesses, supplementary to the existing provision, and are deemed to be a more appropriate form of employment generation within Donore than traditional industrial zoned lands given the Village's historical setting.

5.2 Tourism

The Boyne Valley surrounding Donore Village contains a high-quality natural heritage landscape and a significant level of man-made built heritage which attracts thousands of visitors each year to the area. The Planning Authority recognises the importance of tourism in the economic life of the County which offers a significant opportunity for increased expenditure, economic development and job creation in both Donore Village and the County in general.

The area's growing importance can be seen in the substantial investment in tourism infrastructure within the area in recent years. The Brú na Bóinne Visitors' Centre opened in 1997 to expand upon and facilitate the tourism potential of the passage tombs of 'Knowth' and 'Newgrange', while the Battle of the Boyne Visitors' Centre within Oldbridge House and Demesne opened in, 2008, both in a sustainable and non-invasive manner.

Meath County Council is presently constructing the first phase of the Navan – Drogheda Boyne Greenway by connecting the Ramparts in Drogheda to the Oldbridge Estate. The

second phase which is at design stage will extend the facility onwards to the Brú na Bóinne Visitors' Centre. This will further solidify the area's attraction for tourism and leisure facilities. Donore Village is in a strategic location to continue to capitalise upon its siting at the junction of a substantial number of routes serving the notable international heritage and tourist attractions arranged along this section of the Boyne Valley, specifically the Brú na Bóinne UNESCO World Heritage Site, the key 'Battle of the Boyne' sites and the partially restored Boyne Navigation. There is substantial scope for Donore Village to continue to function as an important gateway and base for tourism activities in the area. The Local Authority also recognises that Donore has considerable potential for the development of tourism and cultural uses, particularly the development of accommodation, entertainment and related tourist facilities to further expand upon the potential that this cultural heritage destination and area of local distinctiveness offers. This Development Framework acknowledges the importance of visitor experiences and impressions, whilst aiming to encourage tourism that is sustainable and environmentally friendly.

06 Community Facilities & Open Spaces

There are limited civic and community facilities in the village which comprise of Donore National School and Donore Parish Hall adjoining the Church. The sporting facilities are located outside of the plan envelop 'Donore Rovers Football Club' and St. Mary's GFC grounds are located opposite the Brú na Bóinne Visitors' Centre at Roughgrange.

Given Donore's current population, the level of civic and community facilities is insufficient to cater for the village's future needs. It is essential that sufficient community facilities are established, catering for all age groups.

The national school in Donore (Scoil Naisúnta Dun Uabhair) had an enrolment figure of 205 pupils for 2012/2013 which has increased from 149 in the 2008/2009 school year. The current capacity and potential future demands on this facility have been considered during the preparation of this Development Framework. The local community's effort to renovate the former National School adjacent to St Mary's Roman Catholic Church is commended and it is an objective of this Development Framework to promote its final inception as a village hall.

Donore enjoys some notable environmental qualities within its vicinity, particularly the River Boyne Valley and the undulating hills surrounding its banks, specifically 'Redmountain' to the south and 'Donore Hill' to the north of the Village. However, the village itself is distinctly lacking in active recreational and community amenities; there are no significant or distinctive open spaces aside from the village graveyard, safe walking networks away from motorised vehicles or active areas of open space to maximise and appropriately utilise such natural and man-made environmental assets, settings and views.

The only other public open spaces are those located within the older residential developments of 'St Mary's Cottages' and 'St Mary's Villas' to the south of the Village and within the recently constructed residential development of 'The Grange' to the east of the Village. These open space areas comprise of extensive grassed areas with some recent tree planting. However, these open space areas do not provide play equipment, children's play areas or all weather facilities and, due to the lack of pedestrian or cycle ways within the village, are not interlinked in any cohesive manner. They provide only a minimal amenity value and the village is in need of a larger more purposeful open space area or a linked series of open spaces with associated children's playground areas and civic amenity spaces.

07 Urban Design

7.1 Purpose of this Village Design Strategy

The village design strategy will:

- Facilitate the improvement of the physical appearance and general environment of the Village.
- Foster the continued development of a compact Village form, through the development of suitable areas for the purposes of mixed use and low-density residential development where pedestrian connections to surrounding lands can be achieved.
- Create new, enhance existing, and complete potential pedestrian linkages identified throughout the area, which will improve permeability between community, residential and amenity related uses.
- Promote well designed and highly considered architectural solutions to any interventions proposed within the Village Centre in order to enhance both the image and appearance of the area and protect the setting of the Boyne Valley and the Brú na Bóinne UNESCO World Heritage Site.

