

# Carlanstown

## LOCAL AREA PLAN

2009-2015

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comhairle chontae na mí  
meath county council



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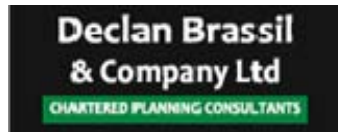
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## **PREAMBLE**

The Meath County Development Plan, 2007-2013 was adopted on 02nd March 2007. It identified Baile Ghib, Carnaross, Carlanstown, Clonard, Crossakiel, Donacarney, Donore, Drumconrath, Gormanston, Julianstown, Kentstown, Kilbride (Dunshaughlin Electoral Area), Kildalkey, Kilmainhamwood, Kilmessan, Mornington, Moynalty, Rathcairn & Rathmolyon as 'Villages' and specified that the future development of all nineteen villages would be subject to the adoption of Local Area Plans. These plans should be adopted within two years of the adoption of the Meath County Development Plan 2007-2013. The existing County Development Plan, in conjunction with Variation No. 2 adopted in February, 2008, set the context for this Local Area Plan for Carlanstown Village.

This Local Area Plan builds upon the broad development objectives and planning policies outlined within the existing County Development Plan by providing a more detailed and comprehensive planning framework to guide future development proposals and the development of Carlanstown Village.

This Plan consists of this written statement and the attached maps, and shall be known as the Carlanstown Local Area Plan 2009-2015. Once adopted, the Plan shall remain in effect for a period of six years from the date of adoption or until it is the subject of an amendment, a review or a revocation by the Council. It will be subservient to the Meath County Development Plan, 2007-2013, which is the primary planning document in the County. In short, the current Meath County Development Plan takes precedence over the Carlanstown Local Area Plan in the event of any conflict arising between the contents of the two documents. Within this document, references to 'the Plan' or 'this Plan' shall denote this Local Area Plan, save where the context requires otherwise. 'The Council' or 'the Planning Authority' shall signify Meath County Council.

All mapping and diagrams throughout the document are orientated in the direction of true north, none are to scale but do contain a scale bar for guidance purposes only. Where there is any apparent conflict between the text and accompanying illustrations, the text shall be the interpretive determinant.

## 1.0 INTRODUCTION

This Local Area Plan relates to the Village of Carlanstown located in north-west Co. Meath. It provides a statutory land-use framework for the physical, socio-economic, cultural and recreational development of Carlanstown. It promotes future development in a coordinated, planned and sustainable manner in order to conserve and enhance the established natural and historical amenities of the Village and its intrinsic character. This Plan guides and regulates future development through land-use zoning objectives, planning policies and development objectives. Particular regard is afforded to the protection and enhancement of natural landscape features such as the Moynalty River, historical features of interest, open space needs and the existing topography character within and surrounding the Village.

### 1.1 The Challenge

The key challenge to producing this Local Area Plan was to create a consensus between the Planning Authority, the general public, landowners, private developers and all interested stakeholders, as to how the future development of Carlanstown should be undertaken. This also needed to be undertaken in an economically, environmentally and socially sustainable manner. This Plan endeavours to create a built environment that is attractive and distinctive, and which creates a sense of place for those who both live and work within, as well as those who visit, the Village.

A further challenge was to provide a document that is sufficiently prescriptive to achieve the pre-determined development objectives and planning policies, while allowing for flexibility to account for economic and social changes that may occur over the Plan's timeframe.

The major issues to be addressed in this Plan are as follows:

1. **Developing new Residential Communities:** Carlanstown has experienced significant growth in its residential population in recent years. Further development and growth will need to take account of the Village's ability to grow in a sustainable manner without causing unacceptable impacts upon the surrounding environment. This Plan endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing Village's built environment.
2. **Built and Natural Heritage:** Carlanstown has noteworthy buildings and structures. This Plan's seeks to protect this important built heritage and the character it gives the Village.
3. **Built Form and Consolidation of the Village Centre:** The provision of a compact, vibrant and effective Village Centre is essential if Carlanstown is to cater for its current and future population needs in a sustainable manner. This Plan provides a comprehensive villagescape plan addressing these issues.
4. **Community, Leisure and Recreation Facilities:** Community, leisure and recreational infrastructure play a vital role in the life of any town or village. Sufficient lands have been reserved for such infrastructure to accommodate both existing and proposed future populations.
5. **Employment/Economic Development:** Planning Authorities are limited in their actions in support of economic development, which will be determined in the first instance by market forces, and secondly by agencies with a remit for specific intervention in this area. Notwithstanding this, Planning Authorities can assist the development of all economic sectors by the implementation of policies relating to:

- The provision of an adequate and efficient transportation system,
- The zoning of sufficient and appropriately located lands for industrial and commercial development,
- The provision of sanitary services and other urban infrastructure,
- The zoning of adequate residentially zoned lands and the creation of an attractive urban domain to facilitate residency of the projected labour force, and
- Developing the public realm and amenities of Carlanstown so that the quality of life of employees and residents can be improved.

This Plan addresses each of these items.

6. **Communications and Infrastructure:** Communications and public utilities' infrastructure play an indispensable role in everyday life through the provision of a better quality of life for the residents of an area. They also act as an important incentive in attracting economic development and investment to an area. This Plan endeavours to adequately serve the Village in terms of public utilities infrastructure, such as communications, electricity, water supply and wastewater treatment.
7. **Transportation:** This Plan provides that new land-use zonings should be closely linked to, and integrated with, the existing Village, thereby encouraging more sustainable modes of transportation.

## 1.2 Purpose of this Plan

This Local Area Plan sets out an overall strategy for the proper planning and sustainable development of the Village going forward and will provide for an area specific focus, whereby a detailed assessment of local planning issues can be made and pursued with the benefit of local community involvement. This presents opportunities to set specific goals and development objectives that will seek to guide future development within the Local Area Plan's area. The primary focus of this Local Area Plan is to plan for, and secure, an appropriate level of facilities and services for the Village and the surrounding community. This Local Area Plan includes policies and objectives, as set-out in the Planning and Development Acts, 2000-2006, in respect of the following:

- Location, supply and zoning of lands for an initial six-year period, but with an additional longer-term focus in mind,
- The provision and location of land for residential, commercial, retail, open space, education/recreation uses or, other as considered appropriate,
- Phasing of residential development by location,
- Design, density and layout of future residential development,
- Protection of existing residential amenity,
- Conformity with Part V of the Planning and Development Acts, 2000-2006 in relation to the provision of social & affordable housing,
- Infrastructural provision including environmental, sanitary, water, roads including cycling and pedestrian facilities, and

- Amenity strategy including protected structures, architectural conservation areas, open space provision, and the protection of trees, walls, hedgerows, etc, if required.

In addition, the Local Area Plan provides detailed urban development design guidance. The Plan also identifies potential opportunity sites and areas for future development.

### 1.3 Local Area Plan Content and Structure

The Local Area Plan is prepared under a number of chapter headings, which are sequentially laid-out as follows:

**Chapter 1:** Sets out the Local Area Plan Process to date, the development boundary and briefly outlines the Plan in the context of the screening process for the Strategic Environmental Assessment of the Plan.

**Chapter 2:** Sets out the national, regional and local planning policy context, a review of previous policies and objectives and possible future population levels.

**Chapter 3:** States the vision for the Village, including the core objectives and policies of this Local Area Plan.

**Chapter 4:** Sets out the Village's strategic context, historical development, function and role within the County, and the Village's context.

**Chapters 5-15:** Development Objectives and Planning Policies in relation to numerous planning-related issues within the Village.

**Chapter 16:** Provides a detailed urban design analysis of the Village, which identifies both weaknesses in the Villagescape and environmental improvements to combat such.

**Chapter 17:** Land Use and Zoning Objectives.

**Chapter 18:** Phasing and Implementation.

### 1.4 The Local Area Plan Process to Date

A Local Area Plan follows a specific statutory process, which may take nine or ten months before it is adopted by the Council. The Plan has been prepared following a four stage process, specifically;

1. A survey and analysis of the existing baseline economic, physical and social fabric of the Village and its hinterland,
2. A pre-draft public consultation process facilitated the identification of local community aspirations, concerns and issues, from both business and community groups, as well as from individuals through a public consultation event and written submissions to the Council during the identified pre-draft public consultation time period,
3. An extensive period of consultation with local area Councillors, the internal departments of the Council, as well as local, regional and national level bodies, and
4. Various providers such as the Gardaí, educational facilitators, public utilities providers, auctioneers and enterprise services were consulted, either through informal phone discussions or meetings during the preparation of this Plan.

#### 1.4.1 Pre-Draft Public Consultation

Consultation is a key element of any plan-making process. It was used to identify the key issues to be addressed during the preparation of the Local Area Plan, and in order to develop an overall vision for the Village. In accordance with Section 20(1) of the Planning and Development Acts, 2000-2006, pre-draft public consultation took place and involved the publication of a 'Strategic Issues Paper', in conjunction with the hosting of a public consultation event in Carlanstown Village.

A notice was published in 'The Meath Chronicle'. It advertised the Planning Authority's intention to prepare a Draft Local Area Plan for Carlanstown and that a 'Strategic Issues Paper' would be available for public inspection through a series of mediums for a period of just over four weeks beginning on Monday, 15th September and ending on Tuesday, 14<sup>th</sup> October 2008. The notice invited written submissions from interested parties and members of the public on what matters should be addressed within the Local Area Plan. Twenty-six submissions were received in response to the 'Strategic Issues Paper' and have been taken into account in the preparation of the Draft Local Area Plan, see Appendix A.

A process of identifying and notifying individual local businesses, as well as community and voluntary groups, of the Council's intentions was also undertaken.

To facilitate local interest in the Plan's preparation, a public consultation meeting was held in the Village on Thursday, 18th September in the local Primary School to garner the views of local residents on how they would like to see their village develop in the future. The attendance at this consultation meeting was excellent with approximately 50-60 people present. The consultation was informal in nature and involved visual aids in the form of poster boards and hand-outs including comments cards and a 'Strategic Issues Booklet', which outlined a non-exhaustive listing of pre-identified planning-related issues within the Village. From this a number of issues warranting further attention were identified, specifically:

- The proposed N52 by-pass to the south-east of the Village,
- The lack of appropriate car parking and educational facilities at the National School,
- The fact that a National Secondary Route traverses through the Village; with a resultant impact upon the nature of the traffic, comprising heavily of Heavy Good Vehicles (HGVs), traffic volumes, speeds and pedestrian safety within the Village's boundary,
- Sporting, open space amenity and community facilities are all lacking given the Village's recent population expansion,
- Built heritage and protection of the special character of the Village; fear of the Village being inundated with further residential development to the detriment of the Village's character,
- Natural environment; river amenity potential and walkways,
- Village environmental improvements; footpaths, cycleways, public street lighting, approach roads into the Village, litter bins, recycling, etc,
- Current housing developments; design, surrounding design context and type,
- Residential development and phasing, and
- Additional commercial development.

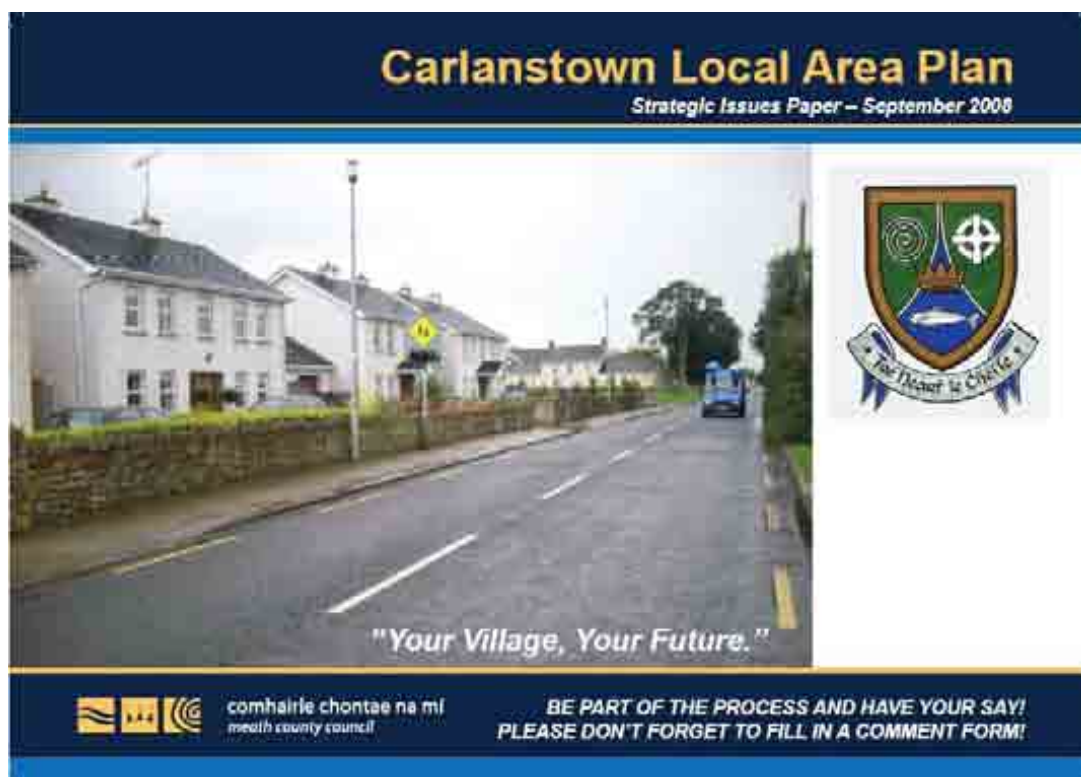


Figure One: Cover page of the Strategic Issues Booklet prepared for the Carlanstown Public Consultation Event held in Carlanstown National School on Thursday, 18<sup>th</sup> September 2008 from 6-8pm.



Plates One and Two: Local Community Members who attended the Public Consultation Event held in Carlanstown National School on Thursday, 18<sup>th</sup> September 2008 from 6-8pm.

The comments raised during this pre-draft public consultation event, as well as the twenty-eight submissions received from individuals and interested parties during the pre-draft submission period have been taken into account and addressed within this Local Area Plan. A list of all of the people who made a pre-draft submission is contained within Appendix A.

#### 1.4.2 Draft Public Consultation

The Draft Local Area Plan for Carlanstown was placed on public display from Monday, 19<sup>th</sup> January 2009 to Monday, 02<sup>nd</sup> March 2009 in accordance with Section 20(c) of the Planning and Development Acts, 2000-2006. The aim of this consultation process was to enable the public and interested parties to give their observations on the Draft Local Area Plan.



A total of eleven written submissions were received during this period. All of these submissions were considered in full in the review of the Draft Local Area Plan. A list of all of the people who made a submission during the draft public consultation phase is outlined within Appendix A.

#### 1.4.3 Material Amendment Public Consultation

Material Amendments to the Draft Local Area Plan were proposed by the Council on 28th April 2009. These Amendments were placed on public display for four weeks extending from 11th May to 08th June 2009.

A total of four written submissions were received during this period. All of these submissions were considered in full in the review of the Amendments to the Draft Local Area Plan. A list of all of the people who made a submission during the material amendments public consultation phase is also outlined within Appendix A.



*Plate Three: Aerial photograph of the Village of Carlanstown.*

### 1.5 Local Area Plan's Development Boundary

The Council established a development boundary and a site zonings map for Carlanstown during the compilation of the Meath County Development Plan 2001-2007, which was incorporated, unchanged, into the current Meath County Development Plan 2007-2013.

The development boundary for the Village has been amended following consideration of the following factors:

- The stated aims of this Plan,
- Strategic national, regional and County level policies,
- The existing urban structure of the Village,
- The likely future development needs and anticipated target population of the Village,
- The proper planning and sustainable development of the Village, and the surrounding area, and finally
- The proximity of the Moynalty River, and its associated floodplain and the nature of the surrounding topography.

### 1.6 Likely Significant Effects on the Environment

A Local Area Plan must contain information on the likely significant effects on the environment of implementing the Plan.

#### 1.6.1 Strategic Environmental Assessment

The Strategic Environmental Assessment (SEA) process is the environmental assessment of plans, programmes or strategies. It is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. It seeks to provide high level protection to the environment; integrate the environment and sustainable development into planning processes generally; promote sustainable development; and promote a more open, transparent and evidenced-based planning system. The process is regulated by the EU's SEA Directive (2001/42/EC) and SEA Regulations (S.I. 435 & 436 of 2004).

The carrying-out of a SEA is not mandatory under the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 for the Carlanstown Local Area Plan as it has a population of less than 10,000. An SEA Screening Exercise was carried-out to assess the likely impacts that the implementation of the proposed Plan and amendments would have in accordance with Section 14A of Planning & Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004).<sup>1</sup> Given Policy SS POL 7 of the Meath County Development Plan prohibits the extension to the Village's development boundary and from rezoning additional lands, in conjunction with the fact that a full SEA was undertaken as part of the County Development Plan's preparation, this screening document concluded that an SEA was not required. The Screening Report is attached as Appendix B to this Plan.

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<sup>1</sup> Screening is the technique applied to determine whether a particular Plan would be likely to have significant environmental effects, and would thus warrant a full SEA to be undertaken. The key indicator that will determine if a SEA is required of particular non-mandatory Plans, is if they are likely to have significant environmental effects on the environment or not.

Notwithstanding this, all future proposed development will have their environmental impacts individually assessed by the Council and may require an Environmental Impact Assessment of their environmental impacts to be undertaken and subsequently an Environmental Impact Statement (EIS) to be submitted with such a planning application.

### 1.6.2 Appropriate Assessment

The purpose of Appropriate Assessment (AA) of local authority plans is to ensure that protection of the integrity of European 'Natura 2000' sites is included as an integral part of the planning process at a local level. An AA refers to an assessment, based on best scientific knowledge, of the potential impacts of a plan on the conservation objectives of any Natura 2000 site and the development where necessary of measures to preclude negative effects.

The impacts assessed must include the indirect and cumulative impacts of the plan, considered with any current or proposed activities, developments or policies impact on the site.

While there is no national legislation or guidelines with regard to 'appropriate assessment', it is the current recommendation of the Department of the Environment, Heritage & Local Government that any land use plan is screened for any potential impact on areas designated as Natura 2000 sites. In any case where, following screening, it is found that the Draft Plan may have an impact, a full 'Appropriate Assessment' must be carried out, as well as a full SEA.

The requirement for AA of plans or projects originates from Article 6 (3) and (4) of *European Union (EU) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora*, commonly known as the 'Habitats Directive', which is implemented in Ireland through the European Communities (Natural Habitats) Regulations of 1997. The wording of Article 6 (3) of the directive is as follows:

*Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.*

The wording of Article 6 (4) of the directive is as follows:

*if, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.*

In February 2008, the statutory requirement for an Appropriate Assessment of all land use plans was further emphasised by a Department of the Environment, Heritage and Local Government Circular Letter (SEA 1/08 & NPWS 1/08). The Circular Letter entitled 'Appropriate Assessment of Land Use Plans' emphasises the fact that an Appropriate Assessment of the ecological implications of any plan or project is required, whether it is within or outside a designated site, if it may impact upon the conservation objectives of that site.

In May 2008, the Environmental Protection Agency circulated this letter as part of their guidance on the process to be employed in Strategic Environmental Assessment.

An AA Screening Exercise was carried-out to assess the likely impacts that the implementation of the proposed Plan and amendments on any Natura 2000 sites. The Screening Exercise found that there would be no indirect and cumulative impacts of the Plan on the integrity of any surrounding Natura 2000 sites. Therefore a full AA was not required. The Screening Report is attached as Appendix B to this Plan.

## 2.0 PLANNING POLICY CONTEXT

A consistent theme in all planning related documents is that of 'sustainable development' defined by the Bruntland Commission in the 1980s as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. The Council supports this concept as advocated within planning policy nationally and it is a major component in the implementation of the Carlanstown Local Area Plan.

Planning at this local level must be informed by prevailing planning policies and national best practice standards as established in national guidelines, reports and other documents. Therefore, the future economic, physical and social development of Carlanstown must be considered in the context of, and be consistent with, the hierarchy of National, Regional and Local level plans already in existence. The Meath County Development Plan 2007-2013 has had regard to all such national, regional and local planning policy documents.

### 2.1 Meath County Development Plan 2007-2013

The Meath County Development Plan 2007-2013 was adopted on 02<sup>nd</sup> March 2007 and aims to guide future development within the County over the period 2007 to 2013. Carlanstown has been identified as a 'Village' within the County Settlement Strategy in the Meath County Development Plan 2007-2013. As a result, all future development within Carlanstown is guided by the County Development Plan's 'High Level Development Objectives' contained within Chapter 2.1.8, which envisages that Village settlements:

*are intended to act as nodes for distinctive quality driven residential development and essential local commercial and community services. It is envisaged that the future growth of these villages should be curtailed and safeguarded so that they do not act as catalysts to facilitate continuing expansion of the outer suburbs of Dublin City in particular, or other Large or Moderate Towns. The villages located close to the Metropolitan Area or other Large or Moderate Growth Towns and close to significant public roads are particularly under pressure in this regard. Such villages are largely a reflection of their existing status and the nature of their development to date, witnessing the emergence as dormitory villages. The future development of Villages will be predicated more closely to local rather than regional growth which has taken place over the past decade.*

It is intended that the Carlanstown Local Area Plan will replace the written objectives and land-use zoning map adopted as part of the previous Meath County Development Plan 2001-2007 in March 2001 and re-adopted within the existing Meath County Development Plan 2007-2013.

#### 2.1.1 Criteria Determining the Release of Residential Land

Having regard to the provisions of the County Settlement Strategy, the County Development Plan provides that the release and development of residential lands shall be linked to the following criteria:

- The provision of necessary physical infrastructure, primarily the availability, in advance of development occurring, of capacity in water and wastewater infrastructure. The environment must be capable of absorbing the scale and quantum of development that is envisaged;
- Spare capacity in existing (and planned) social infrastructure, primarily national and second level educational facilities. The future planning of the Department of Education and Science of national and second level educational facilities shall also be taken into account. The development of additional residential lands shall leverage the necessary recreational



and amenity infrastructure commensurate with the needs of the resident population. The proposed scale and quantum of development must reinforce the integrity and vitality of the local community and services that can be provided;

- A more sustainable economic base whereby a greater percentage of local persons are employed locally. This will require closer liaison between the County Enterprise Board, County Development Board, Economic Development & Promotion Officer and the Planning Department;
- To facilitate the realisation of objectives contained in existing Local Area Plans or existing Written Statement and Detailed Objectives for Towns and Villages (Volume II of this Development Plan) in relation to the delivery of identified critical and necessary social and/or physical infrastructure in conjunction with residential development. Priority of phasing may be given to such residential lands accordingly;
- The extent of existing residentially zoned lands will be revised in the context of the individual Local Area Plan or Development Plan review for each centre and does not necessarily preclude identifying additional zoning in specific locations where the Planning Authority is satisfied that a clearly established need for such zoning is evident. Such additional zoning may only be considered where the development of such lands for residential purposes would deliver an identified piece of critical and necessary social and/or physical infrastructure in conjunction with such development and may require such lands to be prioritised for development over existing residentially zoned lands or that a corresponding amount of land has been dezoned;
- The Local Authority social and affordable house building programme, and;
- The efficient use of land by consolidating existing settlements, focusing in particular on development capacity within central urban areas through the re-use of underutilised lands and buildings as a priority, rather than extending green field development. This should also ensure that development is concentrated at locations where it is possible to integrate employment, community services, retailing and public transport. The order of priority for the release of residentially zoned land shall attempt to ensure that there is a sequential approach which downgrades the priority of outer suburban Greenfield sites.

In addition, the County Development Plan states that the extent of existing residentially zoned lands will be revised in the context of the individual Local Area Plan or Development Plan preparation for each centre and does not preclude additional zoning in specific locations where the Planning Authority is satisfied that a clearly established need for such zoning is evident. Such an established need can only be justified where the development of such lands for residential purposes would deliver an identified piece of critical and necessary social and/or physical infrastructure in conjunction with such development and may require such lands to be prioritised for development over existing residentially zoned lands or that a corresponding amount of land has been dezoned.

#### 2.1.2 Meath County Development Plan 2007-2013 – Variation No. 2

Section 19 of the Planning and Development Acts 2000-2006, as amended by the Planning and Development (Amendment) Act 2002 requires that a Local Area Plan must be consistent with the policies and objectives contained within the relevant County Development Plan; being the Meath County Development Plan 2007-2013. Ultimately, the Local Area Plan's stated policies and objectives must be explicitly linked to the quantum and scale of development envisaged for the settlement within the Meath County Development Plan 2007-2013. The County Development Plan is thus the 'parent' document, which sets out the strategic framework within which all zoning

and other objectives of the Local Area Plan must be formulated. For example, the zoning of lands for use solely or primarily as residential development should have regard to the Council's housing and settlement strategies.

Variation 2 of the Meath County Development Plan 2007-2013, adopted on 04<sup>th</sup> February 2008, varied the County's Settlement Strategy. It identified an 'Order of Priority' for residential zoned lands within a number of settlements, including Carlanstown. The residential zoned lands are identified into Phase 1 and Phase 2 areas. Phase 1 relates to lands to be developed during the existing County Development Plan period, up to 2013; while Phase 2 relates to lands to be developed post 2013. Variation 2 allocates a further 50 additional dwellings to Carlanstown over the period of the existing County Development Plan from 2007-2013 at a density of 20 dwellings per hectare.

This allocation does not include two specific site types within settlements, which are subject to the 'Order of Priority':

- The Planning Authority does not intend to stifle the delivery of the local authority housing programme. Therefore, units to be developed by the Council for social and affordable housing will not be taken from the numbers allocated for Carlanstown.
- The Planning Authority does not intend to stifle redevelopment of brown-field/infill/derelict sites and seeks to actively promote redevelopment of these lands. Therefore, units permitted on such sites will not be taken from the numbers allocated for Carlanstown.

As a result of Variation 2, the future development of Carlanstown must be undertaken within this framework and by ensuring that 25-30% of new housing in multi-house developments are reserved for persons satisfying Policy HS POL 16 of the County Development Plan, which states:

*that in Small Growth Towns, Key Villages and Villages between 25 – 30% of all new multi house developments, being developments in excess of four houses, shall be reserved for persons native to Co. Meath or those who by virtue of their employment require to live in the urban centre. The remainder of houses in such multiple house developments shall be provided for local growth only. The reservation of 25 - 30% of multiple housing units for local derived needs shall include the 20% reservation for social and affordable housing needs.*

#### 2.1.2.1 Residential Implications of Variation No. 2

As noted above, the future population growth of the Village will be provided for in accordance with the provisions of Variation No. 2 of the County's Settlement Strategy, which allocates fifty additional dwellings to the Village over the period 2007-2013; this figure does not include local authority housing programmes or residential developments on brown-field/infill/derelict sites within the Village.

At a density of twenty dwellings per hectare, these fifty dwellings equate to approximately 2.5 hectares of zoned residential land. It is standard practice to provide 50% more land than is needed to be zoned in order to allow for additional headroom. This will ensure that an adequate supply of residential lands will be provided, which will allow for a choice of location and the potential non-release of lands over the Local Area Plan's timeframe. This would result in the need to zone enough residential lands within the Local Area Plan's development boundary to cater for ninety dwellings; at a density of twenty dwellings per hectare, this would equate to 3.75 hectares of residential land.

This Local Area Plan must comply with the policies and objectives of the adopted Meath County Development Plan. As a result, a reassessment of each of the areas zoned for additional residential development contained within the land-use zonings map outlined in the Meath County

Development Plan 2007-2013 has been undertaken. Variation No. 2 includes a 'Carlanstown Residential Phasing Sequence' map which identified 10.77 hectares of remaining largely undeveloped residential zoned land; 6.65 hectares of which was identified for development before 2013, while 4.12 hectares was identified for development after 2013. This Local Area Plan has reduced this pre-2013 figure to approximately 3.75 hectares, with the remainder of the residential zoned lands to be developed after 2013.

The realisation of these fifty dwellings would result in an additional population increase of approximately 125 or 135 persons over the lifetime of the Local Area Plan, or a future population of 473-483 persons in the Village by 2013.<sup>2</sup> This would equate to a total population increase of between 35.92% to 38.22%, or approximately 4-4.25% per annum, over the period 2006-2015.

## **2.2 Review of Previous Plans' Planning Policies and Development Objectives**

There has not been a previous Local Area or Development Plan prepared to specifically guide development proposals and population growth within the Village. All previous planning applications were assessed against the relevant Meath County Development Plan. The most recent Plan was the Meath County Development Plan, 2001-2007, which contained written planning policies, development objectives and a land-use zoning map with a defined development boundary for the Village. It was originally adopted as part of the Meath County Development Plan, 2001-2007 in March 2001 and was re-adopted unamended within the Meath County Development Plan, 2007-2013.

It is considered appropriate and beneficial to review the planning policies and development objectives as proposed within the previous County Development Plan. This will highlight areas that need attention, any possible weaknesses, the levels of implementation and the overall successfulness of the previous and current Meath County Development Plan's policies and objectives for Carlanstown.

The following planning policies and development objectives contained within Section 5 Volume II of the previous Meath County Development Plan have or are currently being implemented on an on-going basis:

1. Specific Development Objective CS 6: To provide a new sewage treatment plant to cater for a population equivalent of 700 on the southside of the village, on the lands to the east of the bridge.
2. Specific Development Objective CS 7: The Council will seek the preservation of historical buildings and items due to their architectural value and contribution to the attractive form of the village including;
  - An attractive though neglected 18th century house with central doorway located at the junction of the Ardee Road.
  - A single arched bridge on the entrance to the town over the Moynalty River.

A number of the Policies and Objectives have not been potentially or fully implemented including:

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<sup>2</sup> These figures are compiled using the predicted average household sizes for the period 2007-2013 outlined in Table 5 of the Meath County Development Plan 2007-2013. On 31st December 2009 the average household size is predicted to be 2.694 persons per dwelling, by 31st December 2013 this is predicted to fall to 2.5 persons per dwelling.



