

TABLE OF CONTENTS

EXECUTIVE SUMMARY

1. INTRODUCTION

1.1	POLICY CONTEXT	1
1.2	FRAMEWORK PLAN OBJECTIVES	3

2. SITE CONTEXT

2.1	DESCRIPTION OF LANDS	4
2.2	PHOTOGRAPHIC SURVEY	5

3.0 AMENDMENTS TO EAST MEATH LOCAL AREA PLAN 2005

3.1	PROPOSED AMENDMENTS	6
-----	---------------------	---

4.0 LANDUSE

4.1	INTRODUCTION	7
4.2	RECREATIONAL LAND USES	7
4.3	COMMUNITY LANDS USES	7
4.4	RESIDENTIAL LAND USES	7
4.5	SOCIAL AND AFFORDABLE HOUSING	7
4.6	STRATEGIC SETTLEMENT STRATEGY	7
4.7	CHILDCARE	8

5.0 EMPLOYMENT GENERATING USES

5.1	INTRODUCTION	9
5.2	EMPLOYMENT GENERATION IN STAMULLEN	9

6.0 NATURE AND EXTENT OF DEVELOPMENT

6.1	OVERALL DESIGN - RESIDENTIAL AREAS	11
6.2	RESIDENTIAL DENSITY AND MIX	12
6.3	BUILDING HEIGHT	12
6.4	PUBLIC OPEN SPACE	13
6.5	CAR-PARKING	13
6.6	VEHICULAR TRAFFIC	13

7.0 MOVEMENT AND LINKAGES

7.1	PERMEABILITY AND CONNECTIVITY	14
7.2	TRAFFIC IMPACT ASSESSMENT	14
7.3	ROAD NETWORK AND ACCESS	14

8.0 INFRASTRUCTURE

8.1	SANITARY SERVICES	15
8.2	SURFACE WATER DRAINAGE	15
8.3	WATER SUPPLY	15

9.0 PHASING AND IMPLEMENTATION

9.1	PHASE 1	17
9.2	PHASE 2	17

10	CONCLUSION	19
-----------	-------------------	-----------

Executive Summary

This Framework Plan has been prepared in consultation with the following key stakeholders, including the Planning Authority, landowners, St. Patrick's National School, St. Patrick's GAA and community sector representatives.

In accordance with the requirements of local objectives STA6, STA9 and STA10, the following are the key priorities of this Framework Plan:

- Delivery of recreational lands including new GAA/community facilities and lands for use as a 'Riverside Walk', and a community facility to the east of the town;
- Resolution of wastewater and water supply infrastructural constraints in the area;
- Upgrading of the Cockhill Road;
- Delivery of new school site, to facilitate the future expansion of St. Patrick's National School (c. 0.77 Ha)
- To facilitate vehicular access from the Gormanstown Road to the Cockhill Road via the STA 8 lands and the Objective E2 lands from the M1 Motorway;
- The coherent residential expansion of Stamullen in a manner which fully integrates with employment generating uses on objective STA 8 zoned lands;
- Pedestrian and cyclist access to employment, residential and recreational and community uses land uses from the Village;

The purpose of this non-statutory Framework Plan is to supplement statutory planning guidance established within the Meath County Development Plan 2007-2013 and the East Meath Local Area Plan (2) 2005 for the southern area of this sub-region within County Meath. As such the Framework Plan is in full compliance with the policies and objectives of the Meath County Development Plan 2007-2013 and the East Meath Local Area Plans 2005. Furthermore, a central aim of the Plan is to achieve an integrated and holistic approach to the development of these lands with the delivery of the necessary physical and social infrastructure, particularly from a sustainable urban design and legibility perspective.

It is within the remit of this framework document to outline in detail how development of the lands will proceed in line with the statutory guidance as set out under the Meath County Development Plan 2007-2013 and the East Meath Local Area Plan 2005, especially in addressing the way in which objectives for the area will be met in a sustainable manner.

To realise the key objectives of STA6, STA9 and STA10, a number of amendments to the adopted East Meath Local Area Plans 2005 are required. However, it is acknowledged that STA8 is subject to a separate, approved, Framework Plan. As such those elements of the approved STA8 Framework Plan which are relative to the implementation of STA6, STA9 and STA10 will be identified and incorporated into this Framework Plan.

