



Crossakiel Local Area Plan 2009-2015

Adopted 24th July 2009

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On behalf of:

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Preamble

The Meath County Development Plan, 2007-2013 (hereafter referred to as the CDP) was adopted on the 2nd of March 2007. It identified Baile Ghib, Carnaross, Carlanstown, Clonard, Crossakiel, Donacarney, Donore, Drumconrath, Gormanstown, Julianston, Kentstown, Kilbride (Dunshaughlin Electoral Area), Kildalkey, Kilmainhamwood, Kilmessan, Mornington, Moynalty, Rathcairn and Rathmolyon as Villages and specified that the future development of all villages shall be subject to the adoption of Local Area Plans which will replace the existing plans for the villages.

The CDP envisages that these villages '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 CDP including Variation No. 2 of the CDP adopted in February, 2008, sets the context for the preparation of a Local Area Plan (LAP) for Crossakiel. This Local Area Plan builds on the broad policy objectives contained in the CDP by providing a more detailed and comprehensive planning framework to guide the future development of the village.

This Plan consists of this written statement and the attached maps, and shall be known as the Crossakiel 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. The Meath County Development Plan takes precedence over the Crossakiel Local Area Plan in the event of any conflict arising between the contents of the two documents.

In accordance with Section 20(1) of the Planning and Development Act 2000 pre-draft public consultation took place in two phases with the publication of an issues paper and the holding of a public consultation event in Crossakiel.

A notice was published in the Meath Chronicle on the 6th of October, 2008. This notice advertised the Planning Authority's intention to prepare the Crossakiel LAP and that an Issues Paper would be available for public inspection for a period of five weeks until the 22nd of October 2008. The notice also invited written submissions from interested parties and members of the public on what matters should be addressed in the LAP. 13 no. submissions were received in response to the Issues Paper. All submissions and observations received by the closing date were taken into account in the preparation of the Draft LAP.

The Planning Authority held a public meeting in the Welcome Wagon on the 25th of September to gather the views of local residents on how they would like to see their village develop in the future. Further comments/submissions were received as a result of this public consultation and these were also considered in the preparation of Draft Crossakiel LAP.

The Draft LAP was on display for a period of six weeks from the 19th of January to the 2nd of March, 2009. On the 17th of January 2009 a notice was published in the Meath Chronicle advertising the display of the Draft Crossakiel Local Area Plan and inviting written submissions from interested parties and members of the public on the Draft LAP. 5 no. submissions were received and these submissions were taken into consideration by the Local Authority in amending the Plan. On the 9th of June a notice was published in the Meath Chronicle advertising the

display of the amendments to the Draft LAP for a period of six weeks from the 11th of May to the 8th of June 2009 and inviting submissions from interested parties and members of the public on the Draft LAP as amended. A further 4 no. submissions were received. These submissions were taken into consideration in adopting the Plan. The Crossakiel LAP 2009-2015 was adopted on the 24th of July 2009.

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



Crossakiel Village Boundary

1.0 Introduction

1.1 Statutory Context

1.1.1 *Scope of the Local Area Plan*

A Local Area Plan (LAP) consists of a written statement and a plan or plans indicating the objectives for the proper planning and sustainable development of the area to which it applies including details of community facilities and amenities and standards for the design of proposed development. Upon adoption, a LAP shall have statutory effect as provided for by the Planning and Development Act, 2000.

1.1.2 *Likely Significant Effects on the Environment*

A LAP shall contain information on the likely significant effects on the environment arising from the implementation of the Plan. However the carrying out of a Strategic Environmental Assessment (SEA) is not mandatory under the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 for the Crossakiel LAP as it has a population of less than 10,000. A screening exercise was carried out to assess the likely impacts that the implementation of the proposed Plan and associated amendments would have. Following the screening of the Draft Crossakiel LAP and associated amendments it was determined that a SEA was not necessary. The screening reports are contained in Appendix I.

Natura Sites

DoEHLG Circular Letter SEA 1/08 and NPWS 1/08 relates to the requirement to screen land use plans for potential impacts on designated Natura 2000 sites (Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)). An assessment of the plan is required if necessary. The circular states that an appropriate assessment means an assessment, based on best scientific knowledge, by a person with ecological expertise, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site (including Natura 2000 sites not situated in the area encompassed by the draft plan or scheme) and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The potential impacts of policies outside Natura 2000 sites, but potentially impacting upon them (known as 'ex site' impacts) must also be included in the assessment according to the Circular.

There are no SACs or SPAs in Crossakiel or adjoining or in close proximity to the settlement. However, water supply to Crossakiel, which is currently provided by the Kells/Oldcastle scheme, is abstracted from Lough Bane, a candidate SAC. Appropriate Assessment Screening of the Draft LAP and associated amendments was undertaken. The associated screening reports are included in Appendix II. It was determined that the Draft LAP and associated amendments will not have any potential impacts on the conservation objectives of any Natura 2000 site and as a result, further assessment of this type was necessary.

1.2 Policy Context

The planning context for Crossakiel is defined by a hierarchy of plans, policies and guidelines which operate at national, regional and local levels and include the National Spatial Strategy, the Strategic Planning Guidelines for the Greater Dublin Area and the Meath County Development Plan 2007-2013.

1.2.1 *Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities*

In December 2008, the Department of the Environment, Heritage and Local Government adopted guidelines for planning authorities entitled Sustainable Residential Development in Urban Areas. These guidelines outline best practice and advice in relation to the sustainable development of existing urban areas. Planning Authorities are required to have regard to these guidelines in the performance of their functions. The guidelines are accompanied by a best practice Urban Design Manual which provides guidance to planning authorities on the standards of urban design that should be achieved in new urban developments.

1.2.2 *County and Local Policy*

Meath County Development Plan 2007-2013

The Meath County Development Plan 2007-2013 is the key contextual planning policy document informing the preparation of the Crossakiel LAP. The CDP designates Crossakiel as one of 19 villages in the County. These villages 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.'

Under its designation as a Village, the existing Development Plan for Crossakiel has been re-adopted pending the preparation of a Local Area Plan.

The existing Crossakiel Development Plan for Crossakiel identifies a development area boundary and land use zoning objectives and specific objectives for lands identified within this boundary.

Variation No. 2 of the CDP adopted in February 2008 establishes an Order of Priority for the release of lands with a residential land use zoning objective. It is intended that these lands are released in two phases, 2007-2013 and post 2013. Phase 1 and Phase 2 lands in Crossakiel have been identified under this variation.

1.3 The Challenge

The challenge is to produce a LAP that will form the basis for a consensus between the Planning Authority, the public, landowners, developers and all interested parties, as to how development should proceed to achieve the development objectives for Crossakiel, in a manner which is physically, economically and socially sustainable. The challenge is also to produce a document, which facilitates the creation of a built environment that is attractive and distinctive and which creates a sense of place for

those who will live and work in as well as visit Crossakiel.

A further challenge is to provide a document that is sufficiently prescriptive to achieve these objectives while allowing for flexibility to account for economic and social changes that may occur over the Plan period. This LAP, when adopted, will be a subsidiary document of the CDP 2007-2013, which is the primary document.

1.4 Objectives

The main objectives for the LAP are essentially derived from the CDP and are as follows:

- To accommodate population growth in accordance with the levels of growth provided for by Table 6 of the County Development Plan 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
- To provide opportunities for expansion of the employment base of the village
- To provide a robust urban design framework
- To provide for a good social mix including the provision of residential units which cater for the requirements of different user types
- To provide amenity and open spaces at appropriate strategic locations which would be of a high design quality
- To develop an appropriate movement network for pedestrians, cyclists, public transport and motorists
- To ensure adequate provision of appropriate commercial, community and educational facilities to serve existing and future residents

2.0 Context

2.1 Strategic Context

Crossakiel is located in the northwest quadrant of County Meath and within the Kells Electoral Area. Crossakiel is positioned on the R154 (Athboy / Oldcastle Regional Road) and approximately 9km west of Kells Town.

2.2 Key Demographic and Socio-Economic Trends

The statistics available from the Central Statistics Office and illustrated here reflect the 2006 census of population of the Crossakiel Electoral Area unless otherwise stated. This area exceeds the village study area but gives an indication of trends in the area.

2.2.1 Population

The 2006 census of population recorded 341 persons resident in the electoral division of Crossakiel. However, the boundary of the Crossakiel electoral division is significantly greater than that of the village. A review of the An Post Geo Directory with respect to the development boundary of the current Crossakiel development plan indicates there are 95 households within the village. At an average of 2.6 persons per household, these figures would suggest the population of the village is in the region of 256 persons.

2.2.2 Recent Development

The most recent development to have occurred in Crossakiel is located to the north east of the village at *The Cairns* and takes the form of suburban type detached and semi detached dwellings, and terraced dwellings. Earlier development in Crossakiel includes a 1950's residential estate within the village centre and adjacent the historic core of the village.

2.2.3 Employment Context

Persons aged 15 years or more identified by principal economic status and sex comprise 273 persons. The number of persons aged 15 years and over identified by third level qualification comprises 40 persons. These figures reflect a reasonably well educated workforce resident in Crossakiel. The male work force is predominately employed in farming, manufacturing, building and construction, transport

and sales work. The female workforce is predominately employed in clerical, sales, professional and services work.

Almost 60% of persons over 5 years of age stated travel distances of 0-14km to school, work or college. Approximately 40% of the population who stated distance travelled to school, work or college travelled over 15km. The nature of employment and travel distances may suggest that employees of the aluminium recycling factory in the village account for a high level of local employment.

2.2.4 Education

There are no primary or secondary level schools within Crossakiel village. The nearest primary schools are located at Kilskyre and Drumbarragh. There may be potential to increase the capacity of these schools subject to demand.

The nearest secondary level schools are located at Kells and Athboy and are approximately 10km and 13km from the village respectively.

2.3 Historical Context

Northwest Meath holds an extensive collection of prehistoric monuments. The Lough Crew Hills of Oldcastle consist of passage graves, megalithic chambers and decorated stones. The three hills of Carbane East, Carbane West and the great cairn with its hags chair, Slieve na Cailliagh (The Witches Chair) occupy the highest points of the county.

According to the legend An Táin Bó Cuailgne, Queen Maeve is said to have passed through Crossakiel on her epic quest for the brown bull of Cooley.

The village of Crossakiel can be described as a small 19th century village built around a triangular green known as the 'diamond'. Historic maps illustrate the structure and evolution of the village. The village comprised the historic core and a triangular open space, overlooked by two 19th century houses and St. Schiria's church. The structure of the historic village has been retained in the course of the development of Crossakiel.

Landscape Character Type	South West Kells Lowlands Landscape Character Area
Landscape Character Area	Lowland Landscapes
Landscape Sensitivity	Moderate Value
Landscape Capacity	Low Sensitivity
	High potential capacity for visitor facilities and conversion of existing buildings
	Medium potential capacity for large farm buildings and one off houses
	Low potential capacity for multi house developments, overhead cables, substations and masts, roads and railways, underground services, wind turbines and biomass and forestry
Visual Amenity	No particular view points identified in Crossakiel village / Views identified from R163 towards Lough Crew hills north west of the village / Panoramic view of Loughcrew hills north west of the village
Landmarks	No landmarks identified
Prehistory Landscape	Number of registered monuments proximate to the village
Protected Structures	Protected structures identified
Medieval Landscape	No medieval landscape
18th and 19th century structures	Site of 18th and 19th century protected structures
Topography	Located in the 150 - 200m contour
Geology	Syenite
Soils	Derived from mainly acidic parent materials
Hydrology	Li/E Moderately productive only in local zones
Land Use	Agricultural
Ecological Sites	Candidate Special Area of Conservation to the south of the village
Settlement Type	Village
Tourist Attractions	Existing driving route passes northern part of village / Existing way marked paths and cycle route to south of village

Table 1 Landscape Character Assessment

2.4 Natural and Built Heritage

Natural Heritage

Crossakiel is located within the southwest Kells lowlands as identified in the Landscape Character Assessment of the CDP 2007-2013. This area is characterised by rolling farmland with remnants of parkland landscapes. Crossakiel is situated on a small hill which benefits from attractive views to the Loughcrew Hills and the countryside to the west and south. Several mature and attractive trees are located around the village which contribute to the picturesque qualities of Crossakiel. A review of the Meath County Landscape Character Assessment of the area is summarised in Table 1.

The landscape Character assessment refers to the village of Crossakiel and notes that:

'In the centre of this LCA is a small hill on which is located a small graig, Crossakiel. It is an attractive graig with a coherent mix of 18th and 19th century buildings plus a few modern dwellings tucked well in between them. There is a small industrial / commercial development here that is not attractive, but neither is it a prominent visual detractor. From this location panoramic views of the Loughcrew Hills and countryside to the west can be obtained.

The drumlin landform becomes more pronounced, as one travels along the R163 road corridor towards Ballinalough and the landscape gradually takes on a more parkland feel with more trees and hedgerows in better condition'.

The Landscape Character Assessment notes that Crossakiel is located in a rural area experiencing a decline in condition and loss of traditional field boundaries (hedgerow trees and drystone walls) and replacement with post and wire fences creating a landscape that has a much more open character.

Key recommendations identified within the assessment and applicable to Crossakiel include the maintenance of the compact historic character of the large number of small settlement / graigs in the West Kells Farmland area.

There are no existing or candidate / proposed Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Natural Heritage Areas (NHAs) within the immediate vicinity of the village.

Built Heritage

The CDP 2007-2013 contains a record of protected structures for County Meath. Those identified in Crossakiel are listed in Appendix III of this document. These structures include the ruins of Saint Schiria's church, three 19th century buildings and two cast iron water pumps.

There are a number of buildings of architectural merit within the village which reflect a vernacular particular to the area but are not protected. These include a number of traditional town house dwellings forming the village core.

There is one archaeological monument located within the LAP boundary recorded on the record of monuments and places. This monument (SMR no. 16-024) is classified as a mound barrow and is located within the village core and to the rear of McCabe's public house.



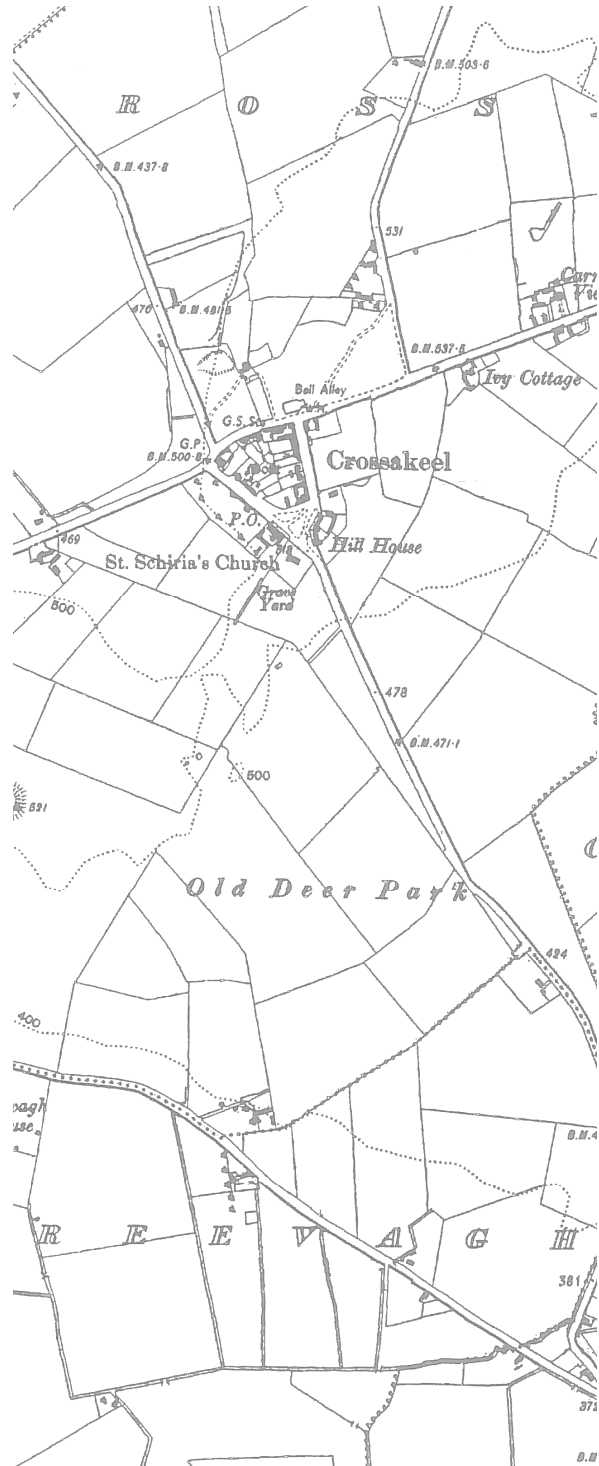
Hill House



Attractive townhouse and outhouses



Mature trees on the Kells Road



1955 Ordnance Survey Map

2.5 Land Uses

The principal land uses in Crossakiel comprise local service and employment uses and residential development. Local services include O' Driscoll's family grocers and post office, two public houses, a hair salon and a credit union. Employment uses include the local services already mentioned, P.J. Carney's Aluminium Recycling Plant and a motor repairs service.

Residential uses are located within and adjoining the village centre and mainly comprise traditional town and farm house typologies and more recent detached and semi-detached suburban style dwellings. Planning permission for 38 no. houses to the west of the village and at the junction of the Oldcastle and Kells road has also been granted.

A garda station and a handball alley are located to the north of the town and are the principal social and community services / facilities within the village. The 'diamond' to the south of the village and the green area adjacent the handball club are the main amenity spaces within Crossakiel. The ruins of St. Schiria's, a former Church of Ireland church, and associated graveyard are located to the south of the diamond and are an important historical and cultural asset to the area.

The principal land uses surrounding and adjoining the village comprise lands used for agricultural purposes.

2.6 Movement and Access

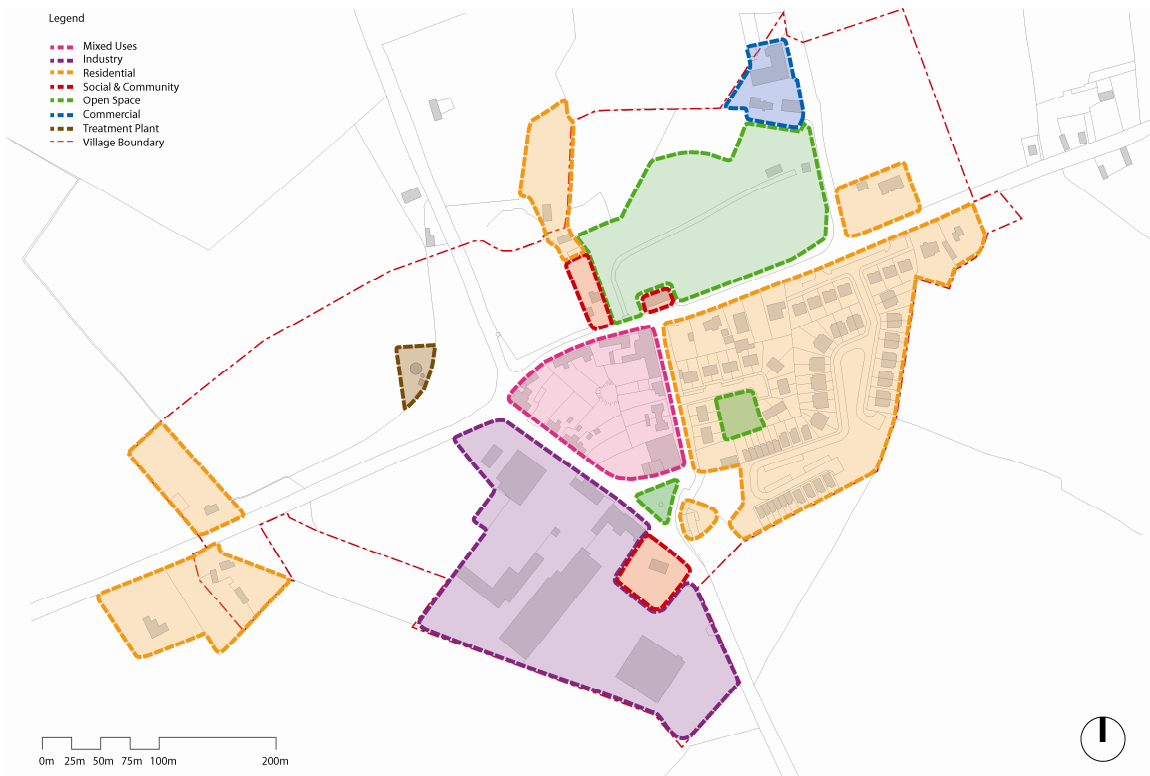
The village of Crossakiel is defined by a road network linking the village to surrounding settlements. This network comprises the R154 regional route connecting Oldcastle to Athboy and local roads to Killallon, Kells and Ballinalough. These roads converge to form a central quadrant within which the historic settlement of Crossakiel is located. The main street in Crossakiel is located along the eastern perimeter of this quadrant and connects the Kells road to the Athboy road.

The built up area of Crossakiel is contained within a 400 metre walkband and approximately five minutes walking distance of the village centre. However, pedestrian connections to the village and in particular from *The Cairns* are compromised in places where indirect pedestrian routes and poor or no footpaths have been provided.

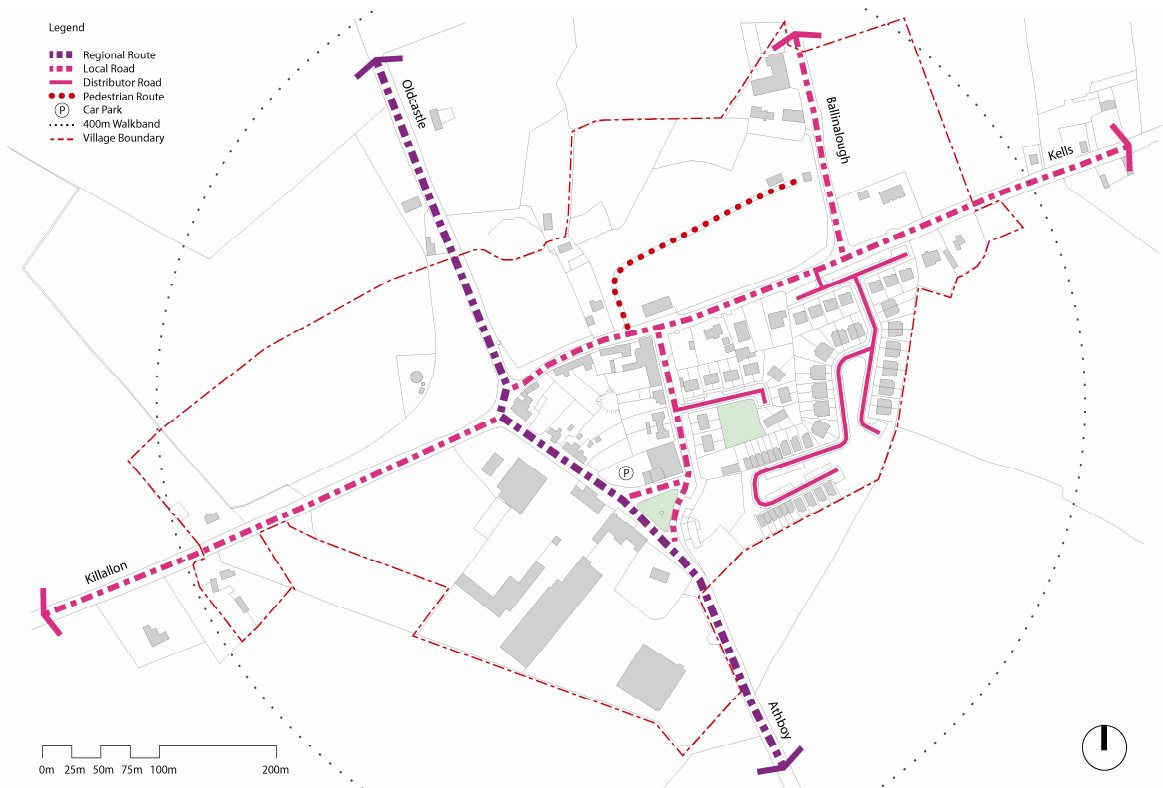
Crossakiel is not served by a public transport service. The nearest public transport connections to the village are located at Kells, Athboy and Oldcastle which are served by public bus services.

