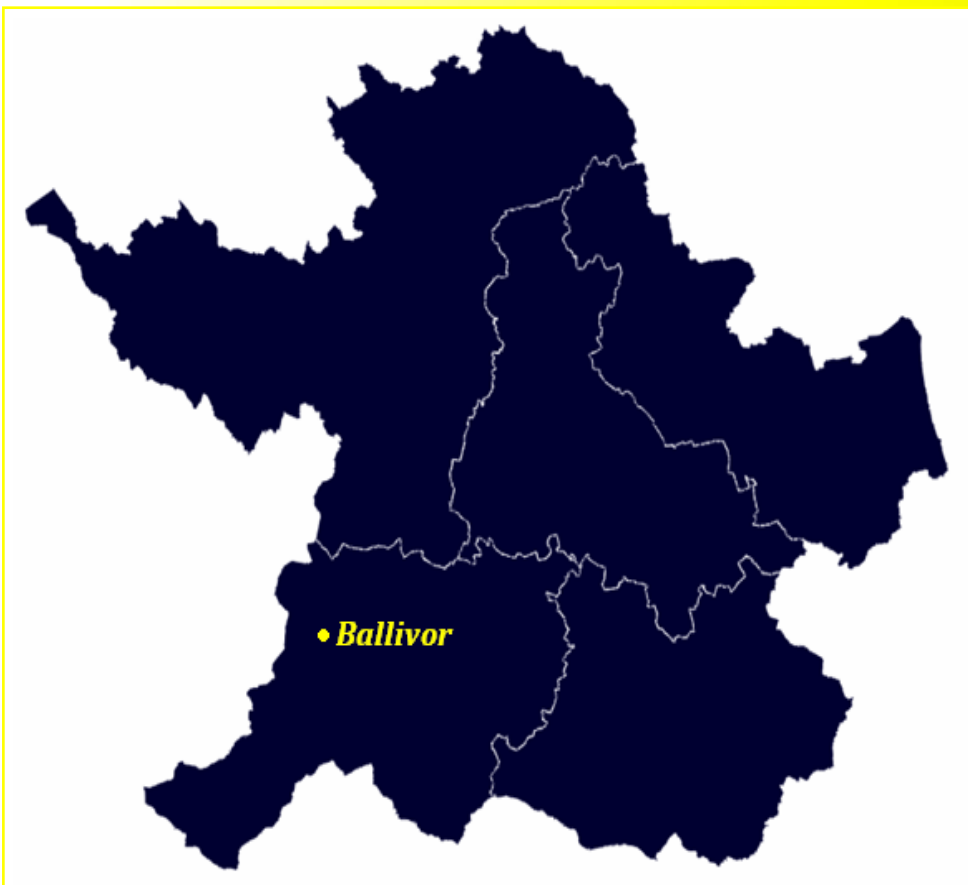


Ballivor

LOCAL AREA PLAN

2009 - 2015

Adopted 28th April 2009



comhairle chontae na mí
meath county council



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PREAMBLE

The Meath County Development Plan, 2007-2013 (hereafter referred to as CDP) was adopted on 2nd March 2007. It identified Ballivor, Longwood, Nobber, Slane and Summerhill as key villages and specified that the future development of all five villages is subject to the adoption of Local Area Plans which will replace the existing plans for each village. The CDP including Variation No 2 of the CDP adopted in February, 2008, sets the context for the Local Area Plan (LAP) for Ballivor.

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 Ballivor.

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 Ballivor Community Centre. A notice was published in the Meath Chronicle on the 23rd February, 2008. All submissions and observations received were taken into account in the preparation of the Draft LAP.

The Draft Local Area Plan for Ballivor was placed on display for the period 22nd October, 2008 to 3rd December, 2008. The aim of the consultation process was to enable the public and interested parties to submit their observations on the Draft Local Area Plan. A public event was held in Ballivor Community Centre on 11th November, 2008. A total of 10 written submissions were received.

Amendments to the Draft Local Area Plan were placed on public display for the period the 16th February, 2009 to the 16th March, 2009. A total of 8 written submissions were received.

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

1.0 INTRODUCTION

1.1 Statutory Context

1.1.1 Scope of the LAP

A 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 development and structures.

1.1.2 Likely Significant Effects on the Environment

A LAP shall contain information on the likely significant effects on the environment of implementing 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 Ballivor 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 would have. The amendments to the Local Area Plan were also screened. The screening documents are contained in Appendix 1.

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 Ballivor, the Stoneyford River which is a tributary of the River Boyne forms part of the River Boyne and River Blackwater SAC is circa 2km east of the village. The screening process has found that the Draft Ballivor Local Area Plan 2009-2015 did not require an appropriate assessment as the implementation of the Plan would not be likely to have significant effects on any Natura 2000 site. The screening document is contained in Appendix 3.

1.2 Policy Context

The CDP forms the key contextual document used in the preparation of this LAP. The CDP designates Ballivor as one of five key villages in the County. Section 2.1.8.4 of the CDP states "It is envisaged that the future development strategy of Key Villages is to concentrate population, services and jobs in strategic village locations, which have relatively good access from nearby towns. The concentration of population will strengthen the viability of services, such as public transport, secondary and/or national schools, retail and the facilitation and expansion of small rural enterprise. The future development of Key Villages will be predicated more closely to local rather than regional growth which has taken place over the past decade." Variation No 2 adopted in February 2008 establishes an order of priority for the release of lands with a residential land use zoning objective in Ballivor for the period 2007-2013.

1.2.1 National Strategic Policy

A number of national policies and guidelines informed the preparation of the CDP. The CDP examines the Regional and County context for each area. This LAP falls as a sub-set of documents within that overall context. However since the adoption of the CDP in March 2007, the Department of the Environment, Heritage and Local Government, published in December 2008 “Sustainable Residential Development in Urban Areas Consultation Guidelines for Planning Authorities”. These Guidelines outline best practice and advice in relation to the sustainable development of existing urban areas. The Planning Authority are required to have regard to these guidelines in the performance of their functions.

The guidelines were accompanied by a best practice Urban Design Manual which provides guidance to planning authorities on the standards of urban design that should be insisted upon in new urban developments.

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 Ballivor, 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, which is attractive and distinctive and which creates a sense of place for those who will live and work in it as well as those who visit it.

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 is a subsidiary document of the CDP 2007-2013 which is the primary document. The CDP takes precedence over the Ballivor LAP in the event of a conflict arising between the contents of the two documents.

1.4 Objectives

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

OBJ 1	To accommodate population growth in accordance with the levels 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.
OBJ 2	To provide opportunities for expansion of the employment base of the village.
OBJ 3	To provide an urban design framework of real quality.

OBJ 4	To provide for a good social mix including the provision of residential units which cater for the requirements of different user types.
OBJ 5	To provide amenity and open spaces at appropriate strategic locations which would be of a high design quality.
OBJ 6	To develop an appropriate network for pedestrians, cyclists, public transport and motorists.
OBJ 7	To ensure adequate provision of appropriate commercial, community and educational facilities to serve existing and future residents.

1.5 LAP Content and Structure

The LAP is structured in a manner which takes into account all the contents required for an LAP in the Planning and Development Act 2000 but sets them out in a sequential form dealing with the Context, Development Framework, Movement, Public Open Space, Design Standards, Infrastructure, Zoning, and finally Phasing and Implementation.