Having regard to the scale and nature of the proposals set out in this Framework Plan, the adopted East Meath Local Area Plan 2005 will require a variation to facilitate the adoption of the proposed amendments and provide a statutory basis for its implementation. The proposed variations to the East Meath Local Area Plans 2005, and the justification for these amendments, are set out in Section 3 below. A screening report in respect of Strategic Environmental Assessment is included in this framework and is attached as Appendix One

1.0 Introduction

1.1 Policy Context

The general objectives for this framework plan have been outlined in the East Meath Local Area Plan 2005. This Local Area Plan is consistent with the recommendations of the following:

County Development Plan 2007-2013

This document will guide development within the County during the period 2007-2013 ensuring a greater emphasis on balanced development in accordance with the principles of proper planning and sustainable development. Section 2.1.7 sets out the Broad Settlement Structure for County Meath. The settlement Strategy aims to locate population growth and channel development in line with the principles of the NSS and RPGs. In this regard, the Planning Authority will manage the release of residentially zoned lands (demand management techniques) to ensure that the quantum and scale of residential development that takes place in urban centres interlocks with that indicated in Table 5 and Table 6. Table 6, which indicates the location of household growth 2006-2013 provides for 683 units to be constructed in Stamullen.

Sustainable Development – A Strategy for Ireland (1997)

This document promotes the co-ordination of land use and transportation with a view to promoting more sustainable patterns of development by promoting the increased use and efficiency of public transport over the private car. It also promotes higher densities in residential areas.

National Spatial Strategy 2002-2020

The National Spatial Strategy (NSS) sets out the planning framework for the country for the next 20 years and is designed to achieve a better balance of social, economic and physical development between the regions and a better spatial distribution of population growth in Ireland. It is designed to improve the effectiveness of public investment in infrastructure and other relevant services around the country and will guide policies of regional, county and city plans for the long-term development of Ireland.

The Regional Planning Guidelines for the Greater Dublin Area 2004-2016

The purpose of the Regional Planning Guidelines is to provide a coherent strategic planning framework for Development Plans and for the provision of major transportation, sanitary services and other infrastructure within the Greater Dublin Area. Navan is designated as a 'large growth town' in the Regional Planning Guidelines.

A Platform for Change Strategy 2000 – 2016

This document sets out a strategy for investment in public transport by the Dublin Transportation Office.

Residential Density Guidelines for Planning Authorities (1999)

This set of guidelines highlights the role that development plans can play in identifying areas that are suitable for higher densities and sets out qualitative and quantitative standards for residential development.

The Retail Planning Guidelines for Planning Authorities (2000)

The Retail Planning Guidelines provide a comprehensive framework to guide both local authorities in preparing development plans and assessing applications for planning permission and retailers and developers in formulating development proposals.

Childcare Facilities – Guidelines for Planning Authorities (2001)

to These Guidelines for Planning Authorities on Childcare Facilities provide a framework guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals.

The Meath County Council Childcare Plan 2002 – 2006

The Meath County Council Childcare Plan develops the application of the national guidelines.



1.2 Framework Plan Objectives

This Framework Plan has been prepared in respect of the following lands within Stamullen-

- Land to the north of Stamullen adjacent to the Cockhill Road;
- Land in the centre of Stamullen adjacent to and incorporating St. Patrick's GAA grounds;
- Lands to the east of Stamullen, and north of the Gormanston Road.

This Framework Plan is intended to address Local Objective STA 6, STA9, STA 10 and refers to STA8:

STA6: "To ensure the development of these lands in accordance with an approved Framework Plan, which shall provide for, inter alia, pedestrian linkages and cycle routes to industrial lands to the north and community zoned lands to the west and to provide for residential frontage overlooking the lands intended for recreational and amenity use to the south".

STA9: "To facilitate possible vehicular access (non-HGV) to/from the village to commercial and employment uses on E2 zoned lands which would serve, inter alia, Stamullen village and access to M1 interchange".

