

Strategic Objectives:

SO.STA 1- To improve linkages between Stamullin and Gormanston.

Local Objectives:

STA 1- To facilitate the provision of a Nursing Home, Local Primary Healthcare Unit, Community Nursing Unit, Respite Unit and Sheltered Housing and enabling housing, the scale of which would be determined by traffic issues, provision of services etc. in a Healthcare Campus on the grounds of St. Clare's Nursing Home and to conserve and protect the special character and setting of Stedalt House, associated buildings and attendant grounds in accordance with an approved Framework Plan that shall include, inter alia, a traffic impact assessment and delivery of community amenities such as river side walk, sporting facilities etc.

STA 2- To improve the junction layout at the southern end of the Silverstream Road.

STA 3- To setback and realign the road frontage along the Main Street.

STA 4- To facilitate the provision of pedestrian linkages from Silverstream Road to Cockhill Road through established and future residential areas.

STA 5- To prepare an Urban Framework Plan for the village centre.

STA 6- To ensure the development of these lands in accordance with the approved Framework Plan which will provide for, *inter alia*, pedestrian linkages and cycle routes to industrial zoned 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.

STA 7- To facilitate the provision of a riverside walk adjacent to the River Delvin.

STA 8- To ensure the development of these lands in accordance with the approved Framework Plan.

STA 9- 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, Stamullin village and access to the M1 interchange.

STA 10- Refer to the Framework Plan for the three areas subject to Local Objective STA 10. The Plan shall deliver in the first phase; (a) the delivery of 8.1 Ha of sporting facilities with safe pedestrian access linking sports lands with the village and residential core of Stamullin, (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 Stamullin village, (c) the delivery of a 1 acre site for community facilities within the 3.02 Ha tract of land to the east of Stamullin, (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.

Specific Objectives:

Trees, woodlands and hedgerows to be preserved:

- T1- Trees along the northern bank of the Delvin River.
- T2- Trees/hedgerow on the northern side of the Main Street opposite the former 'Tayto' factory.
- T3- Trees and woodlands within the G1 zoned lands around Stedalt House (St. Clare's Nursing Home).
- T4- Trees in the grounds of church ruins.

Amended  
East Meath Local Area Plan - South  
Map No. 7 - Stamullen  
November, 2007

Land Use Zoning Objectives

- A1 To protect and enhance the amenity of developed residential communities.
- A2 To provide for new residential communities and community facilities subject to the provision of the necessary physical infrastructure, and to protect the amenities of existing residential areas.
- A3 To conserve and protect the character and setting of heritage buildings in residential development and redevelopment proposals in accordance with approved Framework Plans and subject to the necessary physical infrastructure.
- A4 To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with approved Framework Plans and subject to the provision of the necessary physical infrastructure.
- A5 To provide for low-density residential development, having cognisance of the setting and visual qualities of the subject lands.
- A6 To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilising lower densities in accordance with approved Framework Plans and subject to the provision of the necessary physical infrastructure.
- B1 To protect and enhance the special physical and social character of the existing town and village centres and to provide for new and improved town centre facilities and uses.
- B2 To provide for major new town centre activities subject to the provision of necessary physical infrastructure.
- B3 To protect, provide for and improve local and neighbourhood shopping facilities.
- D1 To provide for visitor and tourist facilities and associated uses.
- E2 To provide for light industrial and industrial office type employment together with related uses in a high quality campus environment subject to the requirements of approved Framework Plans and the provision of the necessary physical infrastructure.
- F1 To provide for and improve open spaces for active and recreational amenities.
- G1 To provide for necessary community, recreational and educational facilities.
- H1 To protect the setting, character and environmental quality of areas of high natural beauty.

Legend

- Development Boundary
- Framework Plan Boundary
- Pedestrian Access / Amenity Walkways
- Trees, Woodlands and Hedgerows to be Preserved
- Proposed Gateway Building
- Strategic Objectives - Linkages (Diagrammatic Only)
- Major Distributor Road
- Local Distributor Road
- Proposed Access Point
- To Setback and Realign the Road Frontage
- Views to be Preserved
- Area of Archaeological Interest

Note:  
All proposed road layouts, road realignments, access points and pedestrian routes are indicative only, unless otherwise stated.

Note: Details shown on this map are for information purposes only. Further details on any item should be clarified with Meath County Council. This map has been produced by Meath County Council with available Local Authority and Ordnance Survey base data.

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Scale: 1:5000  
When Drawing to:  
Overhead Landscape

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