1. Specific Development Objectives CS 1: To improve through landscaping and other enhancements, public spaces such as the open space in the centre of the village.
2. Specific Development Objectives CS 2: To provide a footpath on the east side of the Kells Road from the post office up to St. Patrick's Well coupled to the provision of parking bays.<sup>3</sup>
3. Specific Development Objectives CS 3: To secure the provision of a bypass/relief road to the east of the village as shown on Urban Detail Map 5 and to provide for a buffer zone between the area zoned for residential use and the proposed bypass of Carlanstown in order to ameliorate the impact of the proposed by-pass on future residential amenities.
4. Specific Development Objectives CS 4: To secure the development of a footpath on the south side of the Ardee Road from 'Corby's' public house to the development boundary in association with the development of adjoining residential lands.

This has only been partially achieved.

5. Specific Development Objectives CS 5: To secure the provision of a walkway and linear park along the north bank of the Moynalty River linking the Bridge with St Patrick's Well and the Ardee Road as part of the development of adjoining residential lands.

This has been partially achieved within two residential developments to the west of the Village.

The identified objectives that have not been fully or partially implemented are addressed within this Local Area Plan. It is noted that the Planning Authority is not responsible for the direct provision of all the previously adopted objectives. The complete fulfilment of some objectives mentioned-above are based on a number of external factors such as market conditions, the release of zoned lands by landowners, private investment levels and external bodies.

The Carlanstown Local Area Plan 2009-2015 is intended to replace and restate these written planning policies, development objectives and zoning map contained re-adopted within the current Meath County Development Plan 2007-2013, as appropriate.

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<sup>3</sup> The Post Office has since close in 2003 and moved into the 'Londis' convenience shop located to the north of Main Street.

### 3.0 CORE STRATEGY

This Plan is the statutory Local Area Plan for Carlanstown made pursuant to the provisions of Sections 18, 19 and 20 of the Planning and Development Acts, 2000-2006. It is also in accordance with the Strategic Environmental Assessment (SEA) Directive (2001/42/EC), the objective of which is to 'provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans'.

The purpose of this Local Area Plan is to provide for a comprehensive level of detail as to the desired manner and pattern of growth for Carlanstown Village. The Core Strategy sets out the vision, and overall planning policies and development objectives for the future development of Carlanstown Village.

#### 3.1 The Vision for the Village

The amenity, heritage qualities and character of Carlanstown are largely derived from the central area of the Village along Main Street. This centralised area is located north of Carlanstown Bridge, and extends to the former school teacher's house, located at the junction of the Ardee and Kilbeg/Nobber Road. The Main Street within this central area is relatively wide and framed by the frontages of large two-storey detached dwellings, as well as a convenience shop on the western-side of the Village, and single and two-storey, detached and terraced dwellings on its eastern side. These buildings adhere to a defined and legible building line on both sides of the Street.



*Plate Four: Village Centre Area. Photograph taken just north of Carlanstown Bridge facing north along Main Street.*

The Village's amenity value is also complemented by a narrow strip of soft landscaped grassland, with associated trees and shrubbery, lining the eastern-side of the Street. This area provides visual amenity for the Village's residents. This central area is an attractive built environment. It is an objective of the Council that this environment be conserved and enhanced through the sensitive treatment of any infill development and the conservation of important or key buildings on each side of Main Street.



*Plate Five: The narrow strip of soft landscaped grassland, with associated trees and shrubbery, lining the eastern-side of Main Street.*

Ribbon development will be curbed along the Village's approach roads to maintain a clear division between the Village and surrounding countryside. This Local Area Plan will also aim to improve local services and infrastructure by catering for the future development and expansion of the Village, whilst ensuring the protection and enhancement of the natural and built heritage of the Village.

The overall focus and vision for Carlanstown is to consolidate and strengthen the Village, through the provision of a well-defined Village Centre, as well as an appropriate range of land-uses supporting the residential element of the Village. This will take the form of the provision of essential local commercial and community services.

This will also be complemented through the enhancement of the Village's street finishes, footpaths, green spaces and public domain generally, and the redevelopment of key Greenfield or neglected sites, and the reuse of any derelict buildings.

The Carlanstown Local Area Plan, 2009-2015 has been prepared in a balanced and sustainable manner ensuring that the Plan is:

- a) Locally focused: dealing with local issues within the Village Centre and immediate environs.
- b) Appropriately compiled with a suitable consultation process: ensuring that all groups and individuals are given ample opportunity to make a submission and have their views aired. All comments and observations raised are considered against the proper planning and sustainable development of the Village.
- c) Capable of being implemented within the lifetime of the Plan: The Carlanstown Local Area Plan must be practical and only address matters that are concerned with land-use

planning. The Local Area Plan can not solve all local issues and problems. The Plan will have a very limited purpose if the development objectives and planning policies contained within it are too broad and aspirational and ultimately difficult to implement.

Fundamentally, this Local Area Plan will endeavour to:

1. The Local Area Plan will provide for a high-quality landscape, active and passive open spaces and include provisions to improve the public domain generally. It will endeavour to create an area of high visual and environmental amenity by respecting river corridors and flood plain channels, varying contour levels, surrounding views, open spaces and natural features.
2. Provide for appropriate community, childcare, educational and recreational facilities.
3. Create unique, clearly identifiable and memorable areas consistent with, and protective of, the Village's existing character. This will be complemented by the creation of purposeful connecting routes, providing the maximum choice for people to decide how to undertake their journeys.
4. Create appropriate land-use planning conditions that will contribute to the creation of employment opportunities locally. This will be in co-operation with both the state's and the County's enterprise development agencies.
5. Allow for an environment that is clearly understood and useable by the existing and proposed community, including employees, residents and visitors alike.

### 3.2 Core Policies

#### 3.2.1 Sustainable Development

The core strategy for the Carlanstown Local Area Plan is based upon the need to allow for the sustainable planning and development of the Village. This will create high-quality standards in the provision of community facilities, employment and enterprise opportunities, additional residential areas, an ability to cater for numerous transportation modes and the provision of adequate recreational amenities. This will only be achieved sustainably through the protection of the natural environment and biodiversity level already in existence in the Village.

#### Core Policy 1: Sustainable Development

- a) It is the policy of the Council to adhere to the principles of sustainable development through the promotion of future development or redevelopment that makes a positive contribution to the development of Carlanstown Village by recognising the importance of conserving and enhancing the quality of the Village's built and natural environment, while catering for the needs of all sections of the local community.
- b) It is the policy of the Council to contain new development within the development boundary of the village thereby ensuring that the village can develop within a coherent built form that encourages an efficient and balanced use of land.
- c) It is the policy of the Council to sustain and enhance the role of Carlanstown as both a community and commercial service centre for the surrounding rural hinterland.

### 3.2.2 Development Proposals Generally

This Local Area Plan includes guidelines on future development or redevelopment within the Village. They outline a broad approach to promoting development in a way that is consistent with the Plan's core development objectives and policies. In order to achieve these objectives, quality architectural design and site layouts are fundamental considerations to the overall development process.

#### **Core Policy 2: Development Proposals Generally**

It is the policy of the Council that development proposals will be considered, which generally satisfies the following criteria:

- a) To provide high-quality development in accordance with the provisions of this Plan and the Development Control Guidelines contained within the Meath County Development Plan 2007-2013.
- b) To protect and enhance, as appropriate, the Village's physical character and the built and natural environment, as appropriate.
- c) To respect and protect neighbouring properties' residential amenities,
- d) To promote the future development of the Village as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form, and a variety of land uses and amenities, and finally
- e) To allow for infill development opportunities, increased access and high quality design, with all areas acting in a coherent rather than in a piecemeal manner. Plot amalgamation is to be encouraged for infill developments with group buy-in consent to encourage coherent developments of larger sites.

### 3.2.3 Land-Uses

The purpose of land use zoning is to indicate to property owners, developers and the general public, the types of development that are considered most appropriate in each zone. These zoning objectives allow any would-be developers to plan proposals with a greater degree of certainty. In the control of development, zoning seeks to delimit competing and incompatible uses so as to promote greater environmental quality and thereby rationalise the land-use pattern of an urban area. This land use zoning policy is intended to be used as a general guide to assessing the acceptability or otherwise of development proposals. The various land-use designations used within this Plan have been taken from the Meath County Development Plan 2007-2013.

This Plan's Land-use Zoning Map encourages a variety of land-uses in a manner that promotes the concept of a balanced residential community with an appropriate level of amenities, facilities and services to cater for the Village's needs. At the same time it aims to ensure that the Village's character is protected and retained for future generations. The Plan also aims to allow the Village to continue to function as a compact physical place with good accessibility levels and high quality public open spaces. The development of residential land will be carefully monitored by the Council to ensure that the overall requirements are being delivered during the lifetime of the Plan and the Plan will be modified if considered necessary.

#### **Core Policy 3: Land-Uses**

To facilitate a variety of land uses within the Village's development boundary that can cater for the existing and future needs of the Village's population over the next six years and beyond.

Proposed land-uses will have regard to the proper planning and sustainable development of the Village and respect the amenities of the neighbouring properties and the character and visual appearance of the Village.

### 3.2.4 Implementation of the Local Area Plan

One of the key issues arising from the pre-draft public consultation event and the Steering Committee Meetings with both the Executive and the Council's Members is the need for the Plan to be realistic, and ultimately to contain policies and objectives that are capable of being implemented within the lifetime of the Plan.

#### Core Policy 4: Plan Implementation

To encourage and support initiatives and private and public investment, which helps to facilitate and promote coordination between the various stakeholders, identified within this Plan, who are needed to implement the objectives and policies contained within it. Every practical effort will be made in partnership with other statutory and voluntary bodies, local businesses, developers and the local community to ensure the Plan is successfully implemented.

### 3.3 Core Objectives

The objectives for this Local Area Plan are derived from the Meath County Development Plan, 2007-2013, which emphasises that the development of settlements must be promoted in a strategically planned and sustainable manner.

This Local Area Plan builds upon the settlement strategy of the existing Meath County Development Plan 2007-2013 by supporting and promoting the sustainable development of Carlanstown as a self-supporting community, enjoying a good "quality of life" in terms of community, employment, housing, recreational and social amenities, as well as public utilities' and transportation infrastructure, while at the same time protecting the surrounding natural environment. The Council recognises that the Village must offer living and working conditions, as well as the community, educational and recreational opportunities of the highest quality in an attractive urban environment in order to achieve its stated objective of promoting a strategically planned and sustainable approach to future development.

In order to achieve these aims, the following Strategic Development Objectives have been established to underpin this Local Area Plan.

SDO 1	To promote a positive image of the Village through the support of the local community sector and through the encouragement of the development of community, cultural and social facilities, at an appropriate scale, at locations that are accessible to all members of the community.
SDO 2	To accommodate population and services growth in accordance with the levels provided for by Table 6 of the Meath County Development Plan 2007-2013 through the implementation of the policies contained in Variation No. 2 of that Plan and to cater primarily for the needs of the local population. Ultimately, this Plan will aim to provide a guide to future development catering for the expansion of the Village in an ordered and sustainable fashion.
SDO 3	Identify areas that are at risk of flooding with a view to ensuring that any development on such areas complies with the Consultation Draft Guidelines for Planning Authorities 'The Planning System & Flood Risk Management published by the Department of the Environment, Heritage and Local Government,



	September, 2008, or their predecessor.
<b>SDO 4</b>	To upgrade existing public utilities' infrastructure in the Village and co-ordinate the delivery of new developments with the provision of new infrastructure. This will be mainly achieved by ensuring that additional local services and facilities in terms of community, educational, recreational and retail provision are provided in tandem with new residential development.
<b>SDO 5</b>	To develop a vibrant Village Centre through the upgrading of the physical environment of the Village core itself through the introduction of environmental improvements.
<b>SDO 6</b>	Protect the unique character of the Village, and protect and improve existing residential amenity through the provision of appropriate residential/infill development, which have regard to the scale, character, topography and amenities of the Village. This will also involve the consolidation of the existing retail and commercial land-uses and existing commercial character of the Village.
<b>SDO 7</b>	To reserve land for the provision of active and passive open spaces to facilitate the development of playgrounds within existing and proposed residential developments in conjunction with Objective SOC OBJ 11 that aims to develop and implement a Play Strategy for Co. Meath in conjunction with the County Development Board and other agencies.
<b>SDO 8</b>	To create an appropriate transportation network for cyclists, pedestrians, public transportation users and motorists alike, at appropriate locations within the Village.

*Table One: Local Area Plan Core Objectives.*

### 3.4 Development Boundary

In determining the appropriate development boundary for the Village regard has been had for the existing pattern of development within the Village, the previous adopted zonings and the phasing of residential lands contained in the current Meath County Development Plan 2007-2013, environmental protection, current and future infrastructural considerations, economic consideration, visual and urban design identity, community requirements and the future predicted population of the Village.

A number of additional issues have also been taken into consideration when shaping the desired future settlement structure of the Village, including:

- The Village's historic role and function,
- The location and context of proposed protected structures and protected structures within the Village, as well as the Department of the Environment, Heritage and Local Government's zone of archaeological interest within the Village,
- Protection of the unique urban character of the Village,
- Existing role, function and level of services available,
- Size and overall catchment population,

- Location within the County, as well as its proximity and interaction with other settlements and communities within the surrounding area,
- Potential for future possible population growth, as well as the economic and social benefits associated with this,
- Unique features, setting within the landscape and the sensitivity of the natural environment, and
- Possible constraints to future development.

The future development of Carlanstown should consolidate those lands within the Village Centre itself, specifically those to the east and west of Carlanstown National School, before extending development outwards in a sequential manner.



## 4.0 VILLAGE CONTEXT

### 4.1 The Village's Strategic Context

The Village of Carlanstown is located to the north-west of County Meath within the 'Kells Development Area', along with other urban settlements such as Athboy, Kells, Nobber and Oldcastle. Carlanstown is located along the N52 National Secondary Route linking the Village with Kells to the south-west and Ardee, Co. Louth to the east. The N52 provides a strategic cross-country link for the Village from Dundalk, Co. Louth to Nenagh, Co. Tipperary. The Village is also located within close proximity, 4km, of the N3 National Primary Route from Dublin City to Ballyshannon, Co. Donegal. Ultimately, these two routes allow for easy access to the surrounding towns and villages within the north-east of the County in particular. The Village is also located at the convergence of a number of minor roads, specifically from Moynalty and Kilbeg/Nobber.

From a strategic regional context, Carlanstown is situated 4.1km from Kells, 4.4km from Moynalty, 9.3km from Nobber and 22km from Ardee, Co. Louth. From a strategic national context, the Village is located approximately 57km to the north-west of Dublin City Centre to traffic using the current N3 or the soon to be finalised M3 Motorway accessed from link roads in Kells.



Figure Two: Village Location Map.

### 4.2 Historical Development Context

There appears to have been a significant degree of human activity and occupation in the area for centuries, as evidenced by the "Beehive" style well of St Patrick's Well located to the north-west of the Village potentially dating from the Fifth Century AD, although likely to be later in date. However, the main development of the Village appears to largely date to the early nineteenth

century, probably following the construction of a secure and reliable river crossing, in the form of the Carlanstown Bridge after 1800AD.



*Plate Six: Photograph taken of 'St Patrick's Well' to the rear of the 'Curragh Park' residential development*



*Plate Seven: Carlanstown Bridge.*



*Plate Eight: Dwellings constructed after 1820 on the western side of Main Street.*

Consequently, the Village developed along an elongated Main Street extending from the Bridge to the junction of the Moynalty and Kilbeg/Nobber roads. The Village possessed a Fair Green to the west of this Street stretching from the Ardee Road junction to the Moynalty and Kilbeg/Nobber roads. It is from this period that the Village took on its current form, specifically a wide and elongated Main Street with well defined building lines on either side. Large two-storey detached early nineteenth century dwellings were built on the west of Main Street from the 1820s onwards. This development style would appear to have been replicated along the eastern side of the Street beginning with a single-storey dwelling now in use as a public house adjacent to Carlanstown Bridge.

The eastern side of Main Street was subsequently redeveloped in the Twentieth Century and is now heavily characterised by a patchwork of relatively recent large-scale residential developments, comprising of terraced and semi-detached dwellings. The only remaining building from the nineteenth century on the eastern side of Main Street appears to be the single-storey dwelling currently in use as a public house. Those dwellings constructed to the south-east of Main Street respect the established building line set by the original houses adjacent to the Bridge, while further up the Street, a residential development of five dwellings is set-back a distance from the road with a common entrance. To the north-west of Main Street recently constructed commercial properties have developed, comprising of a public house, a restaurant and a convenience shop.



Figure Three: Historical Village Map 1842.

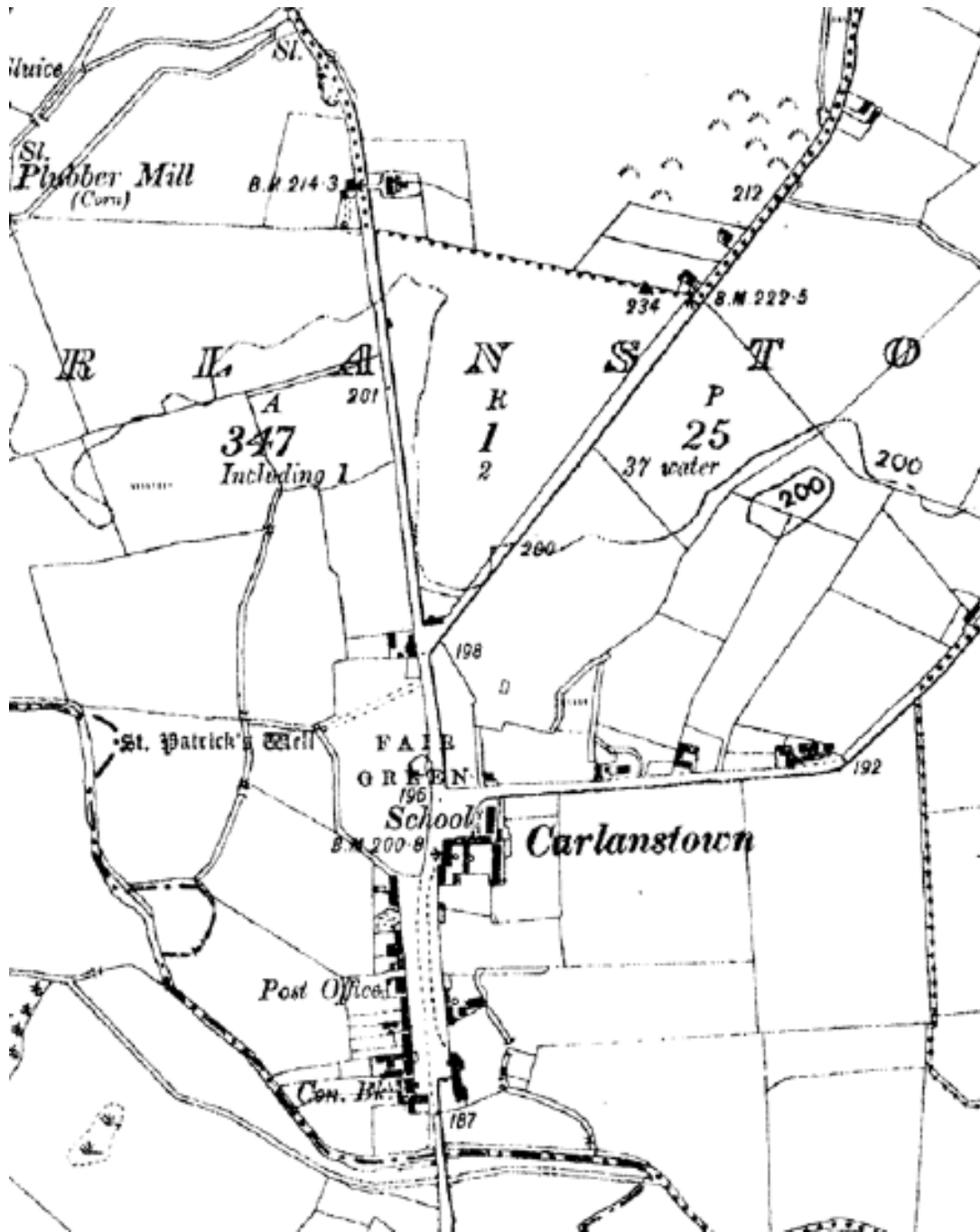


Figure Four: Historical Village Map 1913.





*Plate Nine: Modern development along the eastern side of Main Street.*

A national school and an accompanying Head Teacher's dwelling was constructed south of the Ardee Road junction in the 1870s and has subsequently been altered to residential use with a small public open space area to the front surrounding a mature Cherry Blossom Tree. In the 1940s a new national school was constructed to the south of the junction of the Moynalty and Kilbeg/Nobber Roads. A Council-led residential development was constructed in the 1980s to the north of the Kilbeg/Nobber Road and was later complemented by additional residential development to the south.



*Plate Ten: A former national school and accompanying Head Teacher's dwelling, constructed south of the Ardee Road junction in the 1870s, now in residential use.*



*Plate Eleven: Carlanstown National School.*

The Village has also expanded substantially in size in the past decade; a substantial number of large-scale private residential developments has been undertaken within the Village's backlands and has led to a substantial population increase. These include 'Borora Crescent', 'Curragh Park', 'Curragh Wood', 'O'Chearbhallain Crescent' and 'Village Green', as well as a residential development comprising of five terraced dwellings to the north of the Ardee Road.



*Plate Twelve: The 'Curragh Park' residential development.*



*Plate Thirteen: The 'Curragh Wood' residential development.*



*Plate Fourteen: The 'Borora Crescent' residential development.*

The Council has also been involved in the sale and development of fourteen of the sixteen individual serviced sites located to the north of the Village in 'O'Chearbhallain Crescent' on Council owned property fronting onto the Kilbeg/Nobber Road. This site appears to have originally formed part of a larger area of land entitled as Cowpark/Deerpark lands either given over for communal grazing purposes or commonage, which would have been jointly owned by several individuals who had grazing rights on the lands, or alternatively were surplus lands following the break-up and sub-division of large landed estates. In most cases, this land was owned by the



Land Commission who later entrusted it to individual local authorities following its later abolition, see Existing Land-Use Map.



*Plate Fifteen: The 'O'Chearbhallain Crescent' residential development.*

#### **4.3 The Village's Topography**

The topography of Carlanstown is relatively flat in nature and is strongly characterised by the presence of agricultural activity taking advantage of the good-quality agricultural soils in the area. The Moynalty River and associated floodplain is the only notable topographical feature in the area. The river flows around the southwestern side of the Village in a south-easterly direction. The River has a substantial accompanying floodplain within the western and north-western sections of the Village. Therefore, the most significant low-lying areas are those within close proximity of this River, which envelops the Village to the west, south and south-east.



*Plate Sixteen: The relatively flat nature of the topography surrounding Carlanstown comprising mainly of agricultural pastoral lands.*

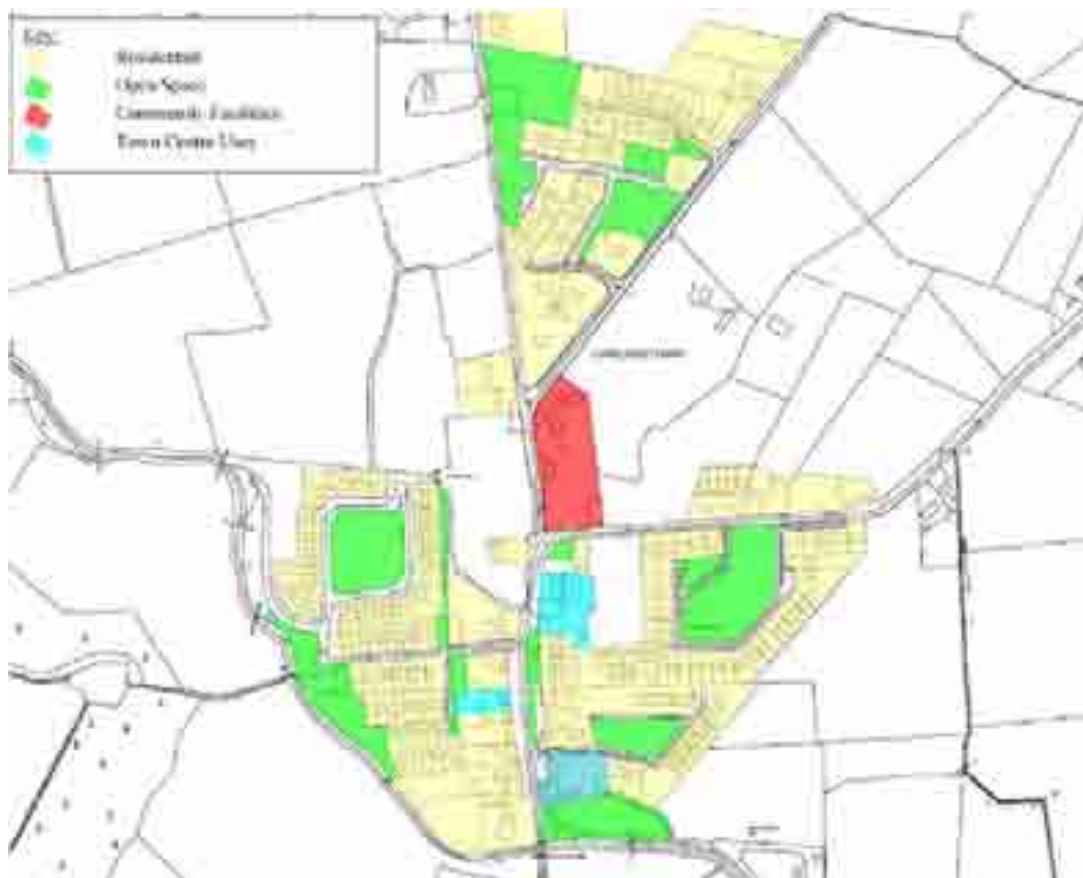
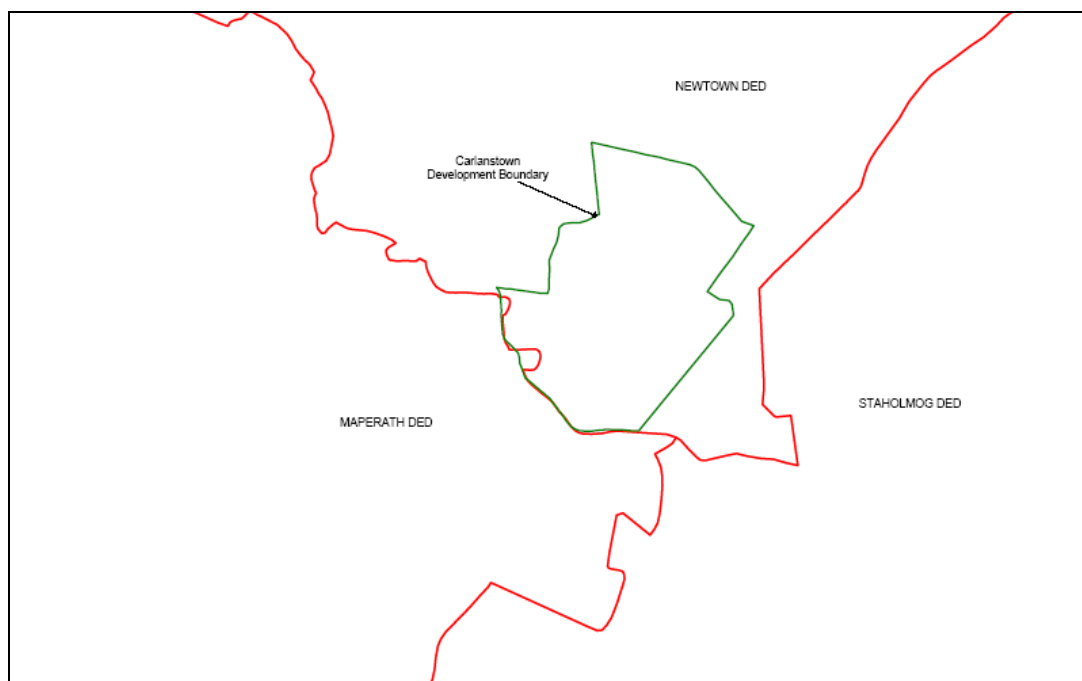


Figure Five: Existing Land-Use Map.

#### 4.4 Key Demographic and Socio-Economic Trends

There are no Small Area Population Statistics (SAPS) available for the Village of Carlanstown, aside from its overall population level. The Central Statistics Office (CSO) will not provide SAPS for a settlement centre with a population of less than 1,000 for privacy reasons. There are comprehensive SAPS under many categories available for the Electoral Division (formerly called a District Electoral Division) of Newtown, which Carlanstown is almost wholly located within. Due to the fact that Carlanstown is located at the junction of the Maperath, Newtown and Staholmog Electoral Divisions, it has been deemed worthwhile to include the Maperath and Staholmog population statistics in the overall population level analysis, but to exclude them and focus entirely on the Newtown Electoral Division for the specific population composition analysis within Section 4.6.1 to 4.6.5. Although the above figures cover the entire Newtown ED including urban and rural areas they do incorporate the Village and are therefore considered representative of the Plan area, see Appendix C.

According to the 2006 Census of Population, the populations of the Maperath, Newtown and Staholmog Electoral Divisions were 458, 609 and 396 persons, respectively. This represented, respectively, a decrease of 54 persons (-10.6%), an increase of some 229 persons (60.26%) and an increase of 2 persons (0.51%) over the Maperath, Newtown and Staholmog Electoral Districts' recorded populations in the 2002 Census of Population, when populations of 512, 380 and 394 persons were recorded. This 2002 population represented an increase of some 38 (8.01%), 44 (13.10%) and 36 (10.06%) persons over the Electoral Districts' recorded populations in the 1996 Census of Population when populations of 474, 336 and 358 were recorded for the Maperath, Newtown and Staholmog Electoral Divisions respectively.