STA10: "To prepare a Framework Plan for the three hatched areas subject to Local Objective STA10. The Plan shall deliver in the first phase; (a) the delivery of 8.1 Ha of sporting facilities with safe pedestrian access linking sport lands with the village and residential core of Stamullen, (b) the delivery of vehicular access from the Gormanston Road to the industrial zoned lands to the north through the 3.02 Ha tract of land to the east of Stamullen village, (c) the delivery of a 1 acre site for community facilities within the 3.02 Ha tract of land to the east of Stamullen, (d) the delivery of a useable riverside walk along the River Delvin and, (e) resolution of the sanitary services constraints in the area, in particular wastewater constraints. Residential development shall only be permitted subject to the delivery of the necessary social and physical infrastructure. The Framework Plan shall address, inter alia, the establishment of design guidelines that will encourage and foster good design and urban form and the provision for pedestrian routes and cycle networks through the Plan areas facilitating linkages between existing residential communities and adjoining community/recreational facilities".

A Framework Plan has been prepared to realise the STA 8 Objective "*To ensure the development of these lands in accordance with an approved Framework Plan*". This will remain as a standalone plan. The elements of the STA 8 framework plan relevant to implementation of STA 6, 9, 10 are incorporated into this plan.

Site Context

2.1 Description of lands subject to this framework plan

Area 1 The first tract of land that is subject to this Plan is c. 9.31 Hectares situated to the north of Stamullen adjacent to the Cockhill Road. These lands are bounded to the north by agricultural lands, to the south and east by industrial lands and to the west by the Cockhill Road.

Area 2 The second tract of land is situated at the centre of Stamullen and encompasses an area of c. 8.5 Ha. This tract of land is bound to the north by industrial lands, to the west by the GAA lands, to the west and south by residential developments.

Area 3 The third tract of land is located between the existing St. Patrick's National School the associated lands zoned for community, recreational and educational facilities and the proposed c. 8.5 Ha of residential lands to the east (Harefield).

Area 4 The fourth tract of land is located to the north of the existing school site, adjacent to the Cockhill Road. It encompasses c. 0.768 Ha of the overall area (c. 1.45 Ha) zoned for community, recreational and educational uses under the Framework Plan. These lands will provide a new school site, to accommodate the future expansion of St. Patrick's National School. These lands are referred to as the 'New School Site'. Access via these lands to the new GAA pitches and community facilities and St. Patrick's National School will be provided for, in the interest of promoting safe pedestrian access and linkages between new residential areas and the village core, as required under local objective STA6.

Area 5 This tract of land relates to the portion of the riverside walk owned by the landowners within this Framework Plan. It is located to the south of the village core and comprises an area of c. 2.83 Ha. and will form part of the proposed 'Riverside Walk', in compliance with local objective STA10(d).

Area 6 These lands are located to the east of Stamullen, north of the Gormanston Road and west of the M1 motorway, encompassing a total area of approx. 4.13 Ha. These lands are subject to Local Objectives STA9 and STA10.

2.2 Photographic Survey



Area 2: Current GAA lands



Area 4: Lands north-west of existing school



Existing School



Area 6: East of Motorway



Housing Development on Cockhill road.

3.0 Amendments to the East Meath Local Area Plans 2005

3.1 Proposed amendments

In order to best realise the objectives of the East Meath Local Area Plan, it is considered that the GAA lands and community facility should remain within the centre of Stamullen in the interest of consolidating development within the village core and in line with the principles of sustainable development. In order to facilitate the successful implementation of the objectives of STA6, STA9 and STA10 and those aspects of STA8 relative to the implementation of the aforementioned objectives, the following is proposed (See Map 2):

In order to give statutory effect to the recommendations of the Framework Plan noted above the following amendments to the East Meath Local Area Plan 2005 require adoption by the members of the Planning Authority (see Map 3).

	Existing East Meath LAP	Proposed Amendments
1.	4ha, Hatched, current GAA Pitch	A2 Residential
2.	2ha, A2 residential, north west of GAA Pitch	F1 Open Space
3.	1.22ha, GI, north of school	F1 Open Space
4.	6.67ha, hatched, west of GAA pitch	F1 Open Space
5.	9.31 ha, hatched, north of industrial lands	A2 Residential
6.	1.11ha, hatched, east of motorway	F1 Open Space
7.	3.55 hatched, east of motorway	A2 Residential
8.	Distributor Road realignment	North of Existing alignment

This Framework Plan is the support document for the amendments to the East Meath Local Area Plan (South) 2005.

