

TARA SKRYNE LANDSCAPE CONSERVATION AREA

Breakfast Briefing to Elected Members of Meath County Council

Wendy Bagnall, Forward Planning
7th Sept 2010



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Format of Presentation

- Introduction & Background to Project
- How was the boundary decided ?
- The content of the Draft LCA
- Planning Implications of any future LCA designation
- Next Steps



Project Background

Legislative Context:

- Section 204 of the Planning and Development Act, 2000 enables a Planning Authority to designate a Landscape Conservation Area within their functional area

Meath Planning Policy Context:

- County Development Plan 2007-2013 includes a strategic policy *HER SP2* to: *‘Protect the historic and archaeological landscapes of the County’*
- It is an objective of the CDP to *‘designate the historic Tara Skryne Area as a Landscape Conservation Area’*



Project Background

- The National pilot for Section 204
- Partnership project: MCC is the lead partner in this project with the Heritage Council and the Department of Environment, Heritage and Local Government
- Emphasis of project is on working with the local community and other stakeholders in a collaborative and participative manner



Project Objectives

- To implement the relevant policies and objectives of the CDP
- Raise awareness and understanding of the significance of the Tara Skryne Landscape to maximise the socio-economic benefits and cultural tourism opportunities for the area
- To develop a participative public consultation process
- To examine, learn from & adapt suitable international best practice models for the sustainable management of historic landscapes
- Inform National Landscape Strategy



Project Objectives

- Agree, after consultation, the criteria to define the character and values of the Tara Skryne Landscape and to designate a Landscape Conservation Area
- Prepare a Landscape Action Plan for the Tara Skryne Landscape Conservation Area
- Review and monitor the effectiveness of the Landscape Conservation Area
- Develop protocols and training tools utilising Information Communication Technology for Local Authority staff and other key stakeholders



Project Outcomes

1. Designate Landscape Conservation Area
2. Prepare an Action plan
3. Monitor implementation on an ongoing basis
4. Influence National Landscape Strategy



Project Team

- **Steering group-** Reps from MCC, DoEHLG & HC
- **Project Delivery:** Planning Dept, Forward Planning Section
- **Project Officer-** Loreto Guinan



Project Process

- **Phase I Background research**
- **Phase II Public participation and education**
- **Phase III Framework for future landscape management**
- **Stage 1: Establish Tara Skryne Landscape Conservation Area (current stage)**
- **Stage II Develop an action plan & implementation structure for the LCA**



Boundary Workshop of March 24th 2010



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Workshop Objectives

- Encourage the building of relationships between local residents, relevant key stakeholders & agencies involved in the Tara Skryne Landscape
- Present an overview of the Tara Skryne Landscape
- Identify the features that define the character of Tara Skryne Landscape to inform the draft boundary of the proposed Tara Skryne Landscape Conservation Area



Invitation List

- An invitation was issued, by letter which was followed up with a phone call, to 79 individuals representing a total of 62 groups, organisations, businesses etc:
 - Statutory Agencies;
 - Local community groups;
 - Local business;
 - Academics associated with Tara;
 - Elected Representatives;



Invitation List

- Professional bodies;
- Local schools;
- Reps from the community and voluntary sector.
- Invitee list derived from existing MCC databases
- Representatives of the community were invited to attend to input the views of the wider community rather than individual landowners
- 40 people attended the workshop