*Figure Six: Newtown Electoral Division encompassing Carlanstown Village.*

Overall the combined population of the three Electoral Divisions was 1,168 persons in 1996, 1,286 persons in 2002 and 1,463 persons in 2006. This represented an increase in the population of 9.18% from 1996 to 2002 and an increase of 12.10% from 2002 to 2006.

The population of the Village in the 2006 Census of Population was 348 persons. The population of the Village was not deemed to be significant enough in the 1996 and 2002 Census of Populations to be included in the Census calculations. The strong rate of population increase within the Villages up to 2006 was deemed to be so significant that it was included in the 2006 Census of Population. The majority of the population increase in the three EDs can be attributed to this increase in the population of the Carlanstown Village itself.

A Housing Application Survey conducted with a particular focus on the 2006-2008 period, as part of the baseline information gathered for the Village, highlighted one relevant extant planning application for residential development to the west of the almost completed 'Curragh Park' under Planning Application Reference KA70461. However this application involved the change of design of previously approved dwellings and site boundaries, and did not involve an increase in the actual number of dwellings. There are no extant planning applications at the time of drafting of the Plan, which would have an impact upon the current population level of the Village.

By comparing the population of the Village against the population breakdown of the entire Electoral District of Newtown, it is possible to calculate the percentage population split between those living within the urban area as against the rural area. In 2006, there was a percentage split of 23.79% of the population within the Village as opposed to 76.21% within the rural area of the Maperath, Newtown and Staholmog Electoral Divisions. It would also appear that this percentage split will vary slightly in favour of an additional population based in the Village in the short-term, as the construction of some dwellings has occurred since 2006 and some of the larger residential developments dwellings remain vacant, specifically in 'Village Green'.

#### 4.4.1 Employment Profile

Almost 60% of the population of the Newtown ED were in gainful employment at the time of the Census of Population in 2006, but with an unemployment rate that was slightly higher than the national average of 5.32% in 2006. The 'other' category was also substantially larger than the State's figure being 18.08% in comparison to the Village's of 15.95%; this category is composed of those undertaking home duties, being unable to work and 'other'. The retiree profile (8.24%) was also slightly lower than the State's figure of 11.20%.

#### 4.4.2 Occupational Profile

The Newtown ED is located within a significant agricultural region within County Meath and has a slightly higher percentage of agricultural workers than that of the State, being 6.43% in comparison to 4.25% for the State as a whole. The ED also has a significant number of its population engaged in manufacturing, substantially in excess of the State's figure, as well as a slightly larger construction, service and transportation working populations. The strong administrative, clerical, professionals and sales positions recorded could not possibly be catered for within the Village, and it must therefore be assumed that the majority of employed persons are commuting to neighbouring urban areas outside of the Newtown ED to find employment. This emphasises the fact further that a future policy for the Village will need to focus on encouraging new enterprises within the area commensurate to the ED's and the Village's position within the County's Retail and Settlement Strategy.

#### 4.4.3 Educational Profile

A slightly lower percentage of the population have attained Primary Education with a substantially higher percentage of the population having attained Lower Secondary education than the State, being 16.90% and 32.13%, respectively, in comparison with the State's figures of 18.90% and 21.08%, respectively. A substantial difference also exists at the Upper Secondary education level between both the State and the Newtown ED with figures of 29.54% and 23.27%, respectively. The level of the population with a third-level qualification is 27.70% and is similar to the State's figure of 30.48%. These figures highlight that the residents of the Newtown ED have good education and skills standards. However there may be scope for additional up-skilling of some residents to provide additional skills, particularly targeted at that category of the population with limited primary and upper secondary education.

Statistics available from the Central Statistics Office, illustrated in Appendix C, demonstrate that although there is a well educated workforce resident in the Newtown ED, the vast majority of residents are travelling significant distances to their place of work or education. This is not sustainable and the Planning Authority will endeavour through this Local Area Plan to facilitate the development of local enterprises to alleviate this situation. As significant numbers of people are travelling more than 15km to work, school and college, in conjunction with attracting employment-generating enterprises to the Village itself, it is also important to improve access to other employment centres such as Ardee, Athboy, Kells, Kingscourt and Navan.

#### 4.4.4 Housing Structure

According to the Small Area Statistics from the Census of Population 2006 there were a total of 199 households in the Newtown Electoral Division housing a total population of 609 persons. This equates to an average household population size of 3.06 substantially more than the predicted figure of 2.694 persons per household on the 31st December 2009 as outlined in Table 5 of the Meath County Development Plan, 2007 -2013, as well as national and European Union averages, which are each significantly less than this figure.

## 5.0 RESIDENTIAL USES

The overall goals of the following sections of the Plan are to encourage the creation of living and working environments of the highest quality through the setting out of objectives and standards for the control of future development. These are in addition to the planning policies and development objectives contained within the existing Meath County Development Plan 2007-2013. It is the objective of the Council to implement all future development in accordance with these stated goals, objectives and policies in order to facilitate land-use in a manner that will promote the proper planning and sustainable development of Carlanstown Village as a whole.

### 5.1 Existing Residential Uses

Carlanstown has been the subject of relatively substantial residential development in recent years, specifically the construction of large-scale residential development projects arranged around poorly landscaped public open spaces. There are five such developments within the Local Area Plan's boundary. 'Borora Crescent', 'Curragh Park', 'Curragh Wood', 'Village Green' and a five dwelling redevelopment of a brownfield site located to the north of the Ardee Road directly opposite 'Village Green'. These residential developments have been complemented by the sale of fourteen of the sixteen individual serviced Council sites to the north of the Village and the subsequent development of a large residential development comprising entirely of dwellings of an individual style.



*Plate Seventeen: The 'Village Green' residential development.*

The built environment of Carlanstown beyond the Village Core is now characterised by a patchwork of largescale and relatively recent residential developments, comprising of terraced, semi-detached and detached dwellings of various sizes.

### 5.2 Future Residential Uses

The Council has a statutory obligation to ensure that sufficient land is zoned for all types of housing to meet the projected housing requirements of the Village over the Local Area Plan's timeline. This will ensure that an undue shortage of such land will not arise.



This Local Area Plan aims to ensure that there is adequate land available in appropriate locations for housing, complemented by clear policies regarding any future development proposals to construct additional houses. The availability of housing, catering for a diverse range of housing needs, is important for sustaining communities within smaller urban settlements and enhances the quality of life for their occupants. Ultimately, financial constraints will determine the rate of public sector house building, while, the demand and supply of new housing in the private sector is dictated largely by market forces.

It is the intention of this Local Area Plan that residential development will be accommodated within the areas zoned for residential use and within the areas zoned as mixed residential and business uses. It is not envisaged that any residential development within the latter zone would be in excess of 50% of the overall development within this zone. It is also noted that Variation No. 2 of the existing Meath County Development Plan 2007-2013 explicitly states that any proposed redevelopment on such brownfield sites would not be taken from the numbers allocated for Carlanstown. It is proposed that an average of 20 dwellings per hectare will be required within residential areas.

As noted above, to allow for the potential non-release of lands and choice of location, 50% more land has been zoned than considered necessary for residential development. Therefore, the total amount of land zoned for residential purposes to be developed before 2013 is approximately 3.75 hectares. Taking this into account, this land bank will deliver Variation No. 2 of the County Development Plan's fifty dwellings, which could realise a population increase of approximately 125 or 135 persons over the lifetime of the Local Area Plan, as outlined in Section 2.9.2.1.4 The realisation of these dwellings alone could result in a population within the Village of between 473-483 persons within the Local Area Plan's six year lifespan. This would equate to total population increase of between 35.92% to 38.22%, or approximately 4-4.25% per annum, over the period 2006-2015.

#### 5.2.1 Social and Affordable Housing

To achieve a fully integrated village, development needs to cater for people of different ages and income groups.

The creation of separate enclaves of private, social and affordable housing should be resisted. Villages that provide a mixture of residential types, both in terms of tenure and economic characteristics, produce enriched social settings. The most successful urban settings tend to be characterised by patterns of mixed tenure and mixed economy. Therefore, every development which requires the provision of Social and Affordable Housing under Section 96 of the Planning and Development Acts, 2000-2006 shall be required to provide up to 20% of such developments for this purpose. The final ratio will be determined by the Council.

A small number of dwellings have been constructed by the Council in the 1980s in the form of social housing, specifically 'Deerpark Heights' consisting of sixteen dwellings. Some of these dwellings have since been sold privately, however ten are currently being rented as social housing units. This is considered to be a relatively small figure given the overall number of households in the Village. All previous Part V social and affordable housing agreements have related to affordable housing rather than social housing. It is considered that private residential developments should continue to be encouraged to provide for a broad mixture of household types.

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4 These figures are compiled using the predicted average household sizes for the period 2007-2013 outlined in Table 5 of the Meath County Development Plan 2007-2013. On 31st December 2009 the average household size is predicted to be 2.694 persons per dwelling, by 31st December 2013 this is predicted to fall to 2.5 persons per dwelling.



*Plate Eighteen: The existing residential development of 'Deerpark Heights'.*

#### 5.2.2 Serviced Residential Sites

The provision of serviced residential sites in small towns and villages where services exist offer a viable alternative for individuals wishing to build and design their own houses in villages rather than the open countryside.

An area has been identified within Carlanstown where this form of development is considered to be appropriate and is located to the north of the Village. The residential development is known as 'O'Chearbhallain Crescent' and is accessed off the Kilbeg/Nobber Roads. Previously sixteen sites were identified by the Council for such purposes and were offered for sale to the public. Fourteen sites were sold, thirteen of which have been developed, while two sites remain unsold.

#### Objective H1: Residential Development

- a) To ensure the implementation of the Housing Strategy and to integrate housing provided under Part V of the Planning and Development Acts 2000-2006 into private residential developments in a layout that prevents segregation and promotes good design and layout.
- b) To carry out the Council's responsibilities under the Housing Acts and to provide Local Authority dwellings, affordable units, voluntary co-operative housing and private sites as the need arises and as finances allow.
- c) To promote a high standard of architecture in the design of new housing developments and to encourage a variety of house types, sizes and tenure in individual schemes and variety, interest and social mix in private and social housing developments.
- d) To ensure the necessary infrastructural investment to facilitate the overall level of housing output required to meet the current and anticipated levels of demand in a planned and coherent fashion.

### Policy H 1: New Residential Development

- a) To prepare a Master Plan or Framework Plan for the greenfield lands to the east and north-east of Carlanstown Primary School zoned A2, F1 and G1.
- b) To ensure that residential development in the area is suitably located designed and serviced to enhance the local environment and prevent any inappropriate or avoidable impacts on the quality of that environment. In compliance with Policy HS POL 16 of the settlement strategy of the Meath County Development Plan 'between 25-30% of all new multi house developments being developments in excess of four houses shall be reserved for persons native to Co. Meath or those who by virtue of their employment require to live in the urban centre. The remainder of houses in such multiple house developments shall be provided for local growth only. The reservation of 25-30% of multiple housing units for local derived needs shall include the 20% reservation for social and affordable housing needs'.
- c) To ensure that Carlanstown avoids the monotony and inefficiency of urban sprawl excessive and monotonous duplication of house styles within residential developments will be strongly resisted. The unique character vernacular style and special setting of the Village mean that its capacity to absorb large scale residential developments is limited. Future developments must have regard to the local setting and aim to create a sense of place and identity in any proposed development.
- d) To encourage a strong mixture of house types tenures and sizes. This will cater for changing household size and composition and provide for a social and demographic balance within the Village.
- e) To ensure that a high standard of design be incorporated into future residential developments in line with the recommendations of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)' and the accompanying 'Urban Design Manual: A best practice guide' issued by the Department of the Environment Heritage and Local Government in May 2009. Applications for four or more dwellings should be accompanied by a landscaping plan and a design statement. Furthermore regard should be had to the use of local materials and house styles in designing all future residential developments.
- f) To encourage infill housing developments on appropriate sites where the proposals respect the existing scale and character of the area and sufficiently protect the amenities of adjoining properties within the area. Proposed developments must have regard to the surrounding environment and the predominant design features the existing residential density and the existence of particular elements within the Village such as stands of trees protected structures and open space areas.
- g) To not permit apartments which are not considered to be an appropriate housing type within Carlanstown.
- h) In conjunction with Section 10.1.4.10 of the Meath County Development Plan 2007-2013 relating to the 'Height Control of Residential Development' three-storey duplex units will not be permitted in villages.
- i) To prohibit development on designated areas of open space that form part of a site layout for previously permitted developments.
- j) To require the naming of residential developments to reflect local place names language or topographical features as appropriate and to incorporate old names from the locality as



far as possible.

- k) To promote energy conservation and renewable energy technologies as outlined under Section 14.0 of this Plan in all future developments. Such measures should be consistent with other policies in this Plan.
- l) To support the provision of adequate engineering as well as social infrastructure as an integral part of any future residential development by ensuring that the necessary services and utilities infrastructure required for such developments are provided in tandem with the construction of any future residential developments.

#### **Policy H 2: Social and Affordable Housing**

- a) To encourage the integration of social and affordable units within private residential developments, which prevents segregation, and promotes good design and layout.
- b) To ensure that up to 20% of any land zoned solely for residential use, or for a mixture of residential and other uses, shall be made available for the provision of social and affordable housing in accordance with the requirements of Part V of the Planning and Developments Acts, 2000-2006 and the County Housing Strategy.

#### **Policy H 3: Serviced Residential Initiative**

To continue to promote the Serviced Residential Initiative programme within 'O'Chearbhallain Crescent' to the north of the Kilbeg/Nobber Road.

## 6.0 COMMERCIAL, ECONOMIC AND RETAIL USES

### 6.1 Existing Commercial, Economic and Retail Uses

Carlanstown is identified within the County Retail Hierarchy as a 'Level 5 - Smaller Village Centre/Crossroads'. The existing Meath County Development Plan 2007-2013 states that:

*'Village centres play an important role in rural community life in the County. In general, they serve smaller catchment areas and have a more limited range and quality of retail floorspace than Small Town Centres. The retail offer within each of these centres is limited and as such the majority of retail needs are met in higher order centres in the County Retail Hierarchy. All of these centres would therefore benefit from an enhancement of their retail floorspace and specifically convenience floorspace in order that the daily needs of the villages and their catchments are better met.'*

Carlanstown has a small range of retail services, and the Village would benefit from having a greater range and variety of such facilities. Commercial development within the Village currently comprises of two convenience shops, a restaurant and two public houses. There are no vacant retail shops within the Village Centre. There is a vacant office within the Village located above the 'Mace' convenience shop. However the Village lacks a bank, credit union or other financial institution. To provide for its growing population base, as well as the Village's role as a service provider for the surrounding rural area, the Village may need to expand upon its commercial and retailing functions in the future.



*Plate Nineteen: The commercial premises of 'Mace' to the west of Main Street.*

The Village has been the subject of commercial and retail development in recent years, specifically the 'Mace' convenience shop located in the centre of the western side of Main Street, as well as two commercial and retail buildings close to the junction of the Ardee and Kilbeg/Nobber roads along the north-eastern side of Main Street. These buildings house a 'Londis' convenience shop, a restaurant 'San Rena' and a bar, lounge, and bed and breakfast called 'Corby's'.



*Plate Twenty: The commercial premises of 'Corby's' to the north of Main Street.*

## 6.2 Future Commercial, Economic and Retail Development Uses

Carlanstown's retail and commercial zone is mainly based within the Village Centre core along Main Street. Currently, the services provided are relatively limited and any future retail development should be directed into the Village Centre thereby facilitating multi-purpose trips and re-inforcing the commercial core. This expansion could include the change of use of the existing residential properties located on the eastern side of Main Street in order to retain the Village Centre as the core retailing area of the Village. This would aid in the consolidation of the Village, and strengthen the existing retailing base.

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

The following policies are additional to the Council's policies regarding retail and commercial development within the existing Meath County Development Plan:

### **Objective CER 1: Commercial, Economic and Retail**

To address leakage of retail expenditure from the Village and its catchment by facilitating the strengthening of the range and quality of its retail offer to allow the Village to meet its local shopping needs.

### Policy CER 1: Commercial, Economic and Retail

- a) To maintain and improve the vitality and viability of Carlanstown Village Centre as the centre of commercial and retail activity within Carlanstown, in order to ensure both a mixture and variety of local shopping, to serve the day to day needs of the local community. This could involve allowing for the change of use of some of the dwellings fronting onto the eastern side of the Village Centre to retail and commercial uses.
- b) To encourage the retention of traditional shopfronts, which enhance the local character of the Village's streetscape and provide the Village with an attractive appearance to attract further investment.
- c) To encourage the use of materials and finishes that respect the established vernacular design traits of the surrounding properties future commercial and retail developments; this includes roof pitches, façade and fenestration details and materials used.

#### 6.2.1 Shop-fronts

Shop-fronts are one of the most important elements in determining the character, quality and image of retail streets in any town and village. In order to increase the attractiveness of the Village, the Council will promote the protection of traditional and original shop-fronts, while also encouraging good contemporary shop-front design which is complementary to the Village's existing character in new developments. The Council will actively discourage poor shop-front design which detracts from the villagescape such as the use of roller shutters and their associated boxes being placed on the exterior of shop-fronts.

### Policy SF 1: Shop-fronts

To encourage good shop-front design, which reflects the scale and proportions of the existing streetscape. The Council will seek to retain the remaining traditional shop-fronts of townscape importance.

#### 6.2.2 Street Furniture

Street furniture plays a vital role in helping to create an attractive, coherent and legible urban area. The Village possesses a fine water pump and some seating. A street furniture palette, reflecting the nature of the Village's various character areas and spaces, should be developed and designed to accommodate a wide range of functions. It should not be dominated by any one function and would aim to provide an improved public realm setting.

### Policy SF 2: Street Furniture

To encourage the creation of a Street Furniture Palette to create an improved public realm setting within the Village.

### 6.3 Business and Enterprise Use

#### 6.3.1 Existing Business and Enterprise Use

Having regard to the nature, role and scale of the Village, the strategy for economic development in Carlanstown must focus on the achievable delivery of local services. However this can be difficult for any Council to implement, as employment generating uses tend to be very much private sector driven. Lands have been identified to accommodate enterprise and employment

uses in the Plan to the east of the village centre off the Ardee Road and a second area north west of the village centre.

<b>Objective BE 1: Business and Enterprise</b>
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To allow the Village to expand on its current employment base.
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<b>Objective BE 2: Business and Enterprise</b>
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The development of the new industrial zoned (E1) lands north west of the village centre shall be subject to an agreed framework plan to be submitted with any planning application for these lands. The framework plan shall include a written statement and a plan or series of plans indicating proposals in relation to the overall design for the lands, types of development, road layout and access arrangements, provision of services, landscaping, phasing of development etc. The framework plan shall include provision of a maintained landscaped buffer/linear park in order to protect the residential amenity of adjoining residential development.
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<b>Policy BE 1: Business and Enterprise</b>
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To work with the County Development Board and other relevant agencies to promote Carlanstown as an attractive place for inward investment, thereby encouraging new start-up businesses to invest in the Village.
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## 7.0 CIVIC AND COMMUNITY FACILITIES

### 7.1 Existing Civic and Community Facilities

The Village contains one Primary School, Carlanstown National School or Scoil Naisiunta Muire and a Post Office located within the 'Londis' convenience shop. Given Carlanstown's current population, the level of civic and community facilities is insufficient to cater for the Village's needs. If Carlanstown is to experience additional growth, it is essential that sufficient community facilities are established, catering for all age groups.



*Plate Twenty-One: Post Office located within the 'Londis' Convenience Shop.*

### 7.2 Future Civic and Community Development

Facilities for community development allow for social interaction and engagement, and are an important part of any village in Ireland. Building strong, inclusive communities is a key element in achieving sustainable development objectives, a core policy of this Local Area Plan. Sustainable communities require not only economic development, but also the provision of and access to community support, education and health services, amenities and leisure services and a good quality built environment. Communities also require opportunities to meet, interact and form bonds, which are essential prerequisites to the development of a sense of place and belonging.

A number of community groups are active within Carlanstown, including the Carlanstown ALPS, Carlanstown/Kilbeg Community Games and Carlanstown/Kilbeg Community Alert groups providing for public expression regarding the proper planning and sustainable development of the Village. Youth facilities and useable public open spaces are lacking within the Village. As such it may be considered appropriate to provide for a Community Centre or Gym, with related facilities, for the residents of the Village and surrounding areas.

A scheme is currently being drafted for the lands located to the north of 'Deerpark Heights' in the ownership of the Council comprising of a Community Centre, basketball / tennis courts, all weather pitches, two grass football pitches, a club house and additional dwellings accessed from both the Moynalty and Kilbeg/Nobber roads. The realisation of this scheme will be dependent upon the financial capacity of the Council. However, due to the location of the lands, which are not proximate to the existing Village Centre, it was considered not to include these lands within the Local Area Plan's boundary. This would not preclude the Council from bringing forward the development of these lands within the timeframe of the Local Area Plan.

The Primary School had an enrolment figure of 147 pupils in 2007. The capacity and potential future demands on this facility has been considered during the preparation of this Local Area Plan.

**Objective CC 1: Community Facilities**

- a) To promote and enable the development of community facilities, public services and support mechanisms in the Village, which can adequately serve the needs of the local population over the six year timeframe of this Local Area Plan and beyond.
- b) To promote the provision of community, cultural, recreational and amenity facilities in tandem with residential, commercial and other development.
- c) To ensure children have access to high quality play and recreation facilities.

**Policy CC 1: Shared Use of Community and Educational Facilities**

To investigate, in co-operation with relevant agencies, the possibility of maximising the shared use of existing community and educational facilities for community and non-school purposes, where possible, to promote the sustainable use of such infrastructure and community cohesion.

**Policy CC 2: A Masterplan for the Deerpark Lands**

To prepare a Master Plan or Framework Plan for those lands located to the north of 'Deerpark Heights' within the development boundary of the Village zoned G1. This shall require the insertion of footpaths and public lighting linking the lands to the Village Centre as part of any development of the lands.

**Policy CC 3: Phasing of Development**

To ensure the provision of amenity, community, cultural, educational, and recreational facilities in tandem with commercial, residential and other development.

**Policy CC 4: Improve Public Service Facilities and Infrastructure**

To support and facilitate the improvement of public service infrastructure and facilities in the area.

**Policy CC 5: Safer Routes to School**

To support the policies and recommendations outlined in the 'Safer Routes to School Initiative' (DTO 2005), to ensure adequate pedestrian access and safer routes to school throughout the Village.



## 8.0 OPEN SPACES AND COMMUNITY AMENITIES

The current County Development Plan 2007-2013 explicitly sets out the manner in which residential developments must comply with open space standards.

### 8.1 Existing Open Spaces and Community Amenities

Active and passive open spaces and facilities are an important component of any village. Carlanstown enjoys some notable environmental qualities, particularly the Moynalty River, complemented by the Village's collection of several noteworthy structures, notably those large two-storey dwellings fronting onto the western side of Main Street and those protected structures, or those recommended for protection within this Plan pepper-potted throughout the Village. However, the Village is distinctly lacking in active recreational and community amenities; there are no riverside activities, significant or distinctive open spaces, safe walking networks or active areas of open space to maximise upon and appropriately utilise such natural and man-made environmental assets, settings and views.



*Plate Twenty-Two: The Moynalty River, photograph taken from the Carlanstown Bridge facing east.*

A small open space area is located to the front of the former School and Head Teacher's building and arranged around a mature Cherry Blossom, although a welcome feature within the Village it is not entirely useable as a recreational area due to its limited size and the lack of seating areas. Its usability and amenity potential are affected by a significant area of tarmacadam fronting onto 'Corby's' and the former school that is used as a public car park and storage area.

The north-eastern side of Main Street also possesses a thin strip of open space in the form of grass, and tree and shrubbery planting with a small pedestrian path located within it. These areas



create a noteworthy “greening” of the Village’s Main Street, as well as creating a biodiversity corridor through the Village’s centre.



*Plate Twenty-Three: A small strip of open space area located to the east of Main Street.*

A small area of open space located to the east of Carlanstown Bridge exists, which appears to be in the ownership of ‘J. Kiernan’s’ Public House, which occasionally hosts fairs. However this area does not appear to be accessible all of the time.



*Plate Twenty-Four: Fair held in Carlanstown in September 2008.*

Aside from this area, the only other public open spaces are those located within the recently constructed residential developments. The largest of these open spaces is that located within ‘Village Green’ accessed off the N52 Ardee Road to the east of the Village. These open space areas comprise of extensive grassed areas with some tree planting. However, these open space

areas are devoid of play equipment, children's play areas or all weather facilities and, due to the distinct lack of pedestrian or cycle ways within the Village, are not interlinked in any cohesive manner. In short, the Village is in need of a larger more purposeful open space area or a linked series of open spaces with associated children's playground areas and civic amenity spaces.



*Plate Twenty-Five: Open Space associated with the 'Village Green' residential development.*

These public open spaces are protected by policy SOC POL 45 of the existing Meath County Development Plan 2007-2013, which states that:

*'No residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.'*

All current public open spaces have been zoned as 'Open Space' within this Plan to further protect their intrinsic value to the Village's population.

The possibility of safe walking and cycling routes have not been realised within the Village; neither has the Village's relationship with the Moynalty River which would benefit the Village's residents. One such proposal would be to utilise those lands fronting onto the River to the west, south-west and south of the Village to act as a circuitous amenity walking route around the Village in conjunction with Main Street and the right of way associated with St Patrick's Well. Safe pedestrian walks have been identified within this Local Area Plan ensuring that Carlanstown is both pedestrian friendly and permeable to its residents.



*Plate Twenty-Six: Existing walking paths constructed along the Moynalty River as part of the 'Curragh Wood' residential development.*

## 8.2 Active and Passive Open Space

Although a football pitch is provided within the grounds of Carlanstown Primary School, it is understood that it is not open for community use. Although located outside of the Plan boundary, St Michael's GAA Football Club is within proximity of the Village.

Facilities for active open spaces are not adequately catered for within Carlanstown. Regarding passive open spaces, the Village possesses a small green area located to the front of the former school building, which does not contain any seating areas and is of a deficient size to be of any real amenity value. The only other viable open space areas are those located within the numerous large residential developments. However these areas are not interlinked in any cohesive manner and due to the lack of play equipment or all weather facilities provide only a minimal amenity value for the Village. The Village does not possess any children's play areas or recreational amenity grounds for the local population.

A comprehensive open space network needs to be established within the Village, which also allows for unrestricted movement between such areas. This Plan endeavours to identify open space areas and interconnect these with one another via green linkages or upgraded Village footpaths. Ultimately, this will contribute to the overall balance between the built and natural environment, integrating new residential development with the existing landscape, and providing important ecological and physical linkages.

### Objective OS 1: Open Spaces

- a) To promote the development of walking routes through-out the Village. These walks include:
  - a circuitous pedestrian walkway along those lands fronting onto the Moynalty River to the west, south-west and south of the Village to act as a circuitous amenity walking route around the Village in conjunction with Main Street and the right of way associated with St Patrick's Well.
  - the creation of new, or the improving of existing, footpaths along both sides of Main Street from Carlanstown Bridge to the junction of the Ardee and Kilbeg/Nobber roads thereby allowing for a safe pedestrianised walkway.
- b) To endeavour to realise the implementation of the community scheme, currently proposed for the Cowpark/Deerpark lands located to the north of the Village, for a range of amenity and community facilities. The realisation of this scheme will be dependent upon the financial capacity of the Council.

### Policy OS 1: Open Space & Amenities

To encourage and promote the further development of river based amenities, which are open to the general public, such as bird watching and passive surveillance, by providing benches along the river way, and fishing, through the provision of designated fishing beats.

### Policy OS 2: Open Space & Amenities

- a) To ensure that Carlanstown is pedestrian friendly through the provision of designated pedestrian linkages and safe walking routes preferably not associated with motorised traffic.
- b) To encourage the provision of historical and interpretative signage in order to inform

visitors of the importance of St Patrick's Well.

**Policy OS 3: Active and Passive Open Space**

To provide areas of high-quality active and passive amenity that are well designed, interlinked with one another, suitably proportioned and accessible to the surrounding community. The development of open spaces will aim to enhance and protect natural features, and be set in safe and secure environments enjoyed by all sectors of the community.

**Policy OS 4: Open Space in Residential Areas**

To ensure that a minimum rate of 15% of the total site area shall be designated as 'Open Space' in new residential developments.

## 9.0 HERITAGE

### 9.1 Existing Heritage

The built and natural heritage of the Carlanstown area are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to tourists and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Plan; all development objectives and planning policies have been formulated with a view to improving the overall quality of their context and setting.

#### 9.1.1 Archaeological Heritage

Carlanstown does not contain any sites of an archaeological interest, but contains one identified item on the Record of Monuments and Places (RMP), being St Patrick's Well, highlighting the extensive length of human occupation within the Village.

Archaeology is a non-renewable resource and is of great cultural and scientific importance. Development sites may include archaeological remains beneath the ground surface which may only be uncovered during development work. They must be investigated and recorded in detail. In relation to development proposals the planning authority will adopt a policy of archaeological monitoring which will be required on developments where the scale and nature of such developments may, in the opinion of the planning authority, have a negative impact on previously unknown archaeological features/artefacts.

The value of such archaeological sites and monuments in Carlanstown is fully recognised by the Council. When considering development proposals the Council will have regard to the observations and recommendations of the Office of Public Works and the Heritage and Planning Division of the Department of the Environment, Heritage and Local Government, as well as the views and concerns of other interested statutory bodies in assessing such planning applications.

In relation to archaeological assessment of sites, the Council may also require the developer to submit a report prepared by a suitably qualified archaeologist on the archaeological implications of the proposed development. In appropriate circumstances, the Council when granting permission for development may impose conditions requiring the following:

1. Professional archaeological supervision of site excavations,
2. The funding by the applicant of any necessary archaeological assessment, monitoring, testing or excavation of the site and the submission of a report thereon, prior to the commencement of development, and
3. The preservation of all or part of any archaeological remains on the site.

