

# **Stamullen Framework Plan**

**ADDRESSING OBJECTIVES STA 6,  
STA 9 AND STA 10 AS PER THE  
EAST MEATH LOCAL AREA PLAN -  
SOUTH - 2005**

**at Stamullen, Co. Meath**



**MEATH COUNTY COUNCIL**

**Adopted  
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## 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, STA8, 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 to and from the Village 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 in tandem 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.

## **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:

#### **Meath 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)**

These Guidelines for Planning Authorities on Childcare Facilities provide a framework to 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.



## **2.0 Site Context**

### **2.1 Description of lands the subject of 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 and east by agricultural lands, to the south 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 east 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: West of Motorway



### 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 Map 1	Proposed Amendments Map 2 & 3
4ha, Hatched, current GAA Pitch	A2 Residential
2ha, A2 residential, north west of GAA Pitch	F1 Open Space
1.22ha, GI, north of school	F1 Open Space
6.67ha, hatched, west of GAA pitch	F1 Open Space
9.31 ha, hatched, north of industrial lands	A2 Residential
1.11ha, hatched, east of motorway	F1 Open Space
3.55 hatched, west of motorway	A2 Residential
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.

## **4.0 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 2007-2013, 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 planning 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.



Example of Housing type





Example of Housing Layout

## 6.2 Residential Density and Mix

The residential density of development within the subject lands will be consistent with the following: policies and standards as set out in the Meath County Development Plan 2007-2013; the East Meath Local Area Plans 2005 and densities of development in the surrounding area. Table 6 which identifies the location of household growth for the life of the County Development Plan 2007-2013 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 may be 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 3) 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.

#### **6.7 Development Management Guidelines**

Any application for residential development will be required to comply with the development management guidelines and standards set out in Section 10 of the Meath County Development Plan 2007-2013.

#### **6.8 Noise Mitigation Measures**

Proposal for noise mitigation measures for new residential areas shall be included with any planning application and shall comply with the requirements of S.I. No. 140 of 2006 Environmental Noise Regulation. The cost of all such mitigation measures shall be borne by the developer.

## **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 as indicated on Map 4 shall be permitted until the Cockhill Road is upgraded and the east-west link from the Cockhill road to the M1 Motorway is provided.



**Cockhill Road**

## **8.0 Infrastructure**

### **8.1 Introduction**

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.

### **8.2 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.

### **8.3 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.

#### **8.4 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 1,764m<sup>3</sup>/day. Allowing for the current supply demand of 682m<sup>3</sup>/day, a further 1,082m<sup>3</sup>/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 Part VIII application for the proposed upgrading to the public water supply network has been approved.

## 9.0 Phasing and Implementation

The development of any additional residential lands in Stamullen will only be permitted to occur where the identified social and physical infrastructure (as set out in Phase 1), employment generation opportunities and the availability of the necessary waste water services are realised.

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. 547 dwellings are proposed to be constructed over the two phases on lands identified as Areas A1, A2 & A3 on Map 4. 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:

The commissioning of the upgraded wastewater treatment plant in line with the Part VIII approval;

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 as identified in Map 4 subject to compliance with Table 6 in the County Development Plan 2007-2013;
- 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 on Map 4 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 2007-2013 thus facilitating the realisation of local objectives STA6, STA9 and STA10.



# **Appendix A**

## **SEA Screening Report**

## SEA Screening Report

### Introduction

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the significant environmental effects of implementing a plan or programme before a decision is made to adopt, amend or revoke a plan or programme. The SEA Directive 2001/42/EC, which was adopted on June 27 2001 applies to certain plans or programmes for which the first formal preparatory action was taken after July 21 2004. Although the SEA Directive was not adopted until June 2001, its imminent arrival was anticipated by certain provisions of the Planning and Development Act 2000, as amended, requires that information on the likely significant effects on the environment of implementing an LAP amendment are included in the Plan.

The provisions of the SEA Directive did not apply to the East Meath Local Area Plans (EMLAP) as their preparation commenced prior to the 21st July 2004. It was the opinion of the Planning Authority at that time that the preparation of an SEA would not have been mandatory due to the spatial and environmental insignificance of the additional lands contained in their revised development envelopes

**Aim:** To determine if the proposed amendment no. 1 to the East Meath Local Area Plan (EMLAP) south 2005 requires a Strategic Environmental Assessment (SEA) as set out in the in the Department of Environment Heritage and Local Government SEA Regulations 2004. Screening (i.e. a process for deciding whether a particular plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA) is required in the case of amendments to Local Area Plans.

