

Drumconrath Written Statement

Settlement	Drumconrath
Position in Settlement Hierarchy	Village - Local centre for services and local enterprise development
Position in Retail Strategy	Level 4 retail centre
Population (2011) Census	370
Committed Housing Units (Not built)	No committed units
Household Allocation (Core Strategy)	60 No. Units
Education	National School
Community Facilities	Health care centre, church, Post Office, community centre and pitch and putt course.
Natura 2000 sites	None.
Strategic Flood Risk Assessment	SFRA required in accordance with recommendations of Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 - 2019.

Goal

To protect the scale, character and the built and natural heritage of the village by encouraging development which will improve the character and structure of the village core and the existing streetscapes.

01 Village Context

Drumconrath is located in the north eastern corner of County Meath, 3km west of the N52 which links Kells to Ardee / Dundalk. It is located 7km from Ardee, 10km from Nobber and 12km from Kingscourt.

The statutory land use framework for Drumconrath promotes the future development of the village in a co-ordinated, planned and sustainable manner in order to conserve and enhance the established natural and historical amenities of the village and its intrinsic character.

In order to facilitate the delivery of the vision for Drumconrath, land use, movement and access and natural and built heritage strategies have been identified in this Written Statement. The land use strategy for Drumconrath seeks to accommodate modest levels of population growth in accordance with the levels of growth provided for in Table 2.4 (Core Strategy) of the County Development Plan and to provide for distinctive quality driven residential development and essential local commercial and community facilities. In addition, the land use strategy seeks to provide employment opportunities by expanding the existing employment base of the village and to ensure that adequate provision is made for appropriate commercial, community and educational facilities to serve existing and future residents.

02 Water and Wastewater Services

The village is currently served by the Drumconrath waste water treatment plant which is located along the Carrickmacross Rd (L-3403-1), circa 200 metres to the north of the village. This plant has been designed to cater for a design capacity of 600 population equivalent (PE) and currently has 170 PE remaining available for future development.

The public water supply in Drumconrath is sourced from Lough Brackan to the south west of the village adjacent to the Nobber Road (L-3404-3). There is a total capacity to cater for 4,000 PE with 500 PE currently remaining.

All development proposals shall be considered in the context of the available waste water and water supply capacity.

03 Land Use

The principal land uses in Drumconrath relate to the local service and employment role of the village allied to the residential function which the village provides. The commercial and employment uses are discussed in Section 5.0.

Significant levels of residential uses are located within the outer limits of the village and mainly comprise of traditional farm house typologies and more recent semi detached suburban style dwellings. The existing residential zoned lands to the south east of the Slane Road are sufficient to cater for the future needs of the area over the life of the Development Plan and in an area generally characterised by Drumlin features, this site is of an appropriate topography to mitigate any visual impact arising from development on it. The existing mixed residential and business use zoning to the north west and south of the Kingscourt road can provide additional street frontage at this location.

The areas identified to accommodate the 60 no. residential units provided under Table 2.4 of the Core Strategy are located east of and contiguous to De Valera Park (0.5 hectare site), lands to the east of the Slane Road (1.8 hectare site), the pitch and putt course (0.84 hectare site) and a backland site adjoining same (0.47 hectare site). The total amount of lands identified for residential development extend to 3.6 hectares which is more than required to provide the 60 no. units allocated at a density of 20 residential units per hectare. However, there are issues pertaining to the release of the pitch and putt course for residential purposes whilst site assembly would appear to be required to access the site to the north of the bridge. The other sites which were previously identified for residential development in the 2009 Local Area Plan were considered less favourable on the basis of flood risk, elevated nature of land allied to accessing difficulties or lands being land locked. All other remaining lands are identified as a Phase II and are not intended for release within the life of this County Development Plan.

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

The land use zoning objective for the lands to the south west of the Slane Road seeks to provide for industrial and related uses in order to facilitate the potential expansion of the businesses at this location. Other opportunities for employment creation are facilitated in the village centre land use zoning objective.