Vehicular movement to and through the village occurs along the routes described above. In the course of public consultation, the high speeds at which vehicles pass through the village along the Kells / Killallon road, notwithstanding speed limits, was raised as a safety concern.

Within the historic village, on-street perpendicular and parallel parking is provided along the main street, on the northern edge of the diamond and adjacent the aluminium recycling plant. Off-street parking is provided to the rear of the Welcome Wagon public house. Within new residential areas, car parking is generally provided off-street and to the front of dwellings.



Existing Land Uses



Movement and Access

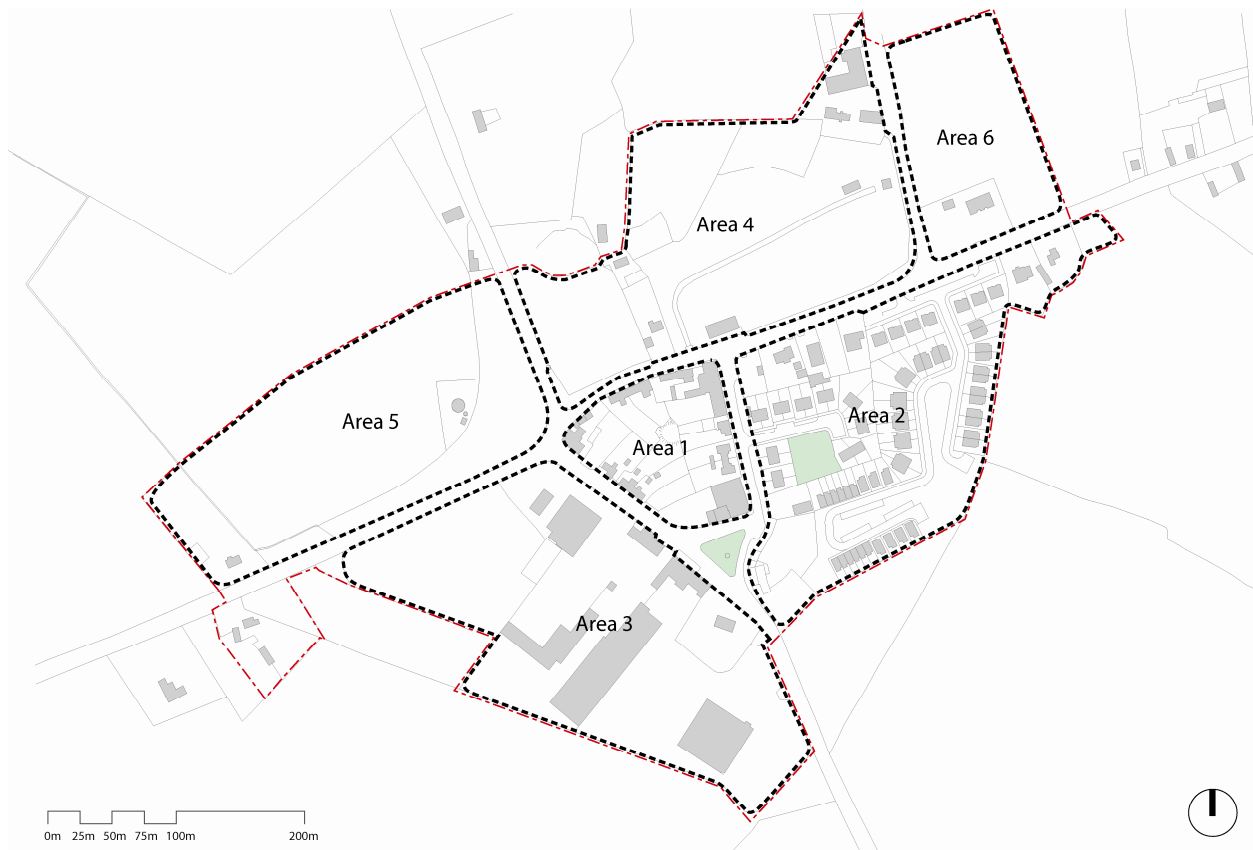
2.7 Urban Analysis

Crossakiel comprises six identifiable character areas which include the following:

Character Area 1	Historic Core
Character Area 2	New Residential Areas - The Cairns / Crossakiel Heights
Character Area 3	Industrial Area
Character Area 4	Green Space adjacent the Hand Ball Club
Character Area 5	Oldcastle Road
Character Area 6	Kells Road

Each of these areas is analysed in the following sections with respect to the following urban design considerations:

- Condition of streets, buildings and frontage
- Interaction of streets with adjoining spaces, including their linkages to other spaces / places, both existing and potential
- Vibrancy of the street and urban space
- Function and usage of the area
- Attractiveness of each street and space and contribution to security and vitality of the area
- Ease of movement through the area



Character Areas

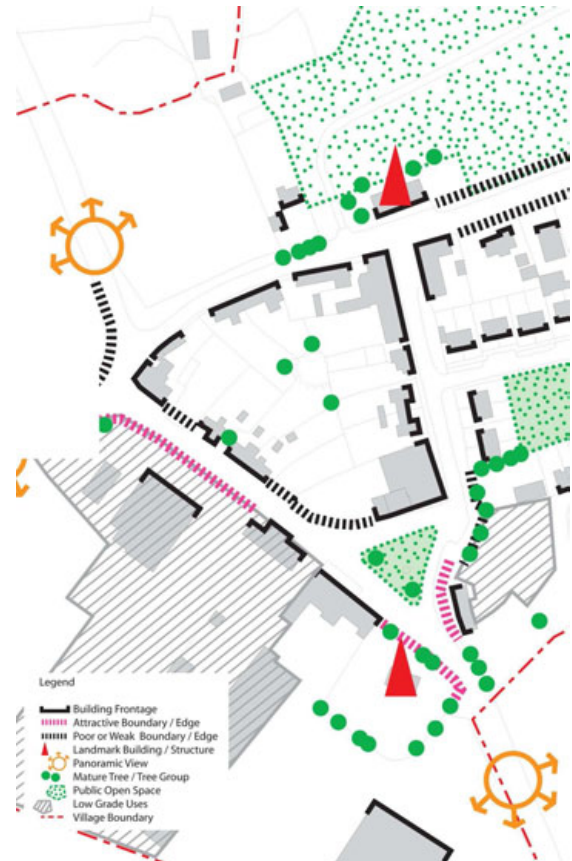
Character Area 1 Historic Core

Urban Analysis

- Intact form retaining historic plot grain and building lines
- Strong boundaries and frontage to the north and east of the urban block
- Historic buildings retaining original character
- Mature trees and historic monument within the block
- Deteriorating building (Cosy Corner) on north western corner of the urban block
- New buildings detracting from the overall coherent visual appearance of the area
- Good pavement to the north of Kells / Killallon Road, poor edge at Cosy Corner
- Single and two storey building height
- Mixed use / active uses on eastern and southern edge of the block and facing the diamond
- Northern edge of the diamond dominated by car parking

Potential

- Consolidate urban form
- Repair urban block edges and boundaries
- Restore derelict buildings
- Improve footpaths and landscaping



Character Area 1



O' Driscoll's Family Grocers & Post Office



Main Street

Character Area 2 New Residential Areas

Urban Analysis

- Poor boundary treatments to northern edge of The Cairns
- Poor edge facing the eastern edge of the diamond and the Kells road
- Poor connections between The Cairns and the village centre / local shop
- Attractive views from The Cairns obstructed by existing boundary treatment
- Attractive views from eastern edge of the Cairns southwards

Potential

- Enhance pedestrian linkages to integrate development
- Consolidate and enclose diamond space
- Enhancement of open space / landscaping of public realm



The Cairns

Character Area 3 Industrial Area

Urban Analysis

- Industrial development area
- Retains number of historic structures facing the diamond
- Presents positive face / edge to diamond space
- Deteriorating historic structure (St. Schiria's Church)
- Expanding employment uses
- Negative presentation to Athboy road / poor pavement / car dominated / dominating signage
- Comprises positive boundary wall to street that should be retained
- Poor visual amenity due to existing industrial structures seen from Oldcastle Road

Potential

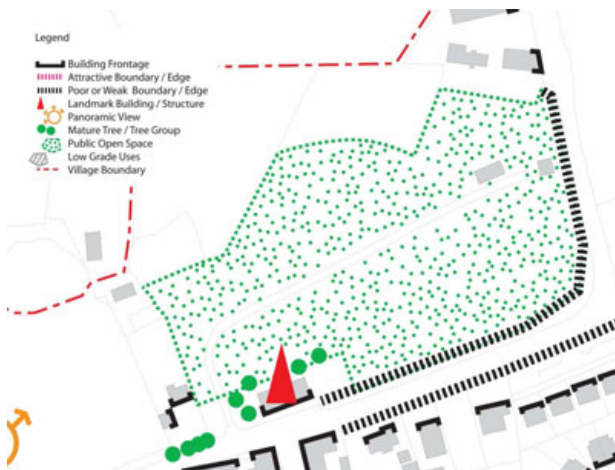
- Restoration of St. Schiria's church and grounds
- Enhancement of industrial use / rationalisation of paving / car parking arrangement / on site parking potential
- Positive boundary treatment / landscaping to edge



Character Area 2



Character Area 3



Character Area 4

Character Area 4 Green space adjacent the Hand Ball Club

Urban Analysis

- Garda station / open space, handball club and town centre zoned lands
- Mature and attractive sycamore trees along main road
- Dominant landmark structure / hand ball club
- Poor relationship between hand ball club and adjoining open space
- Historic pedestrian route through open space
- Safety / speeding cars
- Poorly supervised / unusable open space
- Poor definition of village street
- Route to Loughcrew
- Scenic views towards Lough Crew
- Poor boundary treatment / relationship to village
- Inadequate development parcels

Potential

- Rationalise open space
- Enhance passive supervision through the reorganisation of open space land use zoning
- Provide active frontage to Kells road
- Reduce road width / engage passing trade and potential visitors
- Identify developable land parcels



Hand Ball Club

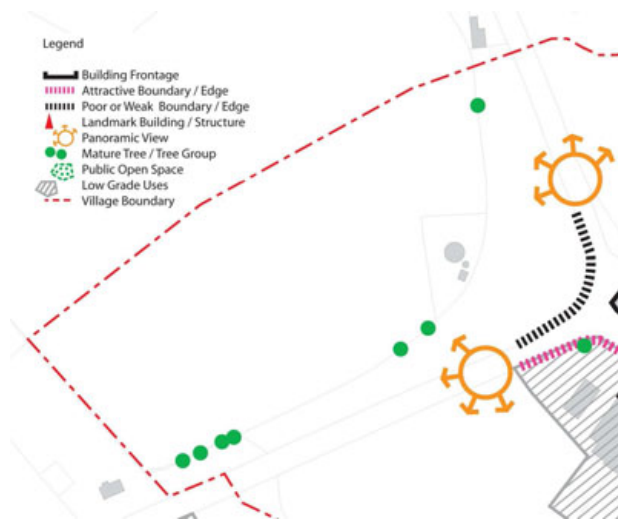
Character Area 5 Oldcastle Road

Urban Analysis

- Residential zoned lands
- Low lying lands
- Views toward Oldcastle and Lough Crew
- Treatment works behind well defined hedgerow and mature trees
- Planning permission granted for the development of the site

Potential

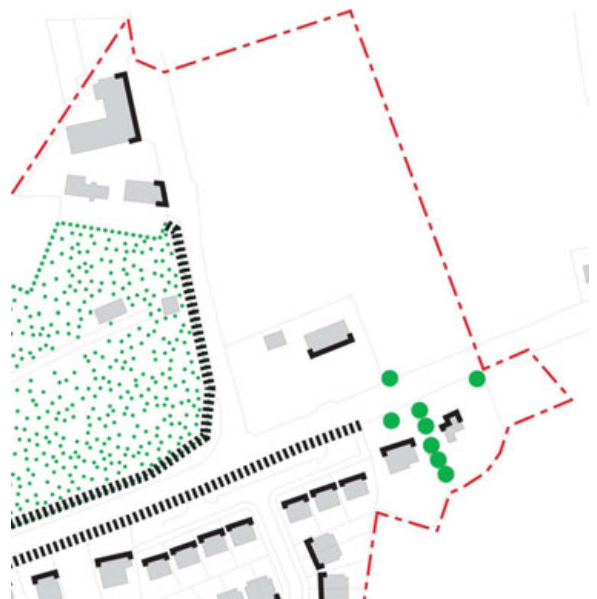
- Provide for street frontage along the Oldcastle and Kells road
- Develop strong urban edge to western end of village
- Protect views toward Oldcastle and Loughcrew



Character Area 5



Oldcastle Road



Character Area 6

Character Area 6 Kells Road

Urban Analysis

- Existing detached dwelling and garden
- Poor boundary treatment
- Attractive view northwards
- Poor relationship to open space to west

Potential

- Low density residential development
- Enhance relationship to open space
- Provide sustainable alternative to rural housing
- Enhance rural relationship
- Provide for appropriate development form based on local 18th and 19th century farmhouses comprising large plot configurations, 2 storey dwellings, outhouses, formal garden and attractive boundary treatment
- Provide for consistent boundary treatment

2.8 Services and Utilities

2.8.1 Waste Water Collection and Treatment

A waste water treatment plant is located on the immediate outskirts of Crossakiel. This plant has a capacity for a population equivalent (PE) of approximately 400 persons. The plant is currently serving approximately 86 houses, 2 public houses, a credit union, a shop and a handball club. It is estimated that the present load on the treatment plant is 300-320 PE. This would generate a spare capacity of approximately 80-100 PE, equating to 25 to 30 houses. As such, the existing treatment plant would be at capacity should the permitted residential units at the corner of the Kells / Oldcastle road junction be developed. There is potential to expand the capacity of this treatment plant subject to requirement. There is also potential to connect existing houses serviced by individual septic tanks to the public sewerage system.

2.8.2 Water Supply

The public water supply in Crossakiel is provided by the Oldcastle / Kells Scheme which sources water from Lough Bane and is augmented by a second source at Clavin's Bridge, fed by the River Blackwater. This scheme is under significant pressure to supply water to both these areas. There is limited supply to Crossakiel and limited capacity for new development. The Water Services Investment Programme Assessment of Needs 2007-2013 identifies an advanced water supply scheme to meet the medium to long term requirements of centres. This scheme is ranked 4 of 31 identified schemes. This scheme will provide for increased capacity at Crossakiel in the longer term.

2.8.3 Flooding

The Office of Public Works have prepared flood hazard mapping for the country. Flood hazard maps are used to indicate areas of land or property that have historically been flooded or that are considered to be at risk from flooding.

No incidents of flooding in Crossakiel have been recorded on the OPW flood hazard maps.

2.8.4 Other Utility Services

Waste Management

The nearest recycling centre in County Meath is located in Kells. Domestic and commercial refuse collection services are provided by private operators. There are a number of waste collection services in the county.

Telecommunications

Eircom have erected a telecommunications tower / exchange to the east of the village and adjoining the Kells road. This tower is broadband enabled and provides broadband services to Crossakiel.

3.0 Strategy

3.1 Vision

The vision for Crossakiel is as follows:

'To protect and enhance the character of the historic village and to provide for development which will allow Crossakiel to develop in a sustainable manner, as an attractive place to live, work, recreate and visit'.

In order to facilitate the delivery of the vision for Crossakiel, land use, movement and access and natural and built heritage strategies have been identified. These strategies are augmented by policies and objectives and are described in the following sections.

3.2 Land Use Strategy

The land use strategy for Crossakiel seeks to provide for *'distinctive quality driven residential development and essential local commercial and community facilities'* in accordance with the Meath CDP 2007-2013. This strategy includes modifications to the land use zoning objectives of the existing Crossakiel development plan.

Variation No. 2 of the CDP 2007-2013 provides for an additional 35 no. residential units in Crossakiel village. Planning permission has recently been granted for 38 no. residential units to the west of the village at the Oldcastle / Kells road junction. The existing residential zoned lands to the north east of the village should be developed at lower densities to provide for housing typologies capable of providing a sustainable alternative to one-off housing. The existing residential zoned lands to the north of the green space and handball club have been rationalised to provide for the development of a coherent streetscape along the northern boundary of the green space amenity. The existing mixed residential and business use zoning to the north of the Oldcastle / Kells road junction has been extended toward the Kells road to provide for street frontage at this location. No additional residential zoned lands have been identified.

Where zoned residential lands in the current development plan for Crossakiel have been developed i.e. *The Cairns*, this strategy also seeks to protect and enhance the residential amenity of these areas in addition to those previously identified under this zoning objective.

The mixed residential and business land use zoning objective will continue to apply to those areas identified in the current development plan, with the exception of lands to the south of the Killallon road. The land use zoning objective for the lands to the south of the Killallon road has been changed to provide for industrial and related uses in order to facilitate the potential expansion of the aluminium recycling plant. The land use zoning objective for St. Schiria's Church continues to provide for mixed residential and business uses. The community, recreational and educational facilities zoning objective will also continue to apply to the handball club and the garda station.

3.3 Movement and Access Strategy

Sustainable modes of transport such as walking and cycling shall be prioritised within the village through the development of permeable and connected streets and spaces and the provision of necessary pedestrian and cycle infrastructure.

Footpaths extending from the village centre to existing and new housing developments are proposed. Improvements to existing footpaths are also proposed, particularly along the south western edge of the historic core.

New streets and spaces should provide for high levels of connectivity and direct and safe pedestrian, cycle and vehicular access to surrounding areas. A new street to the north of to the Kells road and the open green space adjacent the hand ball club is proposed. A connection from this street to the Kells road and west of the handball club is also proposed.

An access point off the Kells road and the road to Ballinalough and serving the residential zoned lands to the east of the village is proposed. The residential zoned lands to the west of the village should be served by an access point off the Kells road. An access point off the Kells road and serving lands adjacent the aluminium recycling plant is also proposed.

3.4 Natural and Built Heritage Strategy

Crossakiel comprises several natural and built features worthy of protection. These features include those contained on the record of protected structures and those identified in the Meath County Landscape Character Assessment. A site of archaeological interest within the village core has been identified on the record of monuments and places. There may also be undiscovered archaeology within the village which will need to be provided for in the course of development. Buildings or structures which have not been identified on the record of protected structures but have a strong vernacular character should also be protected and preserved as part of any development proposals.

Crossakiel also comprises several mature and attractive trees which define the landscape setting of the village. A tree survey of Crossakiel has been undertaken and additional trees worthy of protection have been identified.

The natural and built heritage strategy seeks to ensure that a green edge is established surrounding the built up area of Crossakiel and that the visual impact of new development is ameliorated by landscaping proposals to repair and enhance the landscape structure of the village. These proposals shall include objectives for existing and new boundary treatments.

4.0 Policies and Objectives

Policies and objectives have been identified for Crossakiel village with respect to land uses, movement and access, built and natural heritage, design standards and services and infrastructure. These policies and objectives seek to provide for the delivery of the strategies described in section 3.0 over the life time of this plan.

4.1. Land Use

The land use policies and objectives for Crossakiel provide for the protection and development of existing and new residential areas, mixed residential and business uses, industrial and related uses and community and recreational uses. These policies and objectives are described in detail in the following sections and should be read in conjunction with the land use zoning matrix and map (Appendix VI).

4.1.1 Residential Uses

The principal residential land use policies seek to protect existing residential areas within Crossakiel whilst providing for the sustainable growth of village. These policies include:

LUP 1 To provide for the local housing need of Crossakiel village

LUP 2 To ensure the development of sustainable residential communities located within close proximity of employment, service and recreation uses

LUP 3 To achieve a balanced and indistinguishable mix of social and affordable housing throughout the village

LUP 4 To implement the policies of the rural settlement strategy of the County Development Plan 2007- 2013, including the reservation of between 25-30% of all new multi house developments, being developments in excess of four houses, for persons

native to Co. Meath or those who by virtue of their employment require to live in the urban centre. The remainder of the houses 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

LUP 5 To provide a balanced mix of housing typologies suitable for a variety of household types

LUP 6 To deliver high quality residential development which respects and enhances the character of the village centre

LUP 7 To promote infill residential development within the village centre

LUP 8 To ensure that a high standard of design be incorporated into future residential developments in line with the recommendations of the 'Guidelines on Sustainable Residential Development in Urban Areas, 2008' and the accompanying best practice 'Urban Design Manual: A best practice guide' adopted by the Department of the Environment, Heritage and Local Government in December 2008. Applications for four or more dwellings shall be accompanied by a landscaping plan and a design statement. Furthermore, regard shall be had to the use of local materials and house styles in designing all future residential developments

The specific requirements set out in Section 5 of the Meath County Development Plan 2007-2013 and the Meath Housing Strategy shall apply in terms of the provision of social and affordable housing in the LAP area.

LUP 9 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 Development Acts, 2000-2006 and the County Housing Strategy

Land use zoning objectives which provide for the development of residential uses within the village include:

LUOBJ 1 To provide for detached family homes on residential zoned lands to the north east of the village

LUOBJ 2 To provide for low density housing overlooking the open space adjacent the handball club

LUOBJ 3 To provide for low density town houses fronting onto the Oldcastle road

LUOBJ 4 To provide for low density housing on residential zoned lands to the west of the village

LUOBJ 5 To provide for infill townhouse typologies within the village centre

LUOBJ 6 To promote the restoration of derelict residential buildings for residential or other appropriate uses

4.1.2 Mixed Residential and Business Uses

The village centre has historically functioned as the service core of Crossakiel comprising a mix of public houses, a shop and post office and a credit union as well as residential uses. This function should be protected and enhanced in the course of future development.

LUP 10 To protect the existing service and residential function of the village core

LUP 11 To provide for the development of new services and facilities within the village centre including small-scale retail, commercial and office uses

LUP 12 To facilitate appropriate employment and enterprise uses within the village centre

Objectives which seek to protect and enhance the service function of Crossakiel's village centre are as follows:

LUOBJ 7 To encourage the restoration of the 'Cosy Corner' for retail or commercial uses

LUOBJ 8 To provide for the development of commercial, retail and residential uses on lands fronting onto the northern side of the Kells road and the eastern side of the diamond

LUOBJ 9 To promote the use of the former post office building on the western side of the diamond for retail or commercial uses

4.1.3 Industrial and Related Uses

The aluminium recycling plant is a significant driver of Crossakiel's economy and an important source of local employment. This plan seeks to provide for the expansion of the aluminium recycling plant or the development of related uses to the west of the village subject to the protection and enhancement of the environmental context of Crossakiel.

LUP 13 To provide for the sustainable development of industrial and related uses and the creation of employment opportunities within Crossakiel village

LUP 14 To protect the built and natural environment of Crossakiel from the potential impacts of industrial development including visual, water, air and noise pollution

Specific objectives for the development of industrial and related uses in Crossakiel include:

LUOBJ 10 To provide for the sustainable expansion of the Aluminium Recycling Plant to the west of the village

LUOBJ 11 To facilitate employment creation through the development of industrial related uses adjoining the Aluminium Recycling Plant

4.1.4 Community and Recreational Uses

Existing community and recreational uses within Crossakiel include the Garda Station, the diamond, the handball club and adjoining open space, a park located within the housing estate immediately to the east of the village centre, St. Schiria's church and the landscape setting of the village.

As Crossakiel develops existing community and recreational facilities and amenities should be enhanced to meet the needs of the existing and future population.

LUP 15 To support the provision of and access to a range of community and recreational facilities and amenities

LUP 16 To ensure community and recreational facilities are developed in tandem with residential and mixed use development

LUP 17 To promote a high standard of well designed, high-quality, inclusive open spaces within residential areas

There are several opportunities within Crossakiel to enhance the existing provision of community and recreational facilities and amenities. These opportunities are reflected in the objectives below:

LUOBJ 12 To promote the development of a multi-purpose community building on the site of the existing handball club

LUOBJ 13 To preserve the ruins of St. Schiria's Church and associated grounds and to promote access to and the appreciation of the site

LUOBJ 14 To promote the development of an attractive and overlooked public park on the lands adjoining the handball club for the purposes of passive and active recreation

LUOBJ 15 To protect and enhance the existing open space amenities at the diamond and within the housing estates to the east of the village

4.1.5 Broad Land Use Layout

A broad land use layout including land use zoning objectives for Crossakiel is appended (Appendix VI). The extent of lands zoned is as follows:

Mixed Residential and Business Uses	2.8ha / 6.9 acres
Existing Residential Areas	6.0ha / 14.8 acres
New Residential Areas	5.5ha / 13.6 acres
Industrial and Related Uses	4.4ha / 10.9 acres
Community Uses	0.6ha / 1.5 acres
Open Space	2.4ha / 5.9 acres

4.2 Movement and Access

The movement and access policies and objectives seek to promote sustainable travel patterns and modes of transport. These policies and objectives are described below with respect to public transport, pedestrian and cycle movement, vehicular traffic, and car and bicycle parking.