1.6 Vision

Ballivor is an attractive settlement constructed in four quadrants around the junctions between the two county roads and the Regional road R156. The focus of this LAP will be to consolidate the shape of the village rather than extend it along any of the approach roads. The 2001 Meath County Development Plan for Ballivor recognized this approach and sets a workable framework for this plan.

The vision for Ballivor is essentially set out in the CDP which identifies it as a key village with a housing requirement of no more than 275 units up to 2013, (when existing permissions are accounted for the requirement is 142 units.)

The LAP will endeavour to:

- Provide the land use planning conditions conducive to the creation of employment opportunities locally in cooperation with the state's enterprise development agencies.
- Encourage development at densities appropriate to Ballivor's designation as a key village in the CDP.
- Facilitate the creation of an urban environment of quality in a visual sense with good urban design with appropriate attention to orientation and landscaping.
- Make provision for appropriate community, childcare and educational facilities.

- Encourage the provision of passive and active recreation spaces to serve the needs of the village.
- Create pedestrian and cycle routes to facilitate a modal shift away from vehicular transport in favour of more sustainable methods.
- Encourage the intensification of business and community uses in the village centre.
- Seek the restoration of St. Kineth's Church for community uses.
- Encourage the reuse of the former NEC site for enterprise and employment development.
- Enhance landmark/focal points in the village.
- Secure an adequate water supply for the village.
- Identify areas that are at risk of flooding with a view to ensuring that any development of such areas comply with the Consultation Draft Guidelines for Planning Authorities "The Planning System & Flood Risk Management published by the Department of the Environment, Heritage and Local Government" September, 2008, (or their replacement).

2.0 SETTLEMENT CONTEXT

2.1 Introduction

Ballivor has been designated a key village in the CDP located in the western part of the Trim electoral area. The village is located in the south west of County Meath on the Regional road (R156) from Mullingar to Dublin. The village has developed in a linear pattern along the Regional road, which intersects two county roads one leading North to Kildalkey and the other to Kinnegad and Clonard, to the South. The approaches to the settlement from both East and West are notable for their stands of deciduous trees.



Some modern residential developments constructed in Ballivor in recent years.

2.2 Population Context

The population of Ballivor increased from 383 in 1996 to 1212 in the 2006 Census, an increase of 216% in the 10 year period. It is not envisaged that the population will continue to grow at this rate during the period of this LAP. Ballivor should now undergo a period of reconsolidation during which other facilities including employment opportunities will grow and develop.

Variation No. 2 of the CDP envisages that the number of households in Ballivor will increase by 275 between 2006 and 2013. The 2006 Census indicates that there were 418 households in Ballivor. The additional residential units in addition to the existing population would result in a population of approximately 1800 people at an occupancy rate of 2.6 persons per household (p.p.h.).

2.3 Recent Growth

The significant level of growth recorded in the resident population of Ballivor over the last 10 to 12 years is closely reflected in the level of housing units constructed in the same period.

The 2006 Census gives an indication of how the village has developed over time;

207 private dwellings were built between 2001 and 2006.

108 private dwellings were built between 1996 and 2000.

Only 15 private dwellings predate 1940.

2.4 Employment Context

Statistics available from the Central Statistics Office, illustrated below, demonstrate that although there is a well educated workforce resident in Ballivor, the vast majority of residents are travelling significant distances to their place of work or education. This is not sustainable and the Planning Authority will endeavour through this LAP to facilitate the development of local enterprise to alleviate this situation.

The announcement of the closure of NEC Semiconductors in February 2006 brought about the loss of approximately 350 jobs and this has ensured that employment creation has become an issue of concern for both people locally and the local authority. This matter must be addressed if the village is to prosper and grow sustainably.

As significant numbers of people are travelling more than 15km to work, school and college as well as trying to attract employment to the village itself it is important to improve access to other employment centres such as Trim, Enfield, Mullingar and Dublin.

Persons aged 5 years and over by distance travelled to work, school or college										
Dist Km	0	1	2 -4	5 -9	10 -14	15 -24	25 -49	50+	Not Stated	Total
	6	135	43	35	55	52	132	177	183	818

Source: Census 2006, Small Area Statistics

Persons aged 15 and over by principal economic status and sex			
	Male	Female	Total
At work	314	223	537
Looking for first regular job	4	4	8
Unemployed having lost or given up previous job	27	28	55
Student	17	19	36
Looking after home/family	10	104	114
Retired	19	27	46
Unable to work due to permanent sickness or disability	10	16	26
Other	0	1	1
Total aged 15 years and over	401	422	823

Persons aged 15 years and over by third level qualification			
	Male	Female	Total
Education	1	5	6
Humanities / Arts	3	5	8
Social Sciences / Business / Law	9	21	30
Life Science / Physical Science / Mathematics / Statistics	1	2	3
Computing	5	9	14
Engineering / Manufacturing / Construction	23	1	24
Agriculture / Veterinary	2	1	3
Health	0	12	12
Social Services	0	9	9
Services	11	11	22
Not stated	2	2	4
Multiple subjects	5	8	13
Total	62	86	148

Source: Census 2006, Small Area Statistics

2.5 Commercial Development

As the table overleaf demonstrates, Ballivor has a range of retail services and a number of premises that are under construction. Nonetheless the village would benefit from having a greater range and variety of retail facilities.

Ballivor – Diversity and Quantity of Retail Uses within the Village	
Fashion	0 Units
Convenience	4 Units
Gastronomy	3 Units
Take Away	2 Units
Hair/Beauty	1 Unit
Bookmakers	1 Unit
Hardware	2 Units
Manual Services	0 Units
Butchers	1 Unit
Clerical Services	0 Units
Medical	0 Units
Electronics	0 Units
Off Licenses	0 Units
Hotel	0 Units
Cleaning Services	1 Unit
Post Office	0 Units
Units under construction	8 Units
Oil Distribution	1 Unit
Credit Union	1 Unit
Vet	1 Unit
Pharmacy	1 Unit
Farm Market	1 Unit
Cafe	1 Unit
Motor Bikes/Tyres	1 Unit
Engineering Works	1 Unit



Business Premises in Ballivor, Source: Meath County Council

2.6 Heritage

The CDP 2007-2013 has a strong and positive focus towards heritage. This LAP acknowledges that focus with particular regard being had to local areas, buildings and places recorded as having architectural, natural or built heritage value.

CDP 2007-2013 contains the list of protected Structures for County Meath, those found in Ballivor are listed in appendix 2 of this LAP.

The River Boyne is a proposed Special Area of Conservation, the Stoneyford river is a tributary of the Boyne. The streams that flow through Ballivor which flow into them are not however included in the cSAC.

A tree survey was carried out in May 2008 in the village which has identified trees which are of bio-diversity value. The recommendations are contained in an action plan.



Both Churches in Ballivor are contained in the Record of Protected Structures

2.7 Community and Educational Facilities

Ballivor is currently served by a crèche, playschool, primary school, health centre, community hall, citizens advice center, garda station, credit union and an R.C. church. A 16 classroom school is under construction while the refurbishment of St. Kineth's church will include a library. The nearest secondary schools are located at Trim, Longwood and Kilucan.