This Village Design Strategy aims to improve the urban form of the built environment and to highlight areas where enhancements and improvements could be made to both the built and natural environment.

7.2 General Urban Design Guidance

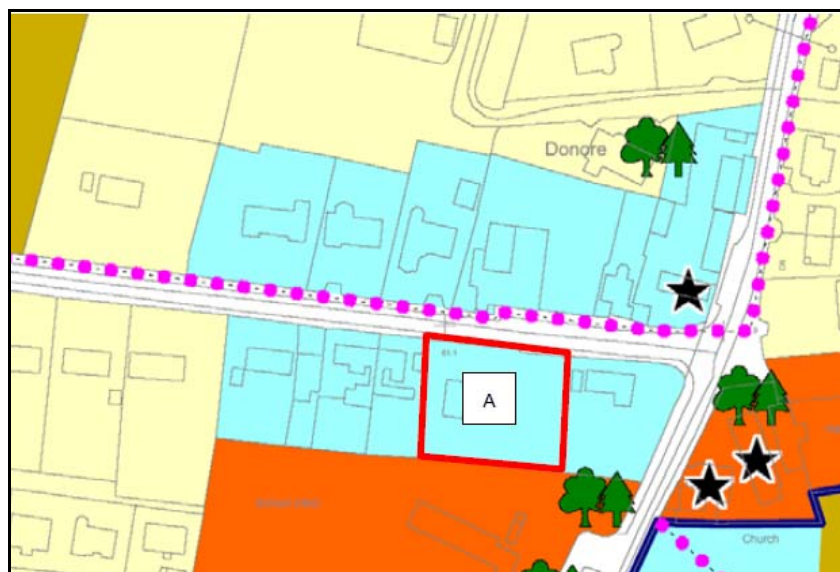
The most successful developments are those that are carefully integrated with their surrounding built environment complemented by the utilisation of the most appropriate building materials, finishes, forms and landscaping treatment. Each of these elements should relate to the existing built fabric and settlement structure of the Village.

7.3 Village Centre & Opportunity Site

The future development of lands identified with a B1 "Village Centre" land use zoning objective should seek to augment the identifiable Village Centre within Donore whilst respecting the inherent characteristics of the existing buildings within the Village. Future development proposals for these lands should seek to:

- Provide for a mix of uses and active ground floor frontages addressing Main Street,
- Establish a continuous building line within an accompanying strong sense of enclosure along the Village's Main Street,
- Buildings should respect the scale and massing of existing buildings within Donore, be a maximum of two-storeys in height and ameliorate any potential visual impact they may have on the setting of the Brú na Bóinne World Heritage Site, and
- Opportunity Site A (see map on following page) should also provide for a Bring Recycling Facility to serve the Village's needs.

Parallel on street car parking and landscaped urban spaces could be inserted to the front of these proposed buildings. Access to the retail units and off street car parking could also be provided to the rear of the terrace, as is the case with the recent development at the junction of the Duleek Road and Main Street.



Opportunity Site A

7.4 Visual Impact and Building Height

New development proposals within the Village must have regard to the existing building character and heights along Main Street. In this regard, no building in excess of two-storeys will be favourably considered by the Planning Authority within the Village Centre. Development proposals involving mixed-use, commercial or more than 2 no. dwellings within the Village's development boundary must be the subject of a Visual Impact Assessment and must be accompanied by a Visual Impact Statement, photomontages or similar 3D material outlining the proposed development's potential visual impact upon the 'Core Area' of the Brú na Bóinne UNESCO World Heritage Site.

This requirement seeks to ensure that any future proposed developments do not negatively impact upon the Village's character and the setting of the national monuments within the World Heritage Site.

7.5 Urban Grain

Although the Village contains a variety of building types and forms, the existing urban grain within the Village Centre area is relatively compact and should continue to be respected as it contributes to the Village's character. This can be achieved through the use of existing urban grain dimensions as a basis to guide new developments. Future development proposals should also address the existing urban grain through the use of facade design with variations in the façade composition to respect the traditional grain pattern of the Village and Irish village's generally.