Invitation List

- Bellinter Residents Association,
- Dalgan Anglers
- Dunsany Gaelic Football Club
- Dunsany Ladies Gaelic Football Club
- Dunsany Pride of Place
- Dunsany Tennis Club
- Dunshaughlin/Skryne Table Tennis Club
- Friends of Tara
- Irish Countrywomen Association – Lismullin
- Irish Countrywomen Association – Tara
- Old Garlow Cross Committee
- Rathfeigh Historical Society,
- Royal Tara Golf Club
- Foxes, Skryne
- Swans, Skryne
- Tara Skryne Preservation Group
- 10th Meath Skryne Scouts
- Columbans Community Dalgan Park
- Skryne National School
- Lismullin National School
- Tara Hill Riding Club
- Tara Walking and Social Club
- Tara Skryne Preservation Group
- Meath Archaeological & Historical Society
- Maguire's Hill of Tara
- Tara Ni Rí, Garlow Cross
- Ross Cross Filling Station
- Bellinter House Hotel
- Texaco Station, Philipotstown
- Skryne Indoor Bowls Club
- Skryne Pitch & Putt Club
- Skryne Gaelic Football Club



Invitation List ctd

- Project Steering Group
- MCC Navan Area Elected Representatives
- NTC Elected Representatives
- Navan Area Manager
- Navan Area Administrator
Navan Area Engineer
- SEP (Dev Management)
- Discovery Programme
- UCD Micheál O'Cléirigh Institute
- Irish Landscape Institute
- Irish Archaeological Institute
- Irish Archaeological Field School
- OPW
- DoEHLG
- Dept of Ag
- Meath Tourism
- Meath Partnership
- Meath County Heritage Forum
- Meath County Development Board
- Meath Irish Farmers Association
- School of Archaeology, UCD
- School of Archaeology, NUI Galway



Workshop Attendees

- Edel Bhreathnach UCD
- Eileen Browne Tara ICA
- Emmet Byrnes Dept of Ag
- John Clancy County Meath Heritage Forum
- Julitta Clancy MAHSoc
- Eamon Cassells Community and Voluntary Steering Group
- Ger Clarke Columbans Dalgan Park
- Tom Condit DoEHLG arch
- Cllr Francis Deane MCC
- Carmel Diviney Tara Skryne Preservation Group
- Ana Dolan OPW
- Monica Dowd Tara ICA
- Ian Doyle Heritage Council
- Maurice Eakin DoEHLG NPWS
- JP Fay Tara Skryne Preservation Group
- Joan Gallagher Rathfeigh Historical Society
- Fionnuala Gryson Skryne National School
- Cllr Jim Holloway MCC
- Dave Kenneally Columbans Dalgan Park



Workshop Attendees

- Bryan Leonard 10th Meath Skryne Scouts
- Con Manning DoEHLG
- Conor Newman Heritage Council/School of Archaeology NUI Galway
- Seamus Magee Meath IFA
- Liam McCarthy Old Garlow Cross Committee
- Anne Marie Murphy Friends of Tara
- Finola O'Carroll Irish Archaeological Institute
- Claire Oakes Bellinter Residents Association
- Cllr Tommy Reilly MCC
- Marc Ritchie DoEHLG architect
- Clare Tuffy OPW
- Michelle Whelan Meath Tourism



Workshop Presentations

The workshop commenced with a series of presentations:

- **Tara Skryne LCA Project** - Loreto Guinan & Ian Doyle
- **Physical Landscape** - Robbie Meehan, Geologist
- **Cultural Landscape** - Conor Newman, Archaeologist
- **Visual Character** - Deirdre Black, Landscape Architect
- **Project GIS and mapping** - Steven Kavanagh MCC



Workshop Presentations

- **People and place (Contributions from Local community)**
 - 10th Meath Skryne Scouts represented by Bryan Leonard
 - Columbans Dalgan Park represented by Ger Clarke
 - Bellinter Residents Association represented by Claire Oakes



Workshop Presentations

- Tara Walking Club letter from Kay Carroll
- Meath Archaeological and Historical Society represented by John Clancy
- Community and Voluntary Forum represented by Eamonn Cassells



Workshop Layout

- All attendees were assigned to a group prior to the commencement of the workshop
- Round table format- 8 per table
- Staff member from Planning Dept at each table to record discussions



Discussion Themes

- What features/criteria help to define the character of the Tara Skryne Landscape?
- Based on those criteria/features what area does the group feel is representative of the character of the Tara Skryne Landscape?
- Why has the group chosen this boundary?
- Are there other comments your group would like to record?