2.8 Movement and Access

Ballivor is served by a poor level of public transport. Bus Eireann provides a bus service to and from Dublin and Summerhill to the East and Mullingar to the West. A limited rail service is available from Enfield. The roads leading to Trim, Kinnegad and Enfield are circuitous. Traffic/access issues generally were not raised during pre-draft public consultation nevertheless these are important issues and all developments in Ballivor will be assessed having regard to the local transportation and road network. Recent housing schemes are laid out in a way that facilitates the development of an internal network of cycleways and footpaths. The provision of these will allow for safe access to the centre and the schools, and a reduction in journey distances and times. They will encourage movement along secondary routes independent of the Main Street and the use motor vehicles.

2.9 Services and Utilities

2.9.1 Water Supply

The Ballivor water supply is critically deficient. It may be 2012 before the deficiency in water supply is remedied. In the interim water conservation measures may provide some additional capacity. The former NEC site has its own services both in terms of waste water treatment and water supply and this could allow the site to be developed for enterprising purposes notwithstanding current water services constraints in the village. Pending resolution of issues relating to water supply, priority will be given both to community facilities and to employment generating developments.

2.9.2 Waste Water Treatment

A new 2000p.e. waste water treatment plan was completed in 2006. High infiltration on the old network is a difficulty. Rehabilitation of the network is proposed by 2010.

3.0 DEVELOPMENT FRAMEWORK

3.1 Residential Use

The CDP sets out the general nature of land use for the area. Residential use is the most significant element and this is shown on Urban Detail Map No 3. As this map illustrates, two different types of residential zoning are articulated as follows:

A1 which provides for the protection and enhancement of the amenity of existing residential areas. This zoning implies that sensitivity is required in relation to planning those areas close to existing houses so that their amenities are fully protected and enhanced. This will involve consideration of appropriate density, height, private open space standards, overlooking and overshadowing issues.

A2 which provides for new residential communities with ancillary mixed uses. Higher residential densities are also provided for. This zoning permits greater freedom in achieving more mixed use development in a sustainable manner and offers considerable freedom to create a unique sense of place.

Generally the objective is to provide a range of residential units, which vary in both size and type, to accommodate a broad population profile including young singles, couples, families with children and older people. These can be mixed to provide both visual variety and a cross section of the community

The HS POL 16 of the settlement strategy of the CDP states that:

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

Section 10.1.4.10 of CDP states:

'Three storey duplex units will not be permitted in villages and graigs. The Planning Authority will generally permit three storey duplex apartments in large growth towns, moderate growth towns, small growth towns and key villages only where, it is considered that the siting, layout, design and finishes used will not negatively impact on the character and the amenity of the surrounding area.'

3.1.1 Residential Unit Numbers

Based on Table 6 of the CDP and Variation 2 of that plan, the existing zoned lands, including those with the benefit of planning permission and those proposed to be zoned in this LAP, will cater for all of the need for residential development in Ballivor over the plan period with headroom provided.

3.1.2 Social and Affordable Housing

The County Housing Strategy (Section 5.10.15 of the CDP refers) sets out the methods for meeting the Part V requirements of the Planning and Development Act 2000 (as amended) for social/affordable housing. The preferred options include:

a) The transfer of a portion of the site which is the subject of the planning application to the Planning Authority which will enable the Planning Authority to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;

- b) The direct provision of the required number of housing units on completion as determined in accordance with the Strategy, integrated as part of the overall development of a site;
- c) The disposal of a number of fully or partially serviced sites within the site to the Planning Authority which will enable the Planning Authority to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;
- d) The transfer to the Planning Authority of the ownership of any other land within the functional area of the Planning Authority in satisfaction of the requirements of the Strategy;
- e) The building and transfer, on completion, to the ownership of the Planning Authority of houses on land within the functional area of the Planning Authority (as outlined in (d) above) in satisfaction of the requirements of the Strategy;
- f) The transfer of a number of fully or partially serviced sites, to the ownership of the Planning Authority on land within the functional area of the Planning Authority (as outlined in (d) above) in satisfaction of the requirements of the Strategy;
- g) A payment of such an amount as specified in the agreement with the Planning Authority;
- h) A combination of a transfer of land referred to in paragraph a) and the doing of one or more of the things referred to in the preceding paragraphs, and;
- i) A combination of the doing of 2 or more of the options referred to in paragraphs(b) to (g).

The County Housing Strategy, in respect of Ballivor, indicates that there will be a requirement for 20% of all residential units to be available for social/affordable housing, on the basis of 3% social and 17% affordable. Social / Affordable housing must be provided in a form that is not distinguishable from other housing by reason of its visual appearance or design quality.

Open space for amenity purposes will be required at a rate of 15%. Private gardens will be necessary for housing and communal private open space for town houses, duplexes and apartments. Private balconies would also be required for all apartments. A suitable children's' play space will be an essential component of those residential developments, which are primarily family orientated.

3.1.3 Residential Density

The CDP projects a density of 20 households/Ha which is at the lower end of the densities recommended by the Department of the Environment, Heritage and Local Government.

3.2 Economic Development

The best prospect for the creation of employment lies with the reuse of the NEC site. The provision of an enterprise center within the site will facilitate startup businesses, support existing ones and may prompt businesses from outside the area to relocate to Ballivor. The site has a number of advantages including on site energy, communications facilities, waste water treatment facilities, car parking, some buildings that are capable of re-use and an established industrial/business use. The site also lends itself to the provision of a distributor road from the front of the site to the Clonard road.

Ballivor (village) – Persons at work by sex, employment status and industry		
(Sex) Industry	Employee	Self Employed
Male - Agriculture, forestry and fishing	5	4
Male - Building and Construction	68	19
Male - Manufacturing industries	66	6
Male - Commerce and trade	48	9
Male - Transport and communications	19	9
Male - Public administration	14	0
Male - Professional services	8	0
Male – Other	30	9
Male – Total	258	56
Female - Agriculture, forestry and fishing	0	0
Female - Building and Construction	4	0
Female - Manufacturing industries	37	0
Female - Commerce and trade	64	6
Female - Transport and Communications	6	0
Female - Public administration	16	0
Female - Professional services	57	1

Source: Census 2006 Small Area Statistics

An analysis of the above figures presents quite a challenge for Ballivor. 134 of 258 males were engaged in either Building and Construction or Manufacturing Industries while only 8 were engaged in Professional Services. 41 of 212 females were similarly engaged in the building and construction or manufacturing industries while 57 were engaged in professional services. On the positive side 62 males and 86 females had a third level qualification.

The village centre is zoned C1 to facilitate mixed residential and business use. It is important that this area should be devoted to employment creation use with residential use limited to above the ground floor areas.

3.3 Community Facilities

The HSE intend to provide a new Health Centre at the cowplot and a playground is proposed in the same vicinity. The G.A.A. field is compromised because of poor access, a new facility is planned for the cowplot. In addition a new 16 classroom Primary School is under construction at the cowplot.

A new Library is to be provided in St. Kinith's church. A site has been reserved for a nursing home at Parkstown View/Culronan. Similarly, a site behind the Catholic Church has been reserved for community use.