7.6 Architectural Features

In order to ensure the continued protection of the Village's character, architectural treatment is of vital importance. Issues such as the relationship between the "solid to void" ratio (the exterior wall versus any openings including windows and doors), respecting the verticality of the existing urban grain of the Village and building features, such as chimneys, roofs, windows and doors are all extremely important.

08 Heritage

As stated within this Development Framework, the built and natural heritage of Donore is an important resource which must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to tourists and visitors alike. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework; all development objectives and planning

policies have been formulated with a view to improving the overall quality of their context and setting.

8.1 Archaeological Heritage

The area within the identified development boundary does not contain any sites of archaeological interest and does not contain any identified items on the Record of Monuments and Places (RMP). However, given the village's location in the 'Buffer Zone' of the Brú na Bóinne UNESCO World Heritage Site, there is significant potential for future archaeological discoveries.

8.2 Built Heritage

There are a number of buildings and structures of historical significance within Donore. The village has four structures listed on the Record of Protected Structures (RPS) within the current Meath County Development Plan 2013-2019. The locations of the Protected Structures can be viewed on the land use zoning objectives map attached. The full list and description of the protected structures can be found within Appendix 8 of the Meath County Development Plan 2013 – 2019.

8.3 Natural Heritage

Whilst the village and the surrounding environs are characterised by significant environmental assets, none are designated at national or local level. The village does not contain any Natura 2000 sites (i.e. c.SAC's or SPA's), although the River Boyne & River Blackwater SAC and SPA sites are located less than a kilometre from the village to the northwest.

There is a diversity of natural and semi-natural habitats within the Donore area including hedgerow, grassland and woodland habitats. The protection of the natural environment of Donore is fundamental to the success of this Development Framework, as it provides the village with its own unique identity and amenity background. Therefore it is vital to achieve the correct balance between protection of the natural environment and the future development of the village.

This diversity is not under any significant threat. However, a sustainable approach to future development is needed to protect and conserve it. This should be complemented by a drive to consolidate the village further, with a clear demarcation between rural and urban areas, and the protection of natural heritage features, such as hedgerows, individual trees, important stands of trees, and river and floodplain environments.

The village is surrounded by open-cast quarries to the east and north. It is a policy of this Development Framework to retain a 'Greenbelt' between these quarries and the village and to retain these lands to the east of the village between the village's development boundary and these quarries for a range of future community uses.

8.3.1 Trees & Hedgerows

There are a number of tree groups within and around Donore that are worthy of protection. These are complemented by a limited number of hedgerows within the village, due to significant field amalgamation within the surrounding area for tillage purposes in recent decades. These should be retained and incorporated where possible into any future development proposals within the village thus sustaining the natural visual image of the village.

There are a limited number of trees that are worthy of protection within the village's development boundary, these include a stand of Silver Birch (*Betula pendula*) to the front of the National School, a deciduous tree to the front of the Roman Catholic Church most probably a Horse Chestnut (*Aesculus hippocastanum*), a range of trees mainly on the southern side of the Slane/Stalleen Road in individual front gardens comprising of mainly European Ash (*Fraxinus excelsior*), a deciduous tree, possibly European Beech (*Fagus*

sylvatica) to the rear of the protected structure at the northern side of the junction of the Drogheda/Mullaghacrone and Slane/Stalleen Roads and a range of tree species on the northern side of the Drogheda/Mullaghacrone Road along the hedgerow comprising of mainly European Ash (*Fraxinus excelsior*). The hedgerows that add to the village's character within the Development Framework area are principally those along the approach roads and those surrounding agricultural fields mainly to the north of the village (refer to the Land Use Zoning Objectives Map).

[8.3.2 Significant Views & Prospects](#)

The landscape of the Boyne Valley is characterised by a steep river valley with areas of rolling lowland adjacent to the River Boyne. It is arguably the most significant and highly valued landscape in the County as the presence of the River Boyne and the Brú na Bóinne complex to the north-west of the village have endowed it with a number of notable views and prospects.

These views and prospects of special amenity value and/or special interest include:

- 2 no. views to the west of the village orientated to the north-west and the north-east, respectively, and
- 1 no. view to the north of the village orientated to the west.

09 Movement & Access

9.1 Roads

There are four main approach roads into the Village. The principal approach roads are from Drogheda, Duleek and Slane via a third-class network of roads to the north-east, south and west of the Village, respectively. The final approach route is gained from a smaller third-class road, the Kellystown Road, joining with the Duleek Road to the south of the Village. All of these routes converge in the centre of the Village at St Mary's Roman Catholic Church.