Land Use

4.1 Introduction

The Framework Plan promotes the close proximity of compatible land uses i.e. community/recreational uses adjacent to residential lands, employment generating land uses adjacent to residentially zoned lands, recreational uses located proximate to educational facilities, in accordance with the principles of sustainable development. In some instances cross-utilisation of land will occur, (i.e. access for the National School to the recreational zoned lands), as a result of the spatial distribution of the proposed land uses.

4.2 Recreational Land Uses

Recreational zoned lands shall continue to be located within the centre of Stamullen. Historically the land zoned for recreational uses under the East Meath Development Plan, 2000 has not been developed, hence the continued lack of provision of such facilities within the East Meath sub-region. This Framework Plan provides for recreational facilities in an accessible location within Stamullen village and will facilitate in maximising the use of these lands and develop them to their fullest potential. In addition, lands for use as a 'Riverside Walk', along the Delvin River are to be delivered in the first phase of development. The accessible location of these lands within easy walking distance of existing and future residential communities, will promote the future usage of this natural amenity.

4.3 Community Land Uses

As part of this Framework Plan 0.768 Ha of land will be transferred to the St. Patrick's National School, these lands provide ample space for the future educational requirements of Stamullen and its catchment. A site in excess of 1 acre will also be provided to the east of the town for suitable community uses, accessed from the proposed Gormanston Road-M1 Interchange link Road.

4.4 Residential Land Uses

Future residential development will occur in tandem with the development of the employment generating lands and the provision of identified social and physical infrastructure. This Framework Plan will deliver the above in line with the aspirations of the Meath County Development Plan 2007-2013.

4.5 Social and Affordable Housing

Social and affordable housing is to be provided as part of any residential development within the framework plan area in accordance with the provision of Part V of the Planning and Development Act, 2000 (as amended by the Planning and Development (Amendment) Act, 2002) as incorporated into the Meath Housing Strategy contained in the Meath County Development Plan 2007-2013.

4.6 Strategic Settlement Policy

As per the Settlement Strategy in the County Development Plan 2007, all new multi-housing developments, being developments in excess of 4 houses, shall be reserved for persons who are native to the County (being persons who have lived in the County for at least 1 year) or those who by virtue of their employment are required to live in an urban centre (Settlement Strategy SP3). The Planning Authority will apply the same requirements to an overall development whereby planning permission is sought initially for site development works and individual applications

4.7 Childcare

Childcare facilities will be required to be provided in accordance with the Childcare Guidelines and the Meath County Council Childcare Plan 2002-2006.



5.0 Employment Generating Land Uses

5.1 Introduction

In accordance with the land use zoning objective for the lands and the STA8 Framework Plan it is proposed to provide a mixture of employment generating uses which are normally acceptable or open for consideration under the E2 land uses zoning. In this regard it is considered appropriate for a range of land uses to be included within this zoned land i.e. light industrial/warehouse uses, office uses, retail warehousing and Motorway services. The STA8 Framework Plan affords due regard to the adjoining residential lands to ensure a coherent, integrated urban structure for Stamullen which provides appropriate transitions between the different land uses.

5.2 Employment Generation in Stamullen

Having regard to the provisions of the Meath County Development Plan 2007-2013, this Framework Plan provides for the development of residential lands in tandem with employment generating land uses. Specifically the Development Plan states that the development of additional residential lands within Stamullen is dependent on the achievement of employment generating targets locally within the Stamullen LAP area, in addition to the provision of identified social infrastructure (national school extension and adequate recreational facilities) being progressed and realised in tandem with residential development and the availability of the necessary waste water services.

The following is a breakdown of the employment generating floorspace constructed to date, (as of June 2007):

- a. City North Hotel – c. 8,320 sq.m. gross floor area. This Hotel is constructed and is operational, and employs c. 200 people (Planning Permission Reg. Ref. SA/40505 & SA/60011);
- b. Existing retail/commercial development within the Village Core of Stamullen comprising of (i) c. 1,664 sq.m. under Planning Permissions Reg. Ref. SA/40367 & Reg. Ref. SA/60257, (ii) c. 450 sq.m. under Planning Permissions Reg. Ref. SA/50335 & SA/60266, and (iii) c. 670 sq.m. under Planning Permission Reg. Ref. 00/4101.