04 Residential Development

Drumconrath has not experienced an excessive level of residential development in recent years in comparison to other development centres in the county. Whilst the village has maintained its historic village grain and building lines, the core has experienced some deterioration which is evident at locations such as Doyle's Garage on the south eastern corner of the urban block at the junction with the Kingscourt Road (R165) and the Nobber Road (L-3405-0). The De Valera Park housing development located to the south west of the town and the Hillside View development located to the north west of the town, both of which take the form of suburban type semi detached dwellings, are linked to the village by footpath. This

Development Framework will endeavour to improve accessibility to these developments and any future development in the village in terms of pedestrian / cycle linkages.

Section 2.3.1 of Volume 1 of the County Development Plan outlines the settlement hierarchy for the county. 60 units have been allocated to the village in the Core Strategy of the County Development Plan as, indicated in Table 2.4 of the said Plan. There are no extant permissions in place in the village.

The Core Strategy of this County Development Plan seeks to permit a moderate rate of residential expansion in the village over the Plan period. Future development and growth will need to take account of the village's ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Development Framework endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing village's built environment.

05 Commercial, Economic and Retail Uses

Drumconrath is identified as a level 4 retail centre in the County Retail Hierarchy. It has a small range of retail and business services, primarily 2 local convenience shops and 1 petrol station, Post Office, health care centre, car sales garage, beauty salon, three public houses and a butchers/takeaway. Employment uses include the local services mentioned, Clarke Rewinds and Fastway Couriers which are located to the south of the village on the Slane road (L-3405-1).

There has been a trend in recent times for villages to act as dormitory settlements for other towns. Drumconrath is convenient to towns such as Ardee, Kingscourt and Kells which have established employment opportunities. The industrial estate in Drumconrath houses a number of employees and this valuable resource needs to be encouraged to develop. The key role for Drumconrath has been to provide for the everyday needs of the local community and hinterland. The extent of these services is governed by local demand and proximity to other population centres offering similar or alternative services.

The Development Framework will seek to protect and enhance the retail and commercial core of the village. There are sites and buildings which have the potential to strengthen the commercial and retail core of the village. This has the advantage of increasing available services and providing further choice to the community.

The location and amount of land identified for industrial and related uses and commercial / village centre facilities and uses in the village are considered appropriate and sufficient for the life of the County Development Plan and beyond.

Drumconrath is a picturesque location that has potential to attract tourists. The built and natural heritage is an asset to Drumconrath and should be exploited to a greater degree to encourage visitors. The provision of tourist facilities at appropriately located sites will be encouraged. In addition, the Council will support the creation of a tourist trail that could link Drumconrath to other towns and villages in the area.

06 Community Facilities & Open Spaces

There is one primary school located in the village; 'Scoil Naisúnta Pheadair agus Phoil', which is located on the Kingscourt Road to the north west of the village. The nearest secondary school is located in Nobber. The village contains a 18 hole course, a community centre which adjoins the course and a local Post Office to the north of the town. The GAA pitch is located to the south of the town outside of the development boundary on the Nobber Road and the Health Care Centre is located to the east of the village.

The existing level of civic and community facilities is sufficient to cater for the Village's needs having regard to the population now resident. It is essential that sufficient community

facilities are provided, catering for all age groups. Sufficient lands have been reserved for open space to accommodate both existing and proposed future populations. The provision of a playground to serve the young population of this village is urgently required.

6.1 Renaissance Community Plan

The Economic Development Strategy contained in Volume I of the County Development Plan acknowledges that the proposed Village Renaissance Programme being developed by Meath Partnership under the Rural Development Programme will further enhance the physical appearance of a number of towns and villages across the County and is generally welcomed. The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans and development objectives contained in the County Development Plan.

ED POL 41 seeks to facilitate and support the implementation of Village Design Plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres and town/village development objectives contained in the County Development Plan.