3.4 Land Use Policies

LUP 1	To seek a better balance between social and affordable housing and spread it throughout Ballivor so that it cannot be distinguished by reason of its design from private housing.
LUP 2	To seek the early development of the NEC site for employment creation purposes.
LUP 3	To seek the provision of a link road through the former NEC site from R156 to the Clonard road to enhance movement through this segment between residential areas and community and employment

	facilities.
LUP 4	To reserve access to backlands at appropriate locations.
LUP 5	To seek to provide an Enterprise Centre within the NEC site.
LUP 6	To expedite the provision of an adequate water supply to allow residential development to proceed.
LUP 7	To reserve infrastructure capacity in the first instance to facilitate employment and community facilities development in Ballivor.
LUP 8	To avail of spare capacity in water supply and waste water treatment capability on the NEC site.
LUP 9	To reuse buildings and other facilities including car parking on the NEC site to the greatest extent possible.
LUP 10	To consolidate the central area of the village for commercial uses.
LUP 11	To support the provision and even distribution of a range of social infrastructure facilities to meet the needs of Ballivor in liaison with other statutory, voluntary, and community groups.
LUP 12	To seek the efficient delivery of community and social facilities commensurate with the needs of the resultant resident population and to seek that these facilities are developed contemporaneously with residential development.
LUP 13	To require as part of all new residential and commercial developments, and in existing developments where appropriate, provision to be made for facilities appropriate to the area.

LUP 14	To implement the development Contribution Scheme which will form a basis for the improvement of existing community facilities and the funding of new community facilities.
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3.5 Land Use Objectives

LU OBJ 1	To encourage the relocation of the G.A.A. facilities to the Cowplot.
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LU OBJ 2	To facilitate the provision of a future Health Centre.
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LU OBJ 3	To facilitate the provision of a playground.
-----------------	----------------------------------------------

LU OBJ 4	To provide a new library in St. Kiniths Church.
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LU OBJ 5	To reserve sites for community use as shown on the Zoning Map.
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LU OBJ 6	To investigate the possibility of extending the cemetery into lands to the north of the existing cemetery. The development of lands identified for residential development to the west of the cemetery shall only occur in conjunction with expansion of the cemetery.
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4.0 OPEN SPACE AND HERITAGE

4.1 Public Open Space

The main provision for public open space is centred on the Cowplot. It is an objective of this plan to secure the development of an integrated sporting complex for use by clubs and the community at large at the Cowplot on the Killucan road. To this end, the present GAA field, which is compromised in terms of amenity development due to its land-locked nature, has been indicated for new residential development. It will be an objective to replace this facility with an expanded playing field complex together with other facilities at the Cowplot and that development of the Cowplot would only be considered when the transfer arrangements are in place.

4.1.1 Other Open Space

A number of smaller open spaces at the entrances to housing estates are highly visible e.g. at the entrance to Woodfield. These have the potential to contribute to the enhancement of the appearance of Ballivor. It is the policy of the council to facilitate the improvement and maintenance of these spaces to a very high standard.

It is an objective of the Council to improve and landscape amenity open space at the rear of St. Oliver's Park.

4.2 Natural Heritage

Trees on the approach roads to Ballivor contribute greatly to its attractiveness. Other hedgerows and trees also contribute to the overall attractiveness of the village. It is an objective of the Council to protect wildlife corridors throughout Ballivor, these include both rivers, watercourses, trees and hedgerows.

4.2.1 Built Heritage

It is an objective of the Council to restore St. Kineth's Church and grounds as a community facility and library to create a strong focal point in Ballivor.

4.3 Open Space and Heritage Policies

OSH POL 1	To protect the structures included in the list of protected structures in the County Development Plan 2007-2013.
OSH POL 2	To implement the actions outlined in the Tree Survey.
OSH POL 3	To protect wildlife corridors along the streams and watercourses hedgerows and wetland areas in the village.
OSH POL 4	To protect existing trees and hedgerows where appropriate in areas that are likely to be developed.

4.4 Open Space and Heritage Objectives

OSH OBJ 1

To encourage the provision of a children's playground in an area that is accessible to all the population.

OSH OBJ 2

To seek the provision of all-weather playing facilities and hard courts.

OSH OBJ 3

To seek the reuse of the cowplot for active/passive recreational facilities including a new GAA playing field complex.

OSH OBJ 4

To ensure that public and private open space is provided for all new residential development in accordance with the requirements of Section 10.1.4 Chapter 10 of the CDP.

5.0 MOVEMENT STRATEGY

5.1 Introduction

The underlying strategy aims to ensure that:

- The development of the area creates movement along looped routes so that internal village movement can take place independently of the R156 which carries most of the through traffic.
- Public transport accessibility is maximised.
- Pedestrian and cycle movement is encouraged to keep vehicular traffic to a minimum.
- Streets are designed to encourage pedestrian activity to make going outside a safe and pleasant experience.
- All vehicular roads are designed in a manner that incorporates passive calming of traffic.

5.2 Public Transport

The development of public transport bus links is critical to ensure a better modal split in favour of public transport away from the private motor vehicle. In the first instance it is essential that a scheduled bus service is provided to the railway stations at Enfield and Mullingar and to Trim bus stop.

5.3 Pedestrian and Cycle Movement

Movement by pedestrians and cycles should be as easy, direct, attractive and as safe as possible. Separate defined pathways for each will be a requirement and where they occur in parallel with routes containing vehicular traffic, a key element will be the provision of controlled crossings. The main desire lines for pedestrians and cyclists will lead to the centre, the bus stops, the recreation and employment zones, the school and crèche. This sets up a basic structure around which the land uses can be laid out. It is critical to improve the movement of both pedestrians and cyclists through the area to both avail of new facilities but also to animate and self police the area. The main pedestrian and cycle connections are likely to develop in parallel with the main roadways.

5.4 Vehicular Traffic

The main external desire line is along the R156 east/west (Dublin/Killucan and Mullingar). Ballivor is not likely to merit a bypass or relief road within the period of the plan. It is important, therefore, to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists. Virtually all the central functions in Ballivor are located on the R156. It is important, therefore, that circulation takes place along secondary looped routes as indicated.

5.5 Employment Zone

It is important that the main employment areas be accessed from a number of directions. This will be achieved by providing a local distributor road through the NEC site from the R156 to the Clonard road.

5.6 Car Parking

The County Development Plan sets out clearly the appropriate standards applicable to the various use categories and these will be followed in general terms for the uses within the LAP. However, there will be opportunities for spaces to be shared, particularly in the vicinity of the centre, which would reduce the overall quantum of car parking to be provided and so improve the visual amenity of the area. Good quality surface finishes and landscaping must be utilised to reduce any negative visual impact arising from surface car parking.

5.7 Bicycle Parking

Bicycle parking will be required at the School and the employment zone. The parking should preferably be sheltered. Bicycle parking will also be required for users in the individual use categories.

5.8 Movement Policies

MP 1	To prepare a traffic management plan for the R156 through the village.
MP 2	To seek the creation of an efficient, functional and safe system for vehicles, cyclists and pedestrians.
MP 3	To encourage the development of the area in a manner consistent with the mobility and transport objectives in the County Development Plan.
MP 4	To encourage a modal split towards public transport, cycling and walking as opposed to private motor vehicles.
MP 5	To require the provision of short-term on-street vehicle parking where appropriate.
MP 6	To require underground or semi-basement or screened parking in the village centre.
MP 7	To require the provision of cycle lanes where appropriate.
MP 8	To require the provision of good public lighting standards on all routes.
MP 9	To seek, over the life of the Local Area Plan, to identify additional car parking space in the centre of the village.
MP 10	To provide for the extension of footpaths and public lighting to the development boundaries on the Raharney and Kildalkey roads in tandem with development.