Materials Provided

- Feedback from the public consultation events held in Skryne and Tara on March 9th and 11th
- 55 comment cards completed at these events
- Flipcharts/coloured pens and ‘participative tools’ including A1 aerial photograph of the general study area



Materials Provided ctd

Maps and datasets from the Project GIS:

- Colour Aerial Photograph, 2005 and 2008;
- District Electoral Division Map;
- Townland Map;
- Parish Map;
- William Larkin Map 1812;
- 1st Edition OS Map;
- 1:50,000 Discovery Series – Colour;
- Elevation Shaded DEM;
- Topography of Tara and Skryne Landscape;
- Depth to Bedrock;
- Subsoils Geology;
- Drainage Patterns;
- Record of Monuments and Places
- Lidar Image of Hill of Tara.



Images from Boundary Workshop



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Outcomes of Boundary Workshop

- Each group drew on a map the geographic area the group felt best represented the character of the Tara Skryne Landscape
- Each group nominated a member who presented the agreed proposals of the group to the rest of the workshop attendees.
- The five boundaries were digitized in the project GIS and overlain to determine the degree of overlap



Outcomes of Boundary Workshop

- With one exception there was a good correlation between groups in defining the northern, north-eastern, western and south western boundary
- Maps then field tested
- Boundary on public display reflects outcomes of workshop
- Report on boundary workshop was published and is available on www.taralandscape.ie



Group Boundary Maps



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Draft LCA



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Format of Document

Requirement of Section 204 Planning & Development Act 2000:

- Boundary map, (Draft Tara Skryne Landscape Conservation Area Map 1)
- List of de-exempted development which is detailed in Section III of explanatory document

Not a Requirement of Section 204 Planning & Development Act 2000:

- Explanatory/Background Document



Format of Document

- The layout of explanatory document is as follows:
- Section I introduces the project, summarises the public consultation process to date, provides information as to how to make a submission and outlines the next steps in the process.



Information on public display

- Section II outlines the legislative and policy framework within which the designation resides.
- In order to establish a context for the area proposed to be designated this section profiles the population, land uses, social and community activities.
- This section also describes the physical, cultural and visual character and building tradition of the landscape all of which informed the boundary of the draft Landscape Conservation Area.



Information on public display

- Finally the planning implications of the Landscape Conservation Area designation are discussed.
- Section III contains a list of proposed de-exempted developments.



Public Display

- 4th May – 16th June (period of 6 weeks set out in Section 204)
- Display Locations:
 - Planning Dept;
 - Navan Town Council;
 - Navan Library;
 - Dunshaughlin Area Office
 - Trim Town Council & Area Office
 - www.meath.ie



Notification of publication of Draft LCA

- 900 letters, were hand delivered, to all domestic & commercial properties within the draft LCA boundary
- 110 land owners with no property on their land received a letter by post
- 348 submissions were received



Break Down of Submissions

Principle themes	No of submissions which referred to the topic:
Public consultation	122
Rural Housing	118
LCA boundary	111
Support for project	87
Agriculture/exempted agri dev	48



Planning Implications of Designation



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Introduction

- As our landscapes are places where people live and work, the central objective of this project is not prevent development or change but rather to manage change in a manner that compliments the character and values of the landscape and creates vibrant communities.
- The County Development Plan 2007-2013 sets out appropriate planning and sustainable development policies and objectives for the county and will continue to provide the framework against which individual planning applications are assessed in the LCA.