4.2.1 Public Transport

Crossakiel is not served by public transport at present. However, there may be potential for the development of private shuttle bus services to Kells where access to public transport services is greater.

MP 1 To facilitate the development of public / private bus connections to nearby towns

To facilitate bus services to the village designated pick up and drop off points should be developed as part of any future environmental improvements within the village centre.

MOBJ 1 To develop pick up and drop off points for buses within the village core

4.2.2 Pedestrian and Cycle Movement

All new development within the village should prioritise pedestrian and cycle movement. Pedestrian and cycle networks should be safe, direct and well connected to surrounding areas. In this regard the following policies have been identified.

MP 2 To develop a network of safe, direct and well connected footpaths and cycle routes

MP 3 To require that all pedestrian routes provide for universal accessibility

MP 4 To require the provision of good public lighting standards on all routes

MP 5 To provide for traffic calming measures on the Kells road

The following objectives have been identified to promote pedestrian and cycle movement and to facilitate the development of pedestrian and cycle infrastructure within the village.

MOBJ 2 To develop a continuous footpath from the village centre to *The Cairns* estate and the village boundary

MOBJ 3 To repair and provide for a continuous footpath along the southern perimeter of the village core

MOBJ 4 To extend the footpath on the northern side of the Kells road to the development boundary of the village on the Oldcastle road

MOBJ 5 To provide for a footpath along the eastern side of the Oldcastle road and the northern side of the Kells road in tandem with any new residential development at this this location

MOBJ 6 To provide for a pedestrian connection between *The Cairns* estate and the diamond

MOBJ 7 To develop a pedestrian path from the village centre through the proposed public park adjoining the handball club

4.2.3 Vehicular Movement

Vehicular access to and from the village centre should be safe, direct and well connected. Streets and lanes should be developed in favour of roads and should have a character which compliments that of the village core.

MP 6 To establish a hierarchy of safe, well connected and attractive streets and lanes which compliment the character of the historic village

MP 7 To promote the development of streets and spaces which encourage a reduction in speed through the village

With respect to vehicular movement and access within the village, the following objectives have been identified.

MOBJ 8 To develop a new street to the north of the open space adjoining the handball club and connected to the Kells and Ballinalough road

MOBJ 9 To provide vehicular access to residential zoned lands to the east of the village from the Ballinalough road

MOBJ 10 To provide vehicular access to residential zoned lands to the west of the village from the Kells road

MOBJ 11 To provide vehicular access from the mixed residential and business uses zoned lands adjoining the Garda station from the Oldcastle road

MOBJ 12 To provide vehicular access to industrial and related uses zoned land to the west of the village from the Kells road

4.2.4 Car and Bicycle Parking

The car and bicycle parking requirements for new development shall be consistent with the CDP. On-street car parking within the village centre should be structured and landscaped as part of any future environmental improvements. Off-street car parking should be absorbed within development parcels and screened from the public realm.

Bicycle parking facilities should also be provided within the village centre.

MP 8 To facilitate vehicular access to the village centre through the provision of on-street and off-street car parking facilities in accordance with the requirements of the County Development Plan

MP 9 To mitigate the visual impact of car parking through the development of well designed, detailed and landscaped car parking areas

MP 10 To provide bicycle stands within the village centre to encourage the use of sustainable modes of transport

The desired location of car parking within the village varies from site to site. However, the following objectives should be noted with respect to the sites identified below.

MOBJ 13 Car parking within the village core should be provided on-street or to the rear of buildings where access does not seriously injure the building line

MOBJ 14 On-street car parking located adjacent the aluminium recycling plant should be absorbed within the site as part of any future development proposals

MOBJ 15 Car parking within the proposed residential area to the north east of the village should be located behind the building line

MOBJ 16 Car parking to the north of the open space adjoining the hand ball club should be provided on-street in structured parallel car parking spaces and off-street behind the building line

MOBJ 17 Car parking on mixed residential and business uses zoned lands adjoining the Garda station should be provided in structured parallel car parking spaces along the Kells and Oldcastle road and within the site to the rear of proposed buildings

MOBJ 18 Car parking within the proposed residential area to the west of the village should be provided on-street in structured parallel car parking spaces and off-street behind the building line

4.3 Natural and Built Heritage

The distinct and attractive character of Crossakiel is largely derived from its natural and built heritage. This heritage should be protected and enhanced for the enjoyment of future generations.

The County Development Plan includes several buildings and fixtures located within the village on the record of protected structures. A mound barrow located within the village centre is also included on the record of monuments and places and is protected under the National Monuments Acts and the Planning Acts. It is the policy of the Council to ensure that all recorded and potential archaeology is protected in accordance with current best practice.

It is proposed that actions to prevent further deterioration of the ruins of St. Schiria's church and associated grounds are actively pursued and that public access to the site and awareness of its heritage is promoted.

A tree survey of Crossakiel has been undertaken. A number of trees within the village are protected by the current development plan. The tree survey describes the age and condition of mature trees on public and private land that are deemed to contribute to the landscape, ecology, conservation and amenity value of Crossakiel. These trees were graded with respect to their ecological conservation / amenity value and recommendations made accordingly. In this regard, trees worthy of protection have been identified. It is the policy of the Council to implement any actions identified as a result of the survey including the felling and protection of trees and hedgerows (Appendix IV).

NBHP 1 To provide for the protection of recorded and potential archaeology within Crossakiel

NBHP 2 To provide for the protection and promote the use and enhancement of structures in Crossakiel included on the record of protected structures

NBHP 3 To promote the repair and maintenance of existing buildings of architectural merit in accordance with the DoEHLG guidelines for architectural heritage protection

NBHP 4 To protect the trees currently protected by the Crossakiel development plan

NBHP 5 To implement the actions outlined in the tree survey including the protection of additional trees identified as being worthy of preservation

NBHP 6 To ensure that development proposals adjacent protected trees do not threaten their survival

NBHP 7 To provide for the protection of established field boundaries and hedgerows

With respect to the natural and built heritage of Crossakiel the Council have identified the following objectives.

NBHOB 1 To identify potential sources of funding for the repair of St. Schiria's church and associated grounds

NBHOB 2 To investigate the possibility of placing a tree preservation order on the 4 no. sycamore trees to the front of the Garda station, the 3 no. beech trees to the north of Hill House and the beech tree at the south western corner of the Kells / Oldcastle road junction

NBHOBJ 3 To enhance the landscape setting of Crossakiel through the planting of native trees and hedgerows within and surrounding the village

4.4 Design Standards

Crossakiel village has a distinctive and attractive built fabric typical of many rural Irish villages. In order to protect and enhance this fabric, policies and objectives with respect to the built form of the village have been identified.

4.4.1 Building Typologies

New buildings within the village centre and the proposed residential areas should be of a form and scale that reflects the vernacular of Crossakiel. Infill sites within the village centre and adjacent the diamond should be developed to provide a strong sense of enclosure to the street. Detached and semi-detached buildings will be permitted within new residential areas on the outskirts of the village. New industrial and industry related buildings to the west of the village should be clustered within the site and should be of a form and scale which is neither overbearing nor visually intrusive.

DSP 1 To protect the traditional building typologies of the historic village core including the protected structures listed in the County Development Plan

DSP 2 To provide for infill development within the village centre which respects the scale, massing and character of historic village

DSP 3 To provide for residential housing typologies which are of a form and scale that is in keeping with the vernacular of the village

DSP 4 To provide for new industrial building typologies which are visually unobtrusive and of a form and scale which does not injure the rural character of the village

DSP 5 To promote innovative architectural design in the development of new and existing buildings

With respect to new residential areas, the following specific objectives have been identified.

DSOBJ 1 To promote the development of detached family homes which reflect the 18th and 19th century vernacular of farmhouse buildings such as Hill House on residential zoned lands to the east of the village

DSOBJ 2 To facilitate the development of town houses overlooking the proposed public park adjacent the handball club and on the eastern side of the Oldcastle road

DSOBJ 3 To provide for the development of a variety of housing typologies including detached and semi-detached houses on residential zoned lands to the west of the village

4.4.2 Residential Density

The residential density of newly developed lands should be arrived at with respect to qualitative standards such as appropriate building scale and form and design standards. Notwithstanding this, the limited capacity of existing infrastructure in Crossakiel and in particular the waste water treatment plant will limit the number of units that can be developed on any one land parcel until such time as this infrastructure has been enhanced.

In this regard, it is proposed that lower residential densities of between 15-20 residential units per hectare should generally be achieved in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas. However, lower residential densities which seek to provide a sustainable alternative to one-off rural housing will also be promoted where these units

do not exceed 20% of the total new planned housing stock i.e. 7 no. houses.

DSP 6 To promote residential densities which respect the character of the village whilst providing for the sustainable use of land and services and the promotion of sustainable travel patterns

DSP 7 To provide for a limited number of low density residential developments which provide a sustainable alternative to rural housing

DSP 8 To ensure that qualitative design standards are not compromised by quantitative density standards

With respect to the residential density of individual land parcels within the village, the following objectives have been identified.

DSOBJ 4 To promote residential densities between 15-20 units per hectare on residential zoned lands to the north of the handball club and to the west of the village at the Oldcastle / Kells road junction

DSOBJ 5 To provide for the development of detached family homes on 0.5 acre sites to the north east of the village

4.4.3 Building Height

Buildings in Crossakiel generally range from one to two storeys in height with the exception of St. Schiria's church and the aluminium recycling plant, which comprise landmark elements including the church spire and the factory chimneys. The human scale of traditional buildings should be retained and reflected in development proposals. As such, the eaves or parapet level of new buildings should generally be no greater than 5 metres unless a worthy architectural intention has been demonstrated. In accordance with the County Development Plan,

three storey duplex units will not be permitted within the village.

DSP 9 To retain and reflect the human scale of traditional buildings within the village centre

DSP 10 To allow for increased building height where a worthy architectural intention has been demonstrated

DSP 11 To prohibit the development of three storey duplex units within the village in accordance with the Meath County Development Plan 2007-2013

Proposed building heights within individual sites should conform with the following objectives.

DSOBJ 6 To retain and respect the established eaves lines of the existing building stock within the village centre

DSOBJ 7 To encourage two storey dwellings of a scale that reflects the vernacular of traditional 18th and 19th century houses such as Hill House on residential zoned lands to the north east of the village and to the north of the handball club

DSOBJ 8 To promote the development of two storey buildings along the Kells and Oldcastle road on lands adjacent the Garda Station in order to provide a sense of space and enclosure to the street

DSOBJ 9 To promote the development of low rise dwellings ranging between one and one and a half storeys on residential zoned lands to the west of the village

4.4.4 Building Lines and Street Frontage

The building line refers to the edge created by the principal elevation of a building. A continuous building line along street elevations provides for high levels of enclosure to the street and the public domain. Within the village core and lands zoned for mixed residential and business uses, new buildings should provide for a continuous building line. These buildings should also achieve active frontage at street level which benefits from a fine urban grain and a variety of small scale uses.

Within new residential areas the building line should generally be consistent with adjoining buildings and should provide a privacy strip to the front of the property.

DSP 12	To encourage infill development which provides for a continuous building line and active street frontage within the village core and on lands zoned for mixed residential and business uses
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DSP 13	To promote the development of a consistent building line in new residential areas
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The following objectives have been identified in order to address site specific conditions around the village.

DSOBJ 10	To promote the development of a continuous building line and active street frontage to the rear of the Welcome Wagon and overlooking the diamond
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DSOBJ 11	To encourage the development of a continuous building line on the disused lands to the north west of the diamond
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DSOBJ 12	To provide for the development of a continuous building line and active street frontage along the Kells road and aligned with the Garda Station where mixed residential and business land uses are proposed
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DSOBJ 13	To promote the development of a consistent building line along the northern edge of the proposed public park adjacent the handball club
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DSOBJ 14	To encourage the development of consistent building line along the western side of the Oldcastle approach road and a continuous or consistent building line along the eastern side of the Oldcastle approach road
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4.4.5 Private and Public Open Space

The provision of high quality private open space is an important aspect of good residential design. In Crossakiel private open space is generally provided to the rear of houses in the form of traditional back gardens. These spaces should be designed to maximise privacy, amenity and security in accordance with the design standards for residential development described in the CDP. Public open space within residential developments should be accessible, of a functional form and layout and well overlooked by buildings. These spaces should include level areas of sufficient size to provide for informal sports activities for children.

In accordance with the Meath County Development Plan, a minimum rate of 15% of the total site area of residential development shall be reserved for public open space. Where residential developments are close to existing facilities or natural amenities or where in the opinion of the Planning Authority it would be in the interest of the proper planning and sustainable development of the area, the Planning Authority may require a financial contribution towards the provision of public open space or recreational facilities in the wider area in lieu of public open space within the development

DSP 14	To provide for high quality private open space in accordance with the design standards for residential development contained in the Meath County Development Plan
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DSP 15 To provide for adequate safe, attractive and usable public open space within residential developments

4.4.6 Materials and Finishes

Rendered walls, pitched slate roofs and timber sash windows and doors are the principal building components that would have been traditionally used in the village core and are characteristic of the vernacular of the area. These materials are still relevant today and their application to infill buildings and new streets should be kept simple and in keeping with local tradition. However, pastiche references to traditional building decoration such as ornate plasterwork should be avoided.

With respect to the repair and maintenance of existing buildings, the Planning Authority will seek to implement the guidelines for architectural heritage protection prepared by the Department of the Environment, Heritage and Local Government. Where new buildings are proposed, the innovative use of materials and in particular locally sourced and sustainable building materials is encouraged.

DSP 16 To encourage the use of local and sustainable building materials which reflect local tradition and craftsmanship within the village core

DSP 17 To provide for the innovative use of building materials and finishes which respect and enhance the character of the village

4.4.7 Architectural Design

The built form policies and objectives described hereto are intended as good practice guidance rather than prescriptive standards. It is recognised that through innovative architectural design alternative building forms and finishes can make a positive contribution to the character of the village. The Council will consider innovative design proposals where architectural excellence is demonstrated.

DSP 18 To actively promote innovation and design excellence in the preparation of development proposals

4.4.8 Hard and Soft Landscaping

The quality of the public realm can be significantly enhanced through the development of well designed and landscaped public space. It is the policy of the Council to encourage the use of high quality materials and finishes throughout the public domain to include paved footpaths and attractive and contemporary lamp standards, street furniture and signage. Footpaths should be continuous, generous in width and provide for universal accessibility throughout the village.

Existing boundaries including boundary walls, hedgerows and mature trees should be maintained, repaired and enhanced where necessary. New boundaries should seek to continue the tradition of local stone wall construction to the front of buildings and fronting onto public space. Alternatively, low render walls with simple piers such as those to the front of Hill House are encouraged. New boundary treatments should be continuous and coherent.

DSP 19 To promote the use of high quality materials and finishes within the public realm

DSP 20 To provide for the protection, repair and enhancement of existing boundaries

DSP 21 To encourage the use of local materials and native trees and hedgerows where new boundaries are proposed

DSP 22 To promote the coordinated and coherent provision of street furniture including lamp standards, litter bins, bicycle stands and signage

With respect to existing public open space and boundaries, the Council proposes the following specific objectives.

DSOBJ 15 To promote the enhancement of the existing boundary surrounding the Aluminium Recycling Plant

DSOBJ 16 To provide for the protection and repair of the stone wall along the southern side of the Kells road and between the Cosy Corner and McCabe's public house

DSOBJ 17 To encourage the development of a continuous and coherent boundary wall / hedge along the southern side of the Kells road and between the Credit Union building and Ivy Cottage

DSP 24 To encourage the use of environmentally sustainable building designs and technologies such as the passive house and renewable energy sources

DSP 25 To promote building solutions which reduce demand on natural resources such as water

DSP 26 To provide for the adaptability of buildings in accordance with the loose fit, long life principle

4.4.9 Sustainable Design

Development proposals should seek to minimise the embodied energy and energy requirements of new and existing buildings. Building materials should be sourced locally and should ideally come from renewable sources, have a long life span and require low maintenance.

New buildings should be designed and orientated to maximise upon solar gain and to achieve a high energy performance rating. Renewable energy technologies such as solar water heaters and photo voltaic panels are also encouraged.

The Council also promotes innovative and environmentally sustainable design proposals which seek to reduce demand on public water supplies such as the collection of rain water as second class water for flushing toilets, secondary washing and garden irrigation.

New buildings should be easily adapted to meet the changing requirements of different users during the lifetime of the building and the life cycle of its occupants.

DSP 23 To promote the use of locally sourced and renewable construction materials

4.5 Services and Infrastructure

The provision of key services and infrastructure, and in particular the capacity of the existing waste water treatment plant and the supply of public water, is the greatest constraint upon the development of Crossakiel village. The augmentation of services and infrastructure must occur in tandem with the development of the village.

4.5.1 Waste Water Collection and Treatment

The existing waste water treatment plant located to the west of the village will be at capacity should the permitted residential development on adjoining lands be constructed. This development would limit the potential to expand the capacity of the plant and the ability of the plant to service additional development within the village. It is proposed that this plant is relocated and the capacity of the plant augmented should the permitted development on adjoining lands be constructed. All new development shall be contingent upon the provision of adequate waste water facilities.

In the event that the permitted development is not constructed, the Council shall seek to increase the capacity of the existing treatment plant at its current location to facilitate development on zoned lands within the village.

SIP 1 To provide an adequate waste water collection and treatment facility to provide for the existing and future

population of the village in accordance with the projections in Table 6 of the County Development Plan, the Water Framework Directive 2000 and the Water Services Investment Programme as finances permit

SIP 2 To identify suitable locations for a new waste water treatment plant as necessary

SIP 3 To reserve all wastewater capacity in the first instance for community uses and employment generating uses

SIP 4 To facilitate the connection of dwellings currently operating on septic tank systems to the public sewerage system

4.5.2 Surface Water

Surface water generated by new developments should not be permitted to enter the waste water collection system. Permeable ground surfaces are encouraged within new residential areas. The Planning Authority also promote the collection, attenuation and treatment of stormwater run-off from roads and paved areas below ground in stormwater attenuation cells. The Planning Authority shall consider the feasibility of developing attenuation cells at appropriate locations such as the proposed public park adjacent the handball club.

SIP 5 To promote the use of permeable surfaces where hard landscaping is proposed on the ground plane

SIP 6 To encourage the development of attenuation cells for the collection, attenuation and treatment of surface water run-off within new developments

4.5.3 Water Supply

The limitation on the current public water supply in the area is a major constraint on the provision of new housing in Crossakiel. The long term development of new housing within the village will be contingent

upon the augmentation of the existing water supply from the Oldcastle / Kells scheme provided for under the Water Services and Investment Programme Assessment of Needs 2007-2013.

In the short term the implementation of water conservation measures should be undertaken to protect the water resource.

SIP 7 To ensure that the provision of future public water supplies does not have a significant adverse affect on protected areas including candidate SACs and that development on a designated SAC or those proposed to be designated is permitted only where an assessment carried out to the satisfaction of the Planning Authority and National Parks & Wildlife Service of the DoEHLG, indicates that it will have no significant adverse effect on such an area, in compliance with HER POL 10 of the Meath County Development Plan 2007-2013 and Article 6 of the Habitats Directive

SIP 8 To facilitate the provision of an adequate water supply to Crossakiel

SIP 9 To encourage water conservation measures which reduce demand on existing water supplies

SIP 10 To reserve all water capacity in the first instance for community uses and employment generating uses

4.5.4 Flooding

Whilst the underlying causes of flooding, heavy rain and high sea levels, are essentially uncontrollable, the factors affecting the extent and severity of flooding can be addressed. The most influential of these factors is development.

It is the policy of the Council to seek that development is not subject to an inappropriate risk of

flooding nor be the cause or exacerbate such a risk at other locations.

SIP 11 To seek that development is not subject to an inappropriate risk of flooding nor be the cause or exacerbate such a risk at other locations

SIP 12 To require all significant developments impacting on flood risk areas to provide a Flood Impact Assessment, to identify potential loss of flood plain storage and how it might be offset in order to minimize impacts on the river flood regime

The Department of the Environment, Heritage and Local Government have prepared Draft Guidelines for Planning Authorities on The Planning System and Flood Risk Management. The Council will seek to identify areas at risk of flooding and to ensure that development within these areas comply with the Draft Flood Risk Management Guidelines for Planning Authorities and any subsequently adopted guidelines.

SIP 13 To identify any areas that are at risk of flooding and to ensure that development at such areas comply with the Draft Guidelines for Planning Authorities, The Planning System and Flood Risk Management, published by the Department of the Environment, Heritage and Local Government, and any subsequently adopted guidelines

4.5.5 Other Utility Services

Waste Management

Waste will be managed in accordance with the provision of the Waste Management Plans for County Meath. In order to promote the sustainable management of waste a suitable Bring Bank facility is proposed within the village.

SIP 14 To identify appropriate sites within Crossakiel village for the provision of a Bring Bank recycling facility

Telecommunications

A Broadband Strategy for County Meath has been published. In accordance with this strategy, the Local Authority is determined to take advantage of the supportive position that the Government has adopted to ensure that broadband infrastructure is made widely available throughout the county.

It is the policy of the Council to facilitate the provision and enhancement of broadband services in Crossakiel and to enable lower income households to avail of broadband infrastructure.

SIP 15 To actively promote e-inclusion in Crossakiel through the planning process and by supporting strategies to encourage and enable lower income households to avail of modern broadband infrastructure

5.0 Master Plan

The Crossakiel master plan is illustrated below. The master plan shows new streets and spaces, appropriate building forms and landscape proposals. The masterplan is indicative only and is intended to provide design guidance with respect to the built form and layout of the village.



Indicative Master Plan

6.0 Phasing and Implementation

6.1 Opportunity Sites

There are several sites within the village that have the potential to make a significant contribution to the development of Crossakiel. These sites include infill sites within the village centre and located to the rear of the Welcome Wagon and adjacent Hill House, the handball club, residential zoned lands to the north of the handball club, and mixed business and residential zoned lands adjacent the Garda station. Additional design guidance has been prepared with respect to these sites and is described in the following sections.

Infill Development

The site to the rear of the Welcome Wagon should be developed to provide for continuity and enclosure to the street and the diamond. The scale and massing of this development should complement adjoining buildings and in particular the protected structure to the north east of the diamond.

The development of the site to the north of Hill House should provide for a safe and attractive pedestrian link to *The Cairns* estate whilst ensuring for the protection of worthy trees along the boundaries of the site. A shared surface which provides for vehicular access to the rear of new buildings whilst prioritising pedestrian movement is recommended.

Proposed buildings should comprise:

- A human scale which respects the scale and massing of traditional buildings within the village
- A continuous building line
- Active street frontage
- A strong solid to void relationship
- Vertically proportioned openings
- Traditional materials and finishes such as rendered walls, pitched slate roofs and timber windows and doors

Innovative design solutions which deviate from traditional building typologies and materials and finishes shall only be considered where a high standard of architecture is proposed.

The handball club

The handball club terminates views north from the main street and as such benefits from a landmark location within the village. The handball club is also prominently located along the Kells road. However, the appearance and condition of this building is poor and warrants repair or replacement. A new community building at this location should seek to:

- Provide for multi-functional community facilities
- Address the main street and proposed public park
- Establish a landmark building for the village
- Respect the scale of adjoining buildings
- Employ materials and finishes which enhance the identity of Crossakiel



Attractive Infill Building - Co. Laois



Landmark Community Building - Dublin City

Residential zoned lands to the north of the handball club

The residential land use zoning for these lands has been rationalised with respect to the proposed public park to the south and the plot configurations and ownership of these lands. A crescent is proposed which requires the development of access points only through the public lands. This crescent should be of a scale and form which respects that of the village whilst providing enclosure and passive surveillance to the north of the park. This crescent should extend into the existing residential zoned lands to the east should the opportunity arise.