6.0 DESIGN STANDARDS

6.1 Introduction

The approach to overall design is based on the contents of Chapter 10 of the CDP, which is the parent document of this Local Area Plan. Regard is also had to Sustainable residential development in urban areas, guidelines for planning authorities and its companion document the Urban Design Manual.

Chapter 10 of the CDP 2003-2009 sets out in detail development management guidelines and standards for a range of development types.

6.2 Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities

These set out guidelines for residential developments in small towns and villages (Chapter 6) and the home and its setting (Chapter 7).

Key policy recommendations in Chapter 6 reinforce the thrust of the standards adopted in the Meath County Development Plan.

The recommendations are as follows:

- New development should contribute to maintaining compact towns and villages in the absence of an adopted local area plan.
- In central sites, densities of 30-40+ dwellings per hectare may be appropriate for mainly residential or mixed-use schemes. At edge of centre sites, under controlled circumstances, densities of 25-30 dwellings per hectare with a variety of dwelling types will be appropriate. At edge of small town/village, under controlled circumstances, densities lower than 15-20 dwellings per hectare may be appropriate as long as such low-density development does not exceed 20% of total new planned housing.
- The scale of new development should be in proportion to existing development, and such development should provide for easy connectivity, especially by pedestrians and cyclists, to existing facilities.

6.3 The Home and its Setting

Key recommendations of the guidelines are as follows:

- Residents are entitled to expect that their new homes will offer decent levels of amenity, privacy, security and energy efficiency.
- The orientation of the dwelling and its internal layout can affect levels of daylight and sunlight, and will thus influence not only the amenity of the occupants but the energy demand for heat and light.
- Privacy is an important element of residential amenity, and contributes towards the sense of security felt by people in their homes.
- Where possible, designers should seek to create child-and pedestrian-friendly car-free areas, especially in higher density schemes, through the careful location of access streets and parking areas.
- All houses (terraced, semi-detached and detached) should have an area of private open space behind the building line. The provision of adequate and

well-designed private open space for apartments is crucial in meeting the amenity needs of residents: in particular, usable outdoor space is a high priority for families.

- Circulation within housing layouts, including access to individual buildings, should have regard to the varying needs of occupants over their lifetimes, including needs associated with mobility difficulties and the normal frailty associated with old age.
- Adequate provision needs to be made for the storage and collection of waste materials.

7.0 INFRASTRUCTURE

7.1 Water Supply

The inadequacy of the current water supply is a major constraint on the provision of new housing in Ballivor. It is an objective of the plan to secure an augmentation of the water supply as soon as possible. In the short term the implementation of water conservation measures may be of considerable benefit. The NEC site has its own water supply and this will facilitate reuse/development of that site.

In the short term the implementation of water conservation measures may be of considerable benefit. The typical level of unaccounted for water within Meath is 60%. This means that for every 10 litres of water produced, 6 litres are wasted through consumer negligence, leaking pipes or lost through illegal or unknown connections. Under the new project, the aim is to reduce this to accepted economic levels of leakage, which typically range from 25-35%. Water is a precious resource which is costly to treat and deliver and it needs to be protected.

7.1.1 Water Supply Policies

WSP 1	To utilize the existing water supply in an efficient and fair manner.
WSP 2	To reduce leakage and wastage from the water supply.
WSP 3	To implement the water conservation programme.
WSP 4	To expedite the provision of an adequate water supply.
WSP 5	To reserve all water capacity in the first instance for community uses and employment generating uses.

7.2 Wastewater

A new 2000 p.e. treatment plant was completed in 2006. There is high infiltration of surface water on the old network. Rehabilitation is proposed by 2010.

7.2.1 Wastewater Policies

WWP 1	To provide an adequate waste water collection and treatment system to serve existing and future population 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.
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WWP 2	To reserve all wastewater capacity in the first instance for community uses and employment generating uses.
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7.3 Surface Water Disposal

Surface water disposal from new developments will not be allowed into the wastewater collection system. Instead surface water will be disposed of by other means that will not cause flooding or surcharging of existing rivers and streams.

7.4 Flooding

Recognizing the need for an integrated, planned and sustainable approach to flooding, having regard to its impacts on and link to development, the Planning & Development Act addresses this issue. The First Schedule of the Planning and Development Act, 2000 indicates that development plans can include objectives regulating, restricting or controlling development in areas at risk of flooding (whether inland or coastal), erosion and other natural hazards.

7.4.1 Flooding Policies

FP 1	To control development in the natural flood plain of rivers and develop guidelines, in cooperation with the adjoining Local Authorities, for permitted development in different flood risk category areas.
FP 2	Development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.
FP 3	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 would be offset in order to minimize impact on the river flood regime.
FP 4	Identify areas that are at risk of flooding to ensure that any development at such areas comply with the Consultation Draft Guidelines for Planning Authorities, "The Planning System and Flood Risk Management" published by the Department of the Environment, Heritage and Local Government, September 2008, (or its replacement).

7.5 Waste Management

Waste will be managed in accordance with the provisions of the Waste Management Plans for County Meath/North East Region which advocates an integrated approach to waste management which utilises a range of waste treatment options to deliver effective and efficient waste service with ambitious recycling and recovery targets. In particular, 2 Bring Bank Sites are required in Ballivor.

In assessing planning applications, regard will be had to the waste produced by proposed developments including the nature and amount produced and proposed method of disposal. Developments should ensure that production / disposal methods do not give rise to environmental pollution, result in undue loss of amenity or be detrimental to public health.

7.6 Gas

Ballivor is connected to the Natural Gas Transmission Network, which has capacity for connections and local distribution network extensions.

7.7 Telecommunications and Broadband

A Broadband Strategy for Meath County Council has been published and it states that 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. Broadband is live in the following Group Scheme Areas; Ballivor, Kilcloon, Oldcastle, Slane, Summerhill, Moynalvey, Kiltale, Boardsmill & Longwood.

7.8 Electricity Networks

Electricity supply has not been identified as a constraint on development in Ballivor.

8.0 LAND USE ZONING

8.1 Introduction

The CDP sets the criteria for Zoning – particularly for residential use. Table 6 sets a target of 275 residential units for Ballivor.

Lands zoned for residential use will accommodate 265 at a density of 20 houses/Hectare. This provision is acceptable for a number of reasons.

- (1) There is a serious deficiency in water supply, which will not be eliminated before 2012, which will delay the delivery of serviced sites.
- (2) The Town Centre zoning will accommodate some residential use
- (3) Slightly higher densities may be possible under the Sustainable Residential Development in Urban Areas Draft Guidelines.
- (4) The CDP is quite explicit in that it stipulates that any area that is to be zoned for development must provide sites for community uses.