On the strength of the employment generating floorspace currently existing within the Village Core and that constructed to date on the 'E2' zoned lands (as outlined above), the residential development proposed under Phase 1 of this Framework Plan, is acceptable in principle.

Phase 2 of development under this Framework Plan is linked to the following employment generating floorspace, within Stamullen (as of June 2007):

- I. Construction of warehouse development of c. c.19,540 sq.m. gross floor area on the E2 zoned lands, granted under Planning Permission under Reg. Ref. SA/60232 (currently under construction).
- II. Planning Permission is currently being sought for 3 no. warehouse units with a total gross floor area of c. 7,730 on the E2 zoned lands (Planning Application Reg. Ref. SA/70252 Which is currently on further information).

The Planning Authority recognise that there are other employment generating uses in Stamullen. However the development of these residential lands will be linked to the development of the STA 8 lands.

Having regard to the above, and the employment generating floorspace constructed and granted to date, it is noted that no planning permissions for residential development within Stamullen have been permitted. This employment generating floorspace, will

facilitate in providing much needed employment in this designated Small Growth Town, in compliance with the objectives of sustainability by providing commercial land uses in proximity to future residential areas.

6.0 Nature and Extent of Development

6.1 Overall Design – Residential Areas

It is proposed to use urban design principles that advocate a more sustainable approach to delivering high quality residential layouts. The East Meath Local Area Plans highlight the uniformity and suburban layout of the existing development within the East Meath sub-region. These developments can be characterised as being suburban in expression, consisting of pre-dominantly two-storey detached and semi-detached dwelling house around cul-de-sac roads with a lack of connectivity to public open spaces or local service centres. Consequently, the resultant urban structure is considered weak.

This Framework Plan proposes to address this issue and prevent segregation between the housing estates, community facilities, schools and commercial facilities.

The principal urban design proposals comprise the following:

1. The provision of residential areas with a sense of place, based on a loose grid arrangement.
2. The provision of more permeable urban structures, to improve connectivity and legibility.
3. The provision of an internal road structure designed to ensure the safety of pedestrian and cyclists and a high quality environment throughout the development.
4. Layouts shall be designed to ensure passive surveillance of the public realm.
5. Good modern architecture using high quality finishes with a building language that is varied and forward-looking rather than repetitive and retrospective.
6. Provide for privacy as an intrinsic design element. The relationship of buildings to one another should minimise visual intrusion, overlooking and overshadowing.
7. Appropriate active frontage development to ensure effective observation of recreational and amenity land-uses.
8. The provision of adequate car parking such that it does not dominate the urban form or compromise the surveillance of the public realm.

These design elements will be provided for in all planning applications.





6.2 Residential Density and Mix

The residential density of development within the subject lands will be consistent with the policies and standards as set out in the recently adopted Meath County Development Plan 2007-2013, the East Meath Local Area Plans 2005 and the surrounding area. Table 6 which identifies the location of household growth for the life of the County Development Plan indicates a density of 25 units per hectare. Therefore, in general, the overall gross density proposed should not exceed 10 units per acre (c. 25 units per hectare). A higher density maybe permitted at certain locations where it is demonstrated that the density pertaining to the overall framework plan lands does not exceed the density indicated in Table 6.

It is envisaged that this density range will be achieved through the provisions of a mix of dwelling types. The introduction of innovative design approaches and raising the standard of design and use of external finishes in general, will promote a more sustainable form of development within development. The fundamental objective of this Framework Plan is to ensure the delivery of community facilities commensurate with an appropriate level of residential units in a sustainable manner and prevent the qualitative aspects of design from being compromised.

The Framework Plan seeks to provide a variety of dwelling types, tenure and size to accommodate different household sizes, differing needs and different levels. Residential development will include a mix of house types and sizes.

6.3 Building Height

All new building heights shall have specific regard to the established pattern of development to date and in the interest of safeguarding the residential amenities of existing and future residents, consideration will be had to the manner in which the adequacy of the site area allows the building to be sited, such that they will not interfere with the scale, amenities or visual quality of existing development.

Landmark buildings will be encouraged at important nodes, gateways and prominent edges. A building may be regarded as a landmark building due to its high architectural quality, use (for example, a community centre or school) or increase in height.