The street section and street frontage along this crescent will be critical in determining its success. An indicative street section and plan is shown overleaf. The key components are:

- Two-storey buildings forming a crescent
- A consistent building line
- A shallow privacy strip to the front of buildings
- A one-way access street
- On-street parallel parking along the northern side of the street
- Off-street car parking behind the building line
- Formal landscaping along the northern and southern side of the street

Mixed residential and business zoned lands adjacent the Garda Station

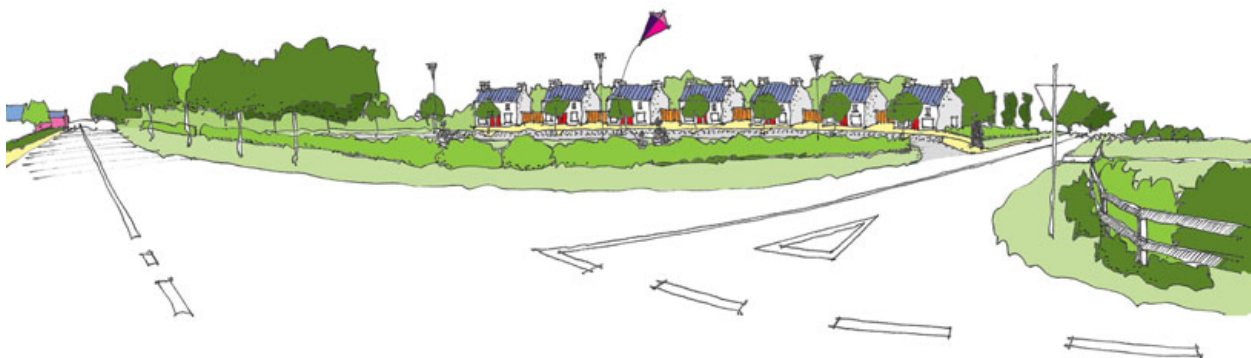
These lands present an opportunity to augment the existing provision of services and facilities within the village along one of the principal routes through Crossakiel. A two-storey and stepped terrace comprising approximately three retail / commercial units fronting onto the Kells road is proposed in order to:

- Negotiate the topography of the site
- Provide for active frontage along the Kells road
- Provide a strong sense of enclosure to the street
- Establish a fine urban grain

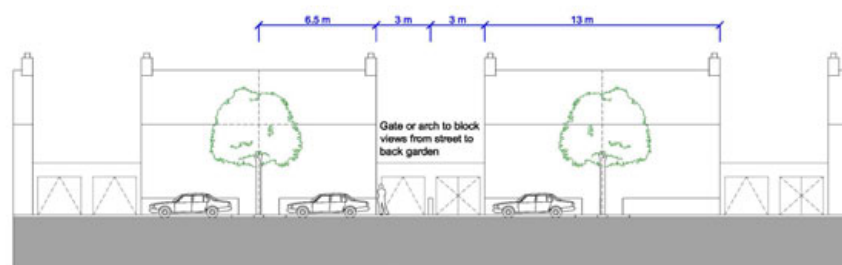
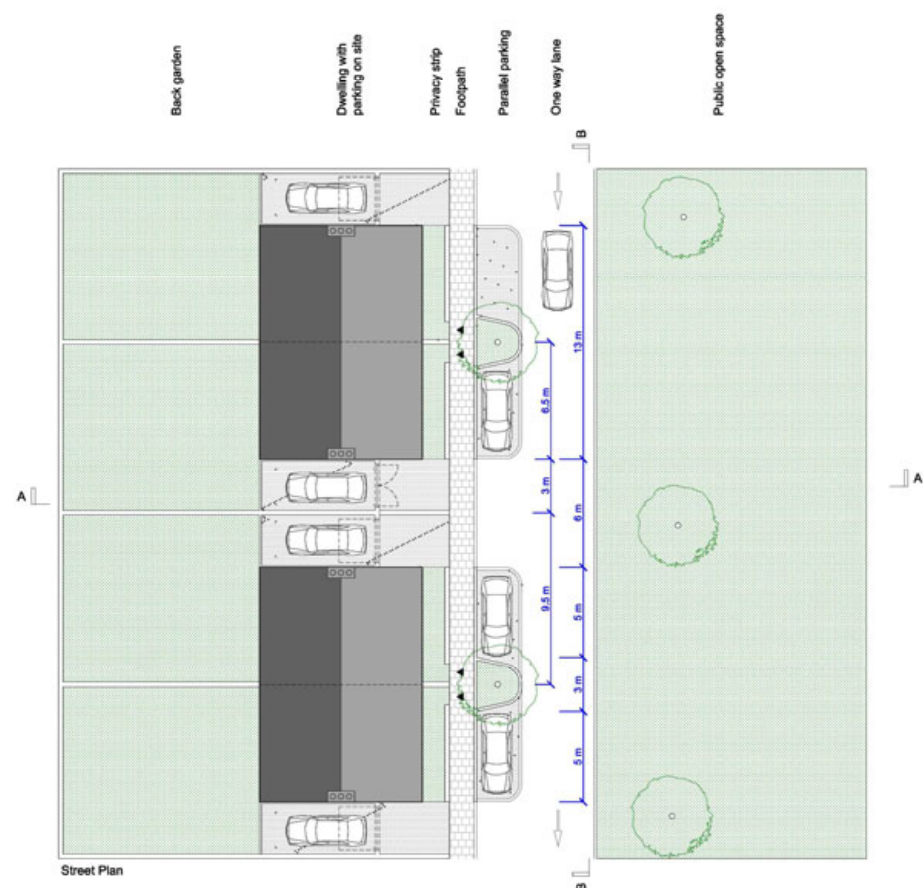
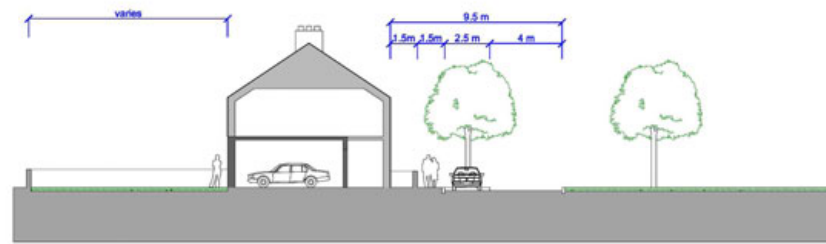
The terrace should be aligned with the adjoining Garda station in order to protect mature sycamore trees adjacent the site. Parallel on street car parking and a landscaped urban space could occur to the front of the building. Access to these units and off-street car parking could also be provided to the rear of the terrace from the Oldcastle road.

A terrace of townhouses is proposed fronting onto the Oldcastle road and providing a strong urban edge along this approach road.

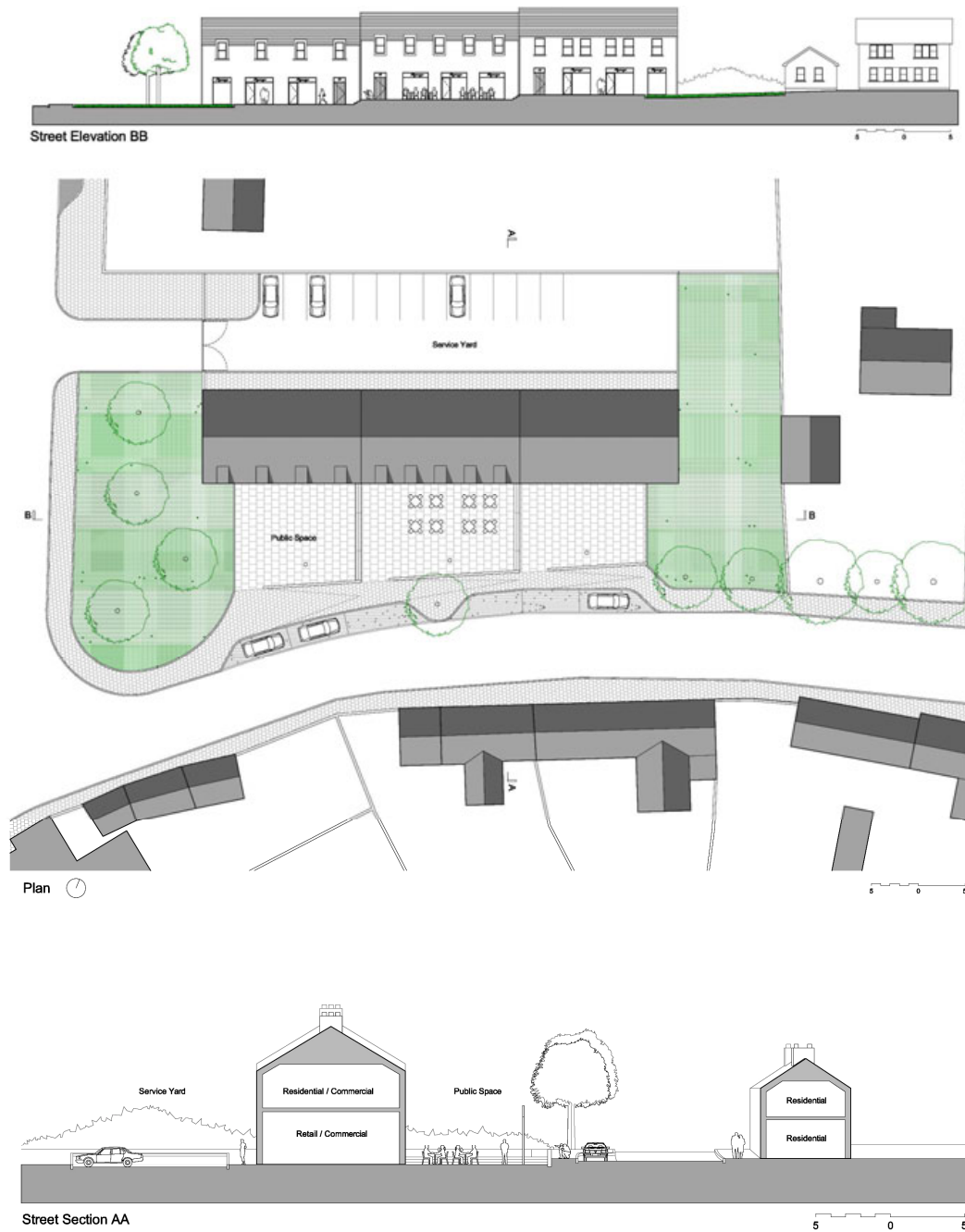
Indicative plans, sections and elevations for the appropriate development of this site are illustrated overleaf for guidance purposes only.



View toward Public Park and Crescent



Indicative Section, Plan and Elevation of Crescent Housing Typologies



Indicative Section, Plans and Elevations through the Kells Road

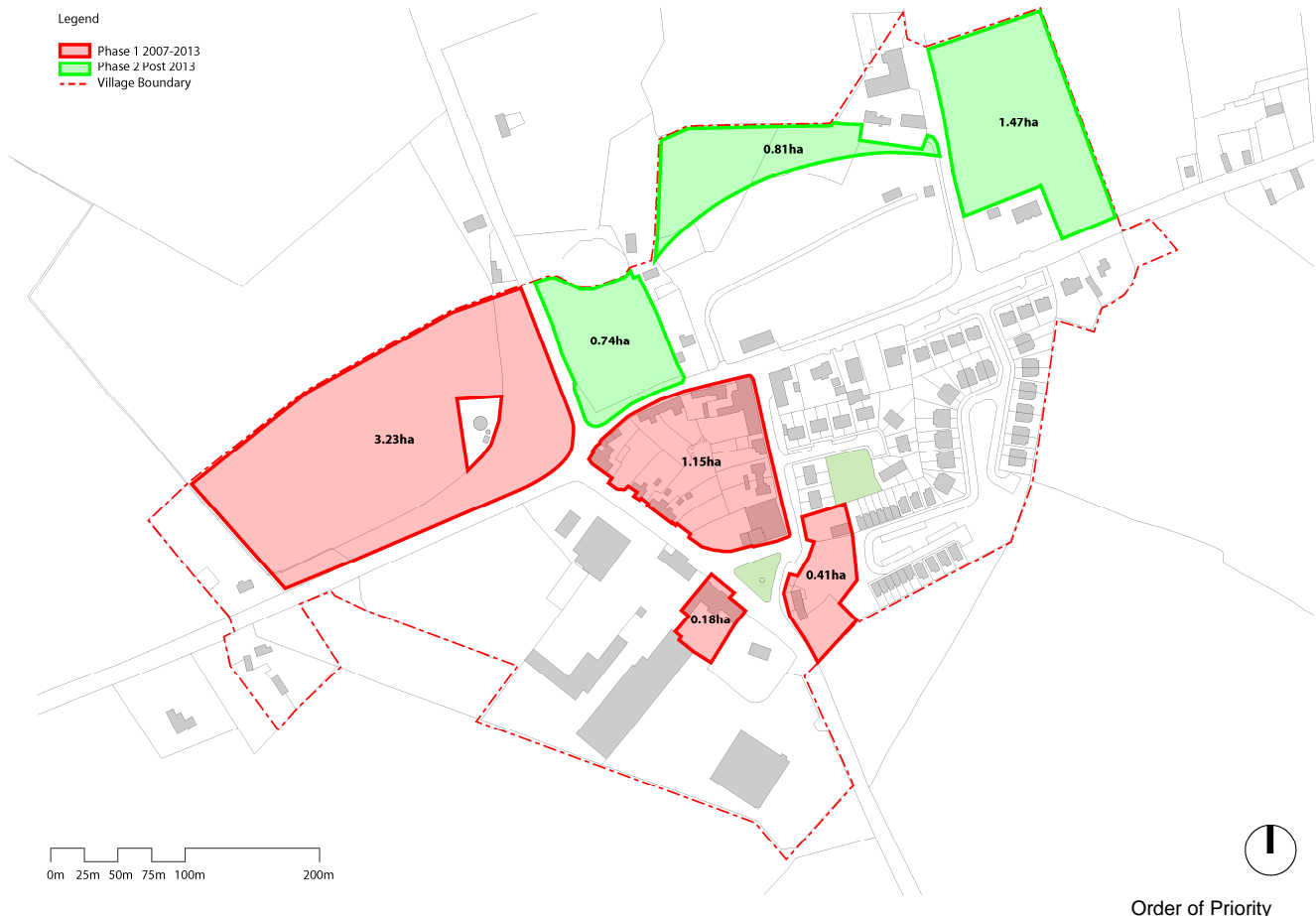
6.2 Phasing

The Planning Authority will promote development in a rational and sequential manner in order to ensure essential facilities such as adequate waste water treatment infrastructure and public water supply are in place. The Planning Authority will also take into consideration the existing and proposed provision of social infrastructure including educational, recreational and amenity facilities and employment opportunities when assessing development proposals.

The permitted development to the west of the village accounts for all of the 35 no. additional dwellings provided for by the CDP during the period 2006-2013 (Phase 1). Additional residential development within the village core subject to adequate waste water treatment and water supply infrastructure being in place.

The remaining residential zoned lands within the village shall be released for development as part of Phase 2 only i.e. post 2013, and subject to the criteria identified for the release of residential zoned lands described in Variation No. 2 of the CDP. Critically, an increase in the capacity of the waste water treatment plant and the augmentation of the public water supply will need to be secured prior to the release of Phase 2 residential zoned lands in Crossakiel.

The Order of Priority for Crossakiel as modified is illustrated below.



6.3 Contributions

In order to facilitate Local Authority investment in key infrastructure development contributions shall be paid in accordance with the provisions of Part III, Section 48 of the Planning and Development Act, 2000 as adopted by Meath County Council.

The Local Authority will also consider the preparation of a supplementary contributions scheme in order to expedite the delivery of critical infrastructure such as the augmentation of waste water treatment facilities.

6.4 Monitoring and Review

In order to ensure that the development strategies described in Section 3.0 are being delivered in accordance with the policies and objectives of this plan, the Council, through the day to day activity of its development management function, will monitor the implementation and phasing of the Crossakiel LAP. A periodic review will be undertaken in order to assess the implementation of the plan and any environmental effects that may arise from the plan.

Appendices

Appendix I	Crossakiel Draft LAP and Amendments to the Crossakiel Draft LAP Strategic Environmental Assessment Screening Reports
Appendix II	Crossakiel Draft LAP and Amendments to the Crossakell Draft LAP Appropriate Assessment Screening Reports
Appendix III	Existing List of Protected Structures in Crossakiel
Appendix IV	Tree Survey
Appendix V	Urban Analysis
Appendix VI	Land Use Matrix and Zoning Map
Appendix VII	Persons, Bodies and Agencies having made a Pre-Draft submission on the preparation of the Crossakiel LAP
Appendix VIII	Persons, Bodies and Agencies having made a submission on the Draft Crossakiel LAP
Appendix IX	Persons, Bodies and Agencies having made a submission on the Amendments to the Draft Crossakiel LAP

Appendix I Carnaross Draft LAP and Amendments to the Draft Carnaross LAP Strategic Environmental Assessment Screening Reports

Draft Crossakiel Local Area Plan

Screening Report to Establish Requirement for a Strategic Environmental Assessment

For Submission To

Environmental Protection Agency
Mr. Tadhg O'Mahony
Regional Inspectorate
Inniscarra
Co. Cork

Department of the Environment, Heritage and Local Government
The Manager
Development Applications Unit
Dun Sceine
Harcourt Lane
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The Department of Communications, Energy and Natural Resource
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29 – 31 Adelaide Road
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Prepared by:

Meath County Council
Planning Department
Abbey Mall
Abbey Road
Navan
Co. Meath

Sheridan Woods
Architects + Urban Planners
42 Arran Street East
Dublin 7

1.0 Introduction

Sheridan Woods Architects + Urban Planners have been retained by Meath County Council to prepare a Local Area Plan for Crossakiel, Co. Meath. In accordance with the requirements of Strategic Environmental Assessment (SEA) Directive (2001/42/EC) and the SEA Regulations 2004 (S.I. No. 436 of 2004), Sheridan Woods are currently screening the proposed Crossakiel Local Area Plan in order to establish whether the proposed Crossakiel Local Area Plan (LAP) would have significant effects on the environment and to assess if the Crossakiel Local Area Plan requires a Strategic Environmental Assessment.

The report outlines the characteristics of the Plan and the characteristics of the effects and of the area likely to be affected with regard to the criteria identified in Schedule 2A of the Planning and Development Regulations 2004, which are cited collectively with the Planning and Development regulations (2001 – 2007). In preparing the report reference has been made to the Department of the Environment Heritage and Local Government (DoEHLG) Circular letter SEA 1/08 & NPWS 1/08. Reference has also been made to the Guidelines for the Implementation of SEA Directive as prepared by the Department of Environment Heritage and Local Government (2004) and in particular Schedule 2A of SI 436 2004.

2.0 Location / Context

Crossakiel is located in the North West quadrant of County Meath, in the Kells Electoral Area. Crossakiel is located on the R154 (Athboy / Oldcastle Regional Road) approximately 9km west of Kells Town. Crossakiel is identified in Map 1 Settlement Hierarchy of the MCDP 2007 – 2011 (Appendix A). A location map, current land use zoning Map, and photographic images of Crossakiel are appended and referred to in the text.

Crossakiel is an attractive settlement located on an upland area. The village benefits from scenic views to the countryside given its topographic position to Loughcrew hills and countryside to the west and south. Several mature trees are located around the village which contribute to its picturesque quality. The historic centre of the village is defined by three converging roads which form a triangular block. The centre comprises a cluster of traditional and modern building typologies, a village green, the ruins of St. Schiria's Church and groups of mature tree. The historic core is surrounded by industrial and new residential areas. The village is illustrated in the appended photographic image (Appendix D).

3.0 Criteria for determining the likely significant environmental impacts (Schedule 2(A) of the SEA Regulations 2004)

Annex II of the SEA Directive sets out the criteria for determining the likely significant environmental effects. The proposed LAP must be assessed against the criteria set out in Annex II of the SEA Directive. The most relevant considerations are:

- The Characteristics of plans and programmes
- Characteristics of the effects and of the area likely to be affected

These are considered here:

3.1 The characteristics of plans and programmes

3.1.1 *The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions by allocating resources*

Crossakiel is identified as a village in the Meath County Development Plan 2007-2013. As such, Crossakiel is intended to act as a node for 'distinctive quality driven residential development and essential local commercial and community services'.

The proposed Crossakiel LAP will provide detailed planning and development guidance for the proper planning and sustainable development of Crossakiel Village including land use, transport and built heritage objectives and

design guidelines. The Plan will encompass an area approximately 28 hectares in size as defined by the existing land use zoning map and boundary for the village (Appendix B). In accordance with the Meath County Development Plan 2007-2013, the proposed LAP will provide for development which is appropriately scaled and reinforces the character of the settlement.

In this regard, we note the Settlement Strategy for the county. The settlement strategy for County Meath as contained in the Meath County Development Plan 2007-2013 seeks to locate residential growth in the county in accordance with the National Spatial Strategy and the Regional Planning Guidelines. The primary tenet of the adopted County settlement strategy is to channel residential development into the three settlements of Navan, Dunboyne/Clonee/Pace Rail corridor and Drogheda Environs. As a result, the development of the small growth towns and key villages in the County will need to be slowed dramatically and will be more closely linked to local growth rather than to regional growth. This will be achieved by reducing the projected growth rates of these centres from that experienced over the past few years and by ensuring that a proportion of new housing in multi house developments are being reserved for locals only. In the case of Kells, Trim, Dunshaughlin and the Small Growth Towns, Key Villages and Villages, the residentially zoned landbank in these areas was reviewed to ensure that only the quantum and scale of projected residential development contained in Table 5 (Population & Household Projection for the Plan Period) and Table 6 (Location of Household Growth 2006 - 2013) will take place. This is to ensure that the Development Plan accords with the policy framework contained in both the NSS and RPGs.

Variation No. 2 (Order of Priority) of the Meath County Development Plan manages the release of residentially zoned lands to ensure that the quantum and scale of residential development that will take place in urban centres interlocks with the quantity of residential units in Table 5 and Table 6 previously referred. Variation No. 2 of the MCDP indicates that the number of units permissible for release in Crossakiel are 35 units for the plan period. The Development Plan priorities village centre consolidation and residential zoned land adjacent to the village centre for release in Phase 1 (2007 – 2013). Remaining residentially zoned lands will be released in Phase 2 (Post 2013) (Appendix C). The Local Area Plan will provide planning and development guidance that will conform with the County Settlement Strategy, and the Order Of Priority identified in the Development Plan.

3.1.2 The degree to which the plan or programme influences other plans and programmes including those in a hierarchy

The proposed Crossakiel LAP will operate at a local level and as such will generally be influenced by rather than influence other plans and programmes. The Plan shall be consistent with the objectives of the Meath County Development Plan 2007-2013 and all other policy documents, strategies, guidelines, directives, conventions etc. which are relevant to the setting of environmental protection objectives.

3.1.3 The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development

The proposed Crossakiel LAP will include environmental objectives pertaining to the sustainable use of land, sustainable modes of transport, protection and conservation of built heritage, sustainable urban and building design, and water and waste infrastructure. The principles of sustainable development will underpin the objectives of the plan.

3.1.4 Environmental problems relevant to the plan or programme

The environmental problems relevant to the proposed Crossakiel LAP are the sustainable use of land and mix of land uses, the promotion of sustainable modes of transport, the protection of built and natural heritage, and the provision of the necessary water and waste water treatment infrastructure.

3.1.5 The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water pollution)

The proposed Crossakiel LAP will be consistent with the objectives of Community legislation and shall seek to ensure the implementation of same with particular reference to energy conservation, transport policy, natural resources, waste-management and water protection and management.

3.2 Characteristics of the effects and of the area likely to be affected

3.2.1 The probability, duration, frequency and reversibility of the effects

No significant negative environmental effects are anticipated as an outcome of the proposed LAP. The LAP will seek to consolidate development at Crossakiel in order to ensure the efficient use of land and the promotion of sustainable modes of transport. Accordingly, it is anticipated that the proposed LAP will have a positive environmental impact on the Village.

3.2.2 The cumulative nature of the effects

The cumulative nature of the effects of the proposed LAP is positive, comprising of the consolidation of development, the promotion of sustainable travel patterns through the provision of a mix of uses within a concentrated area, the protection of built and natural heritage, and the promotion of efficient and sustainable water and waste management.