A Community Plan for Drumconrath has been prepared by Meath Partnership in January 2013. The Development Framework for Drumconrath is supportive of the proposals contained in the Village Plan as they relate to the development boundary of same. The projects which have been identified as "highest priority projects" in the Community Plan are complementary to the land use strategy put forward in this Development Framework whilst the wider sub regional projects will further develop the tourism potential and attraction of the village.

07 Urban Design

The village of Drumconrath can be described as a small 19th century village. The restoration, reuse or redevelopment of under utilised buildings should be a priority to assist in enhancing the character of the streetscape. Drumconrath contains a number of derelict properties in central locations which both deprives the village of a direct contribution and also detracts from the occupied properties in the vicinity. The Council will encourage proposals which seek to invigorate such areas within the land use zoning objectives set out.

Drumconrath although compact has developed along each of the approach roads to the village. Future development in Drumconrath must have particular regard to the existing architectural heritage in the village. There are several sites within the village that have the potential to make a significant contribution to the development of Drumconrath. These sites include infill sites within the village centre and in particular the redevelopment/ upgrading of Doyle's Garage within the village. Lands zoned for open space adjacent to the river have the potential for a walking amenity to be developed for residents and adjoining residentially zoned lands. The development of such routes had the potential to improve the overall amenity of Drumconrath.

08 Heritage

Drumconrath sits in a picturesque setting within the Drumlins of north Meath. Tributaries of the River Garra and River Dee flow through and around the village providing amenity for walkers and anglers. The presence of large ringforts at [Corstown](#) and [Drumsilagh](#) indicate that this area has been a settlement since before 200 BC.

The Planning Authority will seek to protect the natural and built environment of the village and will resist proposals which would be likely to have an adverse impact upon the villages' environment.

There is no existing or candidate Special Areas of Conservation (SACs), proposed Special Protection Areas (SPA's) or Natural Heritage Areas (NHAs) within the immediate vicinity of the village. Drumconrath contains several natural and built features worthy of protection. These features include those contained on the Record of Protected Structures and those identified in the Meath County Landscape Character Assessment. A number of sites of archaeological interest within the village have been identified on the Record of Monuments and Places. These monuments include St. Peter's Church and ruins in the village core and the Castle Motte to the south west of the village. There may also be undiscovered archaeology in the village which will need to be provided for in the course of development. Buildings or structures which have not been identified on the Record of Protected Structures but have a strong vernacular character should also be protected and preserved as part of any development proposals. It is important that the strong archaeological heritage of Drumconrath is protected as part of the character of the village.

Drumconrath also contains several mature and attractive trees which define the landscape setting of St. Peter's Church and the Castle Motte (Recorded Monument) to the south west of the village. This Development Framework seeks to ensure that the visual impact of new development is ameliorated by landscaping proposals to repair and enhance the landscape structure of the village. These proposals shall include objectives for existing and new boundary treatments.

There are two protected views identified on the land use zoning objectives map. The northern protected view is of the Motte and Bailey SMRS (ME006-010) whilst the eastern protected view is of 2 Fulachta Fia (SMRS ME006-052 & ME006-013 respectively).

The village also benefits from the natural river amenities, the associated trees, hedgerow and attendant wildlife. It will be a priority of this Development Framework to protect these valuable natural assets.

09 Movement & Access

Drumconrath has a dispersed layout for its size and the topography has contributed to a disjointed settlement form. The Main Street is wide. However, it is not defined in a manner that exploits the proportions to create, for example, a civic space or formal on street car parking. This latter item is important, as well laid out car parking would enhance the attractiveness of Drumconrath as a place to stop and transact business.

Drumconrath provides several services for residents, passers-by and tourists. It is vital that access and car parking are managed in a way that protects the amenity of the village while ensuring that it is an attractive place to live, shop and visit. The provision of any new car parking will be required to be in accordance with the standards defined in Volume I of the County Development Plan.

The paths in the village are well established and need only minor upgrading and maintenance. Public lighting and good surfaces are essential to ensure their safe use. The Local Authority will also seek to provide for the extension of footpaths and public lighting to the development boundaries on all public roads. This should occur concurrently with new development.