Physically, these roads and the Village Centre itself are in a poor condition: this is particularly true of the north-eastern and southern approach roads from Drogheda and Duleek, respectively. The Local Authority is cognisant of the fact that the existing transport network requires upgrading in certain areas within the Village. Environmental improvements and traffic calming measures can facilitate an improved environmental quality within the Village. Such improvements would include upgraded pedestrian pathways, cycleways, textured surfacing, tactile paving (excluding tarmacadam) and improved road markings and signs for all users.

The principal entrance routes to the village are not heavily trafficked given that they are third class routes, although the traffic numbers converging at Donore National School along the Duleek Road during "drop-off" and "collection" times leads to daily congestion at peak use times. It is also noted that the village is increasingly trafficked by Heavy Goods Vehicles (HGVs) utilising the village's Main Street as a connection between the M1 National Motorway and the N2 National Primary Road (thus avoiding the Drogheda Toll Bridge) and also by surrounding heavy industrial factories and plants.

The environmental improvements promoted by this Development Framework for the village centre include the construction of pedestrian crossings, augmenting existing village footpaths, the development of cycleways, and the use of textured surfacing, tactile paving (which does not include tarmacadam), and improved road markings for cyclist, pedestrian and motorised traffic.

9.2 Pedestrian & Cyclists

Pedestrian paths are provided mainly in the central area and within the recently constructed residential developments and tend to be of a high quality. The village centre does not

possess any pedestrian crossing points with associated dropped kerbs and is therefore difficult to traverse for the elderly, wheelchair users and pram users alike. It is also of critical importance to the vitality and accessibility of Donore that permeability is enhanced between existing and future development proposals to promote sustainable modes of transport. The relatively compact nature of the village provides an excellent opportunity for the strengthening of pedestrian walking and cycling routes. Public lighting is not equitably distributed throughout the village. In order to enhance the image of Donore as a permeable and pedestrian safe area, it is important that public lighting provision is reviewed and appropriate upgrading is made where required. Currently public lighting is required along the Drogheda/Mullaghacrone and Slane/Stalleen Roads to the village's boundary.

9.3 Car Parking

There are both public and private car parking areas within Donore, notably the off-street car parks and a significant level of delineated car parking spaces along the village's Main Street and the Duleek Road. Overall, there does not appear to be an issue with regard to the availability of car parking facilities within the village centre area.

Donore National School contains a turning circle/drop-off and collection point that also functions as a car park for the staff and visitors of the School fronting onto the Duleek Road. This is not adequate to serve the needs of the school's employees and visitors, or the "drop-off and pick-up" demands of the parents. Currently, the surrounding area at school drop-off and collection times is subject to significant congestion and is a potential traffic hazard along the Duleek Road. A designated car parking area is required adjacent to the school.

9.4 Public Transport

Bus Éireann provides Donore with a bus service to Drogheda, Duleek and Navan. These routes offer a comprehensive all day service (Monday to Saturday) with a limited bus service on Sunday. Although there are no designated 'bus stops' in Donore, services pick-up and drop-off passengers mainly outside 'Daly's Inn' Public House.

Strategic Policies

SP 1	To promote the future development of the village as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form, and a variety of land uses and amenities.
SP 2	To expand upon the Village's growing role as a Service Centre for the growing tourism market within the area.
SP 3	To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows: <ul style="list-style-type: none"> i) The lands identified with an A2 "New Residential" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan. ii) The lands identified with an A2 "New Residential" land use zoning objective but qualified as "<i>Residential Phase II (Post 2019)</i>" are not available for residential development within the life of this Development Plan.

Policies

Water and Wastewater Services

WWS POL To endeavour to maintain and provide adequate potable water and wastewater treatment infrastructure that is sufficient to meet the development needs of the Village within this Plan period. The Local Authority acknowledges that there are significant constraints on the capacity of the existing infrastructure and may consider restricting development in circumstances where such infrastructure is inadequate.

Flood Risk

FR POL To manage flood risk and development in Donore in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

Residential Development

RD POL To ensure that Donore avoids the monotony of urban sprawl; excessive and monotonous duplication of house styles within residential developments will be strongly resisted. Future developments must have regard to the local setting and aim to create a sense of place and identity in any proposed future development.