8.2 Criteria Determining the Release of Residential Land

The release and development of residential lands shall be linked to

- The provision of necessary physical infrastructure, primarily the availability, in advance of development occurring, of capacity in water and wastewater infrastructure. The environment must be capable of absorbing the scale and quantum of development that is envisaged;
- Spare capacity in existing (and planned) social infrastructure, primarily national and second level educational facilities. The future planning of the Department of Education and Science of national and second level educational facilities shall also be taken into account.
- The development of additional residential lands shall leverage the necessary recreational and amenity infrastructure commensurate with the needs of the resident population. The proposed scale and quantum of development must reinforce the integrity and vitality of the settlement.
- The Local Area Plan identifies additional zoning in specific locations where the Planning Authority is satisfied that a clearly established need for such zoning is evident. Permission for the development of these lands may only be considered where the development of such lands for residential purposes would deliver an identified piece of critical and necessary social and/or physical infrastructure in conjunction with such development.
- The Local Authority social and affordable house building programme, and local community and services that can be provided;
- A more sustainable economic base whereby a greater percentage of people are employed closer to home. This will require closer liaison between the Development Agencies and Meath County Council.
- To facilitate the realisation of objectives contained in the Local Area Plan in relation to the delivery of identified critical and necessary social and /or physical infrastructure in conjunction with residential development. Priority of phasing may be given to such residential lands accordingly;
- The efficient use of land by consolidating existing settlements, focusing in particular on development capacity within central urban areas through the re-use of under utilised lands and buildings as a priority, rather than extending green field development. This will also ensure that development is concentrated at locations where it is possible to integrate employment, community services, retailing and public transport. The order of priority for the release of residentially zoned land shall attempt to ensure that there is a sequential approach which downgrades the priority of outer suburban greenfield sites.

8.3 Zoning Designations

The Zoning designations A, A2 etc. of this LAP are in accordance with the designations assigned in the CDP 2007-2013, Settlement Strategy, Table 7a, Pages 61-63. The designations are as follows:

A1 To protect and enhance the amenity of developed residential communities.

A2 To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan.

A5 To provide for low density residential development in accordance with an approved framework plan and individual dwelling design.

B1 To protect and enhance the special physical and social character of existing town and village centres and to provide for new and improved town centre facilities and uses.

C1 To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.

D1 To provide for visitor and tourist facilities and associated uses.

E1 To provide for industrial and related uses subject to the provision of necessary physical infrastructure.

E2 To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure.

F1 To provide for and improve open spaces for active and passive recreational amenities.

G1 To provide for necessary community, recreational and educational facilities.

H1 To protect the setting, character and environmental quality of areas of high natural beauty.

8.4 Zoning Matrix¹

The Zoning matrix in the County Development Plan (CDP), page 65 et seq. states as follows. Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability in principle of various uses for each of the zoning objectives. The land use zoning matrix is intended to provide guidance to potential developers. It is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application may be necessarily successful. Individual applications are a matter for the Planning Authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location. The matrix relates to land use only and important factors such as density, building height, design standards, traffic

¹ Please refer to zoning matrix contained in Meath County Development Plan, 2007-2013.

generation, etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.

9.0 PHASING AND IMPLEMENTATION

9.1 Introduction

The County Development plan is the key document in relation to the implementation of this LAP. The responsibility for the implementation of policies and objectives contained within this LAP will be dependent on a number of possible sources, including Government Departments, Infrastructure Providers, Meath County Council and the Private Sector. The actions required to facilitate the implementation of the Local Area Plan have been identified. The agents responsible for the respective actions are also identified. The Local Authority will require developers to incorporate the objectives of this plan, including those relating to the provision of physical and social infrastructure, into their individual development proposals. Where appropriate, the Local Authority will seek financing from specified sources, both the public and the private sector

The implementation of this Local Area Plan may be constrained by a number of elements, namely the economic climate, political support, allocated Local Authority funding, and the availability of funding from other sources. The nature of statutory Development Plans is such that no budget is agreed in advance and therefore no funding of projects or implementation of all objectives contained within the plan is guaranteed in advance.

9.2 Phasing

With regard to phasing, it is an objective of the Planning Authority to promote the implementation of the Local Area Plan in a rational and sequential approach that is in keeping with the proposed development strategy, and to ensure that essential facilities (such as road infrastructure, water, sewerage etc.) are secured and in place concurrent with the proposed development projects. The sequence with which these schemes are or will be advanced, determines the sequence and phasing of development.

Within large scale developments, or where key infrastructure is proposed, development may be phased to tie in with these schemes or projects. The Local Authority reserves the right to refuse development on the grounds of it being premature pending the provision of necessary physical infrastructure or the provision of infrastructural capacities.

9.3 Contributions

It is considered reasonable that contributions be paid, towards Local Authority investment in the provision of infrastructure and services, by developers who benefit from such provision. The Development Contribution Scheme in accordance with the provisions of Part III, Section 48 of the Planning and Development Act, 2000, has been adopted by Meath County Council, please refer to www.meath.ie for further details.

9.4 Monitoring and Review

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

Appendix 1. ENVIRONMENTAL SCREENING REPORTS

Appendix 2. LIST OF PROTECTED STRUCTURES

Appendix 3. APPROPRIATE ASSESSMENT SCREENING REPORTS

APPENDIX 1**ENVIRONMENTAL SCREENING REPORTS****Strategic Environmental Assessment****Report pursuant to article 14 a of the Planning and Development (Strategic Environmental Assessment) Regulations, 2004****1.0 Introduction**

Meath County Council proposes to prepare Local Area Plans for the villages of Ballivor, Longwood and Summerhill and the small growth town of Enfield. As such consideration has been given to the likely environmental effects of implementing these LAPs, having regard to the criteria set out in Schedule 2A of the Planning and Development Regulations 2004. Strategic Environmental Assessment (SEA) screening (i.e. the process for deciding whether a particular plan other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA), is required in accordance with Planning and Development Regulations 2004.

The purpose of this report is to determine if these Local Area Plans requires a Strategic Environmental Assessment.

In preparing this report reference was 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 of 2004.

2.0. POLICY CONTEXT

Each of the four settlements currently has a Local Area Plan (LAP) and has land zoned for a range of uses. Please refer to attached maps. The 4 Local Area plans are set within the context of the Meath County Development (MCDP), 2007-2013, The National Spatial Strategy, (NSS), Regional Planning Guidelines, (RPG's). In particular Variation No 2 of the MCDP adopted in February, 2008 set out criteria for the release of residentially zoned land in each of the four settlements.

These criteria set out to limit growth in Ballivor, Longwood and Summerhill to meet the residential needs of the three settlements and to meet their own needs only. It is not envisaged that additional lands will be zoned for residential use except where planning gain is to be achieved or to consolidate an existing pattern of development.

In the case of Enfield, limited expansion of the residential base by 500 Units is envisaged because of the strategic location of Enfield at an intersection on the M4 (Dublin to West and North West) and on the rail line from Sligo to Dublin.

In the case of each of the four settlements it is an objective of the Council to achieve a more sustainable form of development by making provision for employment creation, and community facilities to cater for the needs of the population.

The four plans, even if fully implemented would result in populations considerably less than the 10,000 population threshold for which a SEA is mandatory.

3.0. LOCATION

The four settlements are located in the South West quadrant of Meath, in the Trim Electoral Area. They are identified in Map 1 Settlement Hierarchy of the MCDP 2007-2013 (Copy Attached).

4.0. CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANT ENVIRONMENTAL IMPACTS (Schedule 2(A) of the SEA Regulations 2004)

The key to deciding if SEA is required will be whether the plan would be likely to have significant effects on the environment, having regard to the size of the area, the nature and extent of the development likely to be accommodated by the plan and the plan area location close to or within statutory designations etc.

Screening for each of the four areas will be carried out having regard to available baseline information, based on the content in Schedule 2(A) to the Planning and Development (SEA) regulations 2004 which are cited collectively with the Planning and Development regulations (2001- 2007).