Development in the vicinity of the major distributor road (as indicated on Map x) should predominantly address the route rather than backing or gabling side onto the route. The new road will serve as the principal access route to the industrial lands. As such, it is imperative that the development provides a positive, high quality and active frontage to the route. While set backs will be required for noise attenuation and to protect residential amenities, innovative layouts, incorporating a mix of dwelling types, heights and quality public realm landscaping will be required where development addresses the route.

6.4 Public Open Space

In accordance with the requirements of the Meath County Development Plan 2007-2013 and the East Meath Local Area Plans 2005, public open space shall be provided for in any residential development at a minimum rate of 15% of the total site area. Public open space should be a usable and integral part of the layout. Open space which is the focus or centre-piece of proposed residential developments will generally be encouraged. Such a design will also have the advantage of increasing passive surveillance. All new dwellings should be easily accessible to an open space area.

All planning applications should be accompanied by detailed landscaping proposals for public open spaces, including specifications and timeframes for implementation. There will be a requirement for dense planting of semi-mature trees at buffer zones between the industrial and residentially zoned lands. In any event no dwellings shall be occupied pending the completion of public open space areas. Both soft and hard landscaping should be utilised.

6.5 Car Parking

Car parking spaces should generally be provided in accordance with the standards set out in the East Meath Local Area Plan 2005.

Car parking spaces should be clearly delineated for each residential and commercial unit and should be designed to comply with the principles of passive surveillance.

6.6 Vehicular Traffic

Care will be required in the design of residential layouts to ensure that while provision is made for vehicular access, roads and traffic do not dominate. The layout and detailed design of carriageways will need to ensure that:

- Vehicle flows on residential access roads are minimised;
- 'Rat-running' is not created.
- Traffic calming measures are an integral part of road design, particularly on access roads;
- The access provided is safe to use and fire, ambulance and other emergency services are able to gain ready access;
- The distributor road is of sufficient capacity to accommodate a bus service.

7.0 Movement and Linkages

7.1 Permeability and Connectivity

Local objectives STA6, STA 9 and STA10 require for the provision of pedestrian and cycle linkages. This policy requirement will be achieved through the introduction of a new road, footpath and cycle networks throughout and within the subject lands, creating an accessible environment, for both pedestrian and cyclists. New linkages will have regard to the existing convenient pedestrian/cyclist access routes, to contribute to the permeability of the village as a whole. It is an objective to minimise traffic conflicts between vehicles, pedestrian and cyclists by ensuring a clear delineation of routes and unencumbered entrances and circulation.

7.2 Traffic Impact Assessment

A Traffic Impact Assessment has been carried out for the lands which form part of this framework plan. (See Appendix Two)

7.3 Road Network and Access

All roads within the development shall be designed in accordance with the requirements of Meath County Council.

In accordance with the East Meath LAP and the STA8 Framework Plan, this Framework Plan provides for a Distributor Road from the M1 Interchange to provide access to the lands zoned for employment generation in addition to facilitating future links to residential lands to the north and residential lands and Stamullen village to the south. The Framework Plan incorporates a distributor road running east to west from the M1 Interchange. This will facilitate an east – west link from the M1 to the Cockhill Road and potentially an onwards link to the west as well as providing access to residential land (See Map 2).

Accordingly, the internal road network will provide a link for the residential lands to the north, through the STA8 lands, to the residential lands to the south and into the village.

An access road from the Gormanston Road to the commercial and employment-generating land-uses north of Stamullen village as envisaged under Local Objective STA9 will be constructed prior to development of any of the residential lands. The proximate location of this road to the village core will provide improved access for the new and existing residential communities, located to the east and west of Stamullen.

It is an objective of the framework plan to upgrade road infrastructure locally at the Cockhill Road with the inclusion and addition of a 6m carriageway and a continuous footpath, which will increase the capacity of the existing network and allow pedestrian access to the village centre. It will also facilitate in the provision of a continuous footpath from the north end of the Cockhill Road to the village centre. No residential development on lands A1 or A3 shall be permitted until such works are complete.



Cockhill Road

8.0 Infrastructure

Having regard to the requirements of Local Objective STA10(e), this Framework Plan resolves the sanitary services constraints in the area, including wastewater and water supply infrastructure. In terms of delivery, the developers of the residential lands are providing the necessary physical infrastructure, in tandem with the development of additional residential lands in Stamullen, as outlined below.