Commercial, Economic and Retail Uses

CER POL 1 To maintain and improve the vitality and viability of the Village Centre as the centre of commercial and retailing activity within Donore, in order to ensure both a mixture and variety of local shopping, to serve the day to day needs of the local community. This shall include the lands identified with a B1 "Village Centre" land use zoning objective including the lands along the eastern side of the Duleek Road, for retail and commercial uses.

CER POL 2 To promote, encourage and facilitate the development of sustainable tourism in Donore through the conservation, protection and enhancement of the built and natural heritage, in order to maximise upon the economic benefits arising from the industry.

CER POL 3 To permit economic and enterprise activities, including home-based activities, where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of the surrounding residential areas and will not impact upon the Village's character, the setting of the Brú na Bóinne complex or the surrounding high-quality landscape environment.

CER POL 4 To co-operate with the appropriate agencies and local community groups in promoting tourism and securing the development of tourist based enterprises and facilities in Donore.

CER POL 5 To continue to promote Donore Village as an important tourist centre within the surrounding area and to encourage, facilitate and capitalise upon the Village's location adjacent to notable international heritage and tourist attractions arranged along this section of the Boyne Valley, notably the Brú na Bóinne complex.

CER POL 6 To enhance the public realm, streets, approach roads and general Village character within Donore in order to promote a quality host environment to facilitate the role of the Village as a tourist centre for the surrounding area.

Community Facilities and Open Spaces

CF POL 1 To work in conjunction with the local community to continue to renovate the former National School within the grounds of St Mary's Roman Catholic Church to allow for its future use as a Village Hall to cater for the needs of the local community.

CF POL 2 To examine the potential to provide a bottle bank in Donore, in consultation with the Council's Environmental Department. It is considered that 'Opportunity Site A', identified in the Village Design Section, provides an opportunity to facilitate this civic amenity.

Urban Design

UD POL 1 To require all new developments within the Plan area to contribute to the creation of high quality, functional and well designed environments. To achieve this, new development proposals within the Village shall be required to:

- a) Contribute positively to the existing streetscape or landscape qualities of the Village and its immediate surrounding areas, and should respect the important views, the setting of national monuments and landscape features of the Brú na Bóinne UNESCO World Heritage Site.
- b) Consider and reflect the physical, social and environmental context of the Village: proposed uses shall be compatible with the zoning objective, surrounding areas and the established character of the Village.
- c) Protect the Village's historic fabric, urban grain and positively contribute towards its unique identity and character.

UD POL 2 To cater for the appropriate re-use, re-development and re-generation of derelict sites and buildings within Donore, specifically to re-use the Eighteenth and Nineteenth Century former 'Cottier' and 'Labourers' cottages remaining within the Village: a good example of which is the former Cottage to the north of the Village along the northern side of the Drogheda/Mullaghacrone Road.

UD POL 3 To promote the appropriate re-use, re-development, façade improvement and re-generation of derelict sites and buildings within Donore. The Council will use its powers, where appropriate, in considering such sites for inclusion in the Register of Derelict Sites.

UD POL 4 To generally discourage any future developments in excess of two-storeys in height within the Plan envelope.

UD POL 5 To protect the character and setting of the Village, development proposals within the development boundary of the Village shall be required to be

accompanied by a landscaping plan promoting the planting of indigenous tree and hedgerow species along the Village's development boundary, particularly to the north-west of the Village facing the Brú na Bóinne UNESCO World Heritage Site.

UD POL 6 To encourage the creation of a Street Furniture Palette to create an improved public realm setting within the Village that is appropriate given the Village's location within this important historical setting.

Heritage

HER POL 1 To preserve the visual amenity value of the designated viewpoints through restricting development that would represent a disproportionate visual effect on any available vistas.

HER POL 2 To protect the ridgelines which frame views within and from the UNESCO World Heritage Site of Brú na Bóinne from inappropriate or visually intrusive development.

HER POL 3 To ensure continued protection for the following natural environmental features and allow for these features to be integrated within the overall vision for the Village:

1. Mature tree stands,
2. Significant hedgerows,
3. Open space networks, and
4. Various walking routes.

Movement and Access

MA POL To work in conjunction with Bus Éireann to provide bus stops and accompanying shelters within the Village Centre to serve all bus users.