Applicants are advised to consult archaeological maps, which are available for consultation from the planning authority, as well as the Environmental Parameters Map, in order to ascertain whether their site is located within a known area of archaeological potential. All Planning applications should have regard to the Heritage Council's 'Archaeology and Development: Guidelines for Good Practice for Developers, 2000'.

#### **Policy AH 1: Record of Monuments and Places and Zones of Archaeological Interest**

- a) To have regard to the Record of Monuments and Places (RMP) when dealing with planning applications for development or threats to recorded structures, including public



sector development. Development shall be controlled in the vicinity of a recorded feature where it detracts from its setting. In all such cases, the Council shall consult with the National Monuments Section of the Department of Environment, Heritage and Local Government (DoEHLG).

- b) To allow for archaeological assessment and examination to occur before any development may be undertaken, following a grant of permission. The Council may require an Archaeological Report outlining the archaeological implications of the proposed development. Where permission for such proposals is granted, the applicant will have due regard to the recommendations of the Heritage and Planning Division of the DoEHLG.
- c) To promote a presumption in favour of “preservation in situ” of archaeological remains and settings, in accordance with national policy, when dealing with proposals for development that would impact upon archaeological sites and/or features.
- d) To seek the publication of the results of archaeological investigations carried out within Carlanstown Village.

## 9.2 Built Heritage

There are a number of buildings and structures of historical significance within Carlanstown. The Village has two structures listed on the Record of Protected Structures (RPS) attached to the current Meath County Development Plan 2007-2013 in accordance with the provisions of Section 51 of the Planning and Development Acts, 2000-2006. See Appendix D for a full listing and description of each. Furthermore, there are numerous structures within the Local Area Plan boundary that have been recommended for protection by the Department of the Environment, Heritage and Local Government's National Inventory of Architectural Heritage (NIAH) compiled in 2004.



*Plate Twenty-Seven: Carlanstown's former School and Head Teacher's House now in use as a private Dwelling.*

The continued protection of the built heritage of Carlanstown is intrinsic to the sustained success and viability of the Village itself.

### 9.2.1 Current Protected Structures

There are two structures designated as protected structures in the Meath County Development Plan 2007-2013. The County Development Plan details the Council's policies in assessing development proposals relating to such structures.

#### **Policy BH 1: Existing Protected Structures**

- a) To ensure the continued protection of the Protected Structures identified in the Record of Protected Structures (RPS) appended to the Meath County Development Plan 2007-2013.
- b) To require planning permission for all works, both to the exterior and interior, which materially affect the character of a protected structure or any element of the structure that contributes to its special interest.

### 9.3 Natural Heritage

Although the Village and the surrounding environs hold environmental assets, none are designated at national or local level; the Village does not contain nor is it adjacent to any Natura 2000 sites (being SACs, NHAs or SPAs). However, there is a diversity of natural and semi-natural habitats within the Carlanstown environs area including hedgerow, grassland, river and woodland habitats. This diversity is not under any significant threat. However, a sustainable approach to future development is needed to protect and conserve it. This should be complemented by a drive to consolidate the Village further, with a clear demarcation between rural and urban areas, and the protection of natural heritage features, such as hedgerows, individual trees, important stand of trees, and river and floodplain environments. The protection of the natural environment of Carlanstown is fundamental to the success of this Local Area Plan, as it provides the Village with its own unique identity and amenity background. Therefore it is vital to achieve the correct balance between protection of the natural environment and the future development of the Village.

#### 9.3.1 The Moynalty River

The most significant environmental feature within Carlanstown is the Moynalty River. This feature is an asset to the Village, being one of the natural environmental features in Carlanstown's picturesque setting. Furthermore, river systems support a diverse range of animals, birds, fish, insects, reptiles and vegetation.

The Environmental Protection Agency has recently defined this stretch of the River surrounding Carlanstown as having only a 'moderate' water quality status and is potentially at risk of not being capable of achieving a 'good' status by 2015. The River's water quality problems may have been exacerbated by poor quality run-off from building sites entering the main channel given the volume of construction activity that the Village has seen in recent years. For this reason, particular attention should be given to its future protection and for mitigation measures to be borne in mind regarding any possible further degradation of its status. Protection measures both during and following the construction of developments are addressed in this Plan.

Riparian strips or zones along the banks of a river may form part of the terrestrial environment but are intrinsically linked to that of the aquatic. Riparian zones are significant in ecology, environmental management and civil engineering terms due to their role in soil conservation, biodiversity and the influence on the quality of aquatic ecosystems generally as they provide a "buffer" from deleterious matter entering a watercourse'.

### Policy RD 1: The Moynalty River

- a) To protect the water quality of this stretch of the Moynalty River is not to be compromised by any existing or proposed developments within Carlanstown. All proposed future developments shall comply with the Construction Industry Research and Information Association (CIRIA) publication entitled, 'Control of Water Pollution from Construction Sites, Guidance for Consultants and Contractors, CIRIA, 2001' to mitigate against the risk of pollution from construction activities entering the Moynalty River's watercourse. All construction works will be completed in line with the recommendations of this publication.
- b) To require future development proposals on lands adjoining the River Moynalty and its main tributaries in Carlanstown to include the identification of the River's associated riparian zone and to maintain these areas free from development intrusion (including night lighting) as a natural environmental feature and amenity resource.

#### 9.3.2 Trees and Hedgerows

As previously identified, there are a number of tree groups within and around Carlanstown that are worthy of protection. These are also complemented by numerous hedgerows within the Village and in the surrounding areas. These should be retained and incorporated where possible into any future development proposals within the Village, see the Environmental Parameters Map.

Hedgerows and mature trees can be multi-functional and have immense value to an area:

1. Flooding Control: root systems of hedgerows regulate water movement and help prevent flooding.
2. Disease Control: hedgerows help prevent the spread of airborne disease.
3. Water Quality: hedgerows trap silt and soil particles, which clog up fish spawning grounds if they enter watercourses.
4. Cultural/Historical: hedgerows are part of Ireland's cultural, historical and archaeological Heritage: Village boundary hedgerows are particularly important as they can often date from medieval times.
5. Wildlife: as the area of native woodlands in Ireland is significantly smaller than fellow European Union Members, hedgerows have become very important wildlife habitats. They provide food, shelter, and corridors of movement, nest and hibernation sites for many of our native flora and fauna.
6. Screening: hedgerows when incorporated into urban developments provide screening and can greatly enhance the scenic quality of the area.

The River Moynalty and the numerous hedgerows surrounding the Village provide the area with optimal wildlife corridors. Intermittent open spaces alongside these routes allow the opportunity for wildlife to migrate. In this way it is important for the various natural and semi-natural features and open space elements to link where possible, thereby guaranteeing flora and fauna dispersal throughout the Village. This provides the Village with an attractive setting and allows for interaction between people and their surrounding natural environment. All the above components can assist in the integration of future development into the existing landscape while sustaining the natural visual image of the Village.

There are a significant number of trees that are worthy of protection, notably stands of poplars (*Populus*) and sycamore (*Acer pseudoplatanus*) along the Moynalty Road, stands of aspen



(*Populus tremula*), cherry blossom (*Prunus serrulata*) and sycamore (*Acer pseudoplatanus*) along the Kilbeg/Nobber Roads, stands of willow (*Salix*) within the lands to the east of the National School, stands of sycamore (*Acer pseudoplatanus*), ash (*Fraxinus excelsior*) and cherry blossom (*Prunus serrulata*) within the Village Centre and, finally stands of sycamore (*Acer pseudoplatanus*) and willow (*Salix*) along the banks of the Moynalty River. Complementing these mature trees and stands of trees are semi-mature trees within the numerous hedgerows surrounding the Village. These add to the character of the Village and for this reason should also be preserved through the identification of key hedgerows within the Village that contain a substantial number of tree and shrub species, and are therefore the most diverse hedgerow habitats.

The hedgerows that add to the Village's character within the Local Area Plan area are principally those along the approach roads and those surrounding agricultural fields mainly to the north-west, north and north-east of the Village. There is also an extensive stone wall with a vernacular cast iron gate to the west of the National School that is also worthy of preservation, please see Environmental Parameters Map.



*Plate Twenty-Eight: Stone wall and agricultural gate along the western side of the Kilbeg/Nobber Road.*

Development will not generally be permitted where it is likely to damage or destroy either trees protected by a Tree Preservation Order or those which have a particular local amenity, nature conservation value or special interest, notwithstanding the fact that they are not listed for protection within this Local Area Plan.



*Plate Twenty-Nine: Significant hedgerows worthy of preservation within the Village.*

#### Objective TH 1: Tree Protection

To protect the following tree stands within the Village as indicated on the Environmental Parameters Map:

1. A stand of poplars (*Populus*) to the east of the Moynalty Road.
2. A stand of sycamore (*Acer pseudoplatanus*) to the west of Moynalty Road.
3. A stand of aspen (*Populus tremula*) to the south of the Kilbeg/Nobber Roads.
4. A stand of cherry blossom (*Prunus serrulata*) to the front of the National School to the south of the Kilbeg/Nobber Roads.
5. A stand of sycamore (*Acer pseudoplatanus*) to the west of the junction of the Moynalty and Killbeg/Nobber Roads.
6. Two stands of willow (*Salix*) and other deciduous trees within the lands to the east of the National School largely along a field boundary.
7. A stand of sycamore (*Acer pseudoplatanus*), ash (*Fraxinus excelsior*) and cherry blossom (*Prunus serrulata*) to the east of Main Street within the Village Centre.
8. A stand of sycamore (*Acer pseudoplatanus*) both to the south of J. Kiernan's Public house and Borora Crescent, and along the banks of the Moynalty River to the east of Carlanstown Bridge.
9. A stand of willow (*Salix*) and other deciduous trees along the banks of the Moynalty River to the west of Carlanstown Bridge extending along the River to the west of the Village.

#### **Policy TH 1: Tree Protection**

To protect the significant tree stands within the Village as indicated on the Environmental Parameters Map.

#### **Objective TH 2: Hedgerow and Stone Wall Protection**

To retain, where possible, the following hedgerows and incorporate them into future development layouts within the Village as indicated on the Environmental Parameters Map specifically:

1. Those hedgerows along the approach roads into the Village, specifically those hedgerows remaining along the northern section of the Ardee Road, those to the south of the Kilbeg/Nobber Roads from the Village's development boundary up to the National School and those hedgerows fronting on to both sides of the Moynalty Road.
2. The hedgerow and stone walls to the west of the National School.
3. The stone wall located on the northern side of the Ardee Road.
4. The individual trees, shrubbery and hedgerow species lining the Borora River.
5. The various hedgerows surrounding agricultural fields to the north-west, north and north-east of the Village as identified on the Environmental Parameters Map.

#### **Policy TH 2: Hedgerow and Stone Wall Protection**

To retain, where possible, significant hedgerows and incorporate them into future development layouts within the Village as indicated on the Environmental Parameters Map.

#### **Objective TH 3: Removal of Hedgerows and Trees**

To implement a presumption against the removal of both hedgerows and trees during the course of developments. The Council recognises the heritage and amenity importance of the county's hedgerow and tree resource.

#### **Policy TH 3: Removal of Hedgerows and Trees**

- a) To promote the protection and preservation of existing hedgerows and to encourage planting of native hedgerow species of local provenance.
- b) To encourage the retention, where possible, of hedgerows and other distinctive boundary treatments in rural areas. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length set back within the site. This shall also relate to Road Improvements and Realignments carried out by the Local Authorities or other agents on their behalf.

### 9.3.3 Significant Views & Prospects

The topography of the landscape surrounding Carlanstown being relatively flat in nature has not endowed the Village with many notable views or prospects. However two views or prospects of special amenity value and/ or special interest are:

- Two separate views to the south of the Village orientated both east and west of Carlanstown Bridge, which is a Protected Structure, of the Moynalty River and its associated bank verges.

#### **Policy VP 1: Significant Views & Prospects**

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

### 9.3.4 Natural Environment

The continued protection of the Natural Environment in and around the Village is vital to the success of developing Carlanstown sustainably.

#### **Objective NE 1: Natural Environment**

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

- The Moynalty River,
- Mature tree stands,
- Significant hedgerows,
- Open space networks, and
- Various walking routes.

#### **Policy NE 1: Natural Environment**

To ensure continued protection for the identified natural environmental features and allow for these features to be integrated within the overall vision for the Village.



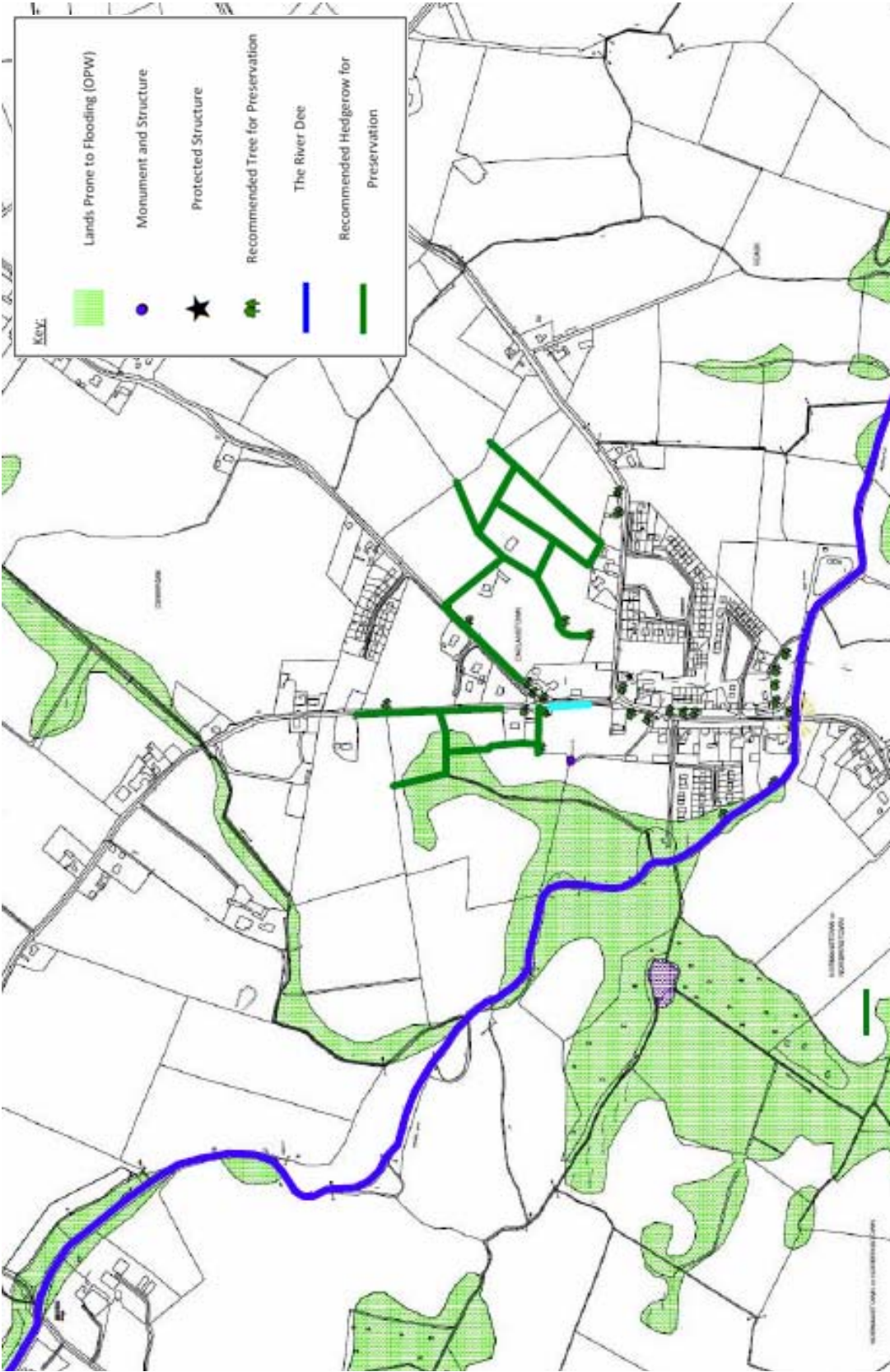


Figure Seven: Environmental Parameters Map.

## 10.0 FLOOD RISK MANAGEMENT

Due to the close proximity of the Moynalty River to Carlanstown, as well as the manner in which it borders the Village to the west, south-west and south, there are some areas within the Village's development boundary that are under threat of severe flooding. As a natural phenomenon of the hydrological cycle, flooding is largely attributed to extreme rainfall events. These areas are indicatively mapped upon the Environmental Parameters Map.

Like other natural processes, flooding can not be completely eliminated, but its impacts can be minimised with proactive and environmentally sustainable management. The extent of paved and other hard surface areas reduces the capacity of the soil to absorb run-off and may increase the risk of flash flooding. The accepted policy response to flood protection is how to manage the risk to life and property as sustainably as possible, and to consider flood risk and its related impacts on development on a catchment basis rather than on an individual location basis. This will facilitate sustainable development through the reduction of future flood damage, and hence reduce its associated potential economic and social costs.

For future development the Council will require that all large-scale developments incorporate 'Sustainable Urban Drainage Systems' (SUDS) as part of the development proposals. SUDS are effective technologies which aim to reduce flood risk, improve water quality, and enhance biodiversity and amenity. This approach to urban drainage encompasses a whole range of sustainable methods to effectively manage surface water drainage including:

1. Source control measures including recycling, e.g. use of "grey water" for irrigation of green spaces;
2. Infiltration devices to allow water to soak into the ground including individual soak-aways and communal facilities;
3. Permeable surface treatments that in suitable locations, allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed; and
4. Water attenuation ponds and storage tanks that can hold excess water after rain and that can be emptied gradually and in a controlled manner in drier periods.

Furthermore, the physical nature of built environments with their impervious surfaces, including roads, car parks, buildings and their rooftops, could increase surface water run-off into local watercourse, such as the River Borora. It is important to mitigate any negative impacts arising from run-off that could alter the existing hydrology of the River Borora. It is considered that due to the size of the area associated with this floodplain within the Village's boundary, development should be restricted along the floodplain area in order to provide suitable areas for flood relief, as the alteration of natural flow patterns can lead to problems elsewhere in the River's catchment area.

### Policy FRM 1: Flood Risk Management

- a) To assess all development proposals against the Department of the Environment Heritage and Local Government's recent publication 'The Planning System and Flood Risk Management; Consultation Draft Guidelines for Planning Authorities September 2008' or any such guidelines in force at the time of the making of an application.
- b) To require all proposals for development shall demonstrate the suitability of proposed surface water outfalls to accommodate the proposed surface water discharge from developments. The Council shall seek to restrict development that would result in

adverse effects on existing storm water drainage or result in flooding.

- c) To encourage the use of Sustainable Urban Drainage Systems (SUDS) both as a supplement to and as an alternative to surface water discharge from developments to existing drainage systems and water courses.
- d) In addition to these measurements the local authority will aim:
  - To promote public awareness on how to maintain water quality reduce wastage of potable water supplies and encourage good domestic practices which prevent pollutants from coming into contact with rainfall and runoff.
  - To prevent alteration to natural drainage systems and in the case of development works require the provision of acceptable mitigation measures in order to minimise the risk of excessive run-off flooding and negative impacts to water quality (including erosion run-off and sedimentation).
  - To maintain and protect natural forms of drainage control through preserving areas of woodlands, wetlands and areas of natural vegetation where these help to regulate stream flows recharge groundwater and screen against pollutants.
  - To prevent the installation of non-porous hard standing in the front gardens of dwellings thereby limiting the amount of run-off from such areas.



*Plate Thirty: A seasonal turlough located to the south of Carlanstown National School.*



## **11.0 MOVEMENT AND ACCESS**

Good connectivity provides a village with an efficient and effective transportation system both within the Village and to urban centres surrounding it.

### **11.1 Transportation**

Carlanstown is within easy reach of Kells and Navan in particular. A village the size of Carlanstown needs to maintain good transportation links to these surrounding urban areas in order to attract future population and potential business opportunities.

There are four main approach roads into the Village. The principal approach roads are from Kells and Ardee along the N52 to the south and east of the Village respectively. The other main approach routes are from Moynalty and the Kilbeg/Nobber Roads, which enter the Village from the north and north-east respectively before meeting one another in front of the National School before in turn meeting with the N52 to the north of Main Street.

The N52 National Secondary Road is in physically good condition with new road markings both upon approach to the Village from both the south and east and within the Village Centre itself. There is currently provision for a road reservation to allow for the by-passing of the N52 to the south-east of the Village, thereby alleviating traffic congestion and speeds within the Village's Main Street. This reservation is maintained within this Local Area Plan and is deemed to be a necessary piece of infrastructure for future regional development and to guarantee the Village has access to the surrounding urban centres. A buffer zone has been located between it and the 'Borora Crescent' and 'Village Green' residential developments.

Due to the lack of pavements, the surplus amount of tarmacadam in front of the detached dwellings fronting onto Main Street within the Village Centre area, and the nature of the traffic utilising this route, particularly Heavy Goods Vehicles, environmental improvements and traffic calming measures are required. These improvements can be initiated before the realisation of the proposed by-pass and are not dependent upon its completion. Such improvements would include the construction of footpaths along both sides of Main Street which would allow for the perceived reduction in the width of the road, and provide inherent traffic calming qualities. They would also end the current uncertainty regarding the demarcation of both public and private spaces currently evident along the entire length of Main Street, which has resulted in the need for individual residents to line planters around their former front gardens in order to prevent unauthorised parking in front of their homes. The environmental improvements promoted by this Local Area Plan for the Village Centre in particular include the construction of pedestrian crossings, footpaths, cycleways, textured surfacing, tactile paving (which does not include tarmacadam), and improved road markings for cyclist, pedestrian and motorised traffic. These should be carried-out in tandem with the appropriate demarcation of areas for car parking, as well as a tree planting and planter coordination initiatives within the Village Centre.

Furthermore, road widening and general environmental improvements could also be initiated along the Village's other approach roads, specifically the Moynalty Road, which are considered to be sub-standard in nature. They require the construction of footpaths and insertion of public lighting to serve the needs of residents and visitors who are reliant upon these approach roads.

Overall, Carlanstown possesses sufficient land to accommodate the necessary expansion of the Village; however there is a need for future access points into zoned lands to be identified, thereby ensuring accessibility and permeability amongst both the existing and proposed future developments, as well as their preservation from future adverse development. Therefore, a number of access points have been identified on infill and greenfield areas throughout the Village.



*Plate Thirty-One: There is a need for road widening, in conjunction with the insertion of footpaths along the Moynalty and Kilbeg/Nobber Roads.*

#### Objective T 1: Transportation

- a) To facilitate a number of road improvements and upgrades along the approach roads to Carlanstown, namely the widening of the Moynalty Road to allow for the insertion of a footpath on the eastern side of the route.
- b) To maintain, and improve, as required, the local road network to ensure a high standard of road quality and safety.
- c) To maintain the identified land reservation for the N52 bypass of the Village to the south-east of the Village.
- d) To implement appropriate traffic management measures throughout the Village.
- e) To support the redesign and environmental improvements of the Village's Main Street, currently a part of the N52 in line with the policies outlined in this Plan.
- f) To promote uniform roadside site treatments to include vegetative planting, preferably of indigenous hedgerow species, rather than excessive lengths of rendered walls and fences, which can, if unmaintained detract from the amenity of the area.

#### Policy T 1: Transportation

- a) To reserve access points throughout Carlanstown to allow development of vehicular routes in facilitating the sustainable development of backland areas and thereby allowing for appropriate circulation levels. Access roads should be overlooked and appropriately landscaped.
- b) To undertake an overview of the level of signage within the Village, and if deemed to be

deficient regarding the sign-posting of community facilities, to complement the current signage provision within the Village. Suitable signage should be maintained at the Village's approach roads.

## 11.2 Pedestrian and Cycling Facilities and Networks

Pedestrian paths are evident through-out the Village in a piecemeal fashion, namely within the recently constructed residential developments, and those that do exist tend to be of a high quality. They do not all link within one cohesive network and are absent within the Village's Centre. This is particularly true of Main Street, where only one small pathway through the elongated area of open space located to the east of Main Street exists. As a result, the Village Centre in particular is difficult to traverse and coupled with the fact that there are no pedestrian crossings on a National Secondary Route, it is potentially a safety hazard. This is particularly true for the elderly, wheelchair users and pram users. Footpaths are also lacking along the Moynalty Road, although the route has not been the subject of extensive development. Footpaths on both sides of the approach roads are also lacking through-out the Village. This is especially true of the northern side of the Ardee Road, the southern side of the Kilbeg/Nobber Roads and a section to the west of the Kilbeg/Nobber road to the west of Carlanstown National School. Routes where these issues are apparent have been identified for improvement works.

Although footpaths have been included in the recently constructed residential schemes, they have not been laid-out in a way that facilitates the development of an internal network of cycleways and footpaths. Such routes would encourage movements along secondary routes independent of the N52 allowing for safe access to the Village Centre for all users.

Facilities for cyclists are under-provided for within Carlanstown. There are no cycling facilities such as bicycle parking stands/shelters, secure bicycle locking facilities, or cycle ways available within the Village. Cycling within the area should be facilitated for locals. Students should be encouraged to either walk or cycle to school particularly those living within the Village Boundary. Sufficient space should be provided for bicycle parking within dwellings, or outside of them. Communal bicycle stands should normally be provided and should be located so that they can be readily seen from front windows or entrances to provide for informal passive surveillance.

In a substantial number of areas pedestrians and cyclists share undemarcated road space with motor vehicles and when coupled with a lack of appropriate delineation and demarcation of cyclist, pedestrian and motorized traffic areas within the Village Centre has resulted in a streetscape environment which is not pedestrian/cyclist friendly.

A modal shift from the private car to public transportation, walking or cycling will be encouraged throughout Carlanstown. It is important that the Village is permeable, especially in terms of pedestrian and cyclist connectivity. Thereby, new developments should allow for direct cyclist and pedestrian access to the Village Centre allowing movement to and from these areas.

To the north, of the Village, public lighting from the Village Centre ends at the junction of the Ardee and Kilbeg/ Nobber Roads, and is partially installed along the Ardee Road and Main Street. A continual link of public lighting is required from the Village Centre along each of the approach roads, preferably to the Village's development boundary.

### Objective PC 1: Footpath and Public Lighting Improvements

- a) To initiate public footpath upgrades should be initiated within the Village Centre area in particular involving the use of textured surfacing and tactile paving in order to fully separate pedestrian and motorised traffic. This should involve the demarcation of car parking spaces along Main Street in order to make the Village Centre safer for

pedestrianised and motorised traffic alike, particularly in front of the Village's convenience shops.

- b) To install a pedestrian crossing should be installed within the Village Centre area, preferably to the front of the 'Mace' convenience shop.

### Objective PC 2: Footpath and Public Lighting Provisions

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

- a) To construct a footpath along the western side of Main Street from the northern side of Carlanstown Bridge to the footpath located north of the entrance to 'Curragh Wood'.
- b) To construct a footpath along the eastern side of Main Street from the northern side of Carlanstown Bridge to the footpath located to the front of the former National School at the junction of the Ardee and Kilbeg/Nobber Roads.
- c) Continuous public lighting should be constructed along the entire length of the Village centre's Main Street.
- c) Continuous public lighting should be constructed along the entire length of the Village Centre's Main Street.
- d) A footpath extending along the entire length of the western side of the Kilbeg/Nobber Road extending from its junction with the Ardee and Moynalty Roads without impacting upon the integrity of the adjacent stone wall.
- e) A footpath extending along the eastern side of the Moynalty Road to the Village's development boundary and connecting with the footpath currently constructed from the junction of the Kilbeg/Nobber and Moynalty Roads to 'Deerpark Heights'.
- f) Extend the public lighting provision from the junction of the Ardee and Kilbeg/Nobber Roads to 'Deerpark Heights' and along the Moynalty Road to the end of the Village's development boundary.
- g) Extend the footpath and lighting from the entrance of 'Village Green' along the southern side of the Ardee Road to the Village Boundary.

### Policy PC1: Footpath and Public Lighting Improvements and Provisions

To facilitate the upgrading and the provision of the identified footpaths and public lighting within the Village as outlined within this Plan. In certain areas, where there is a demonstrable need for footpaths, they should also be constructed to safely link all of the approach roads with the Village Centre.

### Objective PC 3: Cyclist Facilities

To provide for an integrated network of cycle ways throughout the Village where considered appropriate in order to promote more sustainable modes of transportation.

### Policy PC 2: Cyclist Facilities

- a) To facilitate and encourage cycling as a more convenient, popular and safe method of

transport, through the designation of a cycle network linking population, commercial, community facilities and transportation nodes.

- b) To promote the inclusion of bicycle stands for securing bicycles to within Carlanstown's Village Centre.

### 11.3 Car Parking

There are both public and private car parking areas within Carlanstown, notably the off-street car park located to the south of the 'Londis' convenience shop accommodating 15-20 cars and the significant level of undesignated car parking spaces along the western side of Main Street and that to the front of 'Corby's' and 'Londis'. Overall, there does not appear to be an issue with regard to the availability of car parking facilities within the Village.

However there is space for improvement. The majority of public car parking spaces provided within the Village are located on either side of the Main Street, being the N52, within the Village Centre. Within the Village Centre this usually takes the form of on-street parallel parking in undesignated parking bays to the front of the existing detached dwellings to the west of Main Street and the 'Londis' convenience shop, and perpendicular parking to the front of the 'Mace' convenience shop. This takes place in a haphazard manner along the entire length of Main Street as the car parking bays are not delineated and is a potential traffic hazard within the Village.