8.1 Sanitary Services

A new wastewater treatment works incorporating nutrient removal, with a capacity of 6500 population equivalent will be constructed in Stamullen on a site adjacent to the existing treatment works. The works will be designed to standards agreed with Meath County Council to ensure treated wastewater standards that will not have a detrimental impact on the water quality of the Delvin River. The new treatment plant will provide for a greater standard of final effluent quality to that provided by the existing treatment plant. The existing treatment process provides for a final effluent standard of 10:10:15 mg/litre for BOD₅; Suspended Solids; nitrogen. The new membrane biological process will reduce these parameters to 5:5:10 respectfully. In addition the phosphorous standard is being reduced from 2mg/litre to 0.5mg/litre (based on a 50 percentile).

This new WWTP was the subject of a PART 8 planning application, which has been approved. The new wastewater treatment plant (WWTP) will be subject to environmental monitoring and will be operated in compliance with the Department of the Environment, Heritage and Local Government 'Performance Management System' (PMS) developed for management of Design, Build and Operate Contracts. Odour treatment will be incorporated at the works and odour emissions, measured at the plant boundary, will be limited to levels that would not be a cause of public complaints. Biosolids arising from the process will be treated and disposed of in compliance with Meath County Council's sludge management plan.

In the event that alternative means of disposal of foul drainage should become available during the lifetime of the East Meath LAP 2005, the Planning Authority will consider connections to alternative systems.

8.2 Surface Water Drainage

The lands are currently drained by several existing streams all of which ultimately discharge into the River Delvin. In line with the policies contained within the East Meath Local Area Plans all new large scale developments in Stamullen will be required to comply with the 'Greater Dublin Regional Code of Practice for Drainage Works'. Proposals for attenuation and storage of surface water runoff on site would also be required. These details would be site specific and would be detailed in planning applications.

8.3 Water Supply

The village of Stamullen is currently served from Meath County Council's reservoir at Balloy. The existing population equivalent (p.e.) of the village and surrounding area is 2,300 which, with the planned development with the new zoned residential and existing zoned industrial lands, is set to expand to 6,500 p.e. over the coming six to seven years.

An assessment of water need, based on a per capita consumption of 140 litres/day, and allowing for unaccounted for water (UFW) and peaking factors suggest that for a population of 6,500 the future peak demand is 1,764m³/day. Allowing for the current supply demand of 682m³/day, a further 1,082m³/day, over and above that currently supplied by Meath County Council is required to meet this new peak demand.

The provision of water in the East Meath area is predominantly groundwater. Following hydrogeological surveys and well drilling, the required capacity of water has been located within the area of the village. It has been established that five abstraction wells are

available that would provide the necessary safe yield required to meet the peak demand supply. Following treatment the water will be provided to the existing Council service trunk main for distribution. The capacity of the treatment facility will also provide fire water storage in compliance with Meath County Council's requirements.

The hydrogeological investigations have shown that the raw water needs to be treated for the removal of manganese and iron, which is consistent with groundwater in this region. The water treatment requires only simple oxidation followed by filtration, chlorination and fluoridation. Sludge arisings from the process would be settled on site and then removed for off-site treatment.

The proposed upgrading to the public water supply network is the subject of a PART 8 planning application.

9.0 Phasing and Implementation

The development of additional residential lands in Stamullen will occur in tandem with the provision of identified social infrastructure (National School extension and adequate recreational facilities), employment generation locally and the availability of the necessary water and waste water services within the carrying capacity of the adjoining River Delvin.

It is proposed that all development within the Framework Plan lands be subject to a schedule of phasing, in accordance with the requirements of Local Objective STA10. The purpose of phasing is to ensure that infrastructure, services, facilities and amenities are provided together with residential development. The proposed phasing schedule is based on a premise that the number of dwelling units that may be permitted in each phase of development is dependent on a predetermined amount of works to provide infrastructure, services, facilities and amenities having been completed to serve each phase.

Overall a total of c. 700 dwellings are proposed to be constructed over the two phases on lands identified as Areas A1, A2 & A3 on Map 3 & 4 contained in Appendix B. The development of the Framework Plan lands shall occur in line with the policies and objectives of the Meath County Development and comply with the particulars of Table 6 contained within the Settlement Strategy.