Annex II of the SEA Directive sets out the criteria for determining the likely significant environmental effects. The proposed LAPs, must be assessed against the criteria set out in Annex II of the SEA Directive. The most relevant considerations are 1) Characteristics of the Proposed LAPs and 2) Characteristics of the effects and of the area likely to be affected by the proposed LAPs.

4.1 Characteristics of the Proposed LAPs.

LAPs are being prepared in accordance with the requirements of Variation No. 2 of the Meath County Development Plan. The lands the subject of these LAPs are already identified for development by way of their development boundary. It is envisaged that the LAPs will establish a land use framework for the sustainable development of their areas in a co-ordinated and coherent manner. The MCDP adheres to the principles of sustainable development, in accordance with the requirements of Section 10 of the Planning and Development act 2000-2006. The Local Area Plans will conform to the principles, objectives and policies of the Meath Development Plan and therefore have a strong emphasis on promoting the sustainable development of their areas. The Plans are based on the existing character of the areas and will provide a means to influence future development to create a sustainable environment and a place of vitality and viability.

The main characteristics of the LAPs are as follows:

Characteristics of the Proposed LAP's

- i) The degree to which the proposed LAPs set a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources:

Variation No. 2 MCDP has established a need for residential Units as follows:

Ballivor	142
Longwood	112

Summerhill	79
Enfield	500

In addition the LAPs will make provision for employment creation, retail, community, educational and recreational activities commensurate with the needs of the local population. The overall objective is to create more sustainable settlements.

Enfield, because of its location beside a main line rail station and an intersection on the M4 motorway will be encouraged to grow within the capacity of the local environment and infrastructure.

ii) The degree to which the proposed variation influences other plans and programmes including those in a hierarchy:

The proposed variation to change the zoning of lands to provide for the planned development of the four LAPs will not affect other plans.

iii) The relevance of the four proposed LAPs for the integration of environmental considerations in particular with a view to promoting sustainable development:

The proposed LAPs will ensure that development on the lands will be carried out in general accordance with the provisions of the Meath County Development Plan 2007 – 2013 regarding the four areas.

ENFIELD

Innfield officially, but known almost universally as Enfield (An Bothar Bui) and referred to as such by road signs, Meath County Development Plan and the Census office.

It is located in the townlands of Johnstown, Posseckstown, Newtown and Ballycarrn.

RIVERS

The Blackwater River runs close to the southern edge of the village. Ballycarron River drains the eastern environs. The Royal Canal runs through the north of Enfield.

National Designations

There are a number (15) of protected structures in Enfield. There is an area of archaeological potential around an existing site. There are 3 other sites of ARCHAEOLOGICAL interest within the development boundary. The Royal Canal is a proposed Natural Heritage Area.

BALLIVOR – Baile Iomhair

It is located in the townlands of Kilballivor, Ballivor, Glebe Parkstown, Killaconnigan,

RIVERS

A significant tributary stream of the Boyne and Stoneyford Rivers runs through Ballivor.

NATIONAL/ COUNTY DESIGNATION

There are a number (6) protected structures in the village. The tributary flowing through Ballivor is not a designated site but both the main Boyne and Stoneyford Rivers to which it flows are candidate SAC's.

LONGWOOD Maigh Dearth

It is located in the townland of Longwood.

RIVERS

The River Boyne is located about 1.5km to the West of the village.

The River Blackwater is located about 0.5 km East of the village and drains the Eastern part of the village.

The Royal Canal runs about 1.5km south of Longwood.

NATIONAL/COUNTY DESIGNATION

There are a number (8) of protected structures and an Architectural Conservation Area (ACA) in Longwood.

SUMMERHILL –Cnoc an Linsigh

Summerhill is located in the townlands of Summerhill, Summerhill Demesne and Clonmahon.

RIVERS

Knightsbrook runs close to the Western edge of Summerhill village. Dangan, Clonmeath and Moynalog Rivers drain Northern and Eastern environs of the village

NATIONAL/COUNTY DESIGNATIONS

There are 8 protected structures in Summerhill and an Architectural Conservation Area. There are 4 sites of archaeological interest in the area.

In addition there are groups of trees listed for protection in each of the four settlements. There are objectives in each of the plans to protect these features and hence the plan is not considered to have any negative effect on these aspects of the Heritage of the area.

- iv) Environmental problems relevant to the proposed LAPs:

There are no strategically significant environmental problems identified in either of the four areas.

- v) The relevance of the proposed LAPs for the implementation of Community legislation on the environment (e.g. plans linked to waste management or water protection):

These plans and programmes are addressed in the Meath County Development Plan 2007 – 2013 and not specifically addressed in the 4

LAPs. Any site specific issues would be addressed through the planning application process.

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- i) The probability, duration, frequency and reversibility of the effects:

The development of these lands, the subject of the Proposed LAPs will see the land use changing from agricultural to urban and related uses. The development of the subject lands will result in minor impacts on wider environmental resources, locally to the site and more widely over the construction phase and when the development is operational. The long-term effects are likely to occur and cannot be readily reversed. These environmental impacts will result from a range of processes including the following:

- Traffic generation
- Waste generation
- Water supply
- Wastewater collection, treatment and disposal
- Consumption of energy
- Consumption of raw materials, some of which are non renewable
- The volume and rate of runoff increases as impermeable surfaces replace the permeable soils and vegetation
- The quality of the surface water discharged may deteriorate as the surface runoff from paved areas will collect contaminants (e.g. organic, inorganic sediments, metals, chemicals) which are carried via the drainage system into the water body.
- Loss of agricultural land and existing soil profiles
- Loss of habitat
- The construction and existence of the proposed developments will cause localised increases in noise levels and localised increases in emissions to air principally due to traffic.

These local environmental issues, which are not considered significant, are inevitable with any form of development and the quantification of the significance of these issues can only be based on the land area to which the proposed LAP's relate. On the basis of development envisaged it is estimated that there will be a loss of up to 85% of the existing habitats within the subject lands. Such areas typically have moderate to low biodiversity potential. Effects on biodiversity are not significant.

Retention or establishment of the following habitat types shall be a priority

- undisturbed screen planting using native species, woodland edges,
- significant hedgerows and trees
- stream banks
- water edges.

All development applications shall be assessed to ensure that the maximum permitted surface water outflow from any new development is restricted to that for the greenfield/brownfield site, before the proposed development in line with international best practice. Stormwater drainage strategy will be developed on a catchment basis taking account of flood risk, the impact of

climate change and the systematic use of Sustainable Drainage Systems (SuDs) for new developments. A rigorous policy of not connecting new sewers into the public sewer system until all such sewers are tested and mis-connections removed must be implemented to prevent unnecessary contamination of surface water run-off.

ii) The cumulative nature of the effects:

Significant cumulative negative environmental effects are not expected from the proposed LAPs.

iii) The transboundary nature of the effects:

It is considered that there will be no cumulative likely significant effects on the environment.

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

There is no significant risk to human health or to the environment from the proposed LAPs. There are no SEVESO sites in proximity to the areas that will be developed.

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

It is considered that no significant environmental effects are likely to result so this section does not apply.

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

- Special natural characteristics or cultural heritage;

There are objectives in each of the plans to protect these features and hence the plan is not considered to have any negative effect on these aspects of the Heritage of the area.

Habitats of interest include hedgerows which contain some mature trees (some hedgerows forming part of townland boundaries), and streams.. It is not intended that these corridors will be developed. The mature hedgerows and specimen trees can be retained by condition of individual planning applications.