*Plate Thirty-Two: Off-street Parking located to the south of the 'Londis' convenience shop off Main Street.*

The National School contains a small surface car park fronting onto the Kilbeg/Nobber Road. This is not adequate to serve the needs of the school's employees and the "drop-off and pick-up" demands of the parents. Currently, the surrounding area at school drop-off and collection times is subject to significant congestion and is a potential traffic hazard along the Kilbeg/Nobber roads. A designated car parking area is required adjacent to the school.

#### **Objective CP 1: Car Parking**

To facilitate the provision of car parking improvements in the following areas:

- a) To delineate the existing car parking bays along Main Street in conjunction with the environmental upgrade of the Village Centre itself. This will involve the segregation of public and private areas along Main Street and appropriate siting of car parking spaces.
- b) To provide a safe car parking facility adjacent to the National School to serve the collection and drop-off needs of the School's children.
- c) To investigate the provision of additional off-street public car parking in the Village Centre and encourage the development of adequate parking to serve the Village Centre and community facilities, as the need arises.
- d) To provide disabled car parking spaces at appropriate locations throughout the Village.
- e) To provide loading bays to serve the commercial and retail areas of the Village at appropriate locations.

#### **Policy CP 1: Car Parking**

To facilitate the upgrading and the provision of the identified car parking spaces within the Village as outlined within this Plan.

### **11.4 Public Transportation**

There are no designated 'bus stops' in the Village and Bus Éireann does not provide Carlanstown with a bus service. This is a significant weakness in the Village's ability to provide an alternative mode of transportation to the private motor car. It is of paramount importance that such a service is provided in Carlanstown.

#### **Policy PT 1: Public Transportation**

To work in conjunction with Córas Iompair Éireann (CIE) to provide a public bus service to Carlanstown connecting it with surrounding urban centres. It is also important that the necessary infrastructure, such as bus stops and accompanying shelters on each side of Main Street within the Village Centre, be provided in conjunction with such a service.



## 12.0 SERVICES AND UTILITIES

### 12.1 Waste Water Collection and Treatment

The Village is currently served by the recently constructed Carlanstown Waste Water Treatment Plant to the south-east of the Village, which is designed to cater for 1,000pe. However during dry weather flows an operating level of 350p.e. may be attained, while a wet weather flow value of 750p.e. has often been reached.

### 12.2 Storm Water

Currently, the Village's storm water flows directly into the Moynalty River. Future development proposals will need to provide attenuation of this water prior to discharge in line with the recommendations of the '*Sustainable Urban Drainage Systems - Best Practice Manual*' undertaken by the CIRIA and the 'Planning System and Flood Risk Management - Consultation Draft Guidelines, 2008'.

### 12.3 Water Supply

The Village's potable water supply is subject to an Extraction Order from Lough Bane, located along the Meath/Westmeath County Border. It allows for a daily extraction rate of 4,682 cubic metres, provided that the level of the Lough does not drop below 113.79 metres. This serves a number of towns and villages within the surrounding area, notably Carlanstown, Kells, Oldcastle, etc. However Lough Bane is currently suffering from over abstraction due to the growth in demand for potable water within the area and the abstraction potential of the lake has been reached.

The Kells/Oldcastle Water Supply Improvement Advance Works Scheme is listed in the current Water Services Investment Programme 2007-2013 as a key scheme in need of advancing to planning stage. A definite need has been identified for a new regional Water Supply Scheme to serve these north Meath villages. A new scheme is ultimately required to provide a consistent acceptable quality and security of supply, as well as to provide for the sustainable future growth of north-west Meath in general.

The ability of the current system to supply an increased level of potable water is therefore limited, as it is currently operating beyond full capacity. Therefore any future development within the Village will be severely constrained unless an independent water supply source can be attained.

#### Policy PU 1: Public Utilities

- a) To endeavour to maintain and provide adequate potable water and wastewater treatment infrastructure that is sufficient to meet the development needs of the Village within this Plan period. However, the Council acknowledges that there are significant constraints on the capacity of the existing infrastructure and may consider restricting development in circumstances where such infrastructure is inadequate.
- b) To require development proposals to provide for adequate potable water and wastewater infrastructure to facilitate the development proposal, which will contribute to an enhanced level of water/wastewater infrastructure for Carlanstown.

#### **12.4 Other Utility Services: Telecommunications, Antennae, Satellite Dishes and all Ancillary Structures**

Other utility services, such as telecommunications, specifically broadband, and electricity, are also provided for within the Village. These services are supplied via telegraph poles that detract from the streetscape and amenity of the Village. It is an objective of the Council that these cables should be placed underground by the utilities operators.

The Council will consider applications for telecommunications masts and ancillary facilities only in appropriate locations.

<b>Policy TAS 1: Telecommunications</b>
To have regard to the Department of the Environment, Heritage and Local Government publication 'Telecommunications Antennae and Support Structures Guidelines for Planning Authorities, 1996' when assessing planning applications for telecommunications infrastructure.
<b>Policy TAS 2: Public Utilities Cables</b>
To promote the undergrounding of all public utilities' cabling infrastructure within Carlanstown Village Centre in order to improve the Village's streetscape setting.
<b>Policy TAS 3: Broadband</b>
To work in conjunction with public utilities' providers to increase broadband infrastructure and speed within the Village.

13.0 ENERGY EFFICIENCY

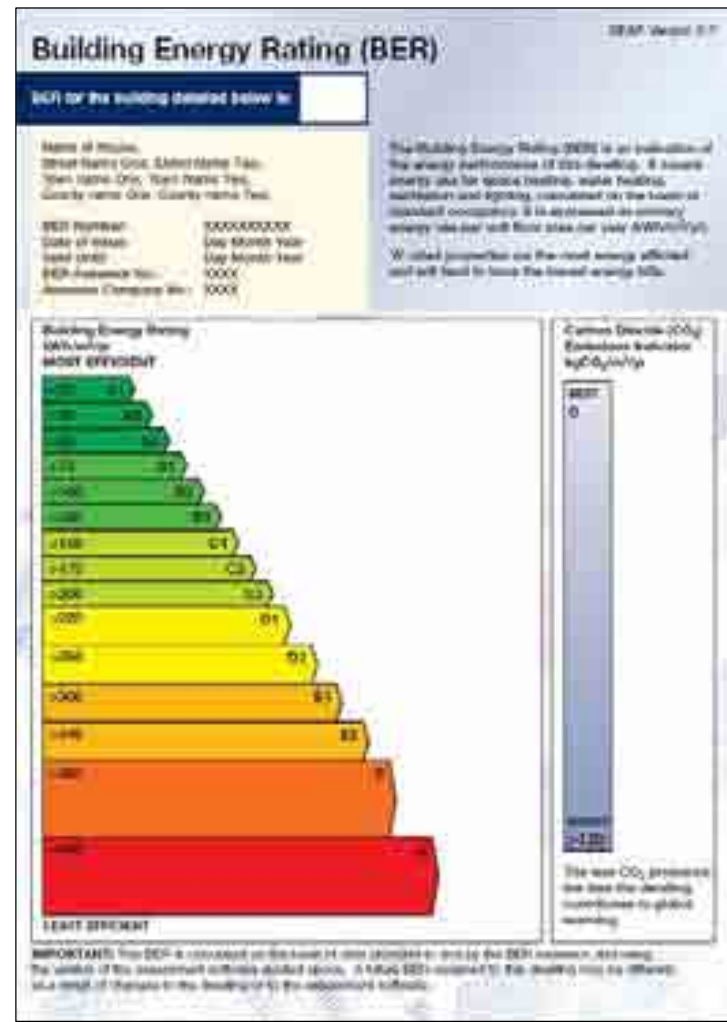


Figure Eight: The Energy Performance of Buildings Directive.

All designs for new buildings should be founded on a sustainable ethos, manifest and measurable in the use of energy sources, see Appendix E. In this regard, the use of innovative materials and architectural designs to improve the environmental performance and energy efficiency of buildings will be encouraged. In order to ensure a more sustainable approach to development, it is proposed that the Council adopt a range of sustainable building requirements so as to ensure energy efficiency, healthy and low environmental impact buildings.

The Greener Homes Scheme is now available and is administered by Sustainable Energy Ireland, providing assistance to homeowners intending to purchase a new renewable energy heating system. Also funding is available through

Policy E 1: Energy Efficiency

To require all buildings to conform to Part L of the Building Regulations, 2008 with regard to the Energy Performance of Buildings and if possible provide renewable sources of energy. This requirement will ensure that the annual space and water heating energy requirements for all buildings will be reduced.

## **14.0 WASTE MANAGEMENT**

It is noted that Carlanstown does not have any recycling facilities; however it is considered to be within range of the Kells Recycling Centre. Currently, the Village is served by private waste collection providers, which provide bins to cater for unrecyclable waste and dry recyclables. From 01<sup>st</sup> December 2008, this must be augmented by a third bin collection catering for bio-degradable waste.

### **Policy WM 1: Waste Management**

To provide Carlanstown with a bottle-bank / recycling facility, as the need arises, in consultation with the Council's Environmental Awareness Officer.

## **15.0 RE-USE AND REGENERATION OF DERELICT SITES AND BUILDINGS**

By working with landowners, the Council has a core responsibility with regard to the re-use and regeneration of derelict sites and buildings, particularly given the legal mechanisms available to it under the Derelict Sites Act, 1990.

### **Policy DSB 1: Derelict Sites and Buildings**

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

## **16.0 URBAN DESIGN ASSESSMENT**

### **16.1 Introduction**

Carlanstown has retained much of this nineteenth and later twentieth century character through the preservation of the established building lines along Main Street, the overall heights of the buildings fronting onto the Street and the fact that a substantial number of the Village's Nineteenth Century buildings have survived. Identified opportunities to enhance the urban form of the built environment of the Village are included within this Urban Design Strategy for the Village, including a Village Improvement Scheme for the Village Centre Area. This strategy highlights where enhancements and improvements could be made to both the built and natural environment of the Village.

#### **16.1.1 Purpose of this Urban Design Strategy**

The purpose of this Urban Design Strategy is:

1. To provide a publicly accessible document for the general public which can provide a level of knowledge and certainty in respect of the future growth and direction that Carlanstown is likely to take.
2. To provide an accessible and legible guidance document for future planning applicants to review in advance of making an application.
3. To guide the planning process at pre-planning consultation stage and through the decision making process.

In short, the implementation of this Urban Design Strategy will help:

1. To facilitate the improvement of the physical, and visual appearance and general environment of the Village.
2. To encourage the continued success of a "compact village" planning philosophy already evidenced through the development of suitable backland areas both east and west of Main Street. A key criterion in the assessment of any future backland development proposal will be for the applicant to demonstrate how the proposed intervention will provide for effective pedestrian connections to surrounding lands.
3. To create new, enhance existing, and complete potential pedestrian linkages identified throughout the Village Centre area to improve permeability between residential and amenity related uses, specifically educational, recreational and community.
4. To promote well designed and highly considered architectural solutions to any interventions proposed to Main Street and Main Street Crossroads in order to enhance the image and appearance of the Village Centre area in particular.

#### **16.1.2 Methodology**

The Urban Design Strategy for Carlanstown has been informed by the following working methodology:

1. A number of site visits to and walkabout studies of the plan area.
2. Preparation of a Land Use Survey and visual assessment of the plan lands.



3. Public consultation with review and assessment of associated submissions received during the pre-draft plan period.
4. Local Knowledge.
5. Planning search of planning applications, both public and private developments, made over previous periods from adoption of the current Meath County Development Plan 2007-2013.
6. Evaluation of the trends found from the above planning search with respect to the uptake of successful applications on zoned lands.
7. Due regard to the statutory documents and government guidance with respect to ensuring the proper planning and sustainable development of an area, all as set-out in the previous chapters.

## 16.2 Character Areas

The wider Village character is largely determined by the existing road network and the presence of a substantial level of Greenfield sites within the centre of the Village. Due to Carlanstown's size and the nature of the layout of the approach roads, the Village does not contain easily identifiable or distinctive character areas, namely parts of the Village either distinctive in their own right or areas that vary in character from other parts of the Village. Notwithstanding the above, Carlanstown has been classified into two 'character' areas. The character of an area can be loosely defined as the most easily recognisable trait/s associated with a place or space.

For the purposes of this strategy, a physical and visual assessment of Carlanstown gives rise to two Key Character Areas namely 'Main Street Crossroads' and 'Main Street', see the Figure below.

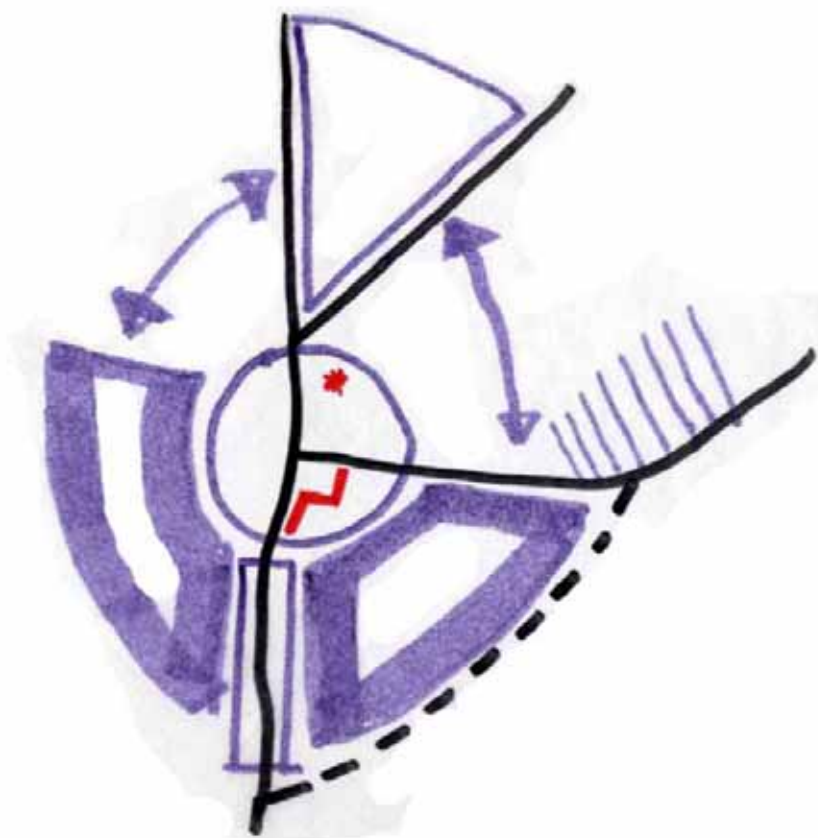


Figure Nine: Identified 'Character Areas' within the Local Area Plan Development Boundary.

Each Character Area is individually described below, identifying potential opportunities arising from an evaluation of items identified in Section 16.1.2 above.

However a number of secondary or sub-character areas are evident and described graphically below to highlight the existing strong characteristic associated with Carlanstown of being a compact urban area. The figure below identifies the location of two recent residential estates located on either side of Main Street with older residential developments located north of the existing Primary School but again located at a location that feeds into the main road network. From this diagrammatic illustration of how Carlanstown is intra-connected, it is clear that the logical location for future development is for these existing areas to be effectively 'joined-up'. Given the location of the more important N52 to the south-east of the Village, the hatched area below provides an appropriate location for a level of employment generating lands, were demand generated locally for such a use.

This location enjoys immediate accessibility to the N52 with a complementary high visual profile at a point where the route will also bypass the Village. This will therefore remove any possibility of traffic conflict arising between such a use and local traffic generated within the Village.



*Figure Ten: Carlanstown's Sub-Character Areas.*

#### 16.2.1 Main Street Crossroads

The first character area is that associated with 'Main Street Crossroads'. At this point the N52 National Secondary Road meets the Kilbeg/Nobber Road and is currently open in character owing to the large expanse of surrounding undeveloped zoned Greenfield areas together with an area of open space area to the front of the former National School within the Village. These open spaces provide the opportunity to consider the effect of incorporating street furniture to promote

the interaction of people at this central area owing to its inherent civic qualities. Both this existing small area of open space and the potential to ensure a coherent and legible urban form consequent to any future development that may take place at this central location given the zoning status of same provides an ideal opportunity to promote a well designed Streetscape and civic space at this location in Carlanstown, all organised around the existing 'crossroads'.



*Plate Thirty-Three: Main Street Crossroads, picture taken from the southern side of the N52 National Secondary Road facing the junction of the Kilbeg/Nobber Road.*

The most southerly area of the 'Main Street Crossroads' character area has been the subject of commercial and retail development in recent years comprising of three main developments.

As referenced above, a significant opportunity exists within this area of the Village to ensure a coherent Streetscape can emerge that will incorporate a level of civic amenity, complementing the existing small area of open space to the front of the former National School.

#### **Opportunity No. 1**

To redevelop the zoned greenfield site located to the west of the crossroads area in conjunction with the adjacent dwelling for a mixture of uses, that would incorporate an area of hard landscaped civic space area that would complement the existing built environment with a building envelope facing the crossroads that would provide an increased level of enclosure at this location and thus provide a complementary 'breakout' space to the existing main street.



*Plate Thirty-Four: Main Street Crossroads, picture taken from the southerly section of the crossroads of the recently constructed commercial premises along the eastern side of the road junction.*

#### 16.2.2 Main Street

The second key Character Area is 'Main Street'. It is the most obvious character area within the Village and is located north of Carlanstown Bridge and south of the junction of the Ardee and Kilbeg/Nobber Roads. Large residential backland developments have been constructed in recent years to the rear of these buildings. 'Curragh Wood' and 'Curragh Park' have been constructed to the west of the Village with access off Main Street, 'Borora Crescent' has been constructed to the east of the Village with access also off Main Street, while 'Village Green' has also been constructed to the east of the Village, but is accessed off the Ardee Road. These developments comprise of terraced, semi-detached and detached dwellings largely arranged around large areas of grassed open space, and have been previously characterised as forming the sub characters areas to Carlanstown.

The relationship between the significant width of Main Street and the well defined mainly two-storey building lines fronting onto either side of Main Street leads to an extensive open space feeling upon entering the Village, particularly from the Kells Road. The character of the area could therefore be described to have a 'semi-boulevard' effect, were tree-planting to be incorporated into this public realm, as part of a wider landscaped management plan for the two key Character Areas of the Village that would also help to unify both but by providing two distinct type of public realms, a street and a square.





*Plate Thirty-Five: Main Street, picture taken from the northerly section of the character area facing south along the easterly side of Main Street.*

The N52 National Secondary Route that traverses through the centre of the Village, introduces a significant volume of through-traffic to the Village Centre and ultimately an almost continual stream of motorised vehicles: a significant portion of these are Heavy Goods Vehicles (HGVs) connecting the midland's towns and villages with the Country's north-eastern ports.

This coupled with the absence of footpaths, cycleways, pedestrian crossing points clearly laid-out, parking bays and an obvious segregation between public and private areas, has an impact upon the manner in which the Main Street is used by local pedestrians and cyclists alike. The construction of the N52 by-pass of the Village indicatively laid-out to the south-east of the Village connecting the Ardee and Kells Roads would alleviate the level of through-traffic using the route and allow for a more relaxed and less hazardous public environment within the Village Centre.



*Plate Thirty-Six: Main Street, picture taken from the southerly section of the character area facing north along the westerly side of Main Street.*

Ultimately, the greatest weakness of this area is the inability of Main Street to accommodate various modes of transportation, and there is a distinct need for significant environmental improvements within the Village Centre.

The level of public utilities cabling evident through-out the central area, although not excessive, is also cause for concern and an initiative to have the cables placed underground should be undertaken.

As a result a number of opportunities exist within the Village to improve the built and natural environment along Main Street, specifically the following:

#### **Opportunity No. 2**

There are also significant issues resulting from the relationship between private and public areas along Main Street. The dwellings along the western side of the Street, as well as the 'Mace' convenience shop, which extend from Carlanstown Bridge to the access route into 'Curragh Wood' have recently had hard landscaping, in the form of tarmacadam, laid-down in front extending from Main Street to their front building lines. It would appear that this has been collectively done relatively recently. The rationale for removing the dwellings' front gardens is not entirely clear. Notwithstanding this fact, cars visiting the local convenience shop park in front of these dwellings frequently block their entry and exit points. This has led local residents to set-out large linear planters demarcating their private area from that of Main Street. This is not an attractive setting for these dwellings.

As a result, there is a need to implement an environmental upgrade of Main Street to encompass the following main elements; a slight narrowing of the N52 along Main Street, the demarcation of car parking bays, the provision of footpaths/cycle ways, additional street furniture, linear tree planting, a pedestrian crossing, the undergrounding of all public utilities cables and the promotion of the re-use of buildings either abandoned or left to dereliction.

#### **Opportunity No. 3**

The western side of Main Street is characterised by a fine collection of Georgian dwellings. The insertion of a modern 'Mace' commercial premise has had an adverse impact upon this section of the Villagescape. This is particularly true of the overall design of the façade and fenestration details which contributes little to the Village's existing character and prevailing local Irish vernacular design.

### **16.2.2.1 Main Street - Existing Urban Form**

#### **Village Typology**

The ground configuration of Main Street is formed by a long mall type 'linear square'.

#### **Building Line**

There is a distinct building line associated with both sides of Main Street.

#### **Distinctive Buildings**

The fine collection of four Georgian dwellings on the western side of the Street and the single-storey public house to the south-east of the Street are the most distinctive buildings within the character area.



## **Use**

For a Village, the extent of residential uses, identified in yellow above, evident along Main Street is noteworthy in Carlanstown.

## **Permeability**

There are two main access points, off the eastern and western side of Main Street, that access successful and well integrated successful backland developments.

The most notable location for such further and potential development is to the south-west of Main Street encompassing an existing dwelling and a warehouse style development on 'B1' zoned lands. This would also allow for access to further backland development to the south of 'Curragh Wood' on 'A2' zoned lands.

## **Building Height**

The buildings located on Main Street generally follow a vernacular-style and are mainly two storeys in height, contain a pitched roof with noticeable chimney design, and a simplified façade with a strong 'solid to void' ratio.

The plot depth ranges are quite narrow and range from mainly two-three bays in width. The western side of Main Street is also characterised by detached dwellings on individual plots.

## **Open Space**

An area of linear open space is located to the north-east of Main Street. Another open space area is located to the south-east of Main Street adjacent to the River Moynalty and is frequently used for Village fairs. (None of the mentioned areas of open space, provide for equipped areas of play.)

Public or civic spaces are central to the liveliness and character of an urban centre, which provides places for civic gatherings and can become hubs of activity. Currently there are no designated civic spaces.

### **16.2.2.2 Main Street - Existing Environmental Condition**

The most significant weakness of Main Street is its environmental condition. Three key aspects of the public realm have been identified and are set out below.

#### **Lack of Traffic Management - Dominance of the car**

Main Street suffers from the dominance of the car. This is primarily owing to the nature of the N52 National Secondary Road traversing through the area. The lack of pavement surface areas is minimal and does not cater for pedestrian or cyclist movements in this central area.

As car parking is not delineated, segregated or dedicated, i.e. random parking takes place, the possibility to colonise the street for pedestrian activity over time has not happened, even though the surface area required to both park a car and maintain road capacity is considered more than what is deemed to be sufficient.

#### **Objective TM 1: Traffic Management**

To consider the promotion of controlled or directional measures such as traffic lights, pedestrian prioritised paving, road islands, pavement widening or other traffic calming measures on Main Street, where particular attention is given to the detail of road surfaces, finishes and materials that allows for a distinction between car and pedestrian activities.

### **Street Furniture - Enhancing Opportunities or Social Interaction**

It is an objective of this Local Area Plan to provide an appropriate level of Street Furniture including:

- adequate street lighting,
- public seating,
- litter bins,
- safety bollards,
- secure parking for bicycles, and
- local informational signage.

### **Illumination**

With regard to the issue of street and building lighting, it is becoming general practice to provide A Dark Sky Policy to be established to all night-time illumination, existing and proposed. Regarding the existing, it is proposed to phase the replacement of no-compliant units as these become available for repair or maintenance.

The principles of Dark Sky lighting area:

- All units must be illuminated downwards.
- The general illumination of building is to be reserve of important public edifices. General illumination of residential facades is deemed in appropriate.
- Backlight signage shall be discontinued.
- Neon shall not be used externally except where part of the heritage of the buildings
- All units shall have a 100% cut off (having a deep shade for the lamps and having no spill over 180 degrees (Horizon)
- Lighting should be focused on the areas of need, paths, roads, etc, the areas of need, paths, roads, etc for safety. Low-level lighting bollards are particularly useful in this regard as they also avoid excessive glare in relation to pedestrian uses.

### **Street Landscaping (hard and soft) - Quality of the Streetscape**

Carlanstown has a number of notable landscaping features. The recently utilised pot planters to delineate private open space along the western side of Main Street, the linear open space area to the north-east of the Town and the presence of a number of mature trees within the area all add to the Village Centre's pleasant natural environment.

There is not a fit for purpose public open space area within Carlanstown Village. Places where people meet and interact are essential for the creation of strong and healthy communities. Therefore the provision of a civic/public open space is a priority for this Local Area Plan.

Landscaping measures provide a value added aesthetic to a street scene. It can 'hold' a place together and provide the initial impression of a place and thus sets the character of an area. It is particularly effective where buildings that may detract from a street scene can be obscured by the specific location of trees, etc. In essence, the use of a coherent landscape plan (both hard and

soft) combined with a programme of select street furniture can both compensate for weaknesses in the quality of any given streetscape and enhance significantly the quality of that environment.

Carlanstown's Main Street would benefit from a combined and coherent landscape and street furniture 'masterplan'. However, such a proposal would be primarily informed by a traffic management regime and thus the integration of these public works is considered the single most important intervention that the Village requires.

#### Objective SL 1: Street Landscaping

To explore the preparation of a landscape and streetscape masterplan for Carlanstown Main Street. This master plan shall inter alia address parking and traffic management issues generally, pedestrian movement, street furniture, public art and landscaping.

#### 16.2.2.3 Urban Design Vision for the Village Centre

The overall Urban Design Vision for the Village Centre of Carlanstown can be summarised as follows:

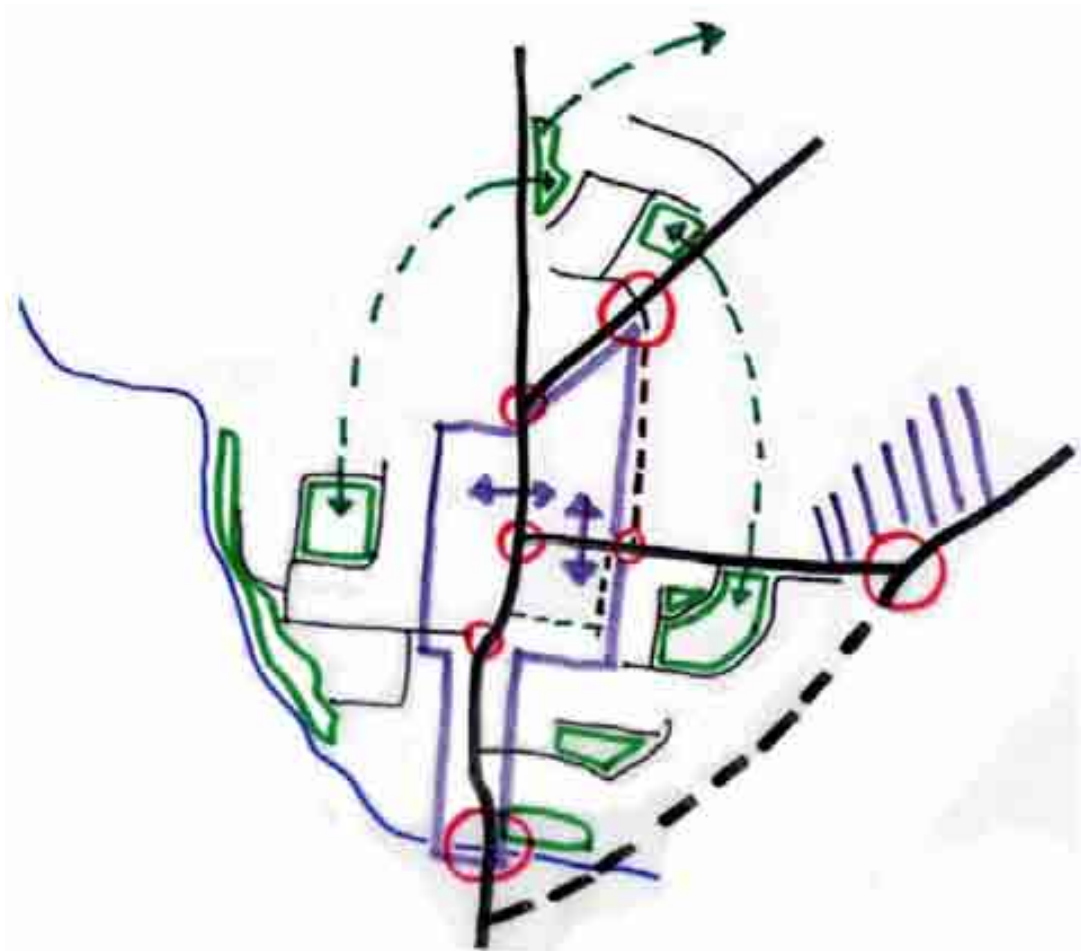


Figure Eleven: Possible interconnections between all Character and sub-Character Areas.

Firstly, to upgrade the existing environment at street level and create a legible public realm on Main Street that will generate a lively, vibrant Village Centre with a proposed new civic space incorporating an equipped playground. This will necessitate the transformation of Main Street into

an easily negotiated pedestrian friendly 'street bridge' that links communities and amenities located east and west of Main Street together, thus reducing the perceived dominance of the N52 to act as a divide or 'obstacle to get across', currently exacerbated by the lack of footpaths/cycleways and designated car parking spaces.