Brú na Bóinne

WHS POL 1 To protect the landscape setting of the national monuments within the Brú na Bóinne UNESCO World Heritage Site by requiring that all development proposals involving mixed-use, commercial or multiple unit residential development within the Village's development boundary are subject to a Visual Impact Assessment. Such development proposals must be accompanied by a Design Statement, Street Impact Assessment and Visual Impact Statement with photomontages or similar 3D material in order to assist the Planning Authority in determining whether there is any visual impact upon the Village's character or the '*Core Area*' of the Brú na Bóinne UNESCO World Heritage Site. In particular, photomontages shall be sited so as to show the visual impact, if any, that any proposed development may have on the setting of the Brú na Bóinne complex in order to prevent any inappropriate or avoidable impacts on the quality of that environment.

WHS POL 2 To preserve the setting and visual amenity value of the Brú na Bóinne complex and the high-quality landscape character of the Boyne Valley by strictly controlling any future development that would be detrimental to their continued preservation, conservation, setting or their visual amenity value.

WHS POL 3 To require potential developers to consult with relevant agencies as early as possible (i.e. prior to lodging a planning application) to ensure that any heritage concerns are considered early in the planning application process and that any final planning application can be appropriately informed.

WHS POL 4 To refer all planning applications within the UNESCO World Heritage Site of Brú na Bóinne to the Department of Arts, Heritage and the Gaeltacht for comment. These comments will be considered in the making of decisions on all such planning applications.

WHS POL 5 To require that all development within the UNESCO World Heritage Site of Brú na Bóinne shall be subject to the Development Assessment Criteria set out in Volume 1, Chapter 9, Section 9.6.7, and in Sections 7 & 8 of this Written Statement.

Greenbelt Buffer

GB POL To retain a distinct 'Greenbelt' between the neighbouring quarries to the north and east of the Village, and the Village's development boundary in order to protect the Village's amenities.

Objectives

Commercial, Economic and Retail Uses

CER OBJ To review and co-ordinate the development of an integrated and well informed '*Tourist Signage Strategy*' for the Village of Donore in an attractive and well designed manner.

Heritage

HER OBJ 1 To protect the following tree stands within the Village as indicated on the Land Use Zoning Objectives Map:

1. A stand of Silver Birch (*Betula pendula*) to the front of the National School.
2. A deciduous tree to the front of the Roman Catholic Church most probably a Horse Chestnut (*Aesculus hippocastanum*).
3. A range of trees mainly on the southern side of the Slane/Stalleen Road in individual front gardens comprising of mainly European Ash (*Fraxinus excelsior*).
4. A deciduous tree, possibly European Beech (*Fagus sylvatica*) to the rear of the protected structure at the northern side of the junction of the Drogheda/Mullaghacrone and Slane/Stalleen Roads.
5. A range of tree species on the northern side of the Drogheda/Mullaghacrone Road along the hedgerow comprising of mainly European Ash (*Fraxinus excelsior*).

HER OBJ 2 To retain, where possible, the following hedgerows and incorporate them into future development layouts within the Village:

1. Along the approach roads into the Village, specifically those hedgerows remaining along the northern section of the Drogheda/Mullaghacrone Road,

those to the east of the Duleek Road and those hedgerows fronting on to both sides of the Slane/Stalleen Road.

2. The various individual trees, shrubbery and hedgerows surrounding agricultural fields to the north of the Village as identified on the Land Use Zoning Objectives Map.

Movement and Access

MA OBJ 1 To actively discourage the use of the Village's road network by Heavy Goods Vehicles (HGVs) in conjunction with traffic calming measures and other environmental improvements.

MA OBJ 2 To install a pedestrian crossing within the Village Centre area, preferably to the front of the 'Daybreak' convenience shop along the Slane/Stalleen Road.

MA OBJ 3 To facilitate the provision of footpaths and public lighting in the following areas:

a) To construct a footpath and public lighting along both sides of the Slane/Stalleen Road from the existing footpath point to the Village boundary.

b) To construct a footpath and public lighting along the northern side of the Drogheda/Mullaghacrone Road from the existing footpath point to the Village boundary.

MA OBJ 4 To investigate the provision of 'loading bays' within the Village's development boundary.

MA OBJ 5 To identify further car parking bays along Main Street in conjunction with the environmental upgrade of the Village Centre itself.

MA OBJ 6 To provide a safe car parking facility adjacent to the National School to serve the collection and drop-off needs of the School.

MA OBJ 7 To examine the provision of additional off-street public car parking in the Village Centre and encourage the development of adequate parking to serve the Village Centre and community facilities.