- Exceeded environmental quality standards or limit values:

It is not expected that certain environmental quality standards will be exceeded or that the value of vulnerable areas will be adversely affected as a result of the LAPS

- Intensive land use:

There are only local vulnerable habitats present within the subject lands as outlined above. It is not expected that the proposed variation will intensify land uses to such a degree that these localised vulnerable areas will be significantly affected and where such a threat exists, mitigation measures will be put in place as outlined in the relevant sections.

- vii) The effects on areas or landscapes which have a recognised national, Community or international protection status.

The County Development Plan, 2007-2103 contains a Landscape Character Assessment. Longwood and Ballivor are located in LCA 6 : Central Lowlands. Summerhill is located in LCA 13 Rathmoylon, while Enfield is located in LCA14 Royal Canal Corridor. The Landscape Value is High, the Landscape Sensitivity is Medium. Development will comply with the landscape policy of the Meath County Development Plan.

CONCLUSION

Having regard to the foregoing, it is considered that the development of the lands which are subject of the proposed variation will have localised environmental effects. However, such effects are not considered to be either significant or strategic and can be reduced and mitigated against by conditions attached to individual planning applications.

RECOMENDATION

It is not recommended to commence the Strategic Environmental Assessment for the proposed Local Area Plans for Ballivor, Enfield, Long wood and Summerhill.

APPENDIX 1**ENVIRONMENTAL SCREENING REPORT FOR
PROPOSED AMENDMENTS**

This report is based on and is an appendix to the Screening Report prepared for the Draft LAP's for Ballivor, Enfield, Longwood and Summerhill in May, 2008.

Characteristics of the proposed Amendments

The amendments are still made in the context of Variation No. 6 to the Meath County Development Plan:

Ballivor:

Minor adjustments to zoning proposals, the largest of which is to change the zoning of 4.15 Ha from Industrial, E2 to Residential, A2.

Enfield:

Some minor adjustments to zoning.

Two sites 28.89 and 11.22 zoned for Employment Creation subject to the preparation of a framework plan, which provides for the following:

Framework Plans

The preparation of Framework Plans will assist in achieving quality developments in terms of, inter alia, urban design, structure, delivery of community/amenity facilities and permeability. The Local Area Plan identifies large or key sites that will require the preparation of approved Framework Plans and subsequent planning applications will be required to adhere to the approved Plans. Having regard to the preparation and approval of future Framework Plans the Planning Authority considers that for proposals with a resultant population less than 2,000 persons, the approval of the Executive of the Planning Authority will be required. Framework Plans with a resultant population greater than 2,000 persons will be subject to a public consultation process and the approval of the Elected Members of the Planning Authority. The use of Framework Plans has not been confined to residentially zoned lands; Framework Plans have also been sought for lands intended for other uses. The Planning Authority considers Framework Plans as an effective means of guiding new development and providing essential social infrastructure in a phased and sustainable manner.

Each Framework Plan shall consist of a written statement and a plan or series of plans indicating the objectives in such detail, as may determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies to include inter alia, the following details:

Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and the general appearance and design, including that of the public realm;

The types and extent of any proposed development indicating how these uses integrate with surrounding development and land uses;

Proposals in relation to transportation including public transportation and non motorised modes, vehicular roads layout and access arrangements, loading/unloading provision, the provision of parking spaces and traffic management;

Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, broadband, oil and gas pipelines, including storage facilities for oil and gas;

Any residential development shall include proposals relating to the provision of amenities, facilities and services for the community including crèches and other childcare services, community and resource centres;

The facilitation of public access to proposed amenity areas located within the Plan boundaries and beyond, and;

To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of any proposals:

To make provision, where appropriate for educational facilities.

The following lands are subject to the requirement to prepare a framework plan:

FP 1 relates to land to the north east of the existing town centre. This area is to provide for the development of an employment hub at this location. This area shall accommodate primarily employment generating uses in accordance with the E2 land use zoning objective outlined in the LAP which is to provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure. The framework plan shall provide for inter alia the following:

1. Details of land uses to be accommodated which shall be employment or community facilities uses;
2. A phasing arrangement for the development of the lands;
3. Pedestrian and cycle linkages from the site to the Town Centre;
4. buildings of innovative high quality architectural design;
5. High quality design and layout;
6. A comprehensive landscaping scheme;
7. Provision of adequate public lighting and footpaths throughout the lands;
8. Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning;
9. Site servicing information;
10. Any necessary flood alleviation measures.

FP 2 relates to land to the west of the existing town centre off the Trim road which is to

provide for the development of a mix of uses at this location including commercial, industrial, community and residential development. The framework plan shall provide for inter alia the following:

1. A phasing arrangement for the development of the lands;
2. Pedestrian and cycle linkages from the site to the Town Centre;
3. buildings of innovative high quality architectural design;
4. High quality design and layout;
5. A comprehensive landscaping scheme;
6. Provision of adequate public lighting and footpaths throughout the lands;
7. Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning;
8. Site servicing information;
9. Any necessary flood alleviation measures.

The delivery of residential development shall occur only in tandem with the development of the lands identified for the delivery of employment generating uses and community facilities. The framework plan phasing arrangement shall reflect this requirement

Longwood

Minor Zoning adjustments. The largest of which is 3.3Ha for density residential (A5) including provision for Local Distributor Road.

Summerhill

Zoning of 4.7 Ha as residential A5 and 2.8Ha to E2, Light Industrial to expedite the provision of the Bypass.

CONCLUSION

Having regard to the foregoing, it is considered that the development of the lands which are subject of the proposed amendments will have localised environmental effects. However, such effects are not considered to be either significant or strategic and can be reduced and mitigated against by conditions attached to individual planning applications.

RECOMMENDATION

It is not recommended to commence the Strategic Environmental Assessment for the Proposed amendments to the Draft Local Area Plans for Ballivor, Enfield, Longwood and Summerhill.

APPENDIX 2

RECORD OF PROTECTED STRUCTURES (Ballivor)

ID	TOWN	TOWNLAND	STRUCTURE	BUILDING	DESCRIPTION
MH035-103	Ballivor	Kilballivor	Saint Kineth's Church of Ireland Church	Church (C of I)	Detached Board of First Fruits church, built in 1821. Graveyard to site. Hexagonal stone gate piers and cast-iron gates and railings, set in rubble stone boundary wall.
MH035-104	Ballivor	Kilballivor	Saint Columbanus' Roman Catholic Church	Church (R.C)	Detached cruciform-plan gable-fronted church, built in 1821. Ashlar limestone gate piers with cast-iron railings and gates to front.
MH035-105	Ballivor	Kilballivor	Water Pump	Water pump	Cast-iron water pump, erected c.1870, with banded shaft, fluted neck, fluted cap with finial, spout and curved pumping handle.
MH035-102	Ballivor	Kilballivor	St Columbas Roman Catholic Church	Grave Yard	Roman Catholic cemetery, established c.1925, with a variety of twentieth-century grave markers. Bounded by rendered wall with wrought-iron gates.
MH035-101	Ballivor	Kilaconnigan	Ballivor Health Centre	Former Parish Hall	Detached five-bay single-storey former hall, built c.1830, with gabled central porch and single-bay extension to the west. Now in use as health centre. Hipped slate roof. Ashlar limestone walls and quoins.

Appendix 3

APPROPRIATE ASSESSMENT SCREENING REPORT