The objective of this report is to consider whether the proposed amendment of the EMLAP requires SEA and will be used as a consultation tool with the designated Environmental Authorities namely the Environmental Protection Agency, the Department of Environment, Heritage and Local Government and the Department of Communications, Marine and Natural Resources.

**Type of Plan:** Amendment to Local Area Plan as per Sections 1-20 of the Planning & Development Act 2000.

**Location:** The lands in question are all within the existing development envelope of Stamullen as defined in the EMLAP south 2005. The lands in question are to the north of Stamullen village with access off the Cockhill road and lands east of St Patricks National school and in the vicinity of the Community centre and the GAA grounds. The estimated population for Stamullen in 2004 was based on the most recent census of 2002 was 2,174(as per the EMLAP 2005).

**Area of land concerned:** Approximately 35 hectares(within existing development boundary envelope)

**Existing land uses:** Arable agricultural land and for multiple uses including neighbourhood community facilities and residential

**Existing zonings:** It should be noted that all of the lands in question are zoned and within the existing urban development boundary envelope of Stamullen. Lands to the

north of the village are presently designated E2(light industrial) and STA 10 which can provide for both residential and amenity development. Lands east of St Patricks National school and in the vicinity of the Community Centre and the GAA grounds are presently designated as FI (Open Space), G1 (Community Facilities), E2 (Light Industrial), A2 (Residential), and Specific objectives STA 6 & which will provide for cycle and pedestrian linkages and residential and amenity development..

**Proposed Zonings:** As a result of the proposed amendments the lands to the north of the village would be designated as A4 (residential). Lands east of St Patricks NS and in the vicinity of the Community Centre and GAA grounds would be designated as FI (open space), G1 (Community facilities), and A4 (residential) and specific objective STA 11 whereby a separate Framework Plan will be prepared for lands east of the village.

**Plan Context:** The EMLAP 2005 plan has a fundamental role in the integration of environmental considerations with a view to promoting balanced and sustainable development. The proposed amendments seek to substitute various zoning objectives for others. The development envelope will remain unchanged from that adopted in November 2005. It is considered that there will be no significant environmental impact.

**Site's Context:** The proposed amendments concern three parcels of land contained within the townlands of Stamullen and Gormanston. This area is largely rural in character consisting of fields used for agriculture, bounded by hedgerows, some being townland boundaries. A more detailed description of the various parcels of lands is outlined below.

**Parcel A:**

Is an area that has an STA 10 objective pertaining to it and comprises approximately 8.1 ha to the north of Stamullen village with access off the Cockhill Road to the west. It also comprises a further area of 2.9 ha which are presently have an E2 (light Industrial) zoning objective attached to them. It is proposed as part of the amendment that an A4 land use zoning objective be applied to this parcel. To the north of this parcel are unzoned agricultural lands, to the south and east are undeveloped E2 zoned lands and established dwelling Units. It is also proposed to upgrade and provide a footpath along the Cockhill Road up to and along newly zoned residential A4 lands (to the north of the village).

**Parcel B:**

This particular parcel presently has an STA 10 objective attached to it as well as A2 residential and G1 community facilities zoning objectives on it. The STA10 objective provides for a combination of residential and amenity uses. The exact location nature and mechanism for their delivery is to be established as part of the Framework Plan. Much of these lands are presently land locked. It is proposed to swap approximately 8 ha of G1 (community facilities), A2 (residential) and specific objective STA 10 lands to FI (amenity) zoned lands. In return it is proposed to transfer approximately 13 ha of FI (amenity), A2 (residential) and specific objective STA 10 lands to A4 (Residential). These lands presently are predominantly agricultural but also contain the community centre and the GAA pitch. To the north of these lands are the E2 (light industrial) lands, to the west are G1 (Community facilities) zoned lands, to the

east and south are existing established dwelling units. Within this area it is also proposed to provide a revised roads layouts providing for proposed non-HGV vehicular access to Industrial lands (as per STA9) to be relocated westward on the Gormanston Road, STA9 access on the Cockhill Road to be omitted and access to the sporting facilities (proposed FI lands) off the Cockhill Road to through the community G1 zoned lands.