Drumconrath is not served by a public transport service. The nearest public transport connections to the village are located at Kingscourt, Nobber, Ardee and Carrickmacross which are served by public bus services. The Local Authority will seek to liaise with and facilitate the National Transport Authority with regard to the provision of a public bus service to the village.

Strategic Policies

SP 1	To protect the scale, character and the built and natural heritage of the village by encouraging development which will improve the character and structure of the village core and by protecting the setting and character of the streetscape.
SP 2	To encourage the sustainable growth and improvement of the village on an appropriate scale relative to its classification in the County Development Plan Settlement Hierarchy by facilitating new developments commensurate with the size of the village, encouraging the re-use of vacant sites and derelict, underused buildings and providing opportunities to expand employment in Drumconrath.
SP 3	<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 "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.</p> <p>ii) The lands identified with an A2 "New Residential" land use zoning objective but qualified as "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan</p>

Policies

Water and Wastewater Services

WWS POL To implement the water conservation programme in Drumconrath.

Flood Risk

FR POL 1 To manage flood risk and development in Drumconrath in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

FR POL 2 Where existing development within the village centre is at potential risk of flooding (A1 "*Existing Residential*" and G1 "*Community Infrastructure*" land use zoning objectives refer) as identified on the land use zoning objectives map, any significant extensions / change of use / reconstruction shall be subject to an appropriately detailed Flood Risk Assessment in line with the policies (WS POL 29 - 36) contained in Volume I of the County Development Plan.

Residential Development

RD POL To promote the restoration of derelict residential buildings for residential or other appropriate uses.

Renaissance Community Plan

REN POL	To facilitate and support the implementation of Drumconrath Community Plan and other community led projects to generally enhance the village whilst ensuring that the projects which emanate from same are consistent with the development objectives contained in this Written Statement for the village.
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Urban Design

UD POL 1	To ensure that future residential development occurs in close proximity to existing services and facilities.
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UD POL 2	To encourage the reuse of existing buildings in the village in order to revitalise the village core.
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Heritage

HER POL	To preserve the areas of archaeological interest as indicated on the land use zoning objectives map.
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Movement and Access

MA POL	To seek to manage the available car parking and to provide additional car parking in order to improve public safety and to enhance retailing and tourism in the village.
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Telecommunications

TEL POL	To facilitate the provision of broadband infrastructure in Drumconrath.
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Objectives

Land Use

LU OBJ	To encourage the restoration of Doyle's Garage for retail or commercial uses.
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Commercial, Economic and Retail Uses

CER OBJ	To encourage the development of a tourist trail utilising the villages of North Meath to include Drumconrath.
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Community Facilities and Open Spaces

CF OBJ	To promote the provision of a playground to serve the needs of the village.
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Heritage

HER OBJ 1	To require that proposals close to or within the setting of an archaeological feature or structure will be required to undertake an archaeological assessment and will also be required to identify/illustrate the possible impacts on views or setting.
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HER OBJ 2	To facilitate the development of amenity walkways along streams and hedgerows subject to the undertaking of an appropriately detailed Flood Risk Assessment which will inform the necessary planning consent and which should not generally increase existing ground levels within these flood risk zones.
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Movement and Access

MA OBJ 1	To provide for an integrated network of cycle ways throughout the village where considered appropriate in order to promote more sustainable modes of transportation.
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MA OBJ 2	To promote the inclusion of bicycle stands in the village centre.
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MA OBJ 3	To provide a footpath along the southern edge of the Kingscourt road from the village to the western extremities of the residential development envelope.
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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.
- H1**  To protect and improve areas of high amenity.