3.2.3 The transboundary nature of the effects

No transboundary effects are anticipated as an outcome of the proposed LAP.

3.2.4 The risks to human health or the environment (e.g. due to accidents)

No risks to human health or the environment are anticipated as an outcome of the proposed LAP. The proposed LAP will have a positive effect on the quality of life of the local population through the provision of high-quality residential, working and recreational environments.

3.2.5 The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)

The LAP area encompasses approximately 28 hectares. The 2006 census of population recorded 341 persons resident in the electoral division of Crossakiel. In accordance with the Meath County Development Plan 2007-2013, the Plan will provide for development which is appropriately scaled and reinforces the character of the settlement and will be predicated more closely to local rather than regional growth which has taken place over the past decade. Accordingly, a significant population increase is not proposed. As previously noted a projected 35 no. additional households in Crossakiel are identified in the Meath County Development Plan 2007-2013 for the period 2006 to 2013. The Order of Priority for the development of residential lands has also been identified in Variation No. 2 of the Meath County Development Plan 2007-2013 as noted (Appendix C) which provides for the logical growth of the village.

3.2.6 The value and vulnerability of the area likely to be affected due to:

3.2.6.1 Special natural characteristics or cultural heritage

The proposed LAP area does not comprise a National Heritage Area (NHA), Special Area of Conservation (SAC) or a Special Protection Area (SPA).

The proposed LAP area does not comprise an Architectural Conservation Area. The village contains a number of protected structures including St. Schiria's Church, several 19th century buildings and a number of water pumps. The proposed LAP will seek to protect and conserve the architectural heritage of the village and to enhance its environmental setting.

There are several attractive and mature trees located within the village of Crossakiel. The proposed LAP will contain objectives for the protection of same.

There is 1 no. archaeological monument located within the proposed LAP boundary recorded on the record of sites and monuments. This monument is classified as a mound barrow, SMR no. 16-024. The proposed LAP will contain objectives for the protection of same.

3.2.6.2 Exceeded environmental quality standards or limit values

With regard to soil quality, noise, air and water quality, no environmental quality standards or limit values have been exceeded within the proposed LAP boundary. We also note that no incidents of flooding have been recorded within the proposed LAP boundary or in the immediate area.

3.2.6.3 Intensive land-use

As previously noted, the proposed Crossakiel LAP will provide for development which is appropriately scaled and reinforces the character of the settlement. The character of Crossakiel is that of a loosely organised traditional Irish village. In this regard, it is proposed that the intensity of development arising from the proposed LAP will seek to consolidate the urban form of Crossakiel at an intensity which reflects the scale of the existing settlement. Accordingly, the value of the receiving environment will be retained and enhanced by the proposed LAP.

The public water supply to Crossakiel is provided by the Oldcastle / Kells Scheme which sources water from Lough Bane augmented by a second source at Calvin's Bridge, fed by the River Blackwater. This scheme is under significant pressure to supply water to both these areas. There is limited supply to Crossakiel, and limited capacity for new development. The Water Services Investment Programme Assessment of Needs 2007-2013 has identified two schemes, an advanced water supply scheme and a main water supply scheme to meet the medium to long term requirements of both centres. These schemes are ranked 4 and 6 respectively of 31 identified schemes. These schemes will provide for increased capacity at Crossakiel. Future development in the village will be contingent upon augmentation of the existing water supply, through the schemes proposed or other potential proposals.

There is a waste water treatment plant located on the immediate outskirts of Crossakiel. This plant has a capacity for a population equivalent (PE) of approximately 400 persons. The plant is currently serving approximately 86 houses, 3 public houses (45 employees), a credit union, a shop and a handball court. We estimate the present load at 300-320PE. This leaves a spare capacity of approx 80-100 PE equating to 25 to 30 houses. There is potential to expand the capacity of this treatment plant subject to requirement.

3.2.6.4 The effects on areas or landscape which have a recognised national, Community or International status

As previously noted, the proposed LAP area does not comprise a National Heritage Area (NHA), a Special Area of Conservation (SAC) or a Special Protection Area (SPA).

The south west Kells lowlands area within which Crossakiel is located is described as having landscape character of moderate value and sensitivity within the Meath County Development Plan 2007-2013. The proposed LAP will seek to consolidate development within Crossakiel and minimise effects on the landscape character of the area. The proposed LAP will also include objectives for the protection of views and landscape character areas at a local level.

4.0 Conclusion

The screening report indicates that given the location, scale and condition of the receiving environment and the nature of the proposed development and the likely environmental effects of same, a Strategic Environmental Assessment of the proposed Crossakiel Local Area Plan is not necessary. This is subject to the agreement of the designated environmental authorities.

Amendments to Draft Crossakiel Local Area Plan

Screening Report to Establish Requirement for a Strategic Environmental Assessment

For Submission To

Environmental Protection Agency
Mr. Tadhg O'Mahony
Regional Inspectorate
Inniscarra
Co. Cork

Department of the Environment, Heritage and Local Government
The Manager
Development Applications Unit
Dun Sceine
Harcourt Lane
Dublin 2

The Department of Communications, Energy and Natural Resource
Mr. John Wayne
Assistant Principal
Co-ordination Unit
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Cavan

Minister For Communications Energy and Natural Resources
Head Office
29 – 31 Adelaide Road
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Prepared by:

Meath County Council
Planning Department
Abbey Mall
Abbey Road
Navan
Co. Meath

Sheridan Woods
Architects + Urban Planners
42 Arran Street East
Dublin 7

1.0 Introduction

This SEA screening report has been prepared by Sheridan Woods Architects + Urban Planners on behalf of Meath County Council and with respect to the proposed material amendments to the Draft Crossakiel Local Area Plan 2009-2015.

Following consideration by the Elected Members of the First Manager's Report on Submissions received under Section 12(4) of the Planning and Development Act, 2002 it is proposed to amend the Draft Crossakiel Local Area Plan 2009-2015. The proposed material amendments are described below. In accordance with Section 14G of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 *'information on the likely significant effects on the environment of implementing the proposed variation or modification will also be available for inspection'*. In this regard, the proposed amendments are screened here with respect to the criteria identified in Annex II of the SEA Directive for determining likely significant environmental impacts.

This screening report should be read in conjunction with the Strategic Environmental Assessment Screening of the Crossakiel Local Area Plan undertaken in October 2009 and included in Appendix I of the Draft Crossakiel Local Area Plan.

2.0 Proposed Material Amendments

The proposed material amendments to the Draft Crossakiel Local Area Plan 2009-2015 comprise the zoning of 2 no. parcels of land, measuring 0.37ha and 0.41 ha and currently located outside and adjoining the village boundary, land use zoning objective A1 *'To protect and enhance the amenity of developed residential communities'*. As such, the proposed material amendments will require an extension of the village boundary to encompass said lands.

3.0 Criteria for determining the likely significant environmental impacts (Schedule 2(A) of the SEA Regulations 2004)

Annex II of the SEA Directive sets out the criteria for determining the likely significant environmental effects. The proposed LAP has already been assessed against the criteria set out in Annex II of the SEA Directive. The proposed material amendments are now considered within the context of this assessment. The most relevant considerations are:

- Characteristics of the effects and of the area likely to be affected

These are considered here:

3.1 Characteristics of the effects and of the area likely to be affected

3.2.1 *The probability, duration, frequency and reversibility of the effects*

No significant negative environmental effects are anticipated as an outcome of the proposed material amendments to the Draft Crossakiel LAP 2009-2015. The proposed material modifications seek to recognise that existing dwellings adjoining the village boundary may potentially form part of the built up area of the village and as such should be protected and enhanced in conjunction with the development of the village and in particular adjoining lands.

3.2.2 *The cumulative nature of the effects*

The cumulative nature of the effects of the proposed material amendments is an increase in lands zoned A1 'To protect and enhance the amenity of developed residential communities'. Under this land use zoning objective additional residential development is permitted. This development would be contingent upon the provision of adequate services including waste water treatment facilities and water supply. The intensification of lands in areas where these essential services are provided is considered appropriate.

3.2.3 *The transboundary nature of the effects*

No transboundary effects are anticipated as an outcome of the proposed material amendments.

3.2.4 *The risks to human health or the environment (e.g. due to accidents)*

No risks to human health or the environment are anticipated as an outcome of the proposed material amendments. The proposed material amendments will provide for the protection and enhancement of existing dwellings and as such will have a positive impact on the development of the village.

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

The Draft LAP area encompasses approximately 28 hectares. The proposed material amendments comprise the expansion of this area to include an additional 0.8 hectares. As such, the geographical area and population affected by the proposed material amendments is considered marginal.

3.2.6 *The value and vulnerability of the area likely to be affected due to:*

3.2.6.1 *Special natural characteristics or cultural heritage*

The lands associated with the proposed material amendment do not comprise a National Heritage Area (NHA), Special Area of Conservation (SAC) or a Special Protection Area (SPA).

The lands associated with the proposed material amendment do not comprise an architectural conservation area, protected structures, monuments or any features of built or natural significance.

3.2.6.2 *Exceeded environmental quality standards or limit values*

With regard to soil quality, noise, air and water quality, no environmental quality standards or limit values have been exceeded within the lands associated with the proposed material amendment. We also note that no incidents of flooding have been recorded within said lands.

3.2.6.3 *Intensive land-use*

The lands associated with the proposed material amendment currently comprise 2 no. dwellings. The proposed land use zoning objective for these lands seeks to ensure the intensification of same will protect and enhance the amenity of these lands. The proximity of said lands to services within the village will provide for the sustainable use of existing physical and social infrastructure.

3.2.6.4 The effects on areas or landscape which have a recognised national, Community or International status

As previously noted, the lands associated with the proposed material amendment do not comprise a National Heritage Area (NHA), a Special Area of Conservation (SAC) or a Special Protection Area (SPA).

The south west Kells lowlands area within which the lands associated with the proposed material amendment are located is described within the Meath County Development Plan 2007-2013 as having a landscape character of moderate value and sensitivity. The proposed material amendment will provide for the protection and enhancement of these lands.

4.0 Conclusion

The screening report indicates that given the location, scale and condition of the receiving environment of the lands associated with the proposed material amendment, and the nature of the proposed land use zoning objective for said lands, no likely significant environmental effects are anticipated as an outcome of the proposed material amendment. As such, a Strategic Environmental Assessment of the Crossakiel Local Area Plan as amended is not considered necessary. This is subject to the agreement of the designated environmental authorities.

Sheridan Woods Architects + Urban Planners

06 May 2009

Appendix II Crossakiel Draft LAP and Amendments to the Crossakiel Draft LAP
Appropriate Assessment Screening Reports

Draft Crossakiel Local Area Plan

Screening Report to Establish Requirement for an Appropriate Assessment

For Submission To

Environmental Protection Agency
Mr. Tadhg O'Mahony
Regional Inspectorate
Inniscarra
Co. Cork

Department of the Environment, Heritage and Local Government
The Manager
Development Applications Unit
Dun Sceine
Harcourt Lane
Dublin 2

The Department of Communications, Energy and Natural Resource
Mr. John Wayne
Assistant Principal
Co-ordination Unit
Elm House
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Cavan

Minister for Communications Energy and Natural Resources
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29 – 31 Adelaide Road
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Prepared by:

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Planning Department
Abbey Mall
Abbey Road
Navan
Co. Meath

Sheridan Woods
Architects + Urban Planners
42 Arran Street East
Dublin 7

1.0 Introduction

This screening report has been prepared in order to establish whether the proposed Crossakiel Local Area Plan 2009-2015 requires an Appropriate Assessment. An Appropriate Assessment is an assessment carried out under Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) in order to assess plans and projects significantly affecting Natura 2000 sites.

This report describes the relevant provisions of the EU Habitats Directive, the methodology used in screening the Crossakiel Local Area Plan, the characteristics of the plan and relevant Natura 2000 sites. This report also identifies assessment criteria for the purpose of completing a 'Screening Matrix' and a 'Finding of No Significant Effects Matrix' in accordance with the EU Habitats Directive.

1.1 Terms of Reference

Appropriate assessment is provided for by Article 6(3) of the EU Habitats Directive.

Article 6(3) of the Habitats Directive states:

'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'.

Article 6(4) of the Directive states:

'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 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. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest'.

2.0 Methodology

The methodology used in screening the Crossakiel Local Area Plan has been derived from the Guidance Document on the Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites prepared by the European Commission in November 2001. This methodology comprises the following four steps:

Describe the project or plan and the description and characterisation of other projects or plans that in combination have the potential for having significant effects on Natura 2000 sites;

Determine whether the project or plan is directly related with or necessary to the management of Natura 2000 sites;

- Identify the potential effects on Natura 2000 sites;
- Assess the significance of any effects on Natura 2000 sites.

3.0 Brief Description of the Plan

Crossakiel is a small village located approximately 10km west of Kells, Co. Meath (Appendix A). The village comprises the historic village core and more recent residential development to the east of the village, and an aluminium recycling plant to the west of the village. The population of Crossakiel is estimated at approximately 256 persons.

The Crossakiel LAP 2009-2015 will provide for the proper planning and sustainable development of Crossakiel during the lifetime of the plan. The LAP consists of a written statement comprising a vision for the village and supporting strategies, policies and objectives. The LAP will also comprise supporting mapping and drawings identifying land use zoning objectives with respect to lands within the village boundary, movement and access objectives, protected structures and trees to be preserved, an indicative masterplan and design guidelines. The LAP will review and augment the existing Development Plan for the village (Appendix B).

The policy context for the Crossakiel LAP 2009-2015 is derived from the Meath County Development Plan 2007-2013 and associated Variations. The CDP identifies Crossakiel as one of 19 no. villages and states that these villages '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 County Development Plan provides for the development of 35 no. additional households in Crossakiel during the lifetime of the plan. An order of priority for the development of residential lands has also been identified in Variation No. 2 of the Meath County Development Plan 2007-2013 (Appendix C) and identifies 2 no. phases for the development of residential zoned land with respect to the logical growth of the village.

The Crossakiel Local Area Plan will build on the broad policy objectives contained in the CDP by providing a more detailed and comprehensive planning framework to guide the future development of the village. In accordance with the County Development Plan, the LAP will provide for development which is appropriately scaled and reinforces the character of the settlement.

The Crossakiel LAP is described in the following sections with respect to the headings identified in the Guidance Document on the Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites.

Size, scale, area, land-take etc.

The boundary of the Crossakiel LAP 2009-2015 will be consistent with the existing development boundary for the village (Appendix B). The area encompassed by this boundary comprises approximately 25 hectares, of which approximately 11 hectares is currently undeveloped. Planning permission for the development of 3.23 hectares of land and 38 no. houses to the west of the village has been granted within the context of the existing village development plan. Should this development occur, the proposed Crossakiel LAP will not allow for further residential development within the village. Industrial or industrial related uses are provided for adjacent the existing Aluminium Recycling Plant subject to the necessary infrastructure and environmental controls being in place.

The scale of development provided for by the LAP must reinforce the character of the settlement and as such is of a low density and intensity.

Plan Sector

The Crossakiel LAP 2009-2015 seeks to facilitate the social and economic development of the village by providing for local housing demand and employment opportunities whilst protecting and enhancing the village environment and promoting environmental sustainability. The Plan will be used with respect to the development management of the village.

Physical changes that will flow from the project or plan

Minor modifications to the existing land use zoning objectives for the village are proposed. Most notably, mixed residential and business uses zoned lands adjacent the Aluminium Recycling Plant have been rezoned for industrial and industrial related uses.

The principal physical changes which may arise from the LAP are as follows:

- A new public park defined by new access roads and overlooked by a crescent of housing
- A new residential estate to the west of the village
- Extension / development of industrial uses adjacent the existing Aluminium Recycling Plant
- Infill development within the village centre
- Environmental improvements within the village including new footpaths and landscaping
- The preservation of St. Schiria's Church
- A new community building
- Relocation and enhancement of the existing waste water treatment plant to a location outside the village or augmentation of the existing plant

These changes are considered positive in nature providing for the logical growth and consolidation of the village's urban structure and the development of local commercial and community facilities. Whilst some of these changes will require excavation works, it is noted that given the distance of the relevant lands from the nearest designated site (1km) it is not likely that these works would give rise to any significant adverse impact on the site.

Resource requirements

The additional households and industrial development provided for will require augmentation of existing waste water treatment facilities and water supply. The Plan states that all development will be contingent upon adequate infrastructure being in place in order to provide for development.

In this regard it is noted that the public water supply to Crossakiel is provided by the Oldcastle / Kells Scheme which gets its water from Lough Bane (candidate Special Area of Conservation) augmented by a second source at Calvin's Bridge, fed by the River Blackwater (candidate Special Area of Conservation). This scheme is under significant pressure to supply water to both these areas.

The 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 centres currently receiving water from the Oldcastle / Kells water supply scheme. Under this scheme it is proposed to undertake a preliminary report with respect to the Oldcastle / Kells water supply scheme and to project future water demand, explore and evaluate options to meet this demand and identify definite proposals with respect to same (anticipated completion date for preliminary report 2010 subject to departmental approval). Without pre-empting the outcome of the preliminary report, it is anticipated that water supply to 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) and water supply to Oldcastle will be served by either a reduced abstraction from Lough Bane or boreholes in the Oldcastle Area or a combination of both. In the interim, water supply from the Oldcastle / Kells water supply scheme is

constrained by current available capacity and any capacity that can be freed up through water conservation efforts.

There is a waste water treatment plant located on the immediate outskirts of Crossakiel. This plant has a capacity for approximately a population equivalent (PE) of 450 persons. The plant has a spare capacity for a PE of approximately 50-100 persons. There is potential to expand the capacity of this treatment plant at its current location or elsewhere subject to requirement.

Emissions and waste (disposal to land, water or air)

No significant emissions are anticipated as an outcome of the LAP. As previously noted, there is a waste water treatment plant to the west of the village. At present this waste water treatment plant discharges to the River Tremblestown, a tributary of the River Boyne and a candidate SAC. New development within the village will be contingent upon the enhancement of the existing capacity of the plant or the construction of a new plant.

At present, the nearest recycling centre in County Meath is located in Kells. The Draft LAP will seek to identify suitable locations for recycling facilities within the village of Crossakiel. Domestic and commercial refuse collection services are provided by private operators. There are a number of waste collection services in the county.

Transportation requirements

There are no significant transportation requirements associated with the LAP. The LAP promotes sustainable modes of transport such as walking and cycling and provides for the enhancement of existing and development of new walking and cycling routes. New streets and design guidance for same are provided where new residential areas are proposed. The consolidation of residential, employment, service and recreation / amenity uses within the village will provide a sustainable alternative to dispersed settlement patterns which are highly car dependent.

Duration of construction, operation, decommissioning etc.

It is not possible to determine the duration of construction or operation of uses provided for by the LAP. Notwithstanding this, the scale of proposed development is such that it is not anticipated that development would occur for a period any greater than one year. It is intended that all new development would have a long life cycle and will be designed in accordance with the loose fit, long life principle. The plan does not propose the decommissioning of uses.

Plan implementation period

The lifetime of the Crossakiel LAP will span a six year period from 2009-2015.

Distance from Natura 2000 sites or key features of the site

The nearest candidate Special Area of Conservation is the River Tremblestown, a tributary of the River Boyne, and situated approximately 1km west of the village. Lough Bane, a candidate Special Area of Conservation, is located approximately 12km south west of the village. The River Blackwater, which is also a candidate Special Area of Conservation, is located approximately 5km north of the village. Both Lough Bane and the River Blackwater are water supply sources for the Oldcastle / Kells Water Supply Scheme. This scheme is under significant pressure to supply water to both these areas. There is limited supply to Crossakiel and as such new development within the village will be contingent upon the augmentation of the existing water supply system by means of new water supply sources.

Cumulative impacts with other projects or plans

The village of Crossakiel is located in close proximity to a number of designated towns and villages in County Meath including Kells, Oldcastle and Carlanstown. Local Area Plans are currently being prepared for these

settlements. Table 6 and Variation No. 2 of the Meath County Development Plan provides for the following household growth with respect to these settlements:

▪ Carlanstown	50 households
▪ Crossakiel	35 households
▪ Kells	1092 households
▪ Oldcastle	200 households
▪ Total	1377

In the short term, the cumulative impact of the Crossakiel LAP in conjunction with these plans on Natura 2000 sites include increased demand on water supply from the Oldcastle / Kells water supply scheme (i.e. Lough Bane and the river Blackwater).

It is noted that it is proposed to identify alternative sources of water supply in order to meet the needs of these settlements in the longer term. It is anticipated that an alternative source of water supply will become available in 2014.

In addition, Meath County Council will consider the provision of a borehole (groundwater supply) where it accords with their long term proposals for an area, is close to the existing pipe network and ideally storage facilities, and where the borehole will cater for the wider needs of the centre and not just individual developments. The cost of providing and maintaining the water supply plant must be borne by the developer in addition to the standard financial contributions towards the cost of providing the long-term solution. However, the Council will not consider a number of individual bore holes serving a large residential development or individual bore holes serving small scale developments.

It is also noted that the Order of Priority for the development of residential lands in Crossakiel identifies development phases over the periods 2006-2013 (phase 1) and post 2013 (phase 2). At present, a granted planning application for 38 no. houses on phase 1 lands to the west of the village accounts for all additional houses provided for by the County Development and the proposed LAP. The remaining phase 1 residential lands in the village are zoned for mixed residential and business uses and comprise brown field sites with limited development potential. Given that the provision for additional housing in the village has been met, the LAP does not provide for additional housing that has not already been provided for. The development of phase 2 lands (post 2013) will be contingent upon the provision of adequate infrastructure including water supply. It is anticipated that proposals for alternative water sources for the Kells area will be well advanced at this point in time.

Similarly, the settlements of Carlanstown, Kells and Oldcastle identify phase 2 residential lands which will restrict the extent of development which can occur in the period 2006-2013.

4.0 Relationship between the Plan and Natura 2000 sites

Lough Bane, a candidate SAC is located approximately 12km south west of the village and is the main source of water for the Oldcastle / Kells water supply scheme. The River Blackwater, a candidate SAC, is located approximately 5km north of the village and the River Tremblestown, a tributary of the River Boyne and also a candidate SAC is located approximately 1km west of the village. The River Blackwater is also a source of water for the Oldcastle / Kells water supply scheme. A map showing the location of these Natura 2000 sites with respect to Crossakiel is appended (Appendix D).

Site Code	Site Name
2120	Lough Bane and Lough Glass
2299	River Boyne and River Blackwater

Lough Bane and Lough Glass

This site is located on the Meath/Westmeath border, about 10 km south of Oldcastle. It comprises three lakes situated in a shallow valley. Lough Bane is by far the largest of the group, with the much smaller Lough Glass occurring immediately to the east and Lough Glass North to the north-west. 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. The connection between Lough Glass and Lough Bane has now been severed and the flow from Glass is diverted to the south-west. The water level has dropped over the years and has exposed soft marl along parts of the shore.

Lough Bane is a good example of a hard water marl lake with well developed stonewort (*Chara* spp.) communities. This is an important habitat listed on Annex I of the E.U. Habitats Directive. Sampling of the aquatic flora has shown the presence in Lough Bane of at least four species of Charophyte, i.e. *Chara rudis* (dominant in deep water), *C. curta* (shallow water at north shore), *C. globularis* and *C. contraria* (both mid-south shore).

Much of the shoreline of the lakes has a fringe of wetland vegetation, mostly Common Reed (*Phragmites australis*) and Common Club-rush (*Scirpus lacustris*), but also some Water Horsetail (*Equisetum fluviatile*) and Bottle Sedge (*Carex rostrata*). At the east and west ends of Lough Bane the swamp vegetation is particularly well developed and there is also fen vegetation. Species include Jointed Rush (*Juncus articulatus*), Water-cress (*Nasturtium officinale*), Meadowsweet (*Filipendula ulmaria*), Devils'-bit Scabious (*Succisa pratensis*), Meadow Thistle (*Cirsium dissectum*), Marsh Bedstraw (*Galium palustre*) and Grass-of-parnassus (*Parnassia palustris*).