Rural Housing

- The LCA, if adopted in its current form, does not alter the rural housing policy for this area.
- The area's rural housing policy is set out in the 2007-2013 CDP and this will remain unchanged if LCA is adopted.
- CDP rural housing policy must be compliant with requirements of Guidelines for Sustainable Rural Housing (2005)



Rural Housing considerations currently applicable in this area

- Area under strong urban influence
- Local housing need required
- Suitable access arrangements
- Suitable wastewater treatment facilities
- Requirements of Rural Design Guide



Rural Housing considerations currently applicable in this area, ctd

- Landscape Character Assessment Vol VI CDP
- Protected views in CDP- VP1 Hill of Tara, VP27 Skryne
- Her Pol 113 “ To seek to protect from inappropriate development the views identified on the landscape Character Assessment Map 05: visual amenity & the views and prospects as indicated on map 8.6 & listed in Table 27”
- Archaeology



Agriculture

- Current farming practices remain unaffected
- Exempted development is discussed later in the presentation



Exempted Development

- **Domestic exemptions are not affected**
- **The following classes of Exempted development are contained in Section III of draft LCA Order:**
 - **Class 21- Devs by an Industrial undertaker**
 - **Class 28- Devs by Statutory undertakers**
 - **Class 31-Telecommunications**
 - **Class 36- State Authorities**
 - **Class 42- Bring Facility**
 - **Class 55- Satellite dishes business premises**



Exempted Development

Rural Agricultural Structures

- Class 6 shed for housing of cattle, sheep, goats, donkeys, horses or deer not exceeding 200sqm
- Class 7 roofed structure for the housing of pigs, mink or poultry not exceeding 75 sqm
- Class 8 roofless cubicles, open loose yards, self feed silo/silage area, feeding aprons, assembly yards, milking parlours or structures for the making or storage of silage having an aggregate gross floor space not exceeding 200 sqm
- Class 9 store, barn, shed, glasshouse or other structure not covered in classes 6,7,8 nor exceeding 300 sqm



Exempted Development

- Class 10 unroofed fenced area for horses
- Land reclamation
- Class 14 use of uncultivated lands for intensive agri purposes
- Class 15 initial afforestation
- Class 16 replacing less than 10 ha of broadleaf with conifers



Points to Note

- All exemptions currently are subject to conditions and limitations including in the case of classes 6, 7, 8, 9:
 - All must have adequate effluent storage facilities
 - All must not be located within 100m of any house (except that of person providing structure); other residential building, school, Church, school, hospital or building used for public assembly save with the written consent of the owner/occupier
 - All cannot be located within 10m of a public road



Points to Note

- Class 6: Gross floor area of the structure together with any other such structures in the farm yard complex or within 100m of the complex cannot exceed 300 sqm
- Class 7: Gross floor area of the structure together with any other such structures in the farm yard complex or within 100m of the complex cannot exceed 100 sqm
- Class 8: Gross floor area of the structure together with any other such structures in the farm yard complex or within 100m of the complex cannot exceed 300 sqm
- Class 9: Gross floor area of the structure together with any other such structures in the farm yard complex or within 100m of the complex cannot exceed 900 sqm



Extract from Manager's Report

- Section 204 of the Planning & Development Act, 2000 allows a Planning Authority to designate an area as a LCA. The Minister may in turn prescribe that certain developments within the area do not constitute exempted development.
- The order of the Planning Authority designating the area as an LCA may specify that any development prescribed by the Minister will not be exempted development within this area. The de-exemption proposals contained in the draft LCA will not be activated unless so prescribed by the Minister.



Other Development Types

- With specific reference to business uses in the area, the Economic Development Strategies of the CDP and the RPGs will be of relevance in the assessment of any future planning applications of this type.



**Leaflet on LCA project which was circulated
with copies of Issue No 7
Rathfeigh Skryne Tara
Newsletter 28th August 2010**



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- **Leaflet:** LCA currently impacts on 65,000 acres
- **Project data:** 15,441 acres of land are proposed within the draft LCA boundary

- **Leaflet:** Planning will now be required for buildings that were normally exempt in the past.
- **Project Data:** addressed in this presentation

- **Leaflet:** any form of development such as changes to existing dwellings and farm buildings will require planning.
- **Project Data:** Alterations to existing dwellings are not affected by the LCA project.