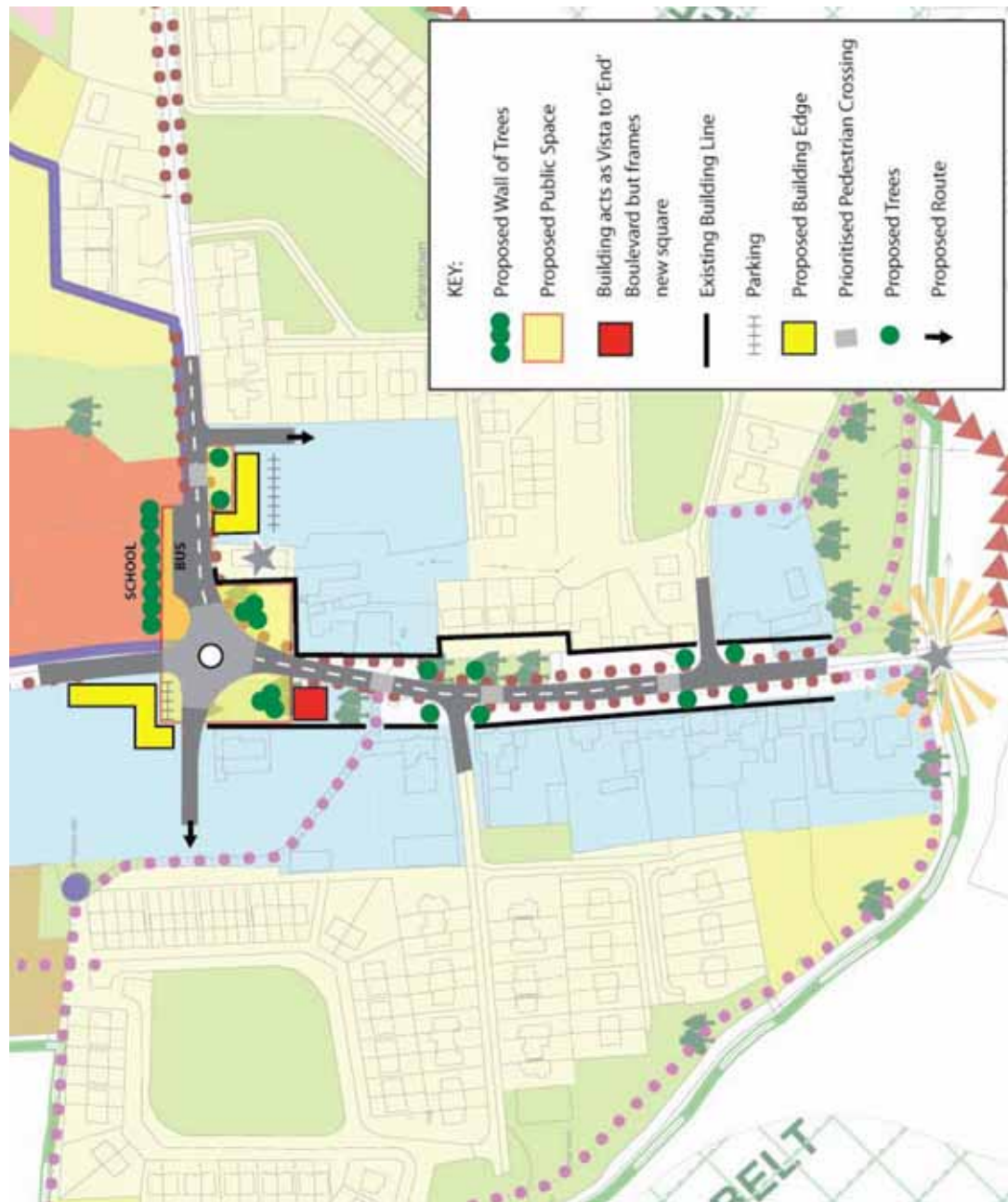


Figure Twelve: Village Centre Village Improvements.

Secondly, to build on Carlanstown's inherent physical potential (evident both east and west of Main Street) to improve connections between existing communities and amenities, create new connections as part of consolidating existing successful backland development and propose new backland sites that can provide similar successful linkages.

Below is an indicative conceptual schematic figure of how the Village could be considered under a programme for Village Improvements Works and which should inform future planning applications in the vicinity.

Below is an indicative conceptual schematic figure of how the Village Centre area could be considered under a programme for Village Improvements Works. This figure should be used as a basis to inform all future planning applications in the vicinity.

### 16.3 General Urban Design Guidance

Successful developments can be achieved through their careful integration with the surrounding built environment of the Village through the utilisation of the right building materials, finishes, forms and landscaping elements that relates to the existing built fabric and settlement structure of Carlanstown.

#### Objective UDG 1: Urban Design Guidance

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

- a) Consider and reflect the physical, social and environmental context of the Village. Proposed uses shall be compatible with the surrounding areas and the established character of Village.
- b) Protect the Village's important historic fabric and positively contribute towards its unique identity and character.
- c) Address amenity issues in respect to adjoining properties such as overlooking, scale and bulk, overshadowing of habitable rooms and height.
- d) Architectural design, the palette of building materials and landscaping shall be of a high quality, shall complement one another to create a sense of uniformity within the Village and contain building designs that reflect their intended function and be easily interpreted.
- e) Contribute to improvements in public safety by enhancing natural surveillance, providing active street frontages, and by ensuring appropriate enclosure and overlooking of public open spaces generally: lengths of blank facades facing public spaces shall be avoided.
- f) Support increased permeability levels, strengthen the linkages between places and contributing to a well defined movement network particularly in relation to walking, cycling and access to public transportation.
- g) Developments shall use sustainable construction methods to minimise the use of energy and materials, and reduce pollution and waste levels generated from their construction and upkeep.
- h) In residential developments, buildings shall present a high-quality living environment for their future occupants, both in terms of the standard of individual dwelling units, and the overall layout and appearance of the development.

This section presents general urban design guidance for proposed developments within the Village.

### 16.3.1 Land-Uses

The existing land use survey identified a number of residential units on the eastern and western sides of Main Street. Many of the plots associated with these residential units appear to have been the subject of backland re-development. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a main street, a level of commercial activity is also required to make villages viable.

In order to ensure that such possibilities can be realised, the level of residential versus commercial use should be monitored where “living over the shop” schemes should be promoted to ensure a non-residential ground floor use. Relaxation on development standards may be considered where appropriate backland development can provide alternative residential accommodation to secure on-street commercial activity.

#### Policy LD 1: Land-Uses

- a) To promote the intensification of the Village Centre area through the development of the infill backland site located to the south-west of the Village.
- b) To encourage new developments along Main Street to contain ground floor retail/commercial uses. Any such proposals for redevelopment of the Georgian dwellings to the west of Main Street will only be allowed that respect these structures’ inherent qualities.

### 16.3.2 Urban Grain

The existing urban grain of the Village needs to be respected as it contributes to its character. This can be achieved through the use of existing urban grain dimensions as a basis to guide new developments. New development can also address this existing urban grain through the use of facade design with variations in the facade composition to echo the traditional grain pattern.

#### Policy UG 1: Urban Grain

To protect the established building line within the Village, particularly along Main Street.

### 16.3.3 Building Heights and Massing

The Village Centre has developed as a low-rise settlement with little variation in building heights and is generally a standard height of two-storeys. There is also little variation in the steep pitches of the roofs addressing Main Street, particularly on the western side of the Street.

Any planning application for a building with a height in excess of two-storeys must be accompanied by a written Design Statement and Street Impact Assessment setting-out a justification for the height increase, accompanied by visual 3D material.

#### Policy BM 1: Building Heights and Massing

- a) To protect the existing roofscape character of the Village.
- b) To discourage flat roofed infill developments.

### 16.3.4 Architectural Features

In order to ensure the continued protection of the Village’s character, architectural treatment is of vital importance. Issues such as the relationship between the “solid to void” ratio (the exterior wall



versus any openings including windows and doors), respecting the verticality of the existing urban grain of the Village and building features, such as chimneys, roofs, windows and doors are all extremely important. The existing buildings within the Village Centre also have a consistent palette of materials and comprise mainly of cut stone, rubble stone, brick, render (plaster) and slate.

Policy AF 1: Architectural Features
<p>To ensure that any proposed developments respect the existing character of the Village Centre the following requirements shall be sought in all future developments:</p> <p>a) <i>Façade Treatments:</i></p> <ul style="list-style-type: none"> <li>• To require a high “solid-to-void” ratio in all proposed buildings. The minimum recommended ‘solid to void ratio’ is to comprise a ratio of 2:5 of the façade. The maximum recommended void or glazed area is expressed as a ratio of 3:5 of the façade.</li> <li>• To require vertical window forms and treatments that shall be promoted to enhance a vertical building emphasis.</li> </ul> <p>b) <i>Roof Treatments</i></p> <ul style="list-style-type: none"> <li>• To promote roof pitches between 30°-45° that shall span the shortest plan dimension to avoid excessively large roof spans.</li> <li>• To promote lean-to roofs to be of equal or lower pitch than the main roof.</li> <li>• To encourage the use of gable and hipped roof styles to reflect the prevailing roof profile.</li> <li>• To retain existing chimneys, even if disused, and any new chimneys and repairs should match the original traditional details.</li> <li>• To avoid inappropriate and modern box eaves with deep projecting fascia, flat soffits and projecting barge boards.</li> </ul> <p>c) <i>Facade Finishes and Building Materials</i></p> <ul style="list-style-type: none"> <li>• To encourage only façade finishes and building materials within the Village Centre that both age and weather well.</li> <li>• To discourage buildings where the entire façade is glazed.</li> <li>• To encourage the re-use of appropriate building materials from buildings which have been unavoidably demolished.</li> <li>• The building materials specified in the table below are the ‘base materials’ to be used in any proposed new building.</li> </ul>

#### 16.4 Implementation

The implementation of this Urban Design Strategy section of the Local Area Plan, set out below, is predicated on a long term vision for Carlanstown.

Financing public works proposals, as described above, may be funded from a collection of sources that includes financial contributions from developers as conditions of planning permission. It is intended that such contributions will be ‘ring fenced’ for environmental and traffic

improvements within the Plan lands. This will serve to ensure that the Village Improvement Scheme for Carlanstown is in accordance with the strategy. The Urban Strategy may be used as a lobby or marketing document to support application for funding for specific projects in the community or recreational spheres.

Exterior Walls	Roofs	Windows/Doors
Cut Stone	Slate	Non-Tropical Hardwood Timber
Rubble Stone	Metal Sheetting with raised seams (Zinc, Copper, etc,)	
Render or Plaster		
Metal (Copper and Aluminium)		
Concrete		
Brick		
Appropriate mixture of the above materials, which may include the use of appropriately treated wood.		

*Table Two: Acceptable Building Materials and Finishes within the Village (Materials should form part of any pre-planning consultation).*

## 17.0 LAND USE ZONINGS

The Meath County Development Plan 2007-2013 sets out the general context and the nature of land-use for those villages and towns outlined for the preparation of a Local Area Plan. A Zoning Map and Environmental Parameters Map have been prepared, which are to be read in conjunction with the following sections.

As previously stated, the purpose of land-use zoning is to indicate to property owners, developers and the general public alike, the types of development that are considered most appropriate in each zone. In this context, the zoning objectives allow a developer to plan proposals with some degree of certainty, subject to other conditions and requirements as set-out in the Plan. In the control of development, zoning seeks to delimit competing and incompatible uses so as to promote greater environmental quality and thereby rationalise the land-use pattern of an urban area.

The Zoning designations A1, A2, etc, of this Local Area Plan are in accordance with the designations assigned within the Settlement Strategy of the existing Meath County Development Plan 2007-2013, outlined in Table 7a. The designations are as follows:

Land-Use Zoning Objective	Description of Land-Use Zoning Objective
A1	To protect and enhance the amenity of developed residential communities.
A2	To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan.
A5	To provide for low density residential development in accordance with action area based planning and individual dwelling design.
B1	To protect and enhance the special physical and social character of existing town and village centres and to provide for new and improved town centre facilities and uses.
E1	To provide for industrial and related uses subject to the provision of necessary physical infrastructure.
F1	To provide for and improve open spaces for active and passive recreational amenities.
G1	To provide for necessary community, recreational and educational facilities.

Table Three: Local Area Plan Land-Use Zoning Objectives.

### 17.1 Land-Use Zoning Objectives Explanatory Notes

The following explanatory notes on the Plan's Land-Use Zoning Objectives have been taken from the current Meath County Development Plan 2007-2013.

In A1 zones, the Planning Authority will be primarily concerned with the protection of the amenities of established residents. While infill or redevelopment proposals would be acceptable in principle, careful consideration would have to be given to protecting amenities such as privacy, daylight/ sunlight, aspect and so on in new proposals.

The A2 zones are intended to be the main areas for new residential development. In all residentially zoned lands, no residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

In B1 zones, it is intended to accommodate the majority of new commercial and retail uses in towns and villages.

F1 and G1 zones are self-explanatory and relate to community and amenity uses or designations. No residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

## 17.2 Zoning Matrix

Each zoning category is highlighted within the Zoning Matrix with particular land uses identified as 'normally permitted', 'not normally permitted' or 'open for consideration'.

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability in principle of various uses for each of the zoning objectives. The land use zoning matrix is intended to provide guidance to potential developers. It is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application may be necessarily successful. Individual applications are a matter for the Planning Authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location. The matrix relates to land use only and important factors such as density, building height, design standards, traffic generation, etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.

### **A = Will Normally be Acceptable**

A use which will normally be acceptable is one which the Planning Authority accepts in principle in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

### **O = Are Open for Consideration**

A use which is open for consideration means that the use is generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (i.e. scale) would be unacceptable, or where the development would be contrary to the objective for a given area.

### **X = Will Not Normally be Acceptable**

Development which is classified as not normally being acceptable in a particular zone is one which will not be entertained by the Planning Authority except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

The expansion of established and approved uses not conforming to land-use zone objectives will be considered on their merits.

Use Classes	A1	A2	A5	B1	E1	F1	G1
A.T.M. (In Commercial Premises)	A	A	X	A	X	X	X
Abattoir	X	X	X	X	O	X	X
Adverts	O	O	X	A	A	X	X
Outdoor Advertising Structures	X	X	X	O	A	O	X
Agri - Business	X	X	X	O	A	X	X
Amusement Arcade	X	X	X	O	X	X	X
B & B	A	A	A	A	X	X	X
Bank / Financial Institution	X	O	X	A	X	X	X
Betting Office	X	O	X	A	X	X	X
Bring Banks	A	A	A	A	A	O	O
Car Park (Commercial)	X	X	X	O	O	X	X
Caravan Park	X	X	X	X	X	O	X
Car Dismantler / Scrap Yard	X	X	X	X	O	X	X
Cash & Carry	X	X	X	O	A	X	X
Casual Trading	X	X	X	A	X	X	X
Cemetery	X	X	X	X	X	X	A
Church	X	O	O	A	X	O	A
Cinema	X	X	X	A	X	X	A
Community Facility / Centre	O	A	O	A	X	O	A
Conference Centre	X	O	X	O	X	X	X
C & D Waste Recycling Centre	X	X	X	X	O	X	X
Crèche / Childcare Facility	O	A	A	A	O	X	A
Cultural Facility / Use	O	O	O	A	X	O	A

Use Classes	A1	A2	A5	B1	E1	F1	G1
Dance Hall / Night Club	X	X	X	A	X	X	X
Doctors / Dentists	O	O	O	A	X	X	O
Drive Through Restaurants	X	X	X	O	X	X	X
Education	O	O	O	A	X	X	A
Energy Installation	X	X	X	X	A	X	X
Enterprise Centre	X	O	X	O	A	X	X
Fuel Depot - Domestic	X	X	X	X	A	X	X
Fuel Depot - Petroleum Products	X	X	X	X	A	X	X
Funeral Home	X	O	X	A	X	X	A
Garden Centre	X	X	X	X	A	X	X
Guest House	O	A	O	A	X	X	X
Halting Site/Group Housing	O	A	O	X	X	X	O
Health Centre	O	O	O	A	X	X	A
Heavy Goods Vehicle Car Park	X	X	X	X	A	X	X
Home Based Economic Activities	O	O	O	O	X	X	X
Hospital	X	O	O	X	X	X	A
Hostel	X	O	O	A	X	X	X
Hotel / Motel	X	O	X	A	X	X	X
Industry – General	X	X	X	X	A	X	X
Industry – Light	X	O	X	X	A	X	X
Leisure / Recreation	X	O	O	A	X	O	A
Library	X	A	O	A	X	X	A
Motor Sales / Repair	X	X	X	O	A	X	X
Offices <100m <sup>2</sup>	X	O	X	A	X	X	O
Offices 100 to	X	X	X	A	X	X	X



Use Classes	A1	A2	A5	B1	E1	F1	G1
1000 m <sup>2</sup>							
Offices >1000m <sup>2</sup>	X	X	X	A	O	X	X
Open Space	A	A	A	A	O	A	A
Park and Ride	X	X	X	X	A	X	X
Petrol Station	O	O	X	O	X	X	X
Plant & Tool Hire	X	X	X	X	A	X	X
Public House	X	O	X	A	X	X	X
Public Services	A	A	A	A	A	A	A
Civic & Amenity Recycling Facility	X	X	X	X	A	X	A
Refuse Transfer Station	X	X	X	X	A	X	X
Residential	A	A	A	O	X	X	X
Residential Institution	O	O	O	O	X	X	O
Restaurant / Café	X	X	X	A	O	X	O
Retail Warehouse	X	X	X	O	O	X	X
Retirement Home	O	A	O	X	X	X	A
Science & Technology Based Enterprise	X	X	X	O	O	X	X
Shop - Local **	O	A	X	A	O	X	X
Shop - Major	X	X	X	A	X	X	X
Shopping Centre	X	X	X	A	X	X	X
Sports Facilities	O	O	O	O	X	A	A
Take-Away	X	X	X	A	X	X	X
Telecommunication Structures	X	X	X	A	A	O	O
Third Level Educational Institution	X	X	X	X	X	X	A
Tourism Complex	X	X	X	A	X	A	A
Transport Depot	X	X	X	X	A	X	X

Use Classes	A1	A2	A5	B1	E1	F1	G1
Veterinary Surgery	O*	O*	O*	A	X	X	X
Warehouse	X	X	X	X	A	X	X
Water Services ***	A	A	A	A	A	A	A
Wholesale Warehousing	X	X	X	O	A	X	X
* Where this use would be ancillary to the use of the overall dwelling as a normal place of residence by the user of the office.							
** A local shop is defined as a convenience retail unit of not more than 200 square metres in gross floor area.							
*** Refers to public utility installations.							

Table Four: Land-Use Classes.

## **18.0 PHASING AND IMPLEMENTATION**

### **18.1 Introduction**

The success of this Plan rests with the degree of implementation that is achieved over the next six years. It is important for a plan to strive towards a higher standard in terms of economic gain, commercial success, environmental awareness and residential living. However the objectives in relation to these topics need to be realistic in terms of funding capabilities and implementation structures. The funding of the Plan falls within the scope of three sectors: the national government, either directly or through the guise of Public Utilities' providers, the County Council and the private sector. The actions required to facilitate the implementation of the Local Area Plan, as well as the agents responsible for the respective actions have been identified.

The Local Authority will require developers to incorporate the objectives of this Plan, including those relating to the provision of physical and social infrastructure, into their individual development proposals. Existing objectives may also be implemented by means of conditions attached to grants of permission on developers and their associated development proposals.

The implementation of this Local Area Plan may be constrained by a number of elements, namely the current economic climate, political support, allocated Local Authority funding, and the availability of funding from other sources. The nature of statutory Development Plans is such that no budget is agreed in advance and therefore no funding of projects or implementation of all objectives contained within the Plan is guaranteed. However, where appropriate, the County Council will seek financing from specified sources, both public and private sector, as well as from European Union (E.U.) programmes and grants.

#### **18.1.1 Various Implementation Frameworks**

Additional National and E.U. level programmes include the National Lottery Facility Funding, E.U. Structural Fund, the E.U. Community Support Framework, as well as other funding mechanisms available from various government departments. Such bodies have varying criteria regarding the type of developments they fund and may be useful to consider in the achievement of development objectives.

##### **18.1.1.1 The Community Grant Scheme**

This grant scheme is undertaken by the Council and is intended to assist community-based projects under the following categories:

1. General public interest
2. Events
3. Activities
4. Cultural and heritage development projects
5. Tidy Towns/Villages enhancement projects
6. Maintenance of burial grounds

##### **18.1.1.2 Various Governmental Departments**

Funding is available through various governmental departments such as:

- The Department of Arts, Sport and Tourism offers grants and funding through varying programs such as the Sports Capital Programme, which is a National Lottery Funded programme that advertises on an annual basis and allocates funding to projects that are directly related to the provision of sport and recreational sport facilities.
- The Department of Community, Rural & Gaeltacht Affairs offers two schemes. One of which is an Equipment and Refurbishment Grant providing essential physical supports for the local community and voluntary sector, and the second scheme is an Education, Training and Research Grant aimed at enhancing the capacity of local communities.
- The Department of Justice, Equality and Law Reform operates the Equal Opportunities Childcare Programme 2000-2006, which is in part funded by the European Union Structural Funds (ERDF and ESF). Grant schemes operated under this programme include:
  - Capital grants to community groups and organisations which operate on a “not for profit” basis for the establishment, upgrading and enhancement of childcare facilities;
  - Staffing grants to community groups and organisations which operate on a “not for profit” basis for childcare personnel in childcare services;
  - Capital grants for self-employed/private childcare service providers of up to €50,790 subject to a maximum of 65% of the total capital cost of the childcare project.

#### 18.1.1.3 EU Structural Funds

This programme identifies a number of areas for funding, two of which are the European Regional Development Fund and the European Social Fund. There also exists a separate programme, which is co-financed by the structural funds called Community Initiatives. Such EU programmes can be a valuable source of investment, through which specific policies and objectives, as identified in this plan, can be implemented.

#### 18.1.1.4 Conclusion

Above are just some of the programmes available to aid the implementation of the objectives of the Carlanstown Local Area Plan. Various agencies, including voluntary groups, professional institutions, public and private bodies, and other organisations should be encouraged to participate whenever possible.

### 18.2 Phasing

With regard to phasing, it is an objective of the Planning Authority to promote the implementation of the Local Area Plan in a rational and sequential approach that is in keeping with the ‘Order of Priority’ map for the Village from Variation No. 2 of the Meath County Development Plan 2007-2013, the proposed development strategy, and to ensure that essential facilities, such as road infrastructure, water and sewerage networks, etc, are secured and in place in tandem with the proposed development projects. The sequence with which these schemes are or will be advanced, determines the sequence and phasing of development. Within large scale developments, or where key infrastructure is proposed, developments may be phased to tie-in with these schemes or projects. The Local Authority reserves the right to refuse development on the grounds of it being premature pending the provision of necessary physical infrastructure or the provision of infrastructural capacities.

### **18.3 Contributions**

It is considered reasonable that contributions be paid, towards Local Authority investment in the provision of infrastructure and services, by developers who benefit from such provisions. The Development Contribution Scheme in accordance with the provisions of Part III, Section 48 of the Planning and Development Acts, 2000-2006, has been adopted by the Council requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority.

### **18.4 Monitoring and Review**

In order to ensure that the development strategy outlined in this Local Area Plan is being pursued, the Council, through the “day-to-day” activity of its development management function, will monitor the implementation and phasing of this Local Area Plan. A review will assist in assessing whether the objectives detailed in the Plan are being met.

## APPENDIX A

### Lists of Persons who made a Submission during the Pre-Draft Public Consultation Phase of the Local Area Plan's Preparation

Pre-Draft Submissions	
1	John McCabe, 21 Borora Crescent, Carlanstown, Co. Meath.
2	Brendan Curtis, Balreask, Carlanstown, Kells, Co. Meath. Submissions both on a Comment Form and a later additional submission sent by e-mail.
3	Shirely Kearney, department of Education & Science.
4	Pat Dunne, Architect on behalf of Kevin Lynch, Carlanstown, Co. Meath.
5	Catriona O'Donnell/Patrick O'Sullivan, Department of Environment, Heritage and Local Government.
6	Frances Heaslip, Department of Communications, Energy and Natural Resources.
Comment Cards	
7	Sean Briody, Carlanstown, Kells, Co. Meath.
8	Teresa McDonnell, Togherstown, Carlanstown, Co. Meath.
9	Ian Rogan, Chapelview, Kilbeg, Carlanstown, Co. Meath.
10	Mary Curtis, Balreask, Carlanstown, Co. Meath.
11	Brendan Curtis.
12	Deirdre Carpenter, 9 O'Chearbhallain Crescent, Carlanstown, Kells, Co. Meath.
13	Bernard and Therese O'Brien, Gravelstown, Carlanstown, Kells, Co. Meath.
14	Sheena Carpenter, Grafton House, Williamstown, Kells, Co. Meath.
15	John Lee, 9 Borora Crescent, Carlanstown, Co. Meath.
16	Theresa Downey, Ardlonan, Kilbeg, Kells, Co. Meath.
17	Dominick O'Rourke, 8 Borora Crescent, Carlanstown, Co. Meath.
18	Vienin Mahon & Tommy O'Brien, 19 Borora Crescent, Carlanstown, Co. Meath.
19	M. Smith, 40 Village Green, Carlanstown, Co. Meath.
20	Yvonne & Peter Duffy, 13 Borora Crescent, Carlanstown, Co. Meath.
21	Mr & Mrs Naylor, 7 Borora Crescent, Carlanstown, Co. Meath.
22	Paula & Ken Brothers, 27 Borora Crescent, Carlanstown, Co. Meath.
23	John & Sandra O'Reilly, 15 Borora Crescent, Carlanstown, Co. Meath.



24	Tara & Kevin Ryan, 3 Borora Crescent, Carlanstown, Co. Meath.
25	Melissa Kavanagh & Niall Brady, 16 Borora Crescent, Carlanstown, Co. Meath.
26	Michael Sheridan, 18 Borora Crescent, Carlanstown, Co. Meath.
<b>Pre-Draft Submissions Continued</b>	
27	A1 Design Services on behalf of Joe Whyte and Alex Martin.
28	Margaret Flood, Development Applications Unit, Department of Environment, Heritage and Local Government.

**Lists of Persons who made a Submission during the Draft Public Consultation Phase of the Local Area Plan's Preparation**

<b>Draft Submissions</b>	
1	Bernadine Carry, Administrative Officer, Pride of Place, Meath County Council, Killegland Square, Ashbourne, Co Meath.
2	Ronan Curran, Carlanstown, Kells, Co. Meath.
3	Thomas Byrne TD, Constituency Office, Donacarney, Co. Meath.
4	Frances Heaslip, Co-ordination Unit, Department Communications, Energy and Natural Resources.
5	Brigid Geraghty, Carlanstown, Kells, Co. Meath.
6	Tommy Sheridan & Patrick Brogan, Carlanstown Stores Ltd, Carlanstown, Kells, Co. Meath.
7	Catherine Cooney, Carlanstown Village, Kells, Co. Meath.
8	George Carolan, Forward Planning Section, Department of Education and Science
9	Patrick O'Sullivan, Spatial Policy Section, Minister of the Environment, Heritage and Local Government.
10	Kevin Lynch, c/o Pat Dunne, Oakley Park, Kells, Co. Meath.
11	Teresa Halloran, Development Applications Unit, Department of the Environment, Heritage and Local Government.

**Lists of Persons who made a Submission during the Material Amendments Public Consultation Phase of the Local Area Plan's Preparation**

<b>Material Amendments Submissions</b>	
1	Seana McGearty, Co-ordination Unit, Department Communications, Energy and Natural Resources.
2	Erica O'Driscoll, National Roads Authority.

3	Cian O'Mahony, Office of Environmental Assessment, Environmental Protection Agency.
4	Seana McGearty, Co-ordination Unit, Department Communications, Energy and Natural Resources.

## APPENDIX B

### Strategic Environmental Assessment: Screening Report



Draft Carlanstown Local Area Plan 2009-2014

*SEA Screening Report*

for submission to:

*Environmental Protection Agency,  
Department of Environment, Heritage and Local Government, and  
Department of Communications, Marine and Natural Resources.*

## 1.0 INTRODUCTION

Meath County Council intends to prepare a Local Area Plan (LAP) for the Village of Carlanstown in accordance with Sections 18, 19 and 20 of the Planning and Development Acts, 2000-2006. The purpose of this report is to consider whether the LAP requires Strategic Environmental Assessment (SEA).

In accordance with the SEA Directive (2001/42/EC) an environmental assessment must be carried out for all plans and programmes which have the following purpose:

1. prepared for certain specified sectors (including land-use planning), and which set the framework for future development consent of projects listed in Annex I or Annex II of the EIA Directive; or
2. in view of the likely effect on protected sites, have been determined to require an assessment under the Habitats Directive.

According to the DoEHLG's (Department of the Environment Heritage and Local Government) SEA Guidelines, *'in deciding whether a particular plan is likely to have significant environmental effects, regard must be had to the criteria set out in Annex II of the SEA Directive – which is reproduced in new Schedule 2A to the Planning and Development Regulations 2001, as inserted by Article 12 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004.'*

Regarding the assessment of the effects of certain plans and programmes on the environment, EU Directive 2001/42/EC provides that SEA is mandatory for Local Area Plans for areas with a population of 10,000 or more. Where the population involved is less than 10,000, the EU Directive requires 'Screening' of the Plan.

The following Screening Report has been prepared in order to establish whether or not an SEA is required for the Carlanstown LAP. The LAP does not fall within the mandatory national requirements for the preparation of an SEA for an LAP as the population of the Village is not above the 10,000 person threshold as indicated by the Census of Population undertaken in 2006. The Census calculates the population of Carlanstown as 348 persons in 2006.

The following Screening Report seeks to establish whether or not the preparation of an LAP for Carlanstown will have any likely significant environmental effects on the Village, and as such, would therefore require the preparation of an SEA. The current Meath County Development Plan 2007-2013 Zoning Map, as well as an 'Order of Priority' map for the Village from Variation No. 2 of the Meath County Development Plan 2007-2013 are attached as appendices.