Mixed woodland occurs along parts of the south and north shores. Species present include Beech (*Fagus sylvatica*), Oak (*Quercus* sp.), Holly (*Ilex aquifolium*), Scots Pine (*Pinus sylvestris*) and European Larch (*Larix decidua*). In some areas Hazel (*Corylus avellana*) becomes dominant, along with other shrubby species such as Hawthorn (*Crataegus monogyna*).

Dry calcareous grassland (mostly unimproved) is found in a few areas, notably at Noggin Hill. Species present here include Primrose (*Primula vulgaris*), Fairy Flax (*Linum catharticum*), Lady's Bedstraw (*Galium verum*), Ribwort Plantain (*Plantago lanceolata*) and the grasses *Briza media* and *Cynosurus cristatus*.

The lake has Brown Trout and is an important angling lake. An important population of White-clawed Crayfish (*Austropotamobius pallipes*), a species listed on Annex II of the E.U. Habitats Directive, was known from these lakes, but it was wiped out by a fungal plague (*Aphanomyces astaci*) in the 1980s. Crayfish have successfully been re-introduced to other lakes in the area and National Parks and Wildlife intend to re-introduce them to Lough Bane. The lakes and fringing wetlands also support a varied avifauna including Little Grebe, Cormorant, Lapwing, Curlew and Snipe.

Despite being surrounded by mostly improved pasture, the quality of the water appears good and Lough Bane has been classified as a very oligotrophic system. However, as it is a small waterbody and situated in a valley, it is vulnerable to water pollution. A further threat comes from afforestation within the catchment - should there be an increase in the areas under commercial forestry, the quality of the water could be affected.

Overall, this is a fine example of a hard water marl lake system with good Chara communities. Such systems are becoming scarce in Europe.

River Boyne and River Blackwater

This site comprises the freshwater element of the River Boyne as far as the Boyne Aqueduct, the Blackwater as far as Lough Ramor and the Boyne tributaries including the Deel, Stoneyford and Tremblestown Rivers. These riverine stretches drain a considerable area of Meath and Westmeath and smaller areas of Cavan and Louth. The underlying geology is Carboniferous Limestone for the most part with areas of Upper, Lower and Middle well represented. In the vicinity of Kells Silurian Quartzite is present while close to Trim are Carboniferous Shales and Sandstones. There are many large towns adjacent to but not within the site. Towns both small and large, include Slane, Navan, Kells, Trim, Athboy and Ballivor.

The site is a candidate SAC selected for alkaline fen and alluvial woodlands, both habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive – Atlantic Salmon, Otter and River Lamprey.

The main areas of alkaline fen are concentrated in the vicinity of Lough Shesk, Freehan Lough and Newtown Lough. The hummocky nature of the local terrain produces frequent springs and seepages which are rich in lime. A series of base-rich marshes have developed in the poorly-drained hollows, generally linked with these three lakes. Open water is usually fringed by Bulrush (*Typha latifolia*), Common Club-rush (*Scirpus lacustris*) or Common Reed (*Phragmites australis*) and this last species also extends shorewards where a dense stand of Great Fen Sedge or Saw Sedge (*Cladium mariscus*) frequently occurs. This in turn grades into a sedge and grass community (*Carex* spp., *Molinia caerulea*) or one dominated by the Black Bog-rush (*Schoenus nigricans*). An alternative direction for the aquatic/terrestrial transition to take is through a floating layer of vegetation. This is normally based on Bogbean (*Menyanthes trifoliata*) and Marsh cinquefoil (*Potentilla palustris*). Other species gradually become established on this cover, especially plants tolerant of low nutrient status e.g. bog mosses (*Sphagnum* spp.). Diversity of plant and animal life is high in the fen and the flora, includes many rarities. The plants of interest include Narrow-leaved Marsh Orchid (*Dactylorhiza traunsteineri*), Fen Bedstraw (*Galium uliginosum*), Cowbane (*Cicuta virosa*), Frogbit (*Hydrocharis morsus-ranae*) and Least Bur-reed (*Sparganium minimum*). These species tend to be restricted in their distribution in Ireland. Also notable is the abundance of aquatic Stoneworts (*Chara* spp.) which are characteristic of calcareous wetlands.

The rare plant, Round-leaved Wintergreen (*Pyrola rotundifolia*) occurs around Newtown Lough. This species is listed in the Red Data Book and is protected under the Flora Protection Order, 1999, and this site is its only occurrence in Co. Meath.

Wet woodland fringes many stretches of the Boyne. The Boyne River Islands are a small chain of three islands situated 2.5 km west of Drogheda. The islands were formed by the build up of alluvial sediment in this part of the river where water movement is sluggish. All of the islands are covered by dense thickets of wet, Willow (*Salix* spp.) woodland, with the following species occurring: Osier (*S. viminalis*), Crack Willow (*S. fragilis*), White Willow (*S. alba*), Purple Willow (*Salix purpurea*) and Grey Willow (*S. cinerea*). A small area of Alder (*Alnus glutinosa*) woodland is found on soft ground at the edge of the canal in the north-western section of the islands. Along other stretches of the rivers of the site Grey Willow scrub and pockets of wet woodland dominated by Alder have become established, particularly at the river edge of mature deciduous woodland. Ash (*Fraxinus excelsior*) and Birch (*Betula pubescens*) are common in the latter and the ground flora is typical of wet woodland

with Meadowsweet (*Filipendula ulmaria*), Angelica (*Angelica sylvestris*), Yellow Iris, Horsetail (*Equisetum* spp.) and occasional tussocks of Greater Tussock-sedge (*Carex paniculata*).

The dominant habitat along the edges of the river is freshwater marsh - the following plant species occur commonly here: Yellow Flag (*Iris pseudacorus*), Creeping Bent (*Agrostis stolonifera*), Canary Reed-grass (*Phalaris arundinacea*), Marsh Bedstraw (*Galium palustre*), Water Mint (*Mentha aquatica*) and Water Forget-me-not (*Myosotis scorpioides*). In the wetter areas of the marsh Common Meadow-rue (*Thalictrum flavum*) is found. In the vicinity of Dowth, Fen Bedstraw (*Galium uliginosum*), a scarce species mainly confined to marshy areas in the midlands, is common in this vegetation. Swamp Meadow-grass (*Poa palustris*) is an introduced plant which has spread into the wild (naturalised) along the Boyne approximately 5 km south-west of Slane. It is a rare species which is listed in the Red Data Book and has been recorded among freshwater marsh vegetation on the banks of the Boyne in this site. The only other record for this species in the Republic is from a site in Co. Monaghan.

The secondary habitat associated with the marsh is wet grassland and species such as Tall Fescue (*Festuca arundinacea*), Silverweed (*Potentilla anserina*), Creeping Buttercup (*Ranunculus repens*), Meadowsweet (*Filipendula ulmaria*) and Meadow Vetchling (*Lathyrus pratensis*) are well represented. Strawberry Clover (*Trifolium fragiferum*), a plant generally restricted to coastal locations in Ireland, has been recorded from wet grassland vegetation at Trim. At Rossnaree river bank on the River Boyne, is Round-Fruited Rush (*Juncus compressus*) found in alluvial pasture, which is generally periodically flooded during the winter months. This rare plant is only found in three counties in Ireland.

Along much of the Boyne and along tributary stretches are areas of mature deciduous woodland on the steeper slopes above the floodplain marsh or wet woodland vegetation. Many of these are planted in origin. However the steeper areas of King Williams Glen and Townley Hall wood have been left unmanaged and now have a more natural character. East of Curley Hole the woodland has a natural appearance with few conifers. Broad-leaved species include Oak (*Quercus* spp.), Ash (*Fraxinus excelsior*), Willows, Hazel (*Corylus avellana*), Sycamore (*Acer pseudoplatanus*), Holly (*Ilex aquifolium*), Horse chestnut (*Aesculus* sp.) and the shrubs Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*) and Elder (*Sambucus nigra*). South-west of Slane and in Dowth, the addition of some more exotic tree species such as Wych Elm (*Ulmus glabra*), Beech (*Fagus sylvatica*), and occasionally Lime (*Tilia cordata*), are seen. Coniferous trees, Larch (*Larix* sp.) and Scots Pine (*Pinus sylvestris*) also occur. The woodland ground flora includes Barren Strawberry (*Potentilla sterilis*), Enchanter's Nightshade (*Circaea lutetiana*) and Ground-ivy (*Glechoma hederacea*), along with a range of ferns. Variation occurs in the composition of the canopy, for example, in wet patches alongside the river, White Willow and Alder form the canopy.

Other habitats present along the Boyne and Blackwater include lowland dry grassland, improved grassland, reedswamp, weedy wasteground areas, scrub, hedge, drainage ditches and canal. In the vicinity of Lough Shesk, the dry slopes of the morainic hummocks support grassland vegetation which, in some places, is partially colonised by Gorse (*Ulex europaeus*) scrub. Those grasslands which remain unimproved for pasture are species-rich with Common Knapweed (*Centaurea nigra*), Creeping Thistle (*Cirsium arvense*) and Ribwort Plantain (*Plantago lanceolata*) commonly present. Fringing the canal alongside the Boyne south-west of Slane, are Reed Sweet-grass (*Glyceria maxima*), Great Willowherb (*Epilobium hirsutum*) and Meadowsweet.

The Boyne and its tributaries is one of Ireland's premier game fisheries and it offers a wide range of angling from fishing for spring salmon and grilse to seatrout fishing and extensive brown trout fishing. Atlantic Salmon (*Salmo salar*) use the tributaries and headwaters as spawning grounds. Although this species is still fished commercially in Ireland, it is considered to be endangered or locally threatened elsewhere in Europe and is listed on Annex II of the Habitats Directive. Atlantic Salmon run the Boyne almost every month of the year. The Boyne is most important as it represents an eastern river which holds large three-sea-winter fish from 20 –30 lb.

These fish generally arrive in February with smaller spring fish (10 lb) arriving in April/May. The grilse come in July, water permitting. The river gets a further run of fish in late August and this run would appear to last well after the fishing season. The salmon fishing season lasts from 1st March to 30th September.

The Blackwater is a medium sized limestone river which is still recovering from the effects of the arterial drainage scheme of the 70's. Salmon stocks have not recovered to the numbers pre drainage. The Deel, Riverstown, Stoneyford and Tremblestown Rivers are all spring fed with a continuous high volume of water. They are difficult to fish in that some are overgrown while others have been affected by drainage with the resulting high banks.

The site is also important for the populations of two other species listed on Annex II of the E.U. Habitats Directive, namely River Lamprey (*Lampetra fluviatilis*) which is present in the lower reaches of the Boyne River while the Otter (*Lutra lutra*) can be found throughout the site. In addition, the site also supports many more of the mammal species occurring in Ireland. Those which are listed in the Irish Red Data Book include Pine Marten, Badger and Irish Hare. Common Frog, another Red Data Book species, also occurs within the site. All of these animals with the addition of the Stoat and Red Squirrel, which also occur within the site, are protected under the Wildlife Act.

Whooper Swans winter regularly at several locations along the Boyne and Blackwater Rivers. Parts of these areas are within the cSAC site. Known sites are at Newgrange (c. 20 in recent winters), near Slane (20+ in recent winters), Wilkinstown (several records of 100+) and River Blackwater from Kells to Navan (104 at Kells in winter 1996/97, 182 at Headfort in winter 1997/98, 200-300 in winter 1999/00). The available information indicates that there is a regular wintering population of Whooper Swans based along the Boyne and Blackwater River valleys. The birds use a range of feeding sites but roosting sites are not well known. The population is substantial, certainly of national, and at times international, importance. Numbers are probably in the low hundreds.

Intensive agriculture is the main landuse along the site. Much of the grassland is in very large fields and is improved. Silage harvesting is carried out. The spreading of slurry and fertiliser poses a threat to the water quality of this salmonid river and to the lakes. In the more extensive agricultural areas sheep grazing is carried out.

Fishing is a main tourist attraction on the Boyne and Blackwater and there are a number of Angler Associations, some with a number of beats. Fishing stands and styles have been erected in places. The Eastern Regional Fishery Board have erected fencing along selected stretches of the river as part of their salmonid enhancement programme. Parts of the river system have been arterially dredged. In 1969 an arterial dredging scheme commenced and disrupted angling for 18 years. The dredging altered the character of the river completely and resulted in many cases in leaving very high banks. The main channel from Drogheda upstream to Navan was left untouched, as were a few stretches on the Blackwater. Ongoing maintenance dredging is carried out along stretches of the river system where the gradient is low. This is extremely destructive to salmonid habitat in the area. Drainage of the adjacent river systems also impacts on the many small wetland areas throughout the site. The River Boyne is a designated Salmonid Water under the EU Freshwater Fish Directive.

The site supports populations of several species listed on Annex II of the EU Habitats Directive, and habitats listed on Annex I of this directive, as well as examples of other important habitats. Although the wet woodland areas appear small there are few similar examples of this type of alluvial wet woodland remaining in the country, particularly in the north-east. The semi-natural habitats, particularly the strips of woodland which extend along the river banks and the marsh and wet grasslands, increase the overall habitat diversity and add to the ecological value of the site as does the presence of a range of Red Data Book plant and animal species and the presence of nationally rare plant species.

5.0 Screening Matrix

This section describes the individual elements arising from the Plan (either alone or in combination with other plans or projects) likely to give rise to impacts on Natura 2000 sites. These impacts are assessed with respect to the assessment criteria identified in the Guidance Document on the Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites.

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 site.

Increased Water Supply Demand

The 35 no. additional households provided for by the LAP will provide for an increase the demand on water supply from the Kells / Oldcastle water supply scheme until such time as alternative water supply schemes are made available. It is noted that 38 no. households have been granted planning permission under the current Crossakiel development plan. This permission has a lifetime of five years, ceasing in July 2013. As such, no additional housing development can occur in Crossakiel during this period. In addition, there are no other green field Phase 1 lands identified within the village other than those to which the permission relates and as such no other green field lands can be developed for residential use until post 2013. Following this time period it is anticipated that proposals to connect to alternative water supply sources and to reduce water abstraction from Lough Bane will be well advanced.

It shall be a policy of the proposed LAP 'to ensure that the provision of future public water supplies does not have a significant adverse affect on protected areas including candidate SAC's and that development on a designated SAC or those proposed to be designated is permitted only where an assessment carried out to the satisfaction of the Planning Authority and National Parks & Wildlife Service of the DoEHLG, indicates that it will have no significant adverse effect on such an area, in compliance with HER POL 10 of the Meath County Development Plan 2007-2013 and Article 6 of the Habitats Directive'.

Increased Discharge from the Crossakiel Waste Water Treatment Plant

The 35 no. additional households provided for by the LAP will provide for an increase in the discharge from the Crossakiel Waste Water Treatment Plant. The Crossakiel Waste Water Treatment Plant discharges treated effluent to the River Tremblestown which is a tributary of the river Boyne Candidate SAC. At present, the existing waste water treatment plant serves approximately 86 households. EPA water quality monitoring reports for station no. 0050 which is proximate to and down stream from Crossakiel (Appendix D) have rated the water quality (Q value) for this river for the years 1990, 1994, 1997, and 2003 as being Q3-4 i.e. slightly polluted. In 2000, the river was recorded as having a Q value of 3 i.e. moderately polluted. At the next monitoring station further downstream (0070) water quality for the years 1990, 1994 1997 and 2003 was recorded as being unpolluted. Again, in 2000, the river was recorded as being moderately polluted. Having regard to these results, it is clear that the existing treatment system and disposal of treated effluent is carried out in a manner that does not significantly impact on the water quality of the River Tremblestown. However, increased loading and associated discharges from the treatment plant will require monitoring over the lifetime of the plan.

Describe the individual elements of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

Size and Scale

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

Land-Take

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

Distance from the Natura 2000 site or key features of the site

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their proximity shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects). We note that the River Boyne tributaries, the River Blackwater and Lough Bane are located approximately 1km, 5km and 12km from Crossakiel village respectively.

Emissions (disposal to land, water or air)

As previously noted, the discharge from the Crossakiel Waste Water Treatment Plant does not have a significant adverse impact on the water quality of the River Tremblestown. The increased loading on this plant is not considered to have a significant impact on the water quality of the river. Notwithstanding this, no projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their emissions shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

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

Excavation Requirements

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

Transportation Requirements

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

Duration of construction, operation, decommissioning etc.

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their duration of construction, operation or 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 any Natura 2000 sites arising from any other effects 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 site arising as a result of:

Reduction of habitat area

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

Disturbance to key species

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

Habitat or species fragmentation

No projects giving rise to habitat or species fragmentation of Natura 2000 sites shall be permitted on the basis of the 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 of Natura 2000 sites shall be permitted on the basis of the 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 a reduction in water quality of Natura 2000 sites shall be permitted on the basis of the Plan (either individually or in combination with other plans or projects). The Council in conjunction with the EPA shall monitor the discharge from the Crossakiel Waste Water Treatment Plant and the water quality of the River Tremblestown in this regard.

Climate change

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

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

Interference with the key relationships that define the structure of the site

No projects giving rise to interferences with key relationships that define the structure of Natura 2000 sites shall be permitted on the basis of the 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 interferences with key relationships that define the function of Natura 2000 sites shall be permitted on the basis of the 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 site (e.g. water quality etc.)

No change to water quality of Lough Bane or the River Boyne is anticipated. Notwithstanding this, Meath County Council in conjunction with the EPA will monitor the water quality of discharges from the Crossakiel Waste Water Treatment Plant and the water quality of the river Tremblestown.

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

6.0 Finding of no significant effects matrix

This section comprises the completion of a finding of no significant effects matrix as described in the Guidance Document on the Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites.

Name of Plan or Project

Crossakiel Local Area Plan 2009-2015

Name and Location of Natura 2000 sites

Site Code	Site Name
2120	Lough Bane and Lough Glass
2299	River Boyne and River Blackwater

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

The proposed LAP includes objectives which seek to ensure that development in Crossakiel does not have a significant adverse impact on the sites outlined above. In particular, development in Crossakiel will be contingent upon adequate waste water treatment and water supply infrastructure. The latter will require the provision of alternative water sources of water supply to the Oldcastle / Kells area.

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

Table 6 of the Meath County Development Plan 2007-2013 provides for additional households in several settlements throughout the county. Local Area Plans are currently being prepared for many of these settlements. Plans which provide for additional households and which are currently served by the Oldcastle / Kells Water Supply Scheme include the following draft LAP's;

- Carlanstown
- Kells
- Moynalty
- Oldcastle

In the short term development within these settlements will be constrained by water supply from the Oldcastle / Kells water supply scheme. Notwithstanding this, alternative water supply sources will be identified for these settlements in order to provide for reduced water abstraction from Lough Bane. Water conservation measures will also provide for some additional water supply capacity to meet the water supply needs of additional households provided for.

The assessment of significance of effects

Describe how the project or plan (alone or in combination with other projects or plans) is likely to affect the Natura 2000 site

In the short term, the construction of additional households in Crossakiel may result in increased water abstraction from Lough Bane. Water conservation measures will reduce this impact. In the long term, the identification of alternative water supply sources for Crossakiel and other villages in the Kells area will provide for reduced water abstraction from Lough Bane and the enhancement of the cSAC.

Explain why these effects are not considered significant

The currently granted planning application for 38 no. houses to the west of the village will preclude the development of any further housing during the lifetime of the plan. Should this planning application wither, it is anticipated that proposals for alternative water sources will be well advanced.

List of agencies consulted

SEA screening letters were sent to the following:

The Manger, Development Applications Unit, Department of the Environment, Heritage and Local Government (DoEHLG), Dún Scéine, Harcourt Lane, Dublin 2.

Co-Ordination Unit, Department of Communications, Marine and Natural Resources (DCMNR), Leeson Lane, Dublin 2.

Tadhg O' Mahony, Environmental Protection Agency, Regional Inspectorate, Inniscarra, County Cork

Response to consultation

Department of the Environment, Heritage and Local Government

The submissions made by the Department with respect to the Crosssakeel SEA Screening report and the draft plan include the following:

- Lough Bane and the River Blackwater, from which the Kells/Oldcastle water supply system gets its water are both candidate Special Areas of Conservation.
- The appropriate assessment should address cumulative impacts and in particular the cumulative impacts of water abstraction from the identified SAC's in combination with other proposed developments or land use plans within or outside the Local Authority area.
- The Department is concerned that the issue of cumulative impacts has not been examined.
- The Draft LAP should be amended to make it clear that additional water abstraction from these cSAC's or elsewhere would only be allowed in compliance with Article 6 of the Habitats Directive and policy HER POL10 of the Meath County Development Plan 2007-2013.

Department of Communications, Marine and Natural Resources

The submissions made by the Department with respect to the Crosssakeel SEA Screening report and the draft plan are as follows:

With respect to the protection of the water quality and fishery status of the receiving waters, the status objectives as set out in the Water Framework Directive should not be compromised as a result of the LAP.

Waste water treatment plant capacity must be sufficient to take and treat the increased loadings, both organic and hydraulic, that are likely to arise from the projected population increases anticipated in the LAP.

Environmental Protection Agency

It is the view of the EPA that there exists the possibility for the occurrence of significant cumulative environmental effects due to the proximity of, and interaction between, the 13 Local Area Plans listed above as well with the Navan Town Development Plan (currently receiving and environmental assessment).

Two maps were included with this submission:

Map 1 which shows an overview of the 12 Local Area Plans and their proximity.

Map 2, which outlines the possible cumulative impacts of some of the Local Area Plans on the Rivers Boyne and Blackwater and Killyconny Bog SAC's. This includes Plans for Slane, Kilmainhamwood, Kells backlands, Crosssakeel and Carnaross.

Due to the possibility of cumulative effects, it is the view of the EPA that a single environmental assessment be carried out to include all of the Local Area Plans for which individual SEA screening statements have been submitted.

Data Collected to carry out the assessment

Who carried out this assessment?

Sheridan Woods Architects & Urban Planners

Sources of Data

Existing Records

Level of Assessment Completed

Desktop Study

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

This document contains the full results of the Appropriate Assessment Screening exercise.

7.0 Conclusion

Following a review of the draft Crossakiel Local Area Plan 2009-2015 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 Significant Effects have been completed.

This screening report was carried out to ascertain if the Plan is likely to have significant adverse effect on Natura 2000 sites and as such the requirement for an Appropriate Assessment. The Plan has been formulated to ensure that developments and effects arising from permissions based upon the Plan (either individually or in combination with other plans or projects) do not give rise to significant adverse effects on the integrity of Natura 2000 sites.

This screening report finds that the Crossakiel Local Area Plan in isolation of other plans or projects does not require further appropriate assessment.

Sheridan Woods Architects + Urban Planners

23 March 2009

Amendments to Draft Crossakiel Local Area Plan

Screening Report to Establish Requirement for an Appropriate Assessment

For Submission To

Environmental Protection Agency
Mr. Tadhg O'Mahony
Regional Inspectorate
Inniscarra
Co. Cork

Department of the Environment, Heritage and Local Government
The Manager
Development Applications Unit
Dun Sceine
Harcourt Lane
Dublin 2

The Department of Communications, Energy and Natural Resource
Mr. John Wayne
Assistant Principal
Co-ordination Unit
Elm House
Earlsvale Road
Cavan

Minister for Communications Energy and Natural Resources
Head Office
29 – 31 Adelaide Road
Dublin 2

Prepared by:

Meath County Council
Planning Department
Abbey Mall
Abbey Road
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1.0 Introduction

This screening report has been prepared in order to establish whether the proposed material amendments to the Draft Crossakiel Local Area Plan 2009-2015 require that an Appropriate Assessment of the plan should be carried out. An Appropriate Assessment is an assessment carried out under Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) in order to assess plans and projects significantly affecting Natura 2000 sites.

This report describes the relevant provisions of the EU Habitats Directive, the methodology used in screening the proposed material amendments to the Draft Crossakiel Local Area Plan, the proposed material amendments to the plan and relevant Natura 2000 sites. This report also identifies assessment criteria for the purpose of completing a 'Screening Matrix' and a 'Finding of No Significant Effects Matrix' in accordance with the EU Habitats Directive.

This report should be read in conjunction with the Crossakiel Local Area Plan Appropriate Assessment Screening Report prepared in March 2009 and included in Appendix B.

1.1 Terms of Reference

Appropriate assessment is provided for by Article 6(3) of the EU Habitats Directive.

Article 6(3) of the Habitats Directive states:

'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'.