MA OBJ 8 To promote the development of a walking route throughout the Village that is interconnected and allows for a circuitous route to be developed as indicated on the land use zoning objectives map. This walk will create a pedestrian friendly designated pedestrian linkage and safe walking route, the majority of which will be un-associated with motorised traffic.

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.
- 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 Walkways (Existing/Proposed)
-  Provision of footpaths
-  Development Area Boundary
-  Views and prospects
-  Residential Phase II (Post 2019)
-  Multiple Residential Development Granted Planning Permission

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.

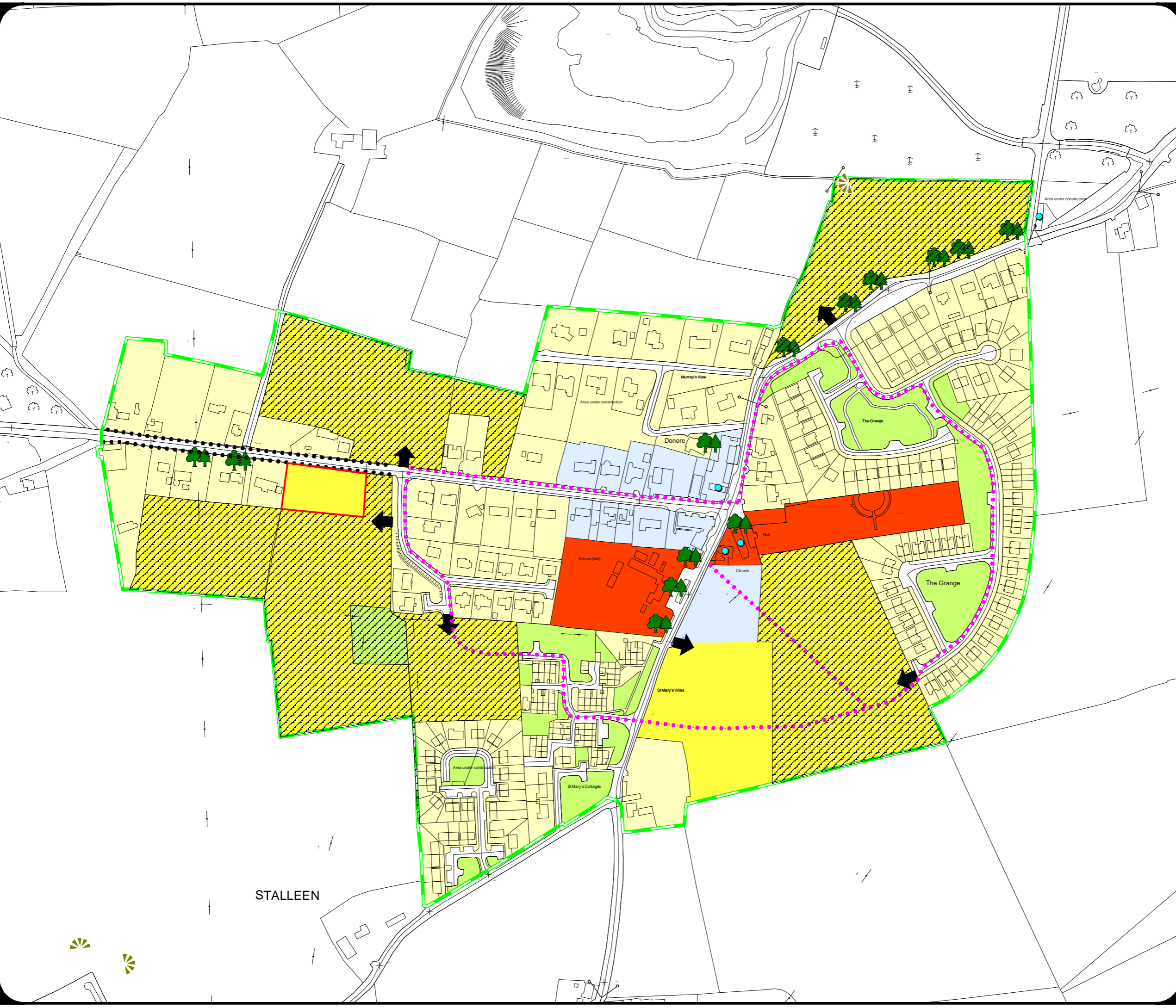
Contact:
Planning Department
Meath County Council
Abbey Mall
Abbey Road
Navan, Co. Meath

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]



STALLEEN