Parcel C:

This area is to the east of the village with access from the Gormanston Road. It is to provide for 3.02 ha of STA10 (residential Amenity) to A5 (low density residential) and inclusion of objective STA1 1 (which shall be subject to the preparation of a separate Framework Plan). Objective STA 11 is for *"the delivery of a 1 acre site for community facilities within the 3.02 Ha tract of land to the east of Stamullen"*.

The tracts of lands in question are presently used for a variety of purposes ranging from agricultural to community use. The lands to the north of the village are bounded by agricultural lands to the north, east and west and by residential and industrially zoned lands to the south. The lands adjacent to St Patrick's NS, the Community Centre and the GAA grounds are zoned residential to the south and east, industrial to the north and for community use to the west.

### **Consideration of Plan type and SEA requirement**

Having regard to Sections 18-20 the Planning and Development Act 2000 pertaining to amending/revoking/preparing a Local Area Plan and Section 3.4 of the Department of Environment Guidelines for Planning Authorities on Strategic Environmental Assessment (Assessment of the Effects of certain plans and programmes on the Environment, Guidelines for Regional Authorities, November 2004) on the implementation of the SEA directive 200 1/42/EC the following specific environmental issues were considered.

### **Environmental Considerations:**

The following list has been compiled having regard to the significant checklist of National, European, and International Policy documents, strategies, Guidelines, Directives, and Conventions etc. The SEA Directive only requires the identification of such considerations that are relevant to the proposed amendment. Considerations should be adapted to the relevant local circumstances as necessary. The Environmental considerations set down below have been drafted having regard to Schedule 2B (f) of the Planning & Development Regulations 2001: The considerations have been divided between Natural Heritage, Cultural Heritage and wider environmental assets.

## **Value and vulnerability of areas:**

### **Special Natural Heritage**

The areas relating to these amendments contain

- a number of small streams and an adjacent area which is prone to flooding
- agricultural lands with mature hedgerows and a number of which also act as townland boundaries.

### **Vulnerability:**

The natural heritage assets of the subject lands may be vulnerable to removal or adverse modification in the implementation of the proposed zoning amendments.

For example:

- Point and diffuse flow into water courses, potential for pollution.
- Felling of mature trees.
- Displacement of Fauna: There is also the possibility of badger sets or bat roosts; it is considered that the natural flora within the identified parcels of lands is insignificant.
- Removal of Hedgerows: The removal/loss of ecological corridors-hedgerows, trees dry ditches etc. However these should be retained where possible and incorporated as natural features within proposed developments especially where they also act as townland boundaries which would indicate that these boundaries have a historical significance.
- Disruption of habitats by drainage of land.
- Disruption of stream ecosystems, through modification of channels and culverts

The subject lands have no specific protection designations and there are no such designations on adjacent lands either. designated sites (e.g. SAC,s SPA,s etc) within the parcels of land nor adjacent to them either.

### **Special Cultural Heritage**

These areas subject to the proposed amendments contain the following:

- There are no protected structures within theses specific areas and it is not considered that the proposed amendments would unduly impact upon any of the protected structures as defined in the EMLAP south 2005 for Stamullen Village.
- There is only one such site designated within Stamullen village as per the SMR records. This site ME034-001- a church is located to the west of the parcels of land. It is not considered that the monument will be unduly impacted upon by the proposed amendments.

**Vulnerability:**

The cultural heritage assets of the subject lands are not vulnerable to removal or modification with the proposed implementation of the amendments to the LAP. For example from:

- Loss of character of the village.
- Loss of context for National Monuments.
- Loss of undiscovered Archaeology.