Article 6(4) of the Directive states:

'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 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. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest'.

2.0 Methodology

The methodology used in screening the Crossakiel Local Area Plan has been derived from the Guidance Document on the Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites prepared by the European Commission in November 2001. This methodology comprises the following four steps:

- Describe the project or plan and the description and characterisation of other projects or plans that in combination have the potential for having significant effects on Natura 2000 sites;
- Determine whether the project or plan is directly related with or necessary to the management of Natura 2000 sites;
- Identify the potential effects on Natura 2000 sites;
- Assess the significance of any effects on Natura 2000 sites.

3.0 Description of the Proposed Material Amendments

The proposed material amendments to the Draft Crossakiel Local Area Plan 2009-2015 comprise the zoning of 2 no. parcels of land, measuring 0.37ha and 0.41 ha and currently located outside and adjoining the village boundary, land use zoning objective A1 *'To protect and enhance the amenity of developed residential communities'*. As such, the proposed material amendments will require an extension of the village boundary to encompass said lands (Appendix A).

Size, scale, area, land-take etc.

The Draft LAP area encompasses approximately 28 hectares. The proposed material amendments comprise the expansion of this area to include an additional 0.8 hectares. As such, the geographical area and population affected by the proposed material amendments is considered marginal.

Plan Sector

The Crossakiel LAP 2009-2015 seeks to facilitate the social and economic development of the village by providing for local housing demand and employment opportunities whilst protecting and enhancing the village environment and promoting environmental sustainability. The Plan will be used with respect to the development management of the village. The proposed material amendment includes land use zoning objectives for lands currently located outside and adjoining the village boundary and will provide the proper and sustainable able development of said lands within the context of the village.

Physical changes that will flow from the project or plan

Minor physical changes are anticipated as an outcome of the proposed land use zoning objective for the lands associated with the material amendment. These changes will be positive in nature.

The principal physical changes which may arise are as follows:

- Environmental improvements of the setting of the existing 2 no. dwellings.
- Potential intensification of sites to comprise additional dwelling houses within close proximity of the village.

Resource requirements

All development within Crossakiel will be contingent upon the provision of adequate resources including water and waste water infrastructure. The intensification of land within proximity of this infrastructure where capacity is available is considered positive. It is noted that the intensification potential of lands associated with the proposed material amendments is considered marginal given the size and location of the relevant lands.

Emissions and waste (disposal to land, water or air)

No significant emissions are anticipated as an outcome of the proposed material amendments. The connection of the existing and potential proposed dwellings to the village waste water treatment plant is considered an improvement on the current use of individual septic tanks.

Transportation requirements

There are no significant transportation requirements associated with the proposed material amendment. The relevant lands are located within walking distance of the services and amenities of the village and as such provide for sustainable trip patterns.

Duration of construction, operation, decommissioning etc.

It is not possible to determine the duration of construction or operation of uses provided for by the proposed material amendment. Notwithstanding this, the scale and nature of the relevant lands is such that it is not anticipated that development would occur for a period any greater than one year. It is intended that all new development would have a long life cycle and will be designed in accordance with the loose fit, long life principle.

Plan implementation period

The lifetime of the Crossakiel LAP will span a six year period from 2009-2015.

Distance from Natura 2000 sites or key features of the site

The nearest candidate Special Area of Conservation is the River Tremblestown, a tributary of the River Boyne, and situated approximately 1km west of the village. Lough Bane, a candidate Special Area of Conservation, is located approximately 12km south west of the village. The River Blackwater, which is also a candidate Special Area of Conservation, is located approximately 5km north of the village. Both Lough Bane and the River Blackwater are water supply sources for the Oldcastle / Kells Water Supply Scheme. The proposed material amendment provides for the protection and enhancement of existing residential communities is considered to have a minimal impact on these sites. It is not considered that the potential intensification of the relevant lands as an outcome of the proposed amendment will have a significant impact on Natura 2000 sites.

Cumulative impacts with other projects or plans

The village of Crossakiel is located in close proximity to a number of designated towns and villages in County Meath including Kells, Oldcastle and Carlanstown. Local Area Plans are currently being prepared for these settlements. Table 6 and Variation No. 2 of the Meath County Development Plan provides for the following household growth with respect to these settlements:

Carlanstown	50 households
Crossakiel	35 households
Kells	1092 households
Oldcastle	200 households
Total	1377

In the short term, the cumulative impact of the Crossakiel LAP in conjunction with these plans on Natura 2000 sites include increased demand on water supply from the Oldcastle / Kells water supply scheme (i.e. Lough Bane and the river Blackwater).

It is noted that it is proposed to identify alternative sources of water supply in order to meet the needs of these settlements in the longer term. It is anticipated that an alternative source of water supply will become available in 2014.

In addition, Meath County Council will consider the provision of a borehole (groundwater supply) where it accords with their long term proposals for an area, is close to the existing pipe network and ideally storage facilities, and where the borehole will cater for the wider needs of the centre and not just individual developments. The cost of providing and maintaining the water supply plant must be borne by the developer in addition to the standard financial contributions towards the cost of providing the long-term solution. However, the Council will not consider a number of individual bore holes serving a large residential development or individual bore holes serving small scale developments.

It is also noted that the Order of Priority for the development of residential lands in Crossakiel identifies development phases over the periods 2006-2013 (phase 1) and post 2013 (phase 2). At present, a granted planning application for 38 no. houses on phase 1 lands to the west of the village accounts for all additional houses provided for by the County Development and the proposed LAP. The remaining phase 1 residential lands in the village are zoned for mixed residential and business uses and comprise brown field sites with limited development potential. Given that the provision for additional housing in the village has been met, the LAP does not provide for additional housing that has not already been provided for. The development of phase 2 lands (post 2013) will be contingent upon the provision of adequate infrastructure including water supply. It is

anticipated that proposals for alternative water sources for the Kells area will be well advanced at this point in time.

Similarly, the settlements of Carlanstown, Kells and Oldcastle identify phase 2 residential lands which will restrict the extent of development which can occur in the period 2006-2013.

4.0 Relationship between the Plan and Natura 2000 sites

Lough Bane, a candidate SAC is located approximately 12km south west of the village and is the main source of water for the Oldcastle / Kells water supply scheme. The River Blackwater, a candidate SAC, is located approximately 5km north of the village and the River Tremblestown, a tributary of the River Boyne and also a candidate SAC is located approximately 1km west of the village. The River Blackwater is also a source of water for the Oldcastle / Kells water supply scheme. A map showing the location of these Natura 2000 sites with respect to Crossakiel is appended (Appendix B).

Site Code	Site Name
2120	Lough Bane and Lough Glass
2299	River Boyne and River Blackwater

Lough Bane and Lough Glass

This site is located on the Meath/Westmeath border, about 10 km south of Oldcastle. It comprises three lakes situated in a shallow valley. Lough Bane is by far the largest of the group, with the much smaller Lough Glass occurring immediately to the east and Lough Glass North to the north-west. 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. The connection between Lough Glass and Lough Bane has now been severed and the flow from Glass is diverted to the south-west. The water level has dropped over the years and has exposed soft marl along parts of the shore.

Lough Bane is a good example of a hard water marl lake with well developed stonewort (*Chara* spp.) communities. This is an important habitat listed on Annex I of the E.U. Habitats Directive. Sampling of the aquatic flora has shown the presence in Lough Bane of at least four species of Charophyte, i.e. *Chara rudis* (dominant in deep water), *C. curta* (shallow water at north shore), *C. globularis* and *C. contraria* (both mid-south shore).

Much of the shoreline of the lakes has a fringe of wetland vegetation, mostly Common Reed (*Phragmites australis*) and Common Club-rush (*Scirpus lacustris*), but also some Water Horsetail (*Equisetum fluviatile*) and Bottle Sedge (*Carex rostrata*). At the east and west ends of Lough Bane the swamp vegetation is particularly well developed and there is also fen vegetation. Species include Jointed Rush (*Juncus articulatus*), Water-cress (*Nasturtium officinale*), Meadowsweet (*Filipendula ulmaria*), Devils'-bit Scabious (*Succisa pratensis*), Meadow Thistle (*Cirsium dissectum*), Marsh Bedstraw (*Galium palustre*) and Grass-of-parnassus (*Parnassia palustris*).

Mixed woodland occurs along parts of the south and north shores. Species present include Beech (*Fagus sylvatica*), Oak (*Quercus* sp.), Holly (*Ilex aquifolium*), Scots Pine (*Pinus sylvestris*) and European Larch (*Larix decidua*). In some areas Hazel (*Corylus avellana*) becomes dominant, along with other shrubby species such as Hawthorn (*Crataegus monogyna*).

Dry calcareous grassland (mostly unimproved) is found in a few areas, notably at Noggin Hill. Species present here include Primrose (*Primula vulgaris*), Fairy Flax (*Linum catharticum*), Lady's Bedstraw (*Galium verum*), Ribwort Plantain (*Plantago lanceolata*) and the grasses *Briza media* and *Cynosurus cristatus*.

The lake has Brown Trout and is an important angling lake. An important population of White-clawed Crayfish (*Austropotamobius pallipes*), a species listed on Annex II of the E.U. Habitats Directive, was known from these lakes, but it was wiped out by a fungal plague (*Aphanomyces astaci*) in the 1980s. Crayfish have successfully been re-introduced to other lakes in the area and National Parks and Wildlife intend to re-introduce them to Lough Bane. The lakes and fringing wetlands also support a varied avifauna including Little Grebe, Cormorant, Lapwing, Curlew and Snipe.

Despite being surrounded by mostly improved pasture, the quality of the water appears good and Lough Bane has been classified as a very oligotrophic system. However, as it is a small waterbody and situated in a valley, it is vulnerable to water pollution. A further threat comes from afforestation within the catchment - should there be an increase in the areas under commercial forestry, the quality of the water could be affected.

Overall, this is a fine example of a hard water marl lake system with good *Chara* communities. Such systems are becoming scarce in Europe.

River Boyne and River Blackwater

This site comprises the freshwater element of the River Boyne as far as the Boyne Aqueduct, the Blackwater as far as Lough Ramor and the Boyne tributaries including the Deel, Stoneyford and Tremblestown Rivers. These riverine stretches drain a considerable area of Meath and Westmeath and smaller areas of Cavan and Louth. The underlying geology is Carboniferous Limestone for the most part with areas of Upper, Lower and Middle well represented. In the vicinity of Kells Silurian Quartzite is present while close to Trim are Carboniferous Shales and Sandstones. There are many large towns adjacent to but not within the site. Towns both small and large, include Slane, Navan, Kells, Trim, Athboy and Ballivor.

The site is a candidate SAC selected for alkaline fen and alluvial woodlands, both habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive – Atlantic Salmon, Otter and River Lamprey.

The main areas of alkaline fen are concentrated in the vicinity of Lough Shesk, Freehan Lough and Newtown Lough. The hummocky nature of the local terrain produces frequent springs and seepages which are rich in lime. A series of base-rich marshes have developed in the poorly-drained hollows, generally linked with these three lakes. Open water is usually fringed by Bulrush (*Typha latifolia*), Common Club-rush (*Scirpus lacustris*) or Common Reed (*Phragmites australis*) and this last species also extends shorewards where a dense stand of Great Fen Sedge or Saw Sedge (*Cladium mariscus*) frequently occurs. This in turn grades into a sedge and grass community (*Carex* spp., *Molinia caerulea*) or one dominated by the Black Bog-rush (*Schoenus nigricans*). An alternative direction for the aquatic/terrestrial transition to take is through a floating layer of vegetation. This is normally based on Bogbean (*Menyanthes trifoliata*) and Marsh cinquefoil (*Potentilla palustris*). Other species gradually become established on this cover, especially plants tolerant of low nutrient status e.g. bog mosses (*Sphagnum* spp.). Diversity of plant and animal life is high in the fen and the flora, includes many rarities. The plants of interest include Narrow-leaved Marsh Orchid (*Dactylorhiza traunsteineri*), Fen Bedstraw (*Galium uliginosum*), Cowbane (*Cicuta virosa*), Frogbit (*Hydrocharis morsus-ranae*) and Least Bur-reed (*Sparganium minimum*). These species tend to be restricted in their distribution in Ireland. Also notable is the abundance of aquatic Stoneworts (*Chara* spp.) which are characteristic of calcareous wetlands.

The rare plant, Round-leaved Wintergreen (*Pyrola rotundifolia*) occurs around Newtown Lough. This species is listed in the Red Data Book and is protected under the Flora Protection Order, 1999, and this site is its only occurrence in Co. Meath.

Wet woodland fringes many stretches of the Boyne. The Boyne River Islands are a small chain of three islands situated 2.5 km west of Drogheda. The islands were formed by the build up of alluvial sediment in this part of

the river where water movement is sluggish. All of the islands are covered by dense thickets of wet, Willow (*Salix* spp.) woodland, with the following species occurring: Osier (*S. viminalis*), Crack Willow (*S. fragilis*), White Willow (*S. alba*), Purple Willow (*Salix purpurea*) and Grey Willow (*S. cinerea*). A small area of Alder (*Alnus glutinosa*) woodland is found on soft ground at the edge of the canal in the north-western section of the islands. Along other stretches of the rivers of the site Grey Willow scrub and pockets of wet woodland dominated by Alder have become established, particularly at the river edge of mature deciduous woodland. Ash (*Fraxinus excelsior*) and Birch (*Betula pubescens*) are common in the latter and the ground flora is typical of wet woodland with Meadowsweet (*Filipendula ulmaria*), Angelica (*Angelica sylvestris*), Yellow Iris, Horsetail (*Equisetum* spp.) and occasional tussocks of Greater Tussock-sedge (*Carex paniculata*).

The dominant habitat along the edges of the river is freshwater marsh - the following plant species occur commonly here: Yellow Flag (*Iris pseudacorus*), Creeping Bent (*Agrostis stolonifera*), Canary Reed-grass (*Phalaris arundinacea*), Marsh Bedstraw (*Galium palustre*), Water Mint (*Mentha aquatica*) and Water Forget-me-not (*Myosotis scorpioides*). In the wetter areas of the marsh Common Meadow-rue (*Thalictrum flavum*) is found. In the vicinity of Dowth, Fen Bedstraw (*Galium uliginosum*), a scarce species mainly confined to marshy areas in the midlands, is common in this vegetation. Swamp Meadow-grass (*Poa palustris*) is an introduced plant which has spread into the wild (naturalised) along the Boyne approximately 5 km south-west of Slane. It is a rare species which is listed in the Red Data Book and has been recorded among freshwater marsh vegetation on the banks of the Boyne in this site. The only other record for this species in the Republic is from a site in Co. Monaghan.

The secondary habitat associated with the marsh is wet grassland and species such as Tall Fescue (*Festuca arundinacea*), Silverweed (*Potentilla anserina*), Creeping Buttercup (*Ranunculus repens*), Meadowsweet (*Filipendula ulmaria*) and Meadow Vetchling (*Lathyrus pratensis*) are well represented. Strawberry Clover (*Trifolium fragiferum*), a plant generally restricted to coastal locations in Ireland, has been recorded from wet grassland vegetation at Trim. At Rossnaree river bank on the River Boyne, is Round-Fruited Rush (*Juncus compressus*) found in alluvial pasture, which is generally periodically flooded during the winter months. This rare plant is only found in three counties in Ireland.

Along much of the Boyne and along tributary stretches are areas of mature deciduous woodland on the steeper slopes above the floodplain marsh or wet woodland vegetation. Many of these are planted in origin. However the steeper areas of King Williams Glen and Townley Hall wood have been left unmanaged and now have a more natural character. East of Curley Hole the woodland has a natural appearance with few conifers. Broad-leaved species include Oak (*Quercus* spp.), Ash (*Fraxinus excelsior*), Willows, Hazel (*Corylus avellana*), Sycamore (*Acer pseudoplatanus*), Holly (*Ilex aquifolium*), Horse chestnut (*Aesculus* sp.) and the shrubs Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*) and Elder (*Sambucus nigra*). South-west of Slane and in Dowth, the addition of some more exotic tree species such as Wych Elm (*Ulmus glabra*), Beech (*Fagus sylvatica*), and occasionally Lime (*Tilia cordata*), are seen. Coniferous trees, Larch (*Larix* sp.) and Scots Pine (*Pinus sylvestris*) also occur. The woodland ground flora includes Barren Strawberry (*Potentilla sterilis*), Enchanter's Nightshade (*Circaea lutetiana*) and Ground-ivy (*Glechoma hederacea*), along with a range of ferns. Variation occurs in the composition of the canopy, for example, in wet patches alongside the river, White Willow and Alder form the canopy.

Other habitats present along the Boyne and Blackwater include lowland dry grassland, improved grassland, reedswamp, weedy wasteground areas, scrub, hedge, drainage ditches and canal. In the vicinity of Lough Shesk, the dry slopes of the morainic hummocks support grassland vegetation which, in some places, is partially colonised by Gorse (*Ulex europaeus*) scrub. Those grasslands which remain unimproved for pasture are species-rich with Common Knapweed (*Centaurea nigra*), Creeping Thistle (*Cirsium arvense*) and Ribwort Plantain (*Plantago lanceolata*) commonly present. Fringing the canal alongside the Boyne south-west of Slane, are Reed Sweet-grass (*Glyceria maxima*), Great Willowherb (*Epilobium hirsutum*) and Meadowsweet.

The Boyne and its tributaries is one of Ireland's premier game fisheries and it offers a wide range of angling from fishing for spring salmon and grilse to seatrout fishing and extensive brown trout fishing. Atlantic Salmon (*Salmo salar*) use the tributaries and headwaters as spawning grounds. Although this species is still fished commercially in Ireland, it is considered to be endangered or locally threatened elsewhere in Europe and is listed on Annex II of the Habitats Directive. Atlantic Salmon run the Boyne almost every month of the year. The Boyne is most important as it represents an eastern river which holds large three-sea-winter fish from 20 –30 lb. These fish generally arrive in February with smaller spring fish (10 lb) arriving in April/May. The grilse come in July, water permitting. The river gets a further run of fish in late August and this run would appear to last well after the fishing season. The salmon fishing season lasts from 1st March to 30th September.

The Blackwater is a medium sized limestone river which is still recovering from the effects of the arterial drainage scheme of the 70's. Salmon stocks have not recovered to the numbers pre drainage. The Deel, Riverstown, Stoneyford and Tremblestown Rivers are all spring fed with a continuous high volume of water. They are difficult to fish in that some are overgrown while others have been affected by drainage with the resulting high banks.

The site is also important for the populations of two other species listed on Annex II of the E.U. Habitats Directive, namely River Lamprey (*Lampetra fluviatilis*) which is present in the lower reaches of the Boyne River while the Otter (*Lutra lutra*) can be found throughout the site. In addition, the site also supports many more of the mammal species occurring in Ireland. Those which are listed in the Irish Red Data Book include Pine Marten, Badger and Irish Hare. Common Frog, another Red Data Book species, also occurs within the site. All of these animals with the addition of the Stoat and Red Squirrel, which also occur within the site, are protected under the Wildlife Act.

Whooper Swans winter regularly at several locations along the Boyne and Blackwater Rivers. Parts of these areas are within the cSAC site. Known sites are at Newgrange (c. 20 in recent winters), near Slane (20+ in recent winters), Wilkinstown (several records of 100+) and River Blackwater from Kells to Navan (104 at Kells in winter 1996/97, 182 at Headfort in winter 1997/98, 200-300 in winter 1999/00). The available information indicates that there is a regular wintering population of Whooper Swans based along the Boyne and Blackwater River valleys. The birds use a range of feeding sites but roosting sites are not well known. The population is substantial, certainly of national, and at times international, importance. Numbers are probably in the low hundreds.

Intensive agriculture is the main landuse along the site. Much of the grassland is in very large fields and is improved. Silage harvesting is carried out. The spreading of slurry and fertiliser poses a threat to the water quality of this salmonid river and to the lakes. In the more extensive agricultural areas sheep grazing is carried out.

Fishing is a main tourist attraction on the Boyne and Blackwater and there are a number of Angler Associations, some with a number of beats. Fishing stands and styles have been erected in places. The Eastern Regional Fishery Board have erected fencing along selected stretches of the river as part of their salmonid enhancement programme. Parts of the river system have been arterially dredged. In 1969 an arterial dredging scheme commenced and disrupted angling for 18 years. The dredging altered the character of the river completely and resulted in many cases in leaving very high banks. The main channel from Drogheda upstream to Navan was left untouched, as were a few stretches on the Blackwater. Ongoing maintenance dredging is carried out along stretches of the river system where the gradient is low. This is extremely destructive to salmonid habitat in the area. Drainage of the adjacent river systems also impacts on the many small wetland areas throughout the site. The River Boyne is a designated Salmonid Water under the EU Freshwater Fish Directive.

The site supports populations of several species listed on Annex II of the EU Habitats Directive, and habitats listed on Annex I of this directive, as well as examples of other important habitats. Although the wet woodland areas appear small there are few similar examples of this type of alluvial wet woodland remaining in the country, particularly in the north-east. The semi-natural habitats, particularly the strips of woodland which extend along the river banks and the marsh and wet grasslands, increase the overall habitat diversity and add to the ecological value of the site as does the presence of a range of Red Data Book plant and animal species and the presence of nationally rare plant species.

5.0 Screening Matrix

This section describes the individual elements arising from the proposed material amendments (either alone or in combination with other plans or projects) likely to give rise to impacts on Natura 2000 sites. These impacts are assessed with respect to the assessment criteria identified in the *Guidance Document on the Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites*.

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 site.

Increased Water Supply Demand

The potential intensification of the lands associated with the proposed material amendment will generate an increase in water supply demand.

However, it is noted that it shall be a policy of the proposed LAP *'to ensure that the provision of future public water supplies does not have a significant adverse affect on protected areas including candidate SAC's and that development on a designated SAC or those proposed to be designated is permitted only where an assessment carried out to the satisfaction of the Planning Authority and National Parks & Wildlife Service of the DoEHLG, indicates that it will have no significant adverse effect on such an area, in compliance with HER POL 10 of the Meath County Development Plan 2007-2013 and Article 6 of the Habitats Directive'*.

Increased Discharge from the Crossakiel Waste Water Treatment Plant

The proposed extension of the village boundary to include the proposed additional zoned lands will provide an opportunity to connect existing dwellings operating on individual septic tanks to the public waste water treatment plant. The proposed material amendments will also provide for the connection of any new dwellings, which may be permitted as part of the intensification of these additional zoned lands, to the public waste water treatment plant. Meath County Council and the EPA will continue to monitor the water quality of the River Tremblestown and the discharges from the public sewerage treatment plant.

Describe the individual elements of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

Size and Scale

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their size or scale shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects).

Land-Take

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their land take shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects).

Distance from the Natura 2000 site or key features of the site

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their proximity shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects). We note that the River Boyne tributaries, the River Blackwater and Lough Bane are located approximately 1km, 5km and 12km from Crossakiel village and the sites subject to the proposed material amendment.

Emissions (disposal to land, water or air)

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their emissions shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects).

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from disposal to land or air shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects).

Excavation Requirements

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their excavation requirements shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects).

Transportation Requirements

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their transportation requirements shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects).

Duration of construction, operation, decommissioning etc.

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites arising from their duration of construction, operation or decommissioning etc. shall be permitted on the basis of the proposed material amendment (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 any Natura 2000 sites arising from any other effects shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects).

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

Reduction of habitat area

No projects giving rise to reduction of habitat areas for Natura 2000 sites shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects).

Disturbance to key species

No projects giving rise to disturbance to key species for Natura 2000 sites shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects).

Habitat or species fragmentation

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

Reduction in species density

No projects giving rise to a reduction in species density of Natura 2000 sites shall be permitted on the basis of the proposed material amendment (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 a reduction in water quality of Natura 2000 sites shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects). The Council in conjunction with the EPA shall monitor the discharge from the Crossakiel Waste Water Treatment Plant and the water quality of the River Tremblestown in this regard.

Climate change

No projects giving rise to significant adverse climatic changes in Natura 2000 sites shall be permitted on the basis of the proposed material amendment (either individually or in combination with other plans or projects).

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

Interference with the key relationships that define the structure of the site

No projects giving rise to interferences with key relationships that define the structure of Natura 2000 sites shall be permitted on the basis of the proposed material amendment (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 interferences with key relationships that define the function of Natura 2000 sites shall be permitted on the basis of the proposed material amendment (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 site (e.g. water quality etc.)