9.1 Phase 1

Phase 1 shall comprise of:

- Resolution of the sanitary services constraints in the area, in particular:
 - I. The commissioning of the upgraded wastewater treatment plant in line with the Part VIII approval;
 - II. The augmentation of the local public water mains network and supply in line with the Part VIII approval;
- The delivery of the 8.1 Ha of GAA/Community facilities with pedestrian access linking sport lands with the village and residential core of Stamullen, in compliance with local objective STA10(a);
- The delivery of a New School Site encompassing c. 0.77 Ha;
- Connection of the road link from the Gormanston Road to the Industrial zoned lands ('E2' land use zoning objective) through the lands east of Stamullen village to the Cockhill Road.
- The proportion of useable Riverside Walk of c. 1.4 Ha
Subject to the availability of adequate potable water and water waste treatment facilities in conjunction with the delivery of community facilities and link road as set out above the Planning Authority will consider the provision of residential units as phased hereunder.
- Residential development in Areas A1 and A2 subject to compliance with Table 6 in the County Development Plan 2007;
- The residential development proposed under Phase 1 of this Framework Plan, identified as areas A1 and A2 shall occur on the strength of the employment generating floorspace currently existing within the Village Core and that constructed to date within the 'E2' zoned lands.
- The delivery of a 1 acre (0.405 ha) plot of land for community facilities within lands to the east of Stamullen.

9.2 **Phase 2**

The physical and social infrastructure outlined above shall be delivered prior to the development under Phase 2 outlined below:

Phase 2 shall comprise of:

- The residential development proposed under Phase 2 of this Framework Plan, identified as area A3 which shall be linked and developed in tandem with the employment generating development outlined above under Section 5.5.1



River Delvin, Stamullen



10.0 Conclusion

This Framework Plan addresses Local Objective STA 6, STA 9 and STA 10:

- STA6: "To ensure the development of these lands in accordance with an approved Framework Plan, which shall provide for, inter alia, pedestrian linkages and cycle routes to industrial lands to the north and community zoned lands to the west and to provide for residential frontage overlooking the lands intended for recreational and amenity use to the south".
- STA9: "To facilitate possible vehicular access (non-HGV) to/from the village to commercial and employment uses on E2 zoned lands which would serve, inter alia, Stamullen village and access to M1 interchange".
- STA10: "To prepare a Framework Plan for the three hatched areas subject to Local Objective STA10. The Plan shall deliver in the first phase; (a) the delivery of 8.1 Ha of sporting facilities with safe pedestrian access linking sport lands with the village and residential core of Stamullen, (b) the delivery of vehicular access from the Gormanston Road to the industrial zoned lands to the north through the 3.02 Ha tract of land to the east of Stamullen village, (c) the delivery of a 1 acre site for community facilities within the 3.02 Ha tract of land to the east of Stamullen, (d) the delivery of a useable riverside walk along the River Delvin and, (e) resolution of the sanitary services constraints in the area, in particular wastewater constraints. Residential development shall only be permitted subject to the delivery of the necessary social and physical infrastructure. The Framework Plan shall address, inter alia, the establishment of design guidelines that will encourage and foster good design and urban form and the provision for pedestrian routes and cycle networks through the Plan areas facilitating linkages between existing residential communities and adjoining community/recreational facilities".

In accordance with the requirements of local objectives STA6, STA9 and STA10, the Framework Plan shall deliver the following:

- Delivery of recreational lands including new GAA/community facilities and lands for use as a 'Riverside Walk', and a community facility to the east of the town prior to the construction of any residential units;
- Resolution of wastewater and water supply infrastructural constraints in the area;
- Upgrading of the Cockhill Road;
- Delivery of new school site, to facilitate the future expansion of St. Patrick's National School (c. 0.77 Ha)
- To facilitate vehicular access to and from the Village and the Objective E2 lands from the M1 Motorway;
- Residential expansion of Stamullen commensurate with the provision of employment generating uses on objective STA 8 zoned lands;
- Pedestrian and cyclist access to employment, residential and recreational and community uses land uses from the Village;

The development of the residential lands shall occur in tandem with the delivery of the necessary physical and social infrastructure in Stamullen, and as per the particulars of the Settlement Strategy, namely Table 6 in the County Development Plan 2007 thus facilitating the realisation of local objectives STA6, STA9 and STA10.