



**Adopted
East Meath Local Area Plan - South
Map No. 8 - Gormanston
November, 2005**

Land Use Zoning Objectives

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

Legend

- Development Boundary
- Framework Plan Boundary
- Local Objective Area
- Pedestrian Catchment of Station (Proposed and Existing)
- BET 17
- Pedestrian Access / Amenity Walkways
- Trees, Woodlands and Hedgerows to be Preserved
- Proposed Gateway Building
- Revision of Junction Layout
- Refer to Mornington District Surface Water and Flood Protection Study
- M1 Motorway
- Strategic Objectives - Linkages (Diagrammatic Only)
- Major Distributor Road
- Local Distributor Road
- Proposed Access Point
- To Setback and Realign the Road Frontage
- Views to be Preserved
- Area of Archaeological Interest

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

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

Strategic Objectives:

- SO.GOR 1-** To improve linkages between Stamullin and Gormanston.
- SO.GOR 2-** To improve linkages along the R 132 between Gormanston and Balbriggan.

Local Objectives:

- GOR 1-** Prepare a framework plan for the residential zoned lands to the rear of Gormanston Village. All future development will be required to adhere to this plan and no development will be permitted until such a plan has been approved and subject to the provision of the necessary physical infrastructure. This plan shall address, *inter alia*, the following parameters:
(i) The integration and protection of the area known as 'Cromwell's Avenue'.
(ii) The protection of the character and setting of Gormanston Castle having particular regard to the views of the castle from 'Cromwell's Avenue'.
(iii) The establishment of design guidelines that will encourage and foster good design.
(iv) The provision of a village square/civic space to act as a focus for the plan area.
(v) Neighbourhood centre, including community facilities to be located along the village square/civic space.
(vi) The establishment of a through route from Martin's Road to Delvin Road via the village square/civic space.
(vii) The provision for pedestrian and cycle network through the plan area and facilitating linkages with proposed networks on adjacent lands subject of Local Objectives GOR 2 & GOR 3.
(viii) A landscape plan to be prepared by a competent landscape architect, that, *inter alia*, retains where possible, existing features to enhance the quality of development proposed.
- GOR 2-** Prepare a framework plan for the zoned lands between the Delvin Road and the Delvin River. All future development will be required to adhere to this plan, no development will be permitted until such a plan has been approved and subject to the provision of the necessary physical infrastructure. This plan shall address, *inter alia*, the following parameters:
(i) The establishment of design guidelines that will encourage and foster good design.
(ii) The provision of a linear park along the Delvin River.
(iii) The provision of a tree line through-avenue serving the entire plan area.
(iv) The provision for pedestrian and cycle network through the plan area and facilitating linkages with proposed networks on adjacent lands subject of Local Objectives GOR 1 & GOR 3.
(v) A landscape plan to be prepared by a competent landscape architect, that, *inter alia*, retains where possible, existing features to enhance the quality of development proposed.
- GOR 3-** Prepare a framework plan for the residential zoned lands north of Martin's Road. All future development will be required to adhere to this plan, no development will be permitted until such a plan has been approved and subject to the provision of the necessary physical infrastructure. This plan shall address, *inter alia*, the following parameters:
(i) The establishment of design guidelines that will encourage and foster good design.
(ii) The provision for pedestrian and cycle network through the plan area and facilitating linkages with proposed networks on adjacent lands subject of Local Objectives GOR 1 & GOR 2.
(iii) A landscape plan to be prepared by a competent landscape architect, that, *inter alia*, retains where possible, existing features to enhance the quality of development proposed.
(iv) Vehicular access off the R 132 to these lands shall not be permitted.
- GOR 4-** To provide and/or upgrade footpaths within the development boundary.
- GOR 5-** To facilitate the redevelopment of the lands associated with the former military airfield at Gormanston to provide for logistics centre, warehousing and light industrial uses in a high quality campus environment in accordance with an approved Framework Plan and subject to the provision of necessary physical infrastructure.
- GOR 6-** Subject to the re-development of the former military airfield and army camp lands at Gormanston, in accordance with GOR 5, the requirement to prepare a Local Area Plan for lands surrounding this site would materialise. Where the Planning Authority find themselves in the position of requiring additional lands for industrial, commercial, residential or mixed use to facilitate and advance employment generating development in this area, this matter would be investigated and considered in a sustainable, comprehensive and integrated manner as part of a separate and future Local Area Plan.

The development of all these lands is predicated on the realisation of a long-term solution in respect of sanitary services for the entire East Meath Local Area Plan - South.

Specific Objectives:

- Trees, woodlands and hedgerows to be preserved:
- T1-** Trees in the grounds of Gormanston College.
 - T2-** Trees along the area known as Cromwell's Avenue.
 - T3-** Trees and woodland area to the north of the Delvin River.

Views to be preserved:

- VP 1-** Views from Cromwell's Avenue west towards Gormanston Castle.
- VP2-** Views from Gormanston Castle east along Cromwell's Avenue towards the sea.