No change to water quality of Lough Bane or the River Boyne is anticipated. Notwithstanding this, Meath County Council in conjunction with the EPA will monitor the water quality of discharges from the Crossakiel Waste Water Treatment Plant and the water quality of the river Tremblestown.

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

6.0 Finding of no significant effects matrix

This section comprises the completion of a finding of no significant effects matrix as described in the *Guidance Document on the Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites*.

Name of Plan or Project

Proposed material amendment to the Draft Crossakiel Local Area Plan 2009-2015

Name and Location of Natura 2000 sites

Site Code	Site Name
2120	Lough Bane and Lough Glass
2299	River Boyne and River Blackwater

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

The proposed material amendment LAP includes objectives which seek to protect and enhance the amenity of existing residential areas. Potential intensification of these sites will be contingent upon adequate infrastructure being in place. In particular, development in Crossakiel will be contingent upon adequate waste water treatment and water supply infrastructure. The latter will require the provision of alternative water sources of water supply to the Oldcastle / Kells area.

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

The proposed material amendments to the Draft Crossakiel LAP should be considered in conjunction with the overall plan and the preparation of other plans currently served by the Oldcastle / Kells water supply scheme (we refer to the Crossakiel LAP Appropriate Assessment screening report in this regard). Table 6 of the Meath County Development Plan 2007-2013 provides for additional households in several settlements throughout the county. Local Area Plans are currently being prepared for many of these settlements. Plans which provide for additional households and which are currently served by the Oldcastle / Kells Water Supply Scheme include the following draft LAP's;

- Carlanstown
- Kells
- Moynalty
- Oldcastle

In the short term development within these settlements will be constrained by water supply from the Oldcastle / Kells water supply scheme. Notwithstanding this, alternative water supply sources will be identified for these settlements in order to provide for reduced water abstraction from Lough Bane. Water conservation measures

will also provide for some additional water supply capacity to meet the water supply needs of additional households provided for.

The assessment of significance of effects

Describe how the project or plan (alone or in combination with other projects or plans) is likely to affect the Natura 2000 site

The potential intensification of lands associated with the material amendment to the plan may lead to increased water supply demand. However, development will be contingent upon the provision of necessary infrastructure including water supply. As such, development would only occur where alternative water sources to Lough Bane have been developed.

Explain why these effects are not considered significant

Given the extent of the lands associated with the proposed material amendment it is not anticipated that a significant increase in water demand will arise as an outcome of the proposed amendments.

List of agencies consulted

SEA screening letters were sent to the following:

- The Manager, Development Applications Unit, Department of the Environment, Heritage and Local Government (DoEHLG), Dún Scéine, Harcourt Lane, Dublin 2.
- Co-Ordination Unit, Department of Communications, Marine and Natural Resources (DCMNR), Leeson Lane, Dublin 2.
- Tadhg O' Mahony, Environmental Protection Agency, Regional Inspectorate, Inniscarra, County Cork

Data Collected to carry out the assessment

Who carried out this assessment?

Sheridan Woods Architects & Urban Planners

Sources of Data

Existing Records

Level of Assessment Completed

Desktop Study

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

This document contains the full results of the Appropriate Assessment Screening exercise.

7.0 Conclusion

Following a review of the proposed material amendments of the Draft Crossakiel Local Area Plan 2009-2015 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 Significant Effects have been completed.

This screening report was carried out to ascertain if the proposed material amendments to the Draft Crossakiel Local Area Plan 2009-2015 are likely to have significant adverse effect on Natura 2000 sites and as such the requirement for an Appropriate Assessment. The proposed amendments have been formulated to ensure that developments and effects arising from permissions based upon the proposed amendments (either individually or in combination with other plans or projects) do not give rise to significant adverse effects on the integrity of Natura 2000 sites.

This screening report finds that the proposed amendments to the Crossakiel Local Area Plan do not require further appropriate assessment.

Sheridan Woods Architects + Urban Planners

06 May 2009

Appendix III Existing List of Protected Structures in Crossakiel

Reg. No. MH016-220
 AIS R
 NIAH No. 14312014
 Structure Water pump
 Street/Townland Crossakiel
 Town Crossakiel
 Building Type Water pump
 Description Cast-iron water pump with fluted neck and curved handle. Set on concrete platform and surrounded by a stone wall.



Reg. No. MH016-221
 AIS R
 NIAH No. 14312006
 Structure House
 Street/Townland Crossakiel
 Town Crossakiel
 Building Type House
 Description Detached three-bay two storey house, built in 1870. Pitched slate roof with rendered chimney stack. Roughcast rendered walls with render quoins. Timber sash windows replaced with uPVC in 2006, Stone cills.



Reg. No. MH016-222
 AIS R
 NIAH No. 14312010
 Structure St. Schiria's Church of Ireland
 Street/Townland Crossakiel
 Town Crossakiel
 Building Type Church (C of I) Ruin
 Description Detached Church of Ireland church, built c. 1823, now in ruins. Comprising of three-bay side elevations to nave, with three-stage tower and ashlar spire.



Reg. No. MH016-223
 AIS R
 NIAH No. 14312011
 Structure Water pump
 Street/Townland Crossakiel
 Town Crossakiel
 Building Type Water pump
 Description Cast-iron water pump, c. 1870, with curved handle and acorn finial.



Reg. No. MH016-224
 AIS R
 NIAH No. 14312008
 Structure Post Office
 Street/Townland Crossakiel
 Town Crossakiel
 Building Type Post Office
 Description Corner-sited detached three-bay two-storey, built c. 1870.



Reg. No. MH016-225
 AIS R
 NIAH No. 14312009
 Structure Hill House
 Street/Townland Crossakiel
 Town Crossakiel
 Building Type Hill House
 Description Detached three-bay two storey house, built c. 1830. Hipped slate roof with ashlar chimney stack. Roughcast rendered walls with render quoins and string course at sill level to first floor.



Appendix IV Tree Survey*

<i>Tag No.</i>	<i>Common Name</i>	<i>Age Class</i>	<i>Condition</i>
6501	Sycamore	Mature	Fair & Evidence of Decay
6502	Beech	Mature	Fair
6503	Beech	Mature	Fair
6504	Beech	Mature	Fair
6505	Sycamore	Mature	Fair & Evidence of Decay
6506	Sycamore	Over-Mature	Poor & Evidence of Decay
6507	Sycamore	Mature	Poor & Evidence of Decay
6508	Sycamore	Over-Mature	Poor & Evidence of Decay
6509	Sycamore	Over-Mature	Fair
6510	Sycamore	Over-Mature	Fair
6511	Sycamore	Over-Mature	Fair
6512	Sycamore	Over-Mature	Fair & Evidence of Decay
6513	Sycamore	Over-Mature	Fair & Evidence of Decay
6514	Sycamore	Over-Mature	Poor & Evidence of Decay & Root Damage
6515	Sycamore	Over-Mature	Poor & Evidence of Decay & Root Damage
6516	Sycamore	Mature	Fair & Evidence of Decay
6517	Sycamore	Mature	Fair & Evidence of Decay & Root Damage
6518	Beech	Young	Good
6519		Over-Mature	Poor & Evidence of Decay
6520	Beech	Mature	Fair & Evidence of Decay
6521	Common Ash	Mature	Fair & Evidence of Decay
6522	Common Ash	Mature	Fair & Evidence of Decay & Root Damage
6523	Sycamore	Over-Mature	Poor & Evidence of Decay
6524	Common Ash	Over-Mature	Poor & Evidence of Decay
6525	Common Ash	Over-Mature	Poor & Evidence of Decay
6526	Sycamore	Over-Mature	Fair & Evidence of Decay
6527	Beech	Mature	Fair
6528	Common Ash	Mature	Fair & Evidence of Decay
6529	Common Ash	Over-Mature	Poor & Evidence of Decay
6530	Common Ash	Over-Mature	Poor & Evidence of Decay
6531	Common Ash	Over-Mature	Fair & Evidence of Decay
Untagged 1	Common Ash	Mature	Fair
Untagged 2	Beech	Mature	Fair
Untagged 3	Horse Chestnut	Mature	Fair & Evidence of Decay
Untagged 4	Horse Chestnut	Mature	Poor & Evidence of Decay
Untagged 5	Horse Chestnut	Mature	Fair & Evidence of Decay
6532	Sycamore	Mature	Poor & Evidence of Decay & Root Damage
6533	Ornamental Berry	Over-Mature	Fair
6534	Ornamental Shrub	Mature	Fair
6535	Ornamental Shrub	Mature	Fair
6536	Sycamore	Over-Mature	Fair & Evidence of Decay
6537	Common Ash	Mature	Fair
6538	Beech	Over-Mature	Fair & Evidence of Decay
6539	Beech	Over-Mature	Fair & Evidence of Decay
UN2	Beech	Over-Mature	Fair & Evidence of Decay
6540	Sycamore	Over-Mature	Poor & Evidence of Decay
6541	Sycamore	Over-Mature	Fair & Evidence of Decay
6542	Beech	Over-Mature	Fair & Evidence of Decay
6543	Copper Beech	Young	Good
6544	Sycamore	Over-Mature	Poor & Evidence of Decay
6545	Sycamore	Over-Mature	Poor & Evidence of Decay
6546	Sycamore	Over-Mature	Poor & Evidence of Decay
6547	Sycamore	Over-Mature	Fair & Evidence of Decay
6548	Sycamore	Over-Mature	Fair & Evidence of Decay
6549	Sycamore	Over-Mature	Fair & Evidence of Decay

<i>Tree Safety</i>	<i>Actions</i>	<i>Ecological / Conservation / Amenity Value</i>
Safe	Reduce Crown	B2
Safe	Do Nothing	A2
Safe	Reduce Crown	A2
Safe	Do Nothing	A2
Safe	Reduce Crown	B2
Dangerous	Fell	R
Dangerous	Fell	R
Moderately Safe	Fell	R
Safe	Reduce Crown	A2
Safe	Reduce Crown	A2
Safe	Reduce Crown	A2
Safe	Reduce Crown	A2
Safe	Reduce Crown	B2
Moderately Safe	Reduce Crown	B2
Dangerous	Fell	R
Safe	Reduce Crown	B2
Moderately Safe	Fell	R
No Danger	Do Nothing	A2
Moderately Safe	Fell	R
No Danger	Reduce Crown	B2
No Danger	Reduce Crown	B2
Safe	Reduce Crown	B2
Moderately Safe	Fell	R
Moderately Safe	Fell	R
Moderately Safe	Fell	R
Safe	Reduce Crown & Remove Ivy	B2
Safe	Reduce Crown	B2
Safe	Reduce Crown & Remove Ivy	B2
Moderately Safe	Fell	R
Moderately Safe	Fell	R
Safe	Reduce Crown & Remove Ivy	B2
Moderately Safe	Fell	R
Safe	Do Nothing	A2
Safe	Reduce Crown	B2
Safe	Reduce Crown	B2
Safe	Reduce Crown	B2
Moderately Safe	Fell	R
Safe	Reduce Crown	B2
No Danger	Do Nothing	B2
No Danger	Do Nothing	B2
Safe	Reduce Crown & Remove Ivy	B2
Safe	Remove Ivy	B2
Moderately Safe	Reduce Crown & Remove Ivy	B2
Safe	Reduce Crown & Remove Ivy	B2
Safe	Reduce Crown & Remove Ivy	B2
Moderately Safe	Fell	R
Safe	Reduce Crown & Remove Ivy	B2
Safe	Reduce Crown & Remove Ivy	B2
No Danger	Remove Ivy	B2
Dangerous	Fell	R
Dangerous	Fell	R
Dangerous	Fell	R
Safe	Reduce Crown	B2
Safe	Reduce Crown	B2
Safe	Reduce Crown & Remove Ivy	B2

Trees for removal		
Category	R	
Definition	Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management	
Criteria	Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).	
	Trees that are dead or are showing signs of significant, immediate and irreversible over all decline.	
	Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality.	
	NOTE: Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree	
Trees to be considered for retention		
Category	A	
Definition	Those of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).	
Criteria	A1	Mainly Arboricultural Values
		Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).
	A2	Mainly Landscape Values
		Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups).
	A3	Mainly Cultural Values, including Conservation
		Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).
Category	B	
Definition	Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).	
Criteria	B1	Mainly Arboricultural Values
		Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of unsympathetic past management and minor storm damage).
	B2	Mainly Landscape Values
		Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better. A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality.
	B3	Mainly Cultural Values, including Conservation
		Trees with clearly identifiable conservation or other cultural benefits.

Category	C	
Definition	Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	
Criteria	<i>C1</i>	<i>Mainly Arboricultural Values</i>
		Trees not qualifying in higher categories.
	<i>C2</i>	<i>Mainly Landscape Values</i>
		Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.
	<i>C3</i>	<i>Mainly Cultural Values, including Conservation</i>
		Trees with very limited conservation or other cultural benefits.
NOTE: Whilst C category trees will not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.		



Tree Survey

*Tree survey summary only - extracted from Crossakiel, Athboy, Slane and Duleek Tree Survey

Appendix V Urban Analysis



Crossakiel Urban Analysis

Appendix VI Land Use Matrix and Zoning Map

The land use zoning matrix for Crossakiel has been taken from the Meath County Development Plan 2007-2013. The land use zoning matrix is intended to provide guidance to potential developers with respect to uses that may or may not be permitted within a zoned area. The Zoning Matrix illustrates the acceptability or unacceptability in principle of various uses for the zoning objectives below.

- A1 To protect and enhance the amenity of developed residential communities
- A5 To provide for low density residential development in accordance with action area based planning and individual dwelling design
- C1 To provide for and facilitate mixed residential and business uses in existing mixed use central business areas
- E1 To provide for industrial and related uses subject to the provision of necessary physical infrastructure
- F1 To provide for and enhance open spaces for active and passive recreational amenities
- G1 To provide for necessary community, recreational and educational facilities

A = Will Normally be Accepted

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 Permitted

Development which is classified as not normally 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 zoning objectives will be considered on their merits.

However, an indication that a proposal would be 'permitted in principle' from the matrix should in no way be taken to imply 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.

Land Use Matrix

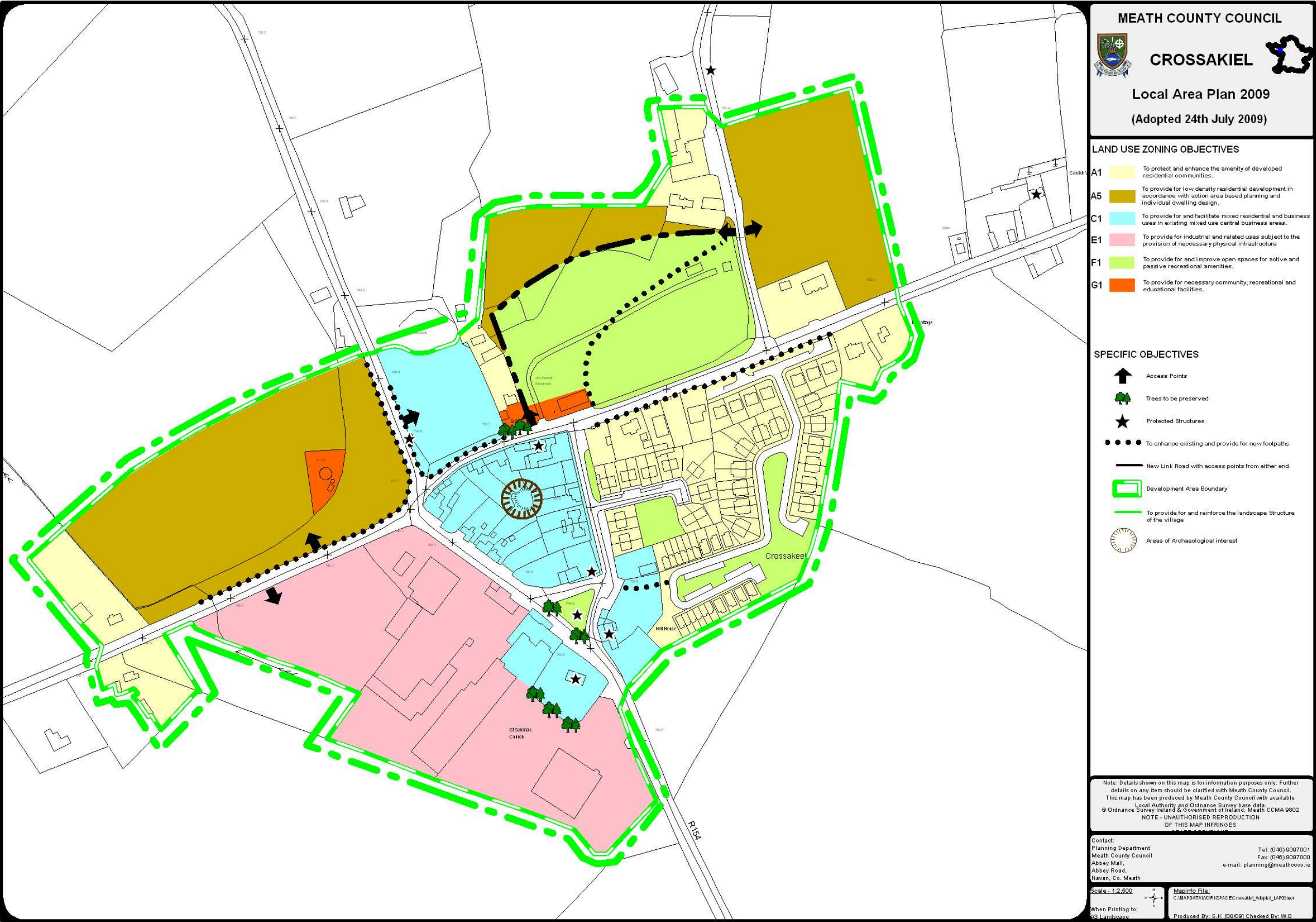
Use Classes	A1	A5	C1	E1	F1	G1
A.T.M. (In Commercial Premises)	A	A	A	X	X	X
Abattoir	X	X	X	O	X	X
Adverts	O	O	O	A	X	X
Outdoor Advertising Structures	X	X	O	A	O	X
Agri-Business	X	X	O	A	X	X
Amusement Arcade	X	X	X	X	X	X
B&B	A	A	A	X	X	X
Bank / Financial Institution	X	O	X	X	X	X
Betting Office	X	O	O	X	X	X
Bring Banks	A	A	A	A	O	O
Car Park (Commercial)	X	X	O	O	X	X
Caravan Park	X	X	X	X	O	X
Car Dismantler / Scrap Yard	X	X	X	O	X	X
Cash & Carry	X	X	O	A	X	X
Casual Trading	X	X	O	X	X	X
Cemetery	X	X	X	X	X	A
Church	X	O	A	X	O	A
Cinema	X	X	O	X	X	A
Community Facility / Centre	O	A	A	X	O	A
Conference Centre	X	O	O	X	X	X
C&D Waster Recycling Centre	X	X	X	O	X	X
Creche / Childcare Facility	O	A	A	O	X	A
Cultural Facility / Use	O	O	A	X	O	A
Dance Hall / Night Club	X	X	O	X	X	X
Doctors / Dentists*	O	O	A	X	X	O
Drive Through Restaurants	X	X	O	X	X	X
Education	O	O	A	X	X	A
Energy Installation	X	X	X	A	X	X
Enterprise Centre	X	O	O	A	X	X
Fuel Depot – Domestic	X	X	X	A	X	X
Fuel Depot – Petroleum Products	X	X	X	A	X	X
Funeral Home	X	O	O	X	X	A
Garden Centre	X	X	O	A	X	X
Guest House	O	A	A	X	X	X
Halting Site / Group Housing	O	A	O	X	X	O
Health Centre	O	O	A	X	X	A
Heavy Goods Vehicle Car Park	X	X	X	A	X	X
Home Based Economic Activities	O	O	O	X	X	X
Hospital	X	O	A	X	X	A
Hostel	X	O	A	X	X	X
Hotel / Motel	X	O	A	X	X	X

Use Classes	A1	A5	C1	E1	F1	G1
Industry – General	X	X	X	A	X	X
Industry – Light	X	O	O	A	X	X
Leisure / Recreation	X	O	O	X	O	A
Library	X	A	A	X	X	A
Motor Sales / Repair	X	X	O	A	X	X
Offices < 100m ²	X	O	A	X	X	O
Offices 100 to 1000m ²	X	X	A	X	X	X
Offices > 1000m ²	X	X	A	O	X	X
Open Space	A	A	A	O	A	A
Park and Ride	X	X	O	A	X	X
Petrol Station	O	O	O	X	X	X
Plant & Tool Hire	X	X	O	A	X	X
Public House	X	O	A	X	X	X
Public Services	A	A	A	A	A	A
Civic & Amenity Recycling Facility	X	X	X	A	X	A
Refuse Transfer Station	X	X	X	A	X	X
Residential	A	A	A	X	X	X
Residential Institution	O	O	O	X	X	O
Restaurant / Café	X	X	A	O	X	O
Retail Warehouse	X	X	X	O	X	X
Retirement Home	O	A	O	X	X	A
Science & Technology Based Enterprise	X	X	O	O	X	X
Shop – Local**	O	A	A	O	X	X
Shop – Major	X	X	O	X	X	X
Shopping Centre	X	X	X	X	X	X
Sports Facilities	O	O	O	X	A	A
Take-Away	X	X	O	X	X	X
Telecommunication Structures	X	X	O	A	O	O
Third level Educational Institute	X	X	O	X	X	A
Tourism Complex	X	X	A	X	A	A
Transport Depot	X	X	X	A	X	X
Veterinary Surgery	O*	O*	O	X	X	X
Warehouse	X	X	X	A	X	X
Water Services***	A	A	A	A	A	A
Wholesale Warehousing	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 sqm in gross floor area

*** Refers to public utility installations



Appendix VII Persons, Bodies and Agencies having made a Pre-Draft submission on the preparation of the Crossakiel LAP

Ref. No.	Submission Made By
001	Sinead O'Toole, The Cairns, Crossakiel, Co. Meath
002	Stephen Collins, Collins Maher Martin Architects, Dodder Park Road, Rathfarnham, Dublin 14 on behalf of P.Carney Ltd.
003	Patrick O'Sullivan, Spatial Policy Section, Dept. Environment, Heritage & Local Government, Custom House, Dublin
004	George Carolan, Forward Planning Section, Department of Education
005	Michael McCormack, Policy Advisor (Planning) National Roads Authority
006	Enda Sheils Allen and Shiels Architects and Surveyors, Cavan Road, Virginia, Co. Cavan on behalf of Mr. Pat Nulty
007	Teresa Halloran, Development Applications Unit, Department of Environment, Heritage and Local Government
008	Frank Burke & Associates, Consulting Engineer, Baldara, Trim Road, Navan, on behalf of James Reilly Crossakiel, Kells, Co. Meath
009	Conor McDermott, OPW Engineering Services, 17 – 19 Lower Hatch Street, Dublin 2
010	Mary Lydon, Ballinlough
011	Christine O'Higgins, Crossakiel
012	Teresa Halloran, Development Applications Unit, Department of Environment, Heritage and Local Government – Architectural Heritage
013	Teresa Halloran, Development Applications Unit, Department of Environment, Heritage and Local Government – Nature

Appendix VIII Persons, Bodies and Agencies having made a submission on the Draft
Crossakiel LAP

Ref. No.	Submission Made By
001	Frances Heaslip, Coordination Unit, Department of Communications, Energy and Natural Resources
002	George Carolan on behalf of the Department of Education and Science
003	Patrick O' Sullivan, Spatial Policy, Department of the Environment, Heritage and Local Government, Custom House, Dublin
004	Jack Fitzsimons on behalf of Mór Homes
005	Teresa Halloran, Development Applications Unit, Department of the Environment, Heritage and Local Government

Appendix IX Persons, Bodies and Agencies having made a submission on the Amendments to the Draft Crossakiel LAP

Ref. No.	Submission Made By
001	Erica O' Driscoll, National Roads Authority
002	Cian O' Mahony, Environmental Protection Agency
003	Séana McGearty, Department of Communications, Energy and Natural Resources
004	Teresa Halloran, Development Applications Unit, Department of the Environment, Heritage and Local Government