**Wider Environmental Issues:**

Development of these area of lands will result in impacts on wider environmental resources, locally to the site, and more widely in both the development phase and over the full life cycle of any development arising. However these impacts were considered and addressed in the environmental assessment of the EMLAP 2005. The impacts as a result of the proposed amendments in land uses within this land bank are minimal. The environmental impacts will result from a wide range of processes and include the following:

- Wastewater disposal: At present the existing Stamullen Wastewater Treatment Plant (WWTP) is nearing capacity. However a Part VIII process has recently been completed whereby by the elected members adopted a scheme whereby a new WWTP is to be constructed adjacent to the existing plant and this will address the issue of capacity. It should be recommended that no residential development proceed prior to the upgrading and commissioning of the new Stamullen wastewater treatment plant.
- Water supply: MCC commissioned McCarthy Tobin JV, consulting engineers, to prepare a report on the water infrastructural constraints in the East Meath Area. It concluded that "until the water supply scheme can be upgraded in 2008/9 that the availability of water supply is a major constraint to further large-scale development in these areas"(EMLAP 2005). This can be included as a recommendation within any phasing arrangement
- Surface water drainage: It is clear from the orthographically rectified imagery (more commonly known as an aerial photograph) that there are a number of watercourses to the north of parcel no. 1 and throughout parcel no. 2 from all flowing in a west to east direction. These all discharge to the River Delvin. It is noted that some localised flooding occurs to the south of the Main Street. Therefore the development of these parcels of lands will increase the speed of run off from these lands and therefore it is recommended that the lands should incorporate the Sustainable Urban Drainage systems (SUDS) principles within all development and should incorporate on site, site specific attenuation proposals.
- Traffic generation: It is proposed to make a number of alterations in tandem with the proposed development. The first pertains to the proposed distributor route providing for proposed non-HGV vehicular access to Industrial lands (as per STA9) to be relocated westward on the Gormanston Road from the point indicated in the EMLAP. This road should be incorporated as a feature (i.e. the development should address the road and not turn its back on it) within any proposed residential layout and should allow for suitable alternative

modes of transport in the form of footpaths and cycle routes. These should be in accordance with Design Manual for roads and bridges standards (DMRB standards).

- Access to the sporting facilities (proposed FI lands) off the Cockhill Road through the community G1 zoned lands is proposed. This is acceptable and this road given its proximity to the existing National school, significant existing established residential development and future sporting and recreational facilities should again allow for a range of alternative transport modes including pedestrians and cyclists and the design of this road should encourage drivers not to achieve excessive speeds, through the introduction of a range of traffic calming measures whereby speeds are reduced significantly to maximise pedestrian and cyclist safety.
- It is also proposed to upgrade and provide a footpath along the Cockhill Road up to and along newly zoned residential A4 lands (to the north of the village). It is the opinion of the Planning Authority that a combined footpath/cycle lane be provided with a minimum width of 3 metres. This piece of infrastructure must be put in place prior to the occupation of the first dwelling within parcel 1 (i.e. lands to the north of the village).
- Increase in artificial land surface cover: In the proposed amendments there will be approximately 5ha of extra residentially zoned lands in addition to the STA 10 lands which provide for both residential and amenity development. Given that a density range of approximately 30-37 units per hectare is proposed this would result in an extra 600-740 residential units being constructed. Given an average household size of 2.7 this would result in the population of Stamullen increasing by between 1,600-2,000 persons. The National school is proposed to be upgraded whereby separate junior and senior streams will be provided within the primary school. It should also be noted that the amendments will result in development which will facilitate the delivery of essential social (GAA club and community centre) and physical infrastructure (upgraded roads, footpaths, cycle lanes, water and wastewater treatment facilities). The local environment will improve through the introduction of stronger links between residential and community uses and more permeability throughout the village thus increasing safety.
- Increased emissions into local environment: The proposed development will result in increased carbon dioxide emissions as well as increased dioxins from the fossilised fuels (coal, oil, gas) that will be used to heat the developments. Therefore sustainable building materials in the form of timber frame construction, increased insulation and the use of solar panels and geo-thermal or wood pellet burner systems should be incorporated within all construction works and advice from Sustainable Energy Ireland with regard to constructing energy efficient buildings should be sought.
- Soil exportation: As per the soils map of County Meath the soils in this area are within the Dunboyne/Ashbourne soil series where the soils are of a mixed variety and therefore the drainage characteristics vary. It is recommended that the soils and any buildings that are to be demolished as part of the development proposals use best practice principles in relation to recycling and re-use.

### **Conclusions:**

Based on this screening process it is concluded that proposed amendments to the East Meath Local Area Plan south 2005 pertaining to Stamullen do not require an SEA to be carried out.

# **Appendix B**

## **Traffic Impact Assessment**

**See:**

**<http://www.meath.ie/LocalAuthorities/Publications/>**