### 1.1 Village Location

The Village of Carlanstown is located to the north-west of County Meath along the N52 National Secondary Route linking the Village with Kells to the south-west and Ardee to the east. The N52 provides a strategic cross-country link for the Village from Dundalk, Co. Louth to Nenagh, Co. Tipperary. The Village is also located within close proximity, 4km, to the National Primary Route of the N3 from Dublin City to Ballyshannon, Co. Donegal. Ultimately, these two routes allow for easy access to the surrounding towns and villages within the north-east of the County in particular. The Village is also located at the convergence of a number of minor roads, specifically from Moynalty and Nobber.

From a strategic regional context, Carlanstown is situated 4.1km from Kells, 4.4km from Moynalty, 9.3km from Nobber and 22km from Ardee, Co. Louth. From a strategic national context, the Village is located approximately 57km to the north-west of Dublin City Centre within the

Greater Dublin Area along a key national transportation corridor, the N3 radiating north-west from Dublin City to Ballyshannon, Co. Donegal.

## 2.0 OBJECTIVES OF THE LAP

The Plan will set-out the policies and objectives of Meath County Council for the sustainable development of Carlanstown over a six year period. The key policies used to determine the future development pattern and objectives for Carlanstown are informed by national, regional and local planning policy, and ultimately seek to:

- accommodate and encourage the sustainable growth of the Village to meet resident needs;
- contribute to the evolution of a socially integrated community;
- ensure physical and social integration of new development in the Village;
- increase a mixture of uses to facilitate a more sustainable Village capable of meeting its own needs;
- ensure sufficient land is zoned to cater for the future growth and development needs of the Village.

### 2.1 Meath County Development Plan Policy

The need for an LAP is prompted, in particular, by the Meath County Development Plan 2007-2013. Policy SS POL 3 of the Plan states “to review and prepare Local Area Plans for groups of related settlements which have economic, geographical or settlement hierarchical relationships in conjunction with local communities”. As a result, Objective SS OBJ 1 of the County Development Plan aims “to prepare Local Area Plans for the urban centres contained in Table 7 within 2 years of the adoption of this County Development Plan in accordance with the provisions of Sections 18 – 20 of the Planning & Development Acts 2000 - 2006. These Local Area Plans will replace the individual Written Statements and Detailed Objectives for Towns and Villages contained in the 2001 County Development Plan”.

The Meath County Development Plan sets out the contents required to be included in LAPs in the County Area.

Carlanstown has been identified as a ‘Village’ settlement within the Meath County Development Plan’s Settlement Strategy and the LAP will be guided by this Strategy. The primary principle of the Strategy is to channel residential development into the three main settlements of Navan, the Dunboyne/Clonee/Pace Rail corridor and the Drogheda Environs. In relation to these ‘Villages’ it states that these:

*“settlements are intended to act as nodes for distinctive quality driven residential development and essential local commercial and community services. It is envisaged that the future growth of these villages should be curtailed and safeguarded so that they do not act as catalysts to facilitate continuing expansion of the outer suburbs of Dublin City in particular, or other Large or Moderate Towns. The villages located close to the Metropolitan Area or other Large or Moderate Growth Towns and close to significant public roads are particularly under pressure in this regard. Such villages are largely a reflection of their existing status and the nature of their development to date, witnessing the emergence as dormitory villages. The future development of Villages will be predicated more closely to local rather than regional growth which has taken place over the past decade.”*

The current County Development Plan also states that the release and development of residential lands shall be linked to the following criteria:

- The provision of necessary physical infrastructure, primarily the availability, in advance of development occurring, of capacity in water and wastewater infrastructure. The environment must be capable of absorbing the scale and quantum of development that is envisaged;
- Spare capacity in existing (and planned) social infrastructure, primarily national and second level educational facilities. The future planning of the Department of Education and Science of national and second level educational facilities shall also be taken into account. The development of additional residential lands shall leverage the necessary recreational and amenity infrastructure commensurate with the needs of the resident population. The proposed scale and quantum of development must reinforce the integrity and vitality of the local community and services that can be provided;
- A more sustainable economic base whereby a greater percentage of local persons are employed locally. This will require closer liaison between the County Enterprise Board, County Development Board, Economic Development & Promotion Officer and the Planning Department;
- To facilitate the realisation of objectives contained in existing Local Area Plans or existing Written Statement and Detailed Objectives for Towns and Villages (Volume II of this Development Plan) in relation to the delivery of identified critical and necessary social and/or physical infrastructure in conjunction with residential development. Priority of phasing may be given to such residential lands accordingly;
- The extent of existing residentially zoned lands will be revised in the context of the individual Local Area Plan or Development Plan review for each centre and does not necessarily preclude identifying additional zoning in specific locations where the Planning Authority is satisfied that a clearly established need for such zoning is evident. Such additional zoning may only be considered where the development of such lands for residential purposes would deliver an identified piece of critical and necessary social and/or physical infrastructure in conjunction with such development and may require such lands to be prioritised for development over existing residentially zoned lands or that a corresponding amount of land has been dezoned;
- The Local Authority social and affordable house building programme, and;
- The efficient use of land by consolidating existing settlements, focusing in particular on development capacity within central urban areas through the re-use of under utilised lands and buildings as a priority, rather than extending green field development. This should also ensure that development is concentrated at locations where it is possible to integrate employment, community services, retailing and public transport. The order of priority for the release of residentially zoned land shall attempt to ensure that there is a sequential approach which downgrades the priority of outer suburban Greenfield sites.

In addition the Development plan states that the extent of existing residentially zoned lands will be revised in the context of the individual Local Area Plan or Development Plan preparation for each centre and does not preclude additional zoning in specific locations where the Planning Authority is satisfied that a clearly established need for such zoning is evident. Such an established need can only be justified where the development of such lands for residential purposes would deliver an identified piece of critical and necessary social and/or physical infrastructure in conjunction



with such development and may require such lands to be prioritised for development over existing residentially zoned lands or that a corresponding amount of land has been de-zoned.

## **2.2 Meath County Development Plan 2007-2013 – Variation No. 2**

In line with the Development Plan's provisions outlined above, the Development Plan's Settlement Strategy has been subject to a recent review. Variation 2 of the Meath County Development Plan 2007-2013 was adopted on 04th February 2008 having identified an 'Order of Priority' for residential zoned lands within a number of settlements, Carlanstown amongst them. The residential zoned lands are segregated into Phase 1 and Phase 2 areas. Phase 1 relates to lands to be developed during the current Development plan period (up to 2013); while Phase 2 relates to lands to be developed post 2013. Variation 2 allocates a further 50 additional dwellings to Carlanstown over the period of the current County Development Plan from 2007-2013.

This allocation does not include two specific site types within settlements subject to such an 'Order of Priority':

- The Planning Authority does not intend to stifle the delivery of the local authority housing programme. Therefore, units to be developed by Meath County Council for social and affordable housing will not be taken from the numbers allocated for Carlanstown.
- The Planning Authority does not intend to stifle redevelopment of brown field/infill/derelict sites and seeks to actively promote redevelopment of these lands. Therefore, units permitted on such sites will not be taken from the numbers allocated for Carlanstown.

The Planning and Development (Amendment) Act 2002 requires that a Local Area Plan must be consistent with the policies and objectives contained within the relevant County Development Plan, being the Meath County Development Plan 2007-2013; ultimately, the Local Area Plan's stated policies and objectives must be explicitly linked to the quantum and scale of development envisaged for the settlement within the Meath County Development Plan 2007-2013.

## **2.3 The Planning System and Flood Risk Management Consultation Draft Guidelines for Planning Authorities September, 2008**

The Department of the Environment recently published 'The Planning System and Flood Risk Management Consultation Draft Guidelines for Planning Authorities September, 2008'. These guidelines aim to integrate flood risk management into the planning process, to assist in the delivery of sustainable development. These guidelines aim to:

1. Avoid development in areas at risk of flooding by not permitting development in flood risk areas, particularly floodplains;
2. Adopt a sequential approach to flood risk management based on avoidance, reduction and then mitigation of flood risk as the overall framework for assessing the location of new development in the development planning processes; and
3. Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

In relation to Carlanstown, the Office of Public Works have prepared a 'Benefiting Land Map' aimed at identifying 'land that might benefit from the implementation of Arterial (Major) Drainage Schemes (under the Arterial Drainage Act 1945) and indicating areas of land subject to flooding or poor drainage'. The map, attached as an Appendix to this report, highlights those lands liable to flooding within proximity of the Village. The most significant area is that associated with the River Moynalty to the west of the Village. These low-lying agricultural lands are bisected by this

River and are liable to flood during periods of heavy rainfall, effectively acting as attenuation areas for the River. A small portion of this area lies within the existing development boundary of the Village; and has been subject to a recently constructed residential development. Aside from this area, there are no other identifiable areas on the 'Benefiting Map' within the Village, which are liable to flooding.

As a result, there would not appear to be any local flooding issues within the Village of Carlanstown; however the objectives and policies contained within the Department's Guidelines will be taken into consideration in full during the preparation of this Local Area Plan.

### **3.0 CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF ENVIRONMENTAL EFFECTS**

#### **3.1 Characteristics of the Plan**

***(i) The degree, to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources***

As stated, the LAP's strategic objective is to provide a framework for the general development of the Plan area. The Plan will seek to provide guidance in the form of policies and objectives for the development of social, physical and environmental infrastructure in a sustainable manner for Carlanstown, provided they are appropriate in scale, do not unduly interfere with the character and setting of the existing Village Centre. Overall, the LAP will give a general indication of the preferred urban structure and layout for the Village.

The existing development boundary of the Village will also be the subject of a review by the Council as part of the LAP preparation. Any process for establishing a new development boundary will take into consideration the following physical and policy issues. Physical considerations include the existing urban structure of the village the nature of surround lands; the proposed N52 by-pass to the east of the Village and the River Moynalty. Physical considerations are centred upon consistency with planning policies at national, regional and local level; anticipated population target; likely future development needs; and the proper planning and sustainable development of the area in general.

Any review of the development boundary will also take into consideration the policies and objectives of the Meath County Development Plan, as varied. As stated, Variation 2 of the County Development Plan provides for a maximum of 50 no. additional dwellings for the Village in the period from 2007 to 2013. Using the County Development Plan's average household size figure contained within Table 5, this would result in a population increase of 127-137 persons by 2013 based upon Table 5's prediction for the 2009 and 2013 average household size figures. The LAP will therefore be required to ensure sufficient residentially zoned land to meet this target. Additionally, the draft LAP will seek to provide adequate levels of zoned land to ensure community and commercial facilities, and services are accommodated to sustain this target during the lifetime of the Plan.

Whilst considering and meeting the needs of the community the Draft LAP will have regard to the protection and enhancement of the natural and built environment and assist in achieving the principles of sustainability. Ultimately, it is foreseen that all of these requirements can be easily accommodated for within the existing development boundary.

The LAP will also make provisions with regard to design standards, services and the phasing of such development.

***(ii) The degree to which the Plan influences other plans, including those in a hierarchy***

The LAP will be informed by the hierarchy of national policy (National Spatial Strategy for Ireland 2002-2020), regional policy (Regional Planning Guidelines for the Greater Dublin Area 2004-2016) and local plans (Meath County Development Plan 2007-2013). The Carlanstown LAP will be consistent with the policies and objectives of the aforementioned plans. As the LAP will sit below these plans within the spatial plan hierarchy it will only influence any future plans that may be prepared for designated lands within the proposed Village boundary.

**(iii) The relevance of the Plan for the integration of environmental considerations in particular with a view to promoting sustainable development**

As stated, the LAP will be made pursuant to the provisions of Sections 18 to 20 of the Planning and Development Acts 2000-2006 and, therefore, policies and objectives of the LAP must be informed by the principles of sustainable development. As such, the Plan will seek to achieve development in a sustainable manner through the protection and enhancement of its natural, archaeological, social, economic and built heritage.

Through the policies and objectives of the LAP there are opportunities to conserve and protect the key environmental features of Carlanstown. These opportunities will:

- Consolidate the expansion of the Village;
- Enhance linkages within the village;
- Provide traffic calming measures and enhance pedestrian safety;
- Promote environmental enhancement;
- Conserve and enhance the built heritage;
- Provide physical, social and economic infrastructure appropriate to the Village.

As previously stated, the preparation of the LAP is also guided by the overall objectives of the County Development Plan which seek inter alia;

- Land use zoning of areas for residential, commercial, industrial, agricultural, recreational, open space, community facilities or otherwise, or a mixture of those uses;
- Provision of infrastructure – transport including the promotion of public transport and road /
- rail development, energy, communications facilities, water supplies, waste recovery, disposal facilities, waste water services, etc.;
- Conservation and protection of the environment;
- Protection of structures and preservation of the character of Conservation Protection Areas;
- The integration of social, community and cultural requirements with the planning and sustainable development of the area;
- The preservation of the character of the landscape including preservation of views and prospects and the amenities of places and features of natural beauty or interest;
- The renewal and development of areas in need of regeneration;
- Provision of traveller accommodation;

- Preserving, improving and extending amenities and recreational amenities;
- Major Accidents Directive (siting of new establishments, modifications of existing establishments, development in the vicinity of establishments);
- Provision of community services, including schools, crèches, childcare facilities and other educational facilities, and;
- Protection of the linguistic and cultural heritage of Gaeltacht areas.

***(iv) Environmental problems relevant to the Plan***

The Department of the Environment, Heritage and Local Government's (DoEHLG) Circular letter SEA 1/08 and the National Parks & Wildlife Service's (NPWS) Circular 1/08, both dated 15th February 2008, state that any draft land use plan (development plans, local area plans, regional planning guidelines, schemes for strategic development zones) or amendment/variation to it proposed under the Planning and Development Acts 2000-2006 must be screened for any potential impact on areas designated as Natura 2000 sites (being SACs, NHAs or SPAs). Whilst the Village holds environmental assets, none are designated at national or local level. Ultimately, the Village does not contain nor is it adjacent to any Natura 2000 sites. It is for these reasons that the draft Local Area Plan is deemed not to have any potential impact on any areas designated as SAC, NHA or SPA sites.

Furthermore, all lands within the existing Plan Area are capable of being serviced by existing public water supply and foul and surface water drainage services. The lands are also served by a modern road network. Ultimately, there are no manifest strategically significant environmental problems identified.

***(v) The relevance of the Plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection)***

These plans and programmes are considered under the County Development Plan and will not be specifically addressed in this LAP. There exists facility for the adoption of policies and objectives arising from E.U. legislation via the statutory processes of; making of Planning Regulations, Material Variations of Development Plans, where necessary. The LAP will therefore take into account all existing relevant environmental legislation and will accommodate any new legislation via the above processes. Any site specific issues will be addressed through the planning application process.

### **3.2 Characteristics of the Effects and of the Area Likely to be Affected**

***(i) The probability, duration, frequency and reversibility of the effects***

Generally, it is considered that the effects on the existing environment will be irreversible but acceptable as the context of the proper planning and sustainable development of the Village, hinterland and County as a whole. In addition, development control provisions in the County Development Plan and the LAP, as well as the Planning & Development Acts and Regulations, will allow for the appropriate assessment of proposed developments on a case by case basis via the Planning Application process.

The policies and objectives of the Carlanstown LAP will seek to mitigate and reduce any adverse environmental impact resulting from development.

***(ii) The cumulative nature of the effects***

It is not anticipated that Carlanstown Village will experience any unacceptable cumulative environmental effects as a result of the policies and objectives contained within the LAP.

***(iii) The trans-boundary nature of the effects***

At this time, it is not foreseen that any extension to the existing Village development boundary will be required. Furthermore, through policies and objectives for appropriate design and siting of development within the Village, it is the aim of the Council to minimise any potential environmental effects, which may arise from development within the current Village Boundary on the surrounding landscape. The policies and objectives of the Carlanstown LAP will have no other national, regional or inter-county transboundary effects.

***(iv) The risk to human health or the environment (e.g. due to accidents)***

The policies and objectives of the County Development Plan seek to reduce any potential impact on the community health and safety. The Carlanstown LAP will further enforce these policies and objectives. There are no designated SEVESO sites located in Carlanstown.

***(v) The magnitude and spatial extent of the effect (geographical area and size of the population likely to be affected)***

At present, the Village has a population of 348 persons as recorded by the 2006 Census. It is an objective of the LAP to accommodate a further increase of 50 no. additional residential units up to 2013. This would result in a population increase of 127-137 persons by 2013 based upon the County Development Plan's Table 5 predictions for the 2009 and 2013 average household size figures. The implementation of the LAP will therefore increase the potential population of Carlanstown over the plan period. It is expected that this increase can be accommodated for within the existing development boundary. Therefore no significant alteration to the existing spatial extent is expected.

***(vi) The value and vulnerability of the area likely to be affected due to:***

**- Special natural characteristics or cultural heritage**

There are no areas within or in close proximity to Carlanstown that have been environmentally designated under EU legislation and, as such, must be preserved and protected.

Carlanstown has a varied and interesting built heritage; architecturally there are a significant number of attractive structures. Ultimately, there are many buildings, structures and features of historical interest, symbols of the cultural, economic and social development of the Village, which contribute to its intrinsic character.

Currently, there are two protected structures within the Village; the road bridge crossing the River Moynalty to the south and the former National School building within the Village, currently in residential use. There are also several built structures addressing the Village's Main Street, which bisects the Village. These add significant heritage value of the area.

In order to reduce the impact of new development on the existing architectural character of the Village, the Draft LAP will propose policies and objectives promoting such protection. This will allow for mechanisms for the preservation of a place, area, group or villagescape of special interest or which contributes to the appreciation of protected structures collectively.

It is considered appropriate that the Council provide a policy within the LAP that will ensure all planning applications that may, due to their location, size or nature, have implications for the archaeological heritage should be subject to an archaeological assessment.

**- Exceeded environmental quality standards or limit values**

The environmental policies and objectives to be contained within the LAP will seek to reduce the overall impact of future developments on the environmental quality of the Plan Area. The value of environmentally sensitive locations will not likely be adversely impacted upon.

**- Intensive land-use**

It is not expected that the intensification of existing land uses in the Plan area will be such that vulnerable areas will be significantly affected. It is considered appropriate that the Council provide policies which seek to reduce the potentially negative impact of increased land uses within the Village which is achievable through appropriate quality design standards and guidelines which shall be provided in the Plan through development briefs.

***(vii) The effects on areas or landscapes which have recognised national, European Union or international protection status***

There are no such areas within the Plan area, although the River Moynalty eventually flows into the River Blackwater, which is a Special Area of Conservation (SAC), which in turn flows into the River Boyne, which is also an (SAC), a Special Protection Area (SPA) and a Natural Heritage Area (NHA) before it enters the Irish Sea to the east of Drogheda.

#### **4.0 CONCLUSION**

SEA is not mandatory for this Plan as its current and proposed population is less than 10,000, the threshold at which an SEA is deemed necessary. The value of the existing environment in the Plan area and the nature of surrounding areas is such that the development resulting from policies and objectives within the LAP is unlikely to lead to any significant negative environmental effects. The development control provisions in the County Development Plan and the LAP, as well as those inherent within the planning application process arising from the Planning & Development Acts and Regulations, will ensure the appropriate assessment of proposed developments on lands within the LAP's area on an individual basis.

#### **5.0 RECOMMENDATION**

Based on this screening process it is considered that an SEA will not be required for the proposed Local Area Plan in Carlanstown.



**Strategic Environmental Assessment: Screening Report of the Proposed Amendments**



Draft Carlanstown Local Area Plan 2009-2014

SEA Screening Report of the Proposed Amendments (Material Amendments)

for submission to:

Environmental Protection Agency,  
Department of Environment, Heritage and Local Government, and  
Department of Communications, Marine and Natural Resources.

## 1.0 INTRODUCTION

In accordance with Section 20(d) of the Planning and Development Acts, 2000-2006, notice is hereby given that Meath County Council are proposing amendments to the Draft Carlanstown Local Area Plan 2009-2015. These amendments have arisen following the review of the Manager's Report on submissions received during the public display period of the Draft Carlanstown Local Area Plan 2009-2015 by the Elected Members of the Council.

The purpose of this report is to consider whether the material amendments to the Local Area Plan will have any likely significant environmental effects, and as such, would therefore require the preparation of a Strategic Environmental Assessment (SEA).

The SEA process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. The key indicator that will determine if an SEA is required, of particular non-mandatory Plans, is if they are likely to have significant environmental effects on the environment or not. Screening is the technique applied to determine whether a particular Plan would be likely to have significant environmental effects, and would thus warrant an SEA.

In accordance with Section 14A of the Planning & Development (Strategic Environmental Assessment) Regulations 2004, the Draft Carlanstown Local Area Plan was 'screened' for environmental impacts in October 2008. This screening report is included as an addendum to this report (Appendix A).

In accordance with Section 14A and 14G of the Planning & Development (Strategic Environmental Assessment) Regulations, 2004, the proposed amendments to the Draft Carlanstown Local Area Plan 2009-2015 also require to be screened for SEA in order to ensure that the analysis previously carried out remains valid.

The proposed material amendments to the Draft Local Area Plan are outlined in Section 2.1.1 presented in the order they appear in the Local Area Plan and should be read in conjunction with the Draft Carlanstown Local Area Plan 2009-2015. The likely significant environmental effects or potential impacts of all amendments are screened and assessed in Sections 2.1.2 and 2.1.3.

This screening report concludes that the material amendments to the Draft Carlanstown Local Area Plan 2009-2015 would not warrant a full SEA.

## 2.0 SEA SCREENING OF PROPOSED MATERIAL AMENDMENTS

### 2.1 Criteria for Determining the Likely Significance of Environmental Effects

#### 2.1.1 Characteristics of the Plan

Amendment	Consideration
1	Zone 5.213ha of land outside the Draft Local Area Plan's north-western boundary for enterprise and employment development.
2	Additional Business and Enterprise Objective to ensure that the additional enterprise and employment zoned lands be the subject of an agreed Framework Plan to include a written statement and a plan or series of plans indicating proposals in relation to the overall design for the lands, types of development, road layout and access arrangements, provision of services, landscaping, phasing of development, etc and it shall include provision for a landscaped

	buffer/linear park in order to protect the residential amenity of adjoining existing and future residential areas.
3	Insert a Street Landscaping Objective to explore the possibility of preparing a landscape and streetscape masterplan for Main Street to address parking and traffic management issues generally, pedestrian movement, street furniture, public art and landscaping.
4	Rezone 0.56ha of land within the Village Centre, to the east of the National School, currently zoned 'G1' to 'A2'.

### 2.1.2 Characteristics of the Effects and of the Area Likely to be Affected

The effects have been determined having regard to:

1. The area likely to be affected,
2. The probability, duration, frequency and reversibility of effects,
3. The cumulative nature of the effects,
4. The transboundary nature of the effects,
5. The risk to human health or the environment (e.g. due to accidents),
6. The magnitude and spatial extent of the effect (geographical area and size of the population likely to be affected),
7. The value and vulnerability of the area likely to be affected due to:
  - special natural characteristics or cultural heritage,
  - exceeded environmental quality standards or limit values, and
  - intensive land use.
8. The effects on areas or landscapes, which have recognised national, European Union or international protection status.

Amendment	Consideration
1	No Effect – Although the site is located within the floodplain of the Moynalty River to the east and north-east of the Village, Policy FRM 1 of the Draft Local Area Plan relating to Flood Risk Management will ensure that any potential flooding implications that future development proposals on the lands may have will be given adequate consideration during the planning application process.
2	No effect
3	Likely Positive Effect
4	No effect

### 2.1.3 Significance of effects

Assessment is the process of evaluating the importance or significance of a plan's impacts, be they adverse or beneficial in nature. In most cases, this is essentially a judgment grounded within

a number of factors but it may also be made more objective with the use of a range of criteria and standards. The assessment of significance will be based upon the following main factors:

- The character and perceived value of the affected environment;
- The magnitude, spatial extent and duration of anticipated change;
- The resilience of the environment to cope with change;
- Confidence in the accuracy of predictions of change;
- The existence of policies, programmes, plans, etc. which can be used as criteria;
- The existence of environmental standards against which a proposal can be assessed (e.g. air quality standards, water quality standards);
- The degree of public interest and concern in the environmental resources concerned and the issues associated with a proposed project;
- Scope for mitigation, sustainability and reversibility.

Having regard to these factors and the identified likely impacts set out above, it is considered that given the value of the existing environment in the Plan area and the nature of surrounding areas is such that any development resulting from the material amendments to the Draft Local Area Plan is unlikely to lead to any significant negative environmental effects.

Development control provisions in the Meath County Development Plan 2007-2013 and the Local Area Plan, as well as those inherent within the planning application process arising from the Planning & Development Acts, 2000-2006 and Regulations, 2001-2008, will ensure the appropriate consideration of any development proposals on lands within the Local Area Plan's area on an individual basis.

### **3.0 RECOMMENDATION**

Based on this screening process it is considered that an SEA will not be required for the proposed material amendments to the Draft Carlanstown Local Area Plan 2009-2015.

As outlined in section 14A of the Planning & Development (Strategic environmental Assessment) Regulations, 2004, subject to any submissions received during the consultation period, full SEA scoping and environmental reports shall not be necessary.

### Appropriate Assessment: Screening Exercise



Draft Carlanstown Local Area Plan 2009-2014

*Appropriate Assessment Screening Report*

*Inclusive of the Proposed Amendments (Material Amendments)*

*Carried out under the requirements of Article 6(3) of the EU Habitats Directive*

## 1.0 INTRODUCTION

Meath County Council is preparing a Local Area Plan for the village of Carlanstown, Co. Meath as required by the Meath County Development Plan 2007-2013.

Article 6(3) of Council Directive 92/43/EEC of 21<sup>st</sup> May 1992 on the conservation of natural habitats and of wild fauna and flora, hereafter referred to as the Habitats Directive, compels competent authorities to undertake an appropriate assessment of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects.<sup>5</sup> The assessment examines the implications of proceeding with the plan or project in view of any Natura 2000 site's conservation objectives.

The Department of the Environment Heritage and Local Government (DoEHLG) Circular letter SEA 1/08 & NPWS 1/08 (dated 15 February, 2008) states:

*Any draft land use plan (development plans, local area plans, regional planning guidelines, schemes for strategic development zones) or amendment/variation to it proposed under the Planning and Development Act 2000 (as amended) must be screened for any potential impact on areas designated as Natura 2000 sites (normally called Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)).*

Screening is further directed to be based on any ecological information available to the authority and an adequate description of the plan and its likely environmental impacts, having regard to policies for future development. Where screening finds that the draft plan or amendment will have an impact on a Natura 2000 site an appropriate assessment of the plan must be undertaken.

As part of the process of preparing the Draft Carlanstown Local Area Plan 2009-2015, hereinafter referred to as the Draft LAP, an Appropriate Assessment (AA) Screening Exercise must be carried out for the Plan. This document is provided as an appendix to the Strategic Environmental Assessment Screening Report for the Draft Carlanstown Local Area Plan 2009-2015, but should also be read as independent of the SEA process.

While Strategic Environmental Assessment (SEA) Screening addresses the potential effects that the Draft LAP might have on the wider environment, AA Screening is specifically focused on the impact of the Draft LAP (either alone or in combination with other projects or plans) on the integrity of Natura 2000 sites in the area of the Draft LAP or those that have the potential to be affected by it. The integrity of a Natura 2000 site relates to its ecological functions and the assessment of whether or not it might be adversely affected by the Draft LAP focuses on, and is limited to, the conservation objectives of the site.

The following are the stages in the Appropriate Assessment procedure:

1. Determining whether the plan is likely to have a significant effect on a European site, either alone or in combination with other plans or projects – the screening stage,
2. Appropriate Assessment ascertaining the effect on site integrity,
3. Mitigation & alternative solutions - where there is a risk of the plan having adverse effects on the integrity of a site, there should be an examination of mitigation measures and alternative solutions.

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<sup>5</sup> Special Areas of Conservation (SAC) and Special Protection Areas (SPA) are collectively known as Natura 2000 sites.



The Draft LAP has been screened to ascertain if the Plan should be subject to an Appropriate Assessment as outlined in the Habitats Directive. The screening exercise has had regard to the European Commission's guidance document entitled '*Assessment of plans and projects significantly affecting Natura 2000 sites, methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*'. In line with the suggested assessment methodology put forward by the Commission, a screening matrix and a finding of no significant effects matrix have been completed.

The screening exercise process has found that the Draft LAP does not require an Appropriate Assessment to be undertaken as the implementation of the Plan would not be likely to have significant effects on any Natura 2000 site.

## 1.1 Methodology

The appropriate methodology for this study has been informed by '*Managing Natura 2000 Sites - The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC*' and has accordingly drawn on the methodology envisaged by EIA Directive 85/337/EEC with further guidance provided by '*Assessment of Plans and Projects Significantly Affecting Natura 2000 sites – Methodological guidance on the provisions Article 6(3) and (4) of the Habitats Directive 92/43/EEC*'.

Through this AA Screening the likely effects of the Draft LAP on Natura 2000 sites will be examined and it will be considered whether it can be objectively concluded that these effects will not be significant. This will involve:

1. determining whether the project or plan is directly connected with or necessary to the management of a Natura 2000 site.
2. describing the Draft LAP, and other plans or projects, that have the potential for having significant effects on Natura 2000 sites;
3. identifying the potential effects on Natura 2000 sites;
4. assessing the significance of any effects.

In the following section the Draft LAP will be assessed in terms of these four issues.

## 2.0 SCREENING MATRIX

### 2.1 Brief Description of the Project or Plan

The LAP is intended to provide for the proper planning and sustainable development of Carlanstown Village over the Plan's six year timeframe, specifically 2009-2015, unless amended. It consists of a written statement and maps which give a graphic representation of the planning policies and development objectives contained within the Plan.

The primary purpose of this LAP is to establish a land-use planning framework for the sustainable development of Carlanstown Village in a co-ordinated and coherent manner that is respectful of the Village's existing character and size.