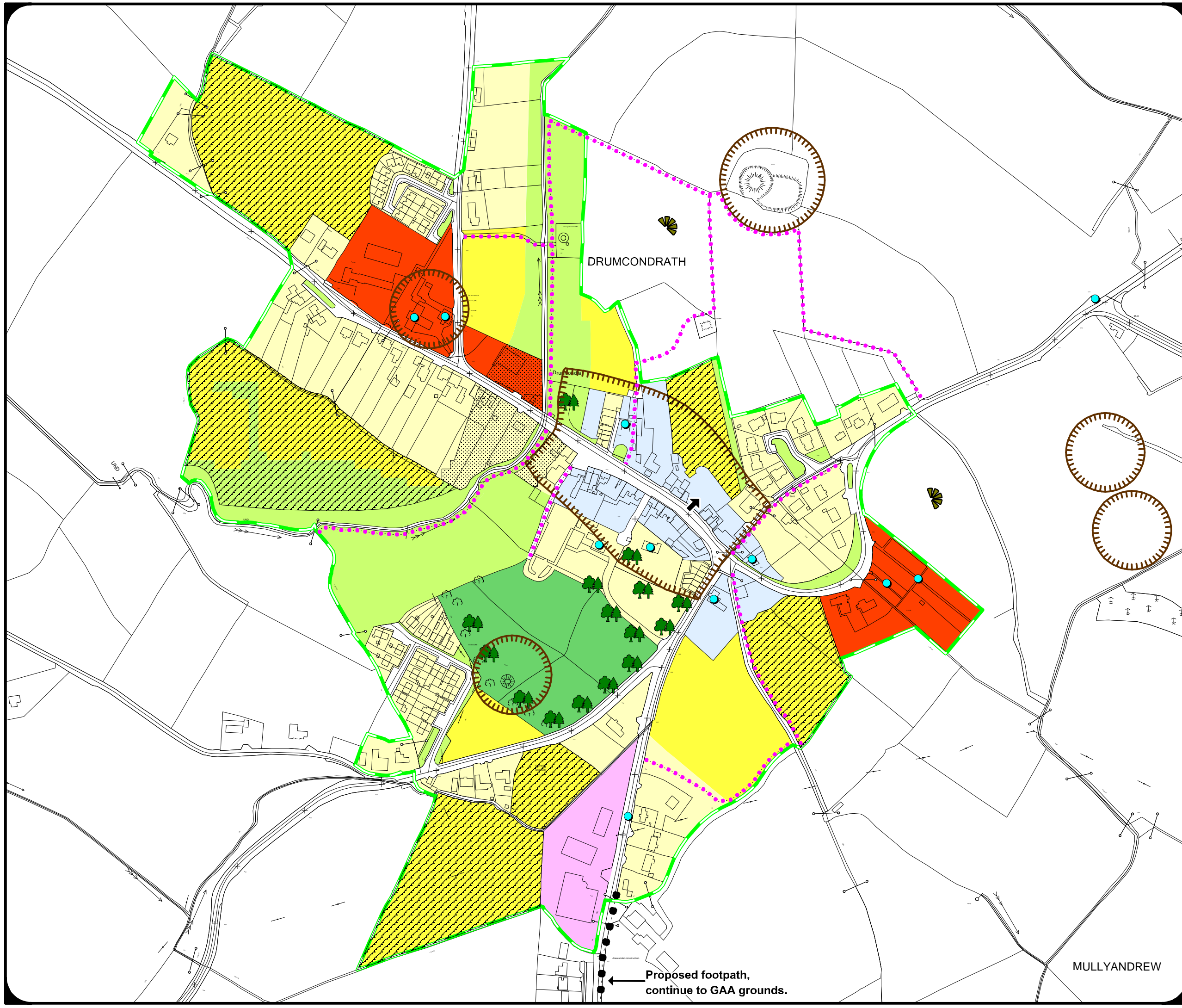
SPECIFIC OBJECTIVES

-  Access Points
-  Trees to be preserved
-  Protected Structures
-  Proposed Pedestrian Walkways
-  Provision of footpath
-  Development Area Boundary
-  Views and prospects
-  Sites and Monuments
-  Residential Phase II (Post 2019)
-  Interface with Flood Risk Zones A & B

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



Proposed footpath,
continue to GAA grounds.

MULLYANDREW