- **Leaflet:** adjustments to hedges, walls, construction of new roadways could result in a requirement of planning
- **Project Data:** The proposed LCA does not alter current planning requirements pertaining to walls and construction of roadways. CDP policies with respect to hedgerows remain unchanged.

- **Leaflet:** plan could ultimately result in a right to roam across anybody's property within the designated area.
- **Project Data:** The draft LCA does not propose to alter existing land access arrangements.



- **Leaflet:** any form of development such as adding a porch, adjustment to hedges and walls could result in a requirement for planning.
- **Project Data:** Domestic exemptions are unaffected by the project.

- **Leaflet:** no benefit to any individual from the plan
- **Project Data:** addressed later in presentation



- **Leaflet:** all future generations will be destined to move out of the area as local planning permission may no longer be possible.
- **Project Data:** Rural housing policy for this area is contained in the current CDP, is unaffected by the LCA designation and will be contained in future CDPs.
- **Leaflet:** if the plan is adopted the freedom of access to the Hill of Tara will be restricted and most likely locals will have to pay to gain access.
- **Project Data:** This matter is outside the remit of the project and MCC as it refers to access to state owned lands.



- **Leaflet:** the plan will prohibit any future development of local business and therefore will result in reduced employment
- **Project Data:** the Economic Development Strategies of the CDP will be used to assess any expansion plans of local business, as is currently the case, if the LCA is adopted.
- **Leaflet:** Sporting organisations will be starved of youth as there will be no development/employment
- **Project Data:** The LCA acknowledges that the area is a living landscape and seeks to encourage the continued growth of a vibrant community in the LCA area.



- **Leaflet:** Why not implement the existing management plan for the Hill of Tara prepared for MCC for the hill of Tara which cost approx. €1m
- **Project Data:** The plan referred was a management plan for the state owned lands at the Hill of Tara only. It was a project commissioned and funded by OPW & DoEHLG with a contribution from MCC. The plan was not completed.



Next Steps

- Adoption of LCA is a Reserved Function
- Elected Members having considered the proposed order and submissions or observations made, may, as they consider appropriate, by resolution, make the order, with or without modifications, or refuse to make the order



Action Plan

- In stage 2 of Phase III of this project MCC, in partnership with the Heritage Council and the Department of Environment, Heritage and Local Government, intends to set up a partnership arrangement between the local community, state agencies and relevant research institutions.
- This will provide a structure to develop and implement an Action Plan for the LCA.



Action Plan

- The aim of the plan is to develop initiatives that focus on:
- Maximising the socioeconomic benefits & cultural tourism opportunities for the LCA;
- Interpreting & communicating the significance and values of the landscape to a wider audience;
- Examining future management options for the area in particular the state owned lands at the Hill of Tara;



Action Plan

- Establishing working relationships with local schools, sporting organisations, community groups and academic & research institutions to deliver future educational initiatives, research programmes and to use these relationships to agree the future landscape management of this area in an inclusive manner.



Information Evening

Monday 13th Sept

Boyne Suite
Ardboyne Hotel

7.30 pm – 10pm

MEATH COUNTY COUNCIL PROPOSED TARA SKRYNE LANDSCAPE CONSERVATION AREA INFORMATION EVENING

All local residents of the Tara Skryne Area are invited to attend this information evening which is being held by Meath County Council to further inform local residents about this Landscape Project.

Information about the project will be available to members of the public at the information evening and staff from the Planning Department will be in attendance at the event to assist with any queries you may have.

Venue, date and time as follows:

*Boyne Suite,
Ardboyne Hotel,
Dublin Rd, Navan
Monday 13th September 2010*

7.30 pm to 10.00 pm

All project reports and the Draft Landscape Conservation Area are available on the project website: www.taralandscape.ie

*If you require any further information please contact
The Forward Planning Section,
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