The overall goal of this LAP is to facilitate the development of Carlanstown commensurate to its designation as a 'Village' within the Settlement Strategy in the Meath County Development Plan 2007-2013. In accordance with Variation No. 2 (Order of Priority) of the Meath County Development Plan 2007-2013, the Draft LAP will seek to promote the development of up to fifty additional residential units up to 2013 with priority for development going to Village Centre

consolidation sites, and two existing and undeveloped residential zoned lands to the east and west of the Village's Primary School.

Such an increase in the local population needs to be achieved in conjunction with the provision of an increase in local employment. The growth of Carlanstown in line with these targets would achieve, inter alia, the following key policy objectives in line with the Development Plan:

- a strengthening of the service centre role of the Village both in terms of servicing its existing population but also that of its immediate hinterland.
- maintaining the vitality and viability of the existing Village and in particular ensuring the sustained provision of existing services, such as schools, shops, sports clubs, employment uses, etc.
- the avoidance of unsustainable ribbon development along the entrance roads and the surrounding countryside through the designation of appropriately zoned lands adjacent to the existing Village and the efficient use of existing and planned for transportation and services infrastructure, and
- the bypassing of the Village to the south-east to provide for the improvement of transportation infrastructure in the Village.

## 2.2 Brief Description of the Natura 2000 sites

There are no Natura 2000 sites within the boundary of the Local Area Plan.

### 2.2.1 The River Boyne and River Blackwater candidate Special Area of Conservation

There is one Natura 2000 site in the vicinity of Carlanstown that could potentially be affected by the Plan; namely the River Boyne and River Blackwater candidate Special Area of Conservation (cSAC).

Site Code:	Site Name:
002299	River Boyne and River Blackwater

The River Boyne and River Blackwater cSAC is situated 3.5km to the south-west of Carlanstown Village. Under the Habitats Directive Annex I habitats, and Annex II and Annex V species have been identified within the cSAC, along with migratory wildfowl listed in Annex I of the Birds Directive (NPWS).

### 2.2.2 Lough Bane and Lough Glass candidate Special Area of Conservation

Another site of indirect relevance to Carlanstown is the Lough Bane and Lough Glass candidate Special Area of Conservation (cSAC).

Site Code:	Site Name:
002120	Lough Bane and Lough Glass

The Lough Bane and Lough Glass cSAC is situated 23km to the south-west of Carlanstown Village. This cSAC is a system of three lakes situated in a shallow valley of which Lough Bane is by far the largest. The lakes occur at the headwaters of the River Deel, with the main outflow at the south-east end of Lough Bane. The outflow is not very substantial and partly overgrown with vegetation.

Lough Bane is a good example of a hard water marl lake. The quality of the water in the Lough is of a good standard and it is an important angling lake. However water levels in the Lake have been in decline over the last number of years. Water for Carlanstown is currently drawn through an extraction order from Lough Bane.

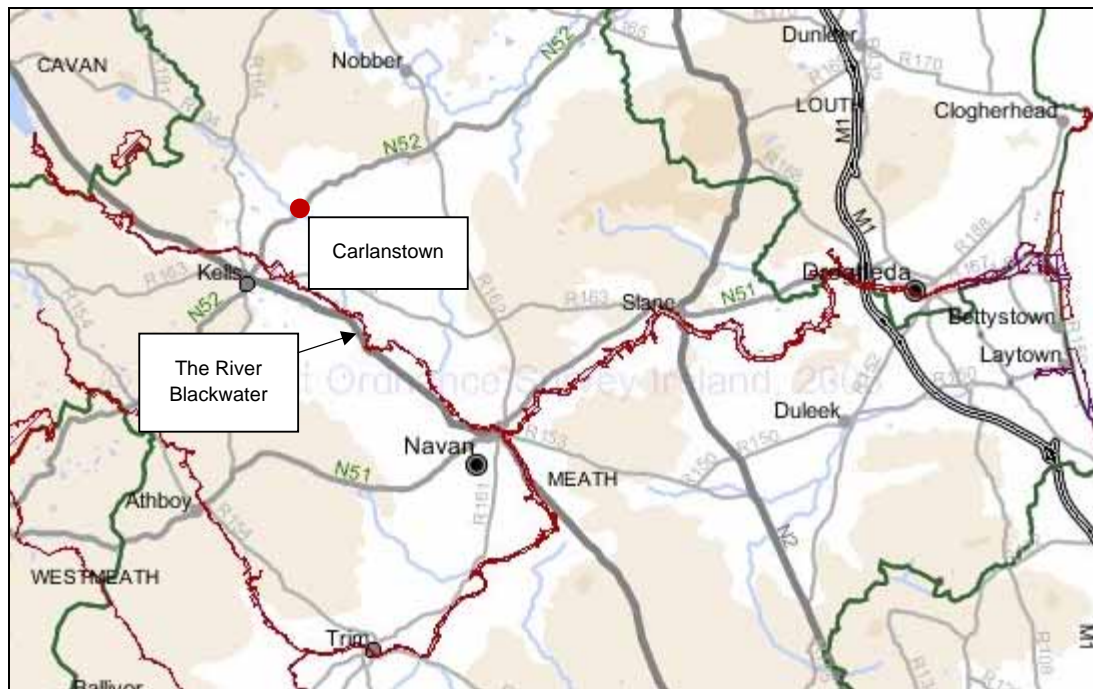


Figure One: River Boyne and River Blackwater cSAC in relation to Carlanstown Village.

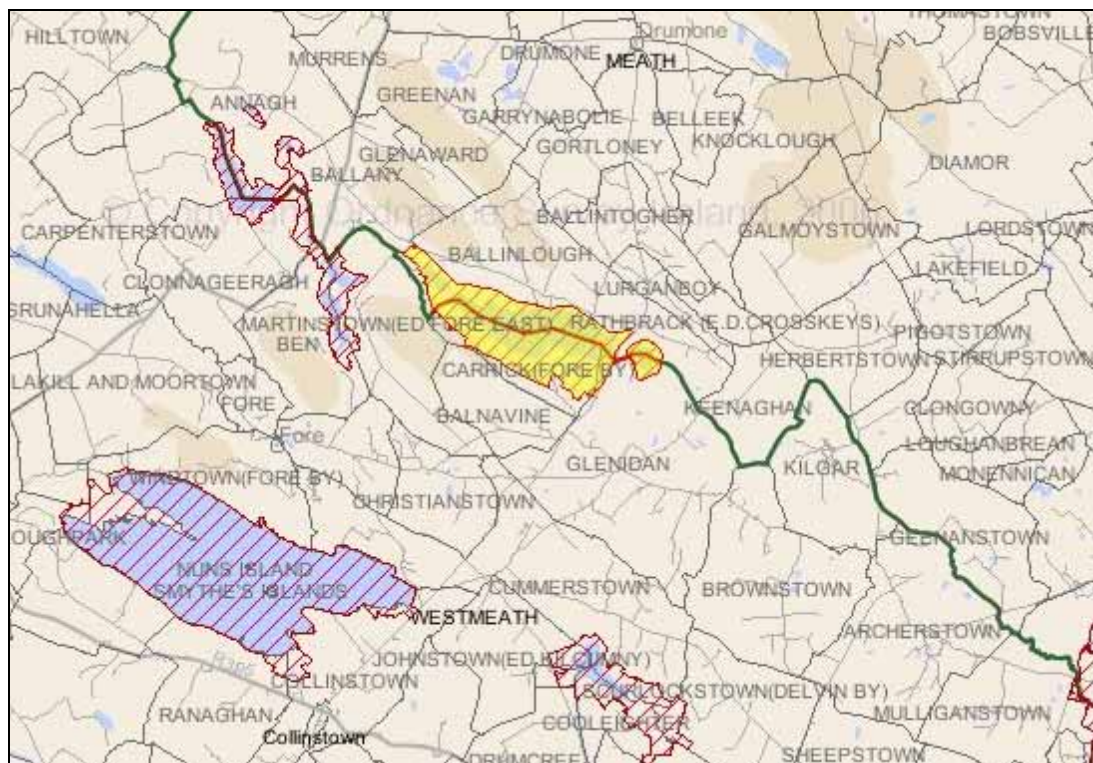


Figure Two: Lough Bane and Lough Glass cSAC in relation to Carlanstown Village.

## 2.3 Assessment Criteria

### 2.3.1 River Boyne and River Blackwater cSAC

*Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 sites.*

The LAP has been prepared to provide a framework for the proper planning and sustainable development of this area over the lifetime of the Plan. The Plan provides for the orderly expansion of the Village. While the Plan envisages significant additional development in the context of the current size of the Village, the level of development nonetheless remains limited when viewed in the wider context (in accordance with Variation No. 2 of the Meath County Development Plan 2007-2013, fifty additional dwellings are projected to be catered for up to 2013) and therefore is unlikely to generate significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites (either individually or in combination with other plans or projects).

*Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 sites by virtue of:*

- size and scale;

No projects which would give rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites, arising from the size or scale of the project, shall be permitted on the basis of this Local Area Plan (either individually or in combination with other plans or projects).

- land take;

The Draft LAP provides for sufficient residential lands to meet the household projections for the Village as set out in the Meath County Development Plan 2007-2013. The LAP has zoned limited additional lands for village centre, community, employment and open space uses. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites having regard to their conservation objectives, arising from land take shall be permitted on the basis of this LAP (either individually or in combination with other plans or projects).

- distance from the Natura 2000 site or key features of the site;

The closest Natura 2000 site is approximately 3.5km from the Village. Given the distance involved and the limited extent of development proposed within the LAP, no projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites having regard to its conservation objectives, arising from their proximity to the sites shall be permitted on the basis of this LAP (either individually or in combination with other plans or projects).

- resource requirements (water abstraction, etc.)

Raw water is abstracted from Lough Bane to serve Carlanstown as part of the Kells/Oldcastle Water Supply Scheme. This Scheme is augmented by a second source at Clavin's Bridge from the River Blackwater. This scheme is under significant pressure to supply water to each centre as the abstraction potential of Lough Bane has now been reached.

The Council's 'Water Services Investment Programme Assessment of Needs 2007-2013' has identified an advanced water supply scheme to meet the medium to long term requirements of those centres currently receiving water from the Kells/Oldcastle Water Supply Scheme. Under

this scheme it is proposed to undertake a preliminary report with respect to the Kells/Oldcastle Water Supply Scheme and to project future water demand, explore and evaluate options to meet this demand, and identify definite proposals to guarantee a continual supply of potable water to service these centres.

The anticipated completion date for this preliminary report is 2010, and will be the subject of availability of funding and DoEHLG approval. Without pre-empting the outcome of this preliminary report, it is anticipated that water supply to Carlanstown, in conjunction with Kells and Athboy, will be provided for by the Liscarton Water Treatment Plant once the new Navan Water Treatment Works are operational (estimated date 2014). Water supply to Oldcastle will be served by either a reduced level of abstraction from Lough Bane or boreholes in the Oldcastle Area or a combination of both. This will involve a much reduced role (if any) for Lough Bane.

Any increase in the rate of abstraction from Lough Bane or the River Blackwater would be subject to an Environmental Impact Assessment (EIA) by the Council.

- emissions (disposal to land, water or air);

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites having regard to their conservation objectives, arising from their emissions (disposal to land, water or air), shall be permitted on the basis of this LAP (either individually or in combination with other plans or projects).

Hypothetically any such projects would be subject to an Environmental Impact Assessment (EIA) and the pollution licensing regime of the Environmental Protection Agency. The relevant Planning Authority or An Bord Pleanála also has the power to refuse planning permission for development despite the issuing of an EPA license, under Section 99F of the Environmental Protection Agency Act, 1992 (as inserted by Section 15 of the Protection of the Environment Act, 2003).

- excavation requirements;

Soils and rock are a natural resource and an important component of the local ecosystem. The policy provisions included within the LAP and the Meath County Development Plan 2007-2013 will ensure that no projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites, having regard to their conservation objectives, arising from excavation requirements shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

Such projects would also be subject to an Environmental Impact Assessment (EIA).

- transportation requirements;

The transportation policies of the Draft LAP (either individually or in combination with other plans or projects) would not give rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites, having regard to their conservation objectives, arising from transportation requirements shall be permitted on the basis of this Plan.

The Plan does include indicative route alignments for the development of a local distributor road network to the south-east of the Village. These alignments are indicative and of a very general nature. Such projects would be subject to an Environmental Impact Assessment (EIA) by the Council.

- duration of construction, operation, decommissioning, etc.;

The Draft LAP shall be adopted in mid-2009 and will remain in effect until 2015. The duration of the Plan is irrelevant and not applicable to the ongoing protection of the Natura 2000 sites. No



projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites, having regard to their conservation objectives, arising from the duration of construction, operation, decommissioning, etc, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- other;

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites, having regard to their conservation objectives, arising from other considerations, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

*Describe any likely changes to the sites arising as a result of:*

- reduction of habitat area;

No projects giving rise to a reduction of habitat areas in the Natura 2000 sites shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- disturbance to key species;

No projects giving rise to significant disturbance of key species in the Natura 2000 sites shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- habitat or species fragmentation;

No projects giving rise to significant habitat or species fragmentation in the Natura 2000 sites shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- reduction in species density;

No projects giving rise to a reduction in species density in the Natura 2000 sites shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- changes in key indicators of conservation value (water quality etc.);

No projects giving rise to significant adverse changes in key indicators of conservation value for the Natura 2000 sites shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- climate change;

No projects giving rise to significant adverse changes in climatological conditions affecting the Natura 2000 sites shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

*Describe any likely impacts on the Natura 2000 sites as a whole in terms of:*

- interference with the key relationships that define the structure of the site;

No projects giving rise to significant interference with the key relationships that define the structure of the Natura 2000 sites, having regard to their conservation objectives, shall be

permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- interference with key relationships that define the function of the site;

No projects giving rise to significant interference with the key relationships that define the function of the Natura 2000 sites, having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

*Provide indicators of significance as a result of the identification of effects set out above in terms of:*

- loss;

Not applicable.

- fragmentation;

Not applicable.

- disruption;

Not applicable.

- disturbance;

Not applicable.

- change to key elements of the sites (e.g. water quality etc.);

Not applicable.

*Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.*

Not applicable.

### 2.3.2 Assessment Criteria Lough Bane and Lough Glass cSAC

*Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 sites.*

The LAP has been prepared to provide a framework for the proper planning and sustainable development of this area over the lifetime of the Plan. The Plan provides for the orderly expansion of the Village. While the Plan envisages significant additional development in the context of the current size of the Village, the level of development nonetheless remains limited when viewed in the wider context (in accordance with Variation No. 2 of the Meath County Development Plan 2007-2013, fifty additional dwellings are projected to be catered for up to 2013) and therefore is unlikely to generate significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites (either individually or in combination with other plans or projects).

*Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 sites by virtue of:*

- size and scale;



No projects which would give rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites, arising from the size or scale of the project, shall be permitted on the basis of this Local Area Plan (either individually or in combination with other plans or projects).

- land take;

The Draft LAP provides for sufficient residential lands to meet the household projections for the Village as set out in the Meath County Development Plan 2007-2013. The LAP has zoned limited additional lands for village centre, community, employment and open space uses. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites arising from land take, shall be permitted on the basis of this LAP (either individually or in combination with other plans or projects).

- distance from the Natura 2000 site or key features of the site;

The closest Natura 2000 site is approximately 3.5km from the Village. Given the distance involved and the limited extent of development proposed within the LAP, no projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites having regard to their conservation objectives, arising from their proximity to the sites shall be permitted on the basis of this LAP (either individually or in combination with other plans or projects)

- resource requirements (water abstraction, etc.)

Raw water is abstracted from Lough Bane to serve Carlanstown as part of the Kells/Oldcastle Water Supply Scheme. This Scheme is augmented by a second source at Clavin's Bridge from the River Blackwater. This scheme is under significant pressure to supply water to each centre as the abstraction potential of Lough Bane has now been reached.

The Council's 'Water Services Investment Programme Assessment of Needs 2007-2013' has identified an advanced water supply scheme to meet the medium to long term requirements of those centres currently receiving water from the Kells/Oldcastle Water Supply Scheme. Under this scheme it is proposed to undertake a preliminary report with respect to the Kells/Oldcastle Water Supply Scheme and to project future water demand, explore and evaluate options to meet this demand, and identify definite proposals to guarantee a continual supply of potable water to service these centres.

The anticipated completion date for this preliminary report is 2010, and will be the subject of availability of funding and DoEHLG approval. Without pre-empting the outcome of this preliminary report, it is anticipated that water supply to Carlanstown, in conjunction with Kells and Athboy, will be provided for by the Liscarton Water Treatment Plant once the new Navan Water Treatment Works are operational (estimated date 2014). Water supply to Oldcastle will be served by either a reduced level of abstraction from Lough Bane or boreholes in the Oldcastle Area or a combination of both. This will involve a much reduced role (if any) for Lough Bane.

Any increase in the rate of abstraction from Lough Bane or the River Blackwater would be subject to an Environmental Impact Assessment (EIA) by the Council.

- emissions (disposal to land, water or air);

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites having regard to their conservation objectives, arising from their emissions (disposal to land, water or air), shall be permitted on the basis of this LAP (either individually or in combination with other plans or projects).

Hypothetically any such projects would be subject to an Environmental Impact Assessment (EIA) and the pollution licensing regime of the Environmental Protection Agency. The relevant Planning Authority or An Bord Pleanála also has the power to refuse planning permission for development despite the issuing of an EPA license, under section 99F of the Environmental Protection Agency Act 1992 (as inserted by section 15 of the Protection of the Environment Act 2003).

- excavation requirements;

Soils and rock are a natural resource and an important component of the local ecosystem. The policy provisions included within the LAP and the Meath County Development Plan 2007-2013 will ensure that no projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites, having regard to their conservation objectives, arising from excavation requirements shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

Such projects would also be the subject of an Environmental Impact Assessment (EIA).

- transportation requirements;

The transportation policies of the Draft LAP (either individually or in combination with other plans or projects) would not give rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites, having regard to their conservation objectives, arising from transportation requirements shall be permitted on the basis of this Plan.

The Plan does include indicative route alignments for the development of a local distributor road network to the south-east of the Village. These alignments are indicative and of a very general nature. Such projects would be subject to an Environmental Impact Assessment (EIA) by the Council.

- duration of construction, operation, decommissioning, etc.;

The Draft LAP shall be adopted in mid 2009 and will remain in effect until 2015. The duration of the Plan is irrelevant and not applicable to the ongoing protection of the Natura 2000 sites. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites, having regard to their conservation objectives, arising from duration of construction, operation, decommissioning etc., shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- other;

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 sites, having regard to their conservation objectives, arising from other considerations, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

*Describe any likely changes to the sites arising as a result of:*

- reduction of habitat area;

No projects giving rise to a reduction of habitat areas in the Natura 2000 sites shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- disturbance to key species;

No projects giving rise to significant disturbance of key species in the Natura 2000 sites shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- habitat or species fragmentation;

No projects giving rise to significant habitat or species fragmentation of the Natura 2000 sites shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- reduction in species density;

No projects giving rise to a reduction in species density in the Natura 2000 sites shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- changes in key indicators of conservation value (water quality etc.);

No projects giving rise to significant adverse changes in key indicators of conservation value for the Natura 2000 sites shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

- climate change;

No projects giving rise to significant adverse changes in climatological conditions affecting the Natura 2000 sites shall be permitted on the basis of the provisions of this Plan (either individually or in combination with other plans or projects).

*Describe any likely impacts on the Natura 2000 sites as a whole in terms of:*

- interference with the key relationships that define the structure of the site;

No projects giving rise to significant interference with the key relationships that define the structure of the Natura 2000 sites, having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

- interference with key relationships that define the function of the site;

No projects giving rise to significant interference with the key relationships that define the function of the Natura 2000 sites, having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

*Provide indicators of significance as a result of the identification of effects set out above in terms of:*

- loss;

Not applicable.

- fragmentation;

Not applicable.

- disruption;

Not applicable.

- disturbance;

Not applicable.

- change to key elements of the sites (e.g. water quality etc.);

Not applicable.

*Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.*

Not applicable.

### **3.0 FINDING OF NO SIGNIFICANT EFFECTS REPORT MATRIX**

#### Name of project or plan:

Draft Carlanstown Local Area Plan 2009-2015.

#### Name and Location of Natura 2000 sites:

There are no Natura 2000 sites within or immediately adjoining the Local Area Plan boundary. The closest Natura 2000 site is the River Boyne and River Blackwater candidate Special Area of Conservation (cSAC) situated 3.5km to the south-west of Carlanstown Village. Another site of indirect relevance to Carlanstown is the Lough Bane and Lough Glass candidate Special Area of Conservation (cSAC) situated 23km to the south-west of Carlanstown Village.

#### Description of the project or plan

As given in Screening Matrix Section 2.0 above, page 3.

#### Is this project or plan directly connected with or necessary to the management of the sites (provide details)?

The Draft Plan is not directly connected with or necessary to the management of any Natura 2000 site but rather the future planning and development of Carlanstown Village. The Plan includes robust and thorough planning policies and development objectives aimed specifically at protecting, conserving and managing in a prudent and sustainable manner Carlanstown's natural and built heritage.

#### Are there other projects or plans that together with the project or plan being assessed could affect the sites (provide details)?

The Draft LAP is the only land use plan directly applicable to Carlanstown Village. It is placed within a hierarchy of plans such as the National Spatial Strategy for Ireland 2002-2020 and the Regional Planning Guidelines for the Greater Dublin Area 2004-2016. The Plan is a subsidiary document to the Meath County Development Plan 2007-2013, for which a Strategic Environmental Assessment (SEA) was prepared.

The Plan has been formulated to ensure that development arising from planning permissions granted in accordance with the provisions of this Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 site having regard to its conservation objectives.

#### The assessment of significance of effects:

*Describe how the project of plan (alone or in combination) is likely to affect the Natura 2000 site*

The Plan has been formulated to ensure that development arising from planning permissions granted in accordance with the provisions of this Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 site having regard to their conservation objectives.

*Explain why these effects are not considered significant.*

The policies and provisions of the Plan have been devised to anticipate and avoid the need for developments that would be likely to significantly and adversely affect the integrity of any Natura 2000 site. Furthermore, such developments as will be permitted on foot of the provisions of this Plan shall be required to conform to the relevant regulatory provisions for the prevention of pollution, nuisance or other environmental effects likely to significantly and adversely affect the integrity of any Natura 2000 site.

Additionally, any developments permitted in accordance with this plan also have a legal duty to conform with the relevant statutory and regulatory provisions enacted for the prevention of environmental pollution and degradation or other effects likely to significantly and adversely affect the integrity of Natura 2000 sites having regard to their conservation objectives.

List of agencies consulted: provide contact name and telephone or e-mail address.

At the time of writing Irish legislation does not prescribe statutory consultees for the purpose of consultation on the appropriate assessment of land use development plans. However Circular Letter SEA 1/08 & NPWS 1/08 from the Department of the Environment, Heritage and Local Government states the Department should be consulted.

As part of the SEA of the Draft LAP, consultation occurred with the following prescribed bodies stating that a submission or observation in relation to the SEA process could be made to the Planning Authorities;

1. Department of the Environment, Heritage and Local Government (DoEHLG), Dún Scéine, Harcourt Lane, Dublin 2. (01 833 3190)
2. Department of Communications, Energy and Natural Resources (DoCMNR), Leeson Lane, Dublin 2. (01 678 3084)
3. Environmental Protection Agency, Regional Inspectorate, Inniscarra, County Cork. (021 487 5540)

Response to consultation.

The response from the Environmental Protection Agency in their correspondence reminded the Planning Authority of the potential need for appropriate assessment.

The response from the Department of Communications, Energy and Natural Resources did not refer to Appropriate Assessment in their correspondence.

The Department of the Environment, Heritage and Local Government reminded the Planning Authority that appropriate assessment constituted a separate process to SEA screening. The submission noted that the issue of cumulative and downstream impacts to Natura 2000 sites needed to be considered.

Data collected to carry out the assessment

Who carried out this assessment?

Meath County Council

Sources of data

Existing records and information published by the NPWS and EPA.

Level of assessment completed

A desktop study was completed utilising existing information from the relevant state authorities.

Where the full results of the assessment can be accessed and viewed?

The full results of the assessment can be accessed and viewed in this document which is available for public inspection at the offices of *Meath County Council's* Planning Department, Abbey Road, Navan, Co. Meath.

#### **4.0 CONCLUSION**

Following the review of the Draft LAP in accordance with the '*Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43*', a Screening Matrix and Findings of No Significant Effects Matrix have been completed.

This Screening Exercise was carried out to ascertain if the planning policies and development objectives contained within the Draft LAP were likely to have significant effects on any Natura 2000 site. If this were the case then it would be necessary to carry out Appropriate Assessment.

The Draft LAP has been formulated to ensure that developments and effects arising from permissions based upon this Draft Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 sites.

This Screening Report finds that the Draft LAP does not require further Appropriate Assessment.

## APPENDIX C

### Population Data

Age Cohort	Newtown ED	%	State	%
0-14 Years	172	28.24	864,449	20.39
15-24 Years	77	12.64	632,732	14.92
25-44 Years	214	35.14	1,345,873	31.74
45-64 Years	105	17.24	928,868	21.91
65+ Years	41	6.73	467,926	11.04
Total	609		4,239,848	

Table 1: Age Profile, 2006.

Area	At Work	Unemployed (including First-Time Job Seekers)	Student	Retired	Other*	Total
Newtown ED	258	28	36	36	79	437
%	59.04	6.41	8.24	8.24	18.08	
State	1,930,042	179,456	349,596	377,927	538,378	3,375,399
%	57.18	5.32	10.36	11.20	15.95	
*Other includes those with Home Duties, unable to work and other						

Table 2: Persons over 15+ Classified by Present Status, 2006.

Area	Agri	Man	Build	Cleric/Ad min	Trans	Sales	Prof	Serv	Other	Total
ED	18	41	39	45	23	32	27	27	28	280
%	6.43	14.64	13.93	16.07	8.21	11.43	9.64	9.64	10.00	
State	88,414	245,234	183,429	365,670	114,919	284,164	342,414	224,964	230,918	2,080,126
%	4.25	11.79	8.82	17.58	5.52	13.66	16.46	10.81	11.10	

Table 3: Occupational Profile, 2006.



Level of Education	Newtown ED	%	State	%
Primary	61	16.90	514,085	18.90
Lower Secondary	116	32.13	573,411	21.08
Upper Secondary	84	23.27	803,498	29.54
Third Level	100	27.70	829,102	30.48
Total	361		2,720,096	

*Table 4: Highest Level of Education Attained, 2006.*

Although the above figures cover the entire Newtown Electoral Division including urban and rural areas, they do incorporate the Village itself and are ultimately representative of the population within the Local Area Plan's area.

## APPENDIX D

### Protected Structures listed within the Meath County Development Plan 2007-2013:

1	House at junction of Ardee Road	Detached two-bay two-storey former teacher's house with three-bay single-storey school wings to each end, built c.1870.
2	Carlanstown Bridge	Single-arch road bridge, built c.1800. Rock-faced snecked limestone walls, with rock faced voussoirs and ashlar coping.

## APPENDIX E

### Energy Efficiency: Some Renewable Energy Methods

Passive solar architecture is a design approach rather than the active use of a specific technology or device. The fabric, orientation and layout of the building are manipulated to achieve maximum solar gains and minimise the need for artificial lighting, heating and ventilation.

Active solar technology involves the installation of a solar collector device, which is typically a metal box structure containing an absorber. The solar collector absorbs the sun's heat, which can in turn heat water for the building.

Solar energy can also be harnessed through the use of photovoltaic technology using semiconductor materials to convert sunlight to electricity. These can be integrated in building structures.

A green roof system is an extension of the existing roof which involves a high quality water proofing and root repellent system, a drainage system, filter cloth, a lightweight growing medium and plants. The benefits of this system are numerous including savings on energy heating and cooling costs, sound insulation benefits, potential to reduce or eliminate roof drains, potential to assist with storm water management, provision of amenity space, aesthetic appeal and improved air quality.

#### Energy Efficiency Standards

The following points should be incorporated into making the transition to "greener" domestic building design:

- The building regulations revised Part L came into effect in July 2006. The following are some points that will affect building of housing in the future :
- The building elements make-up and insulation should be observed to the current U-values as detailed in the building regulations.
- Any house over 100m<sup>2</sup> should have two independent heating zones. The zones can be (a) the living area and (b) the dwelling area. This will reduce heating the whole house while only a section is populated during certain times during the day.
- Hot water storage should be fitted with thermostatic controls that shut-off the supply of heat when the desired storage temperature is reached.
- Separate and independent time control for space heating and for heating of stored water should be provided.
- All hot water storage vessels, pipes and ducts should be insulated to prevent heat loss. It is preferable if the hot water storage vessel is the pre-insulated type.
- External floor, window and roof light openings should not exceed 25% of the floor area. Particular attention should be given to the orientation and type of the glazing as this affects solar overheating.
- Energy efficient light bulbs should be use in all fittings including fluorescent tube lighting in the kitchen.

- To avoid heat loss and local condensation problems, limit local thermal bridging. Details of how to limit this are described in the draft building regulations.
- The selection of heating sources should be given proper attention. Sources such as wood pellet boilers and heat pumps appear to be most appropriate sustainable heat sources in contrast to electric heating, oil and LPG fired boilers.
- Houses with central heating should avoid the placing of open fireplaces in individual rooms to prevent heat loss and inefficient heat sources. 80% of the heat produced by a fire goes straight up the chimney.
- Six litre flush toilets should be specified.
- Cooker hood and extract fans should be used in both kitchens and bathroom to reduce the amount of moisture in a dwelling; this prevents the air being drawn into living and bedrooms.
- Domestic solar water heating systems can contribute